

# General Rezoning Application (Z22-13)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
To rezone property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-1) Light Commercial Zoning District with (US) Urban Standards Overlay.	
<b>Applicant(s):</b>	<b>Property Owner(s):</b>
Robert Curtis Grindstaff	Robert Curtis Grindstaff
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
146582	2714 & 2718 Forbes Rd. (Gastonia0
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.13 ac	1.13 ac
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-1) Single Family Limited, (US) Urban Standards Overlay	(C-1) Light Commercial, (US) Urban Standards Overlay
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential/Commercial	Residential/Commercial

COMPREHENSIVE LAND USE PLAN
<b>Area 4: The Garden Gaston</b>
Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.
<b>Comprehensive Plan future Land Use: Rural Community</b>
Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
<b>Water/Sewer Provider:</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

**Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)**

The MPO had no comments for this application.

**STAFF SUMMARY**

**Prepared By: Sarah Carpenter Penley, Senior Planner**

This property is located in a residential area of the south east region of the county. The location is primarily residential in nature with some industrial business located within a short distance, along the 321 Highway corridor. Housing types in the area include single family site built, modular and/or manufactured housing, including established neighborhoods and developments, along with private lots. The application presented currently houses one residential structure and one accessory structure that has operated as a woodworking business prior to zoning.

If approved, any uses allowed in the (C-1) Light Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO), as well as bring the accessory structure into compliance.

**CONSISTENCY STATEMENTS**

*The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite. which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.*

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**PLANNING BOARD RECOMMENDATION**

**Scheduled Meeting Date: June 6, 2022**

Meeting Summary / Points of Discussion: Staff provided Board members with an overview of the application and property. Points of discussion included questions related to the existing home and accessory structure located on site. Staff explained that the former business/use was on site prior to zoning. The home continues to be used as residential. If approved from the (R-1) to (C-1) Zoning District, this will allow the home to remain residential in a commercial district, while providing for uses allowed in the (C-1) Light Commercial Zoning District and bringing the accessory commercial building into compliance.

The Board voted to approved the application, with a vote of (7) to (0), based upon the following statement of consistency: *The proposed rezoning is in the Rural Community future land use plan. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County. The use, going from (R-1) to (C-1) will make the subject parcel commercial in nature, while allowing for residential uses to remain onsite. which is consistent with the Rural Community designation and is in harmony with uses within the immediate vicinity.*



# GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

## GENERAL REZONING APPLICATION

Application Number: Z 22-13

Applicant  Planning Board (Administrative)  Board of Commission (Administrative)  ETJ

### A. \*APPLICANT INFORMATION

Name of Applicant: Robert Curtis Grindstaff  
(Print Full Name)

Mailing Address: 4109 Belhaven Forest Drive  
(Include City, State and Zip Code)

Telephone Numbers: 704-685-0550  
(Area Code) Business (Area Code) Home

Email: curtis@btjdoors.com

\* If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.

### B. OWNER INFORMATION

Name of Owner: Robert Curtis Grindstaff  
(Print Full Name)

Mailing Address: 4109 Belhaven Forest Drive Gastonia, NC 28056  
(Include City, State and Zip Code)

Telephone Numbers: 704-685-0550  
(Area Code) Business (Area Code) Home

Email: curtis@btjdoors.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2718 Forbes Rd. Gastonia, NC 28056

Parcel Identification (PID): 146582

Acreage of Parcel: 1.13 +/- Acreage to be Rezoned: 1.13 +/- Current Zoning: R-1 w/US Overlay

Current Use: Woodworking Commercial/Residential Proposed Zoning: C-1 w/US Overlay

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Robert Curtis Grindstaff  
Mailing Address: 4109 Belhaven Forest Dr.  
Gastonia, NC 28056  
(Include City, State and Zip Code)

Telephone: 704-685-0550  
(Area Code)

Parcel: \_\_\_\_\_ (If Applicable)  
  
(Signature)

Name of Property Owner: Susan C Grindstaff  
Mailing Address: 4109 Belhaven Forest Dr.  
Gastonia, NC 28056  
(Include City, State and Zip Code)

Telephone: 704-813-8942  
(Area Code)

Parcel: \_\_\_\_\_ (If Applicable)  
  
(Signature)



**C1 LIGHT COMMERCIAL**

**(1) Uses allowed by right:**

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Baseball Hitting Range; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; Contractor's Office & Operation Center; Day Care Center, Accessory; Dwelling, Single Family; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage ; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999 sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Monument Sales; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Upholstery Shop

**(2) Uses allowed by right with supplemental regulations:**

Animal Hospital, indoor kennel; ATM (Automated Teller Machine); Auction House; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck , Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Bed and Breakfast Inn; Bona Fide Farms; Car Wash, Self Service; Church / Place of Worship; Club, private (without adult entertainment); Convenience Store, closed 12AM to 5AM; Day Care Center Class A; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Dwelling, Two Family; Essential Services Class 2; Family Care Home; Flea Market, indoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Laundromat, closed 12AM to 5AM; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Multi Family Development; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Residential Infill Development; Restaurant; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; School, Elementary & Middle (public / private); School, Senior High (public / private); Shopping Center, 0-24,999 sqft GFA; Shopping Center, 25,000-49,999 sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Traditional Neighborhood Development (TND)

**(3) Uses allowed with a conditional use permit:**

Billiard Parlor; College / University; Food Store, 10,000+ sqft GFA; Medical Offices, 50,000-99,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Transit Station

**(4) Uses allowed with a conditional use permit, with supplemental regulations:**

Amusement & Sporting Facility, Outdoor; Animal Hospital, indoor kennel; Animal Hospital, outdoor kennel; Assisted Living Center; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, 500 or more seats; Automobile Service Station; Body Piercing Establishment & Tattoo Parlor; Bus & Train Terminal, Passenger; Car Wash, Self Service; Club, Private (without adult entertainment); Convenience Store, open up to 24 hrs; Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Group Home; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Laundromat, open up to 24 hrs; Lounge / Nightclub; Maternity Home; Mini-Warehouse; Park; Restaurant, with drive thru; Riding Stables; Rodeo / Accessory Rodeo; School, Vocation; Stadium; Telecommunication Tower & Facilities; Wood Waste Grinding Operation

**(5) Existing Use subject to supplemental regulations:**

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

**(6) By Conditional Zoning: None**

**(7) By Conditional Zoning with supplemental regulations:**

Multi Family Development; Planned Residential Development (PRD); Planned Unit Development (PUD); Residential Infill Development; Traditional Neighborhood Development (TND)

**(8) By Special exception: None**

**(9) By Special exception with supplemental regulations:**

Family Care Home



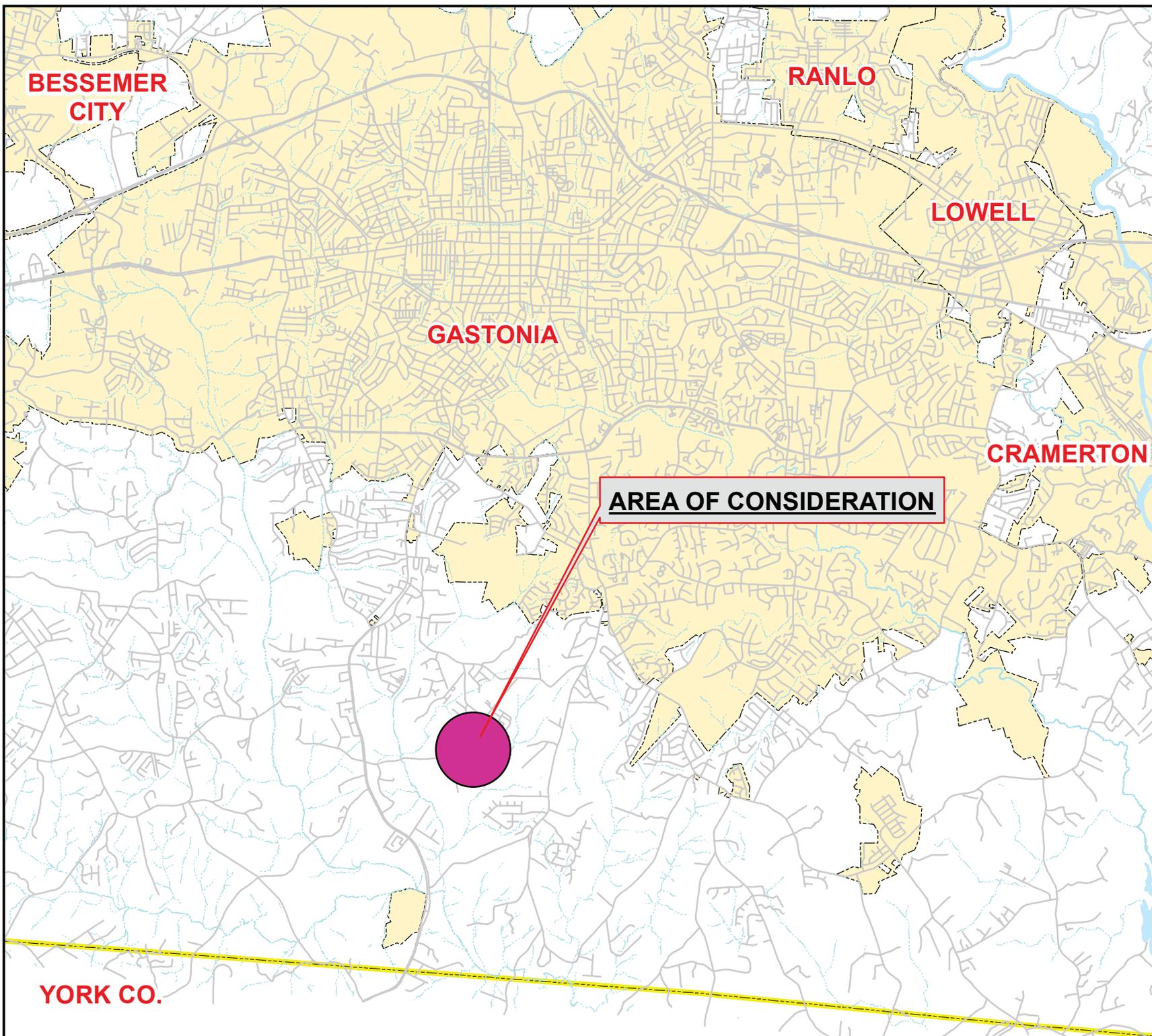
## Vicinity Map

Z22-13

 Area of Consideration

### Legend

-  Minor Roadways
-  Major Roadways
-  Municipalities



BESSEMER CITY

RANLO

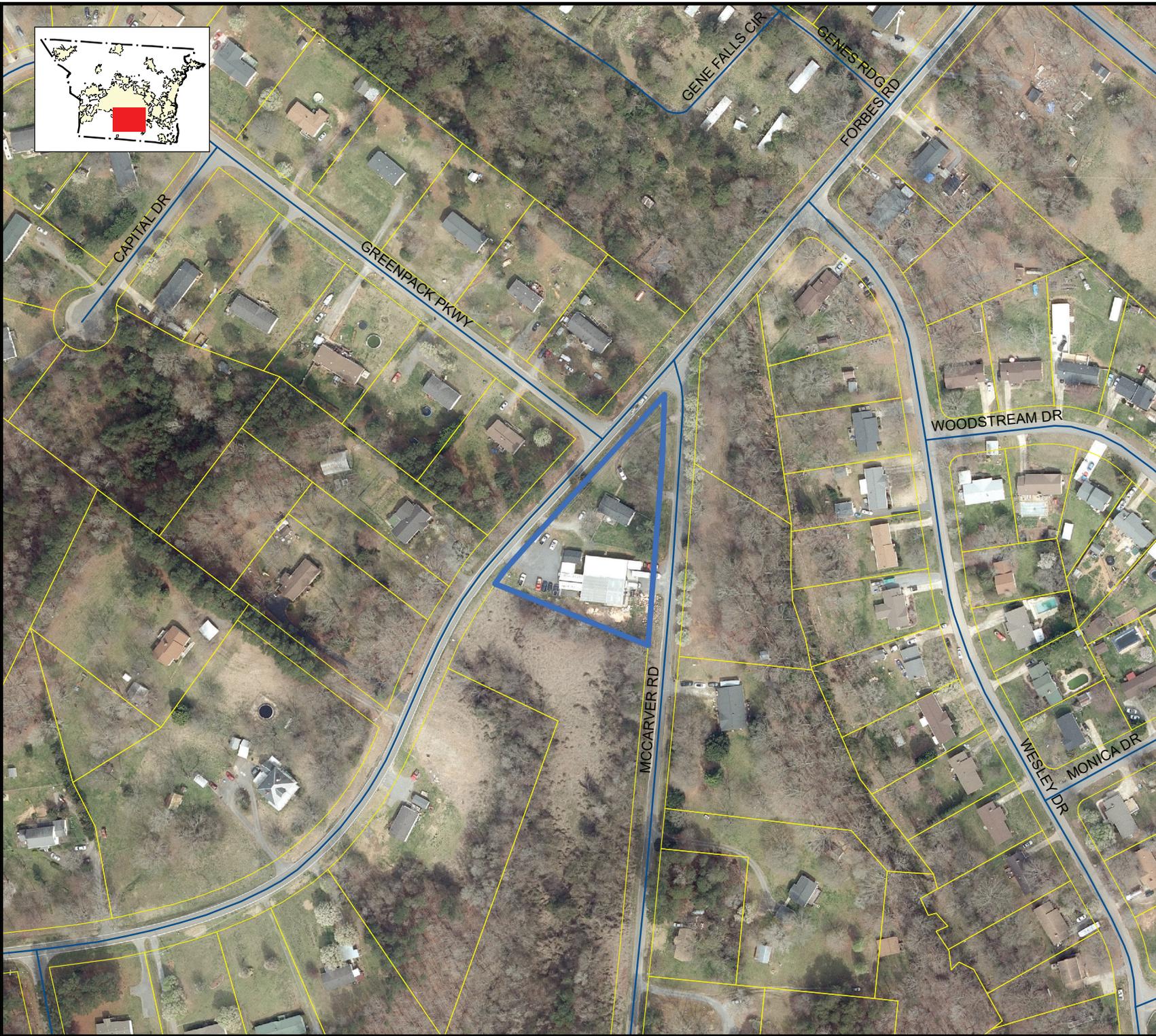
LOWELL

GASTONIA

CRAMERTON

AREA OF CONSIDERATION

YORK CO.



## Overview Map

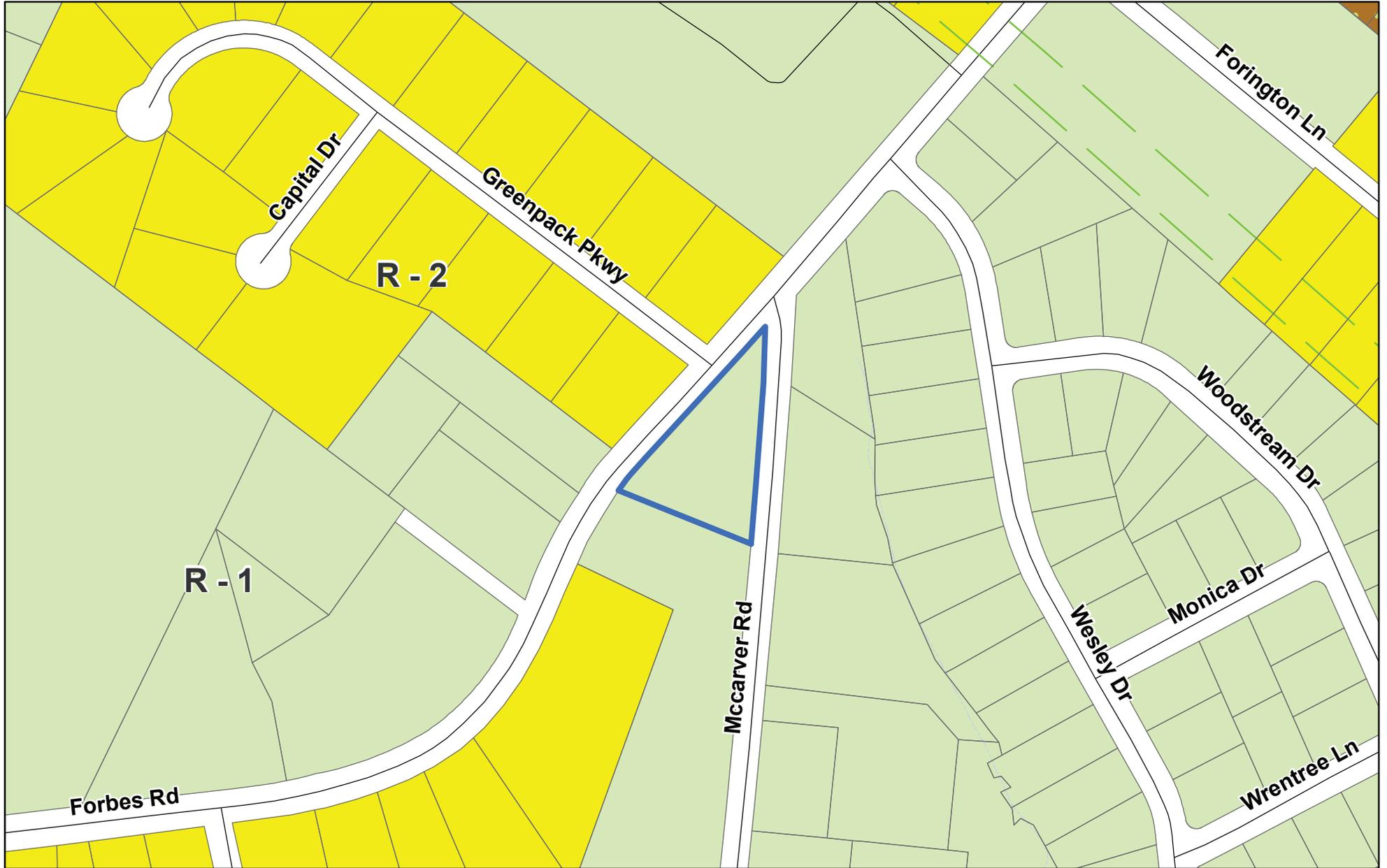
2019 Orthophoto  
Z22-13

### Legend

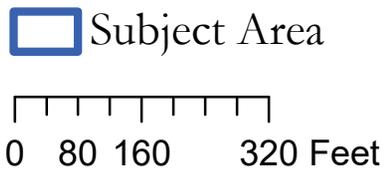
-  Subject Area
-  Property Parcels



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



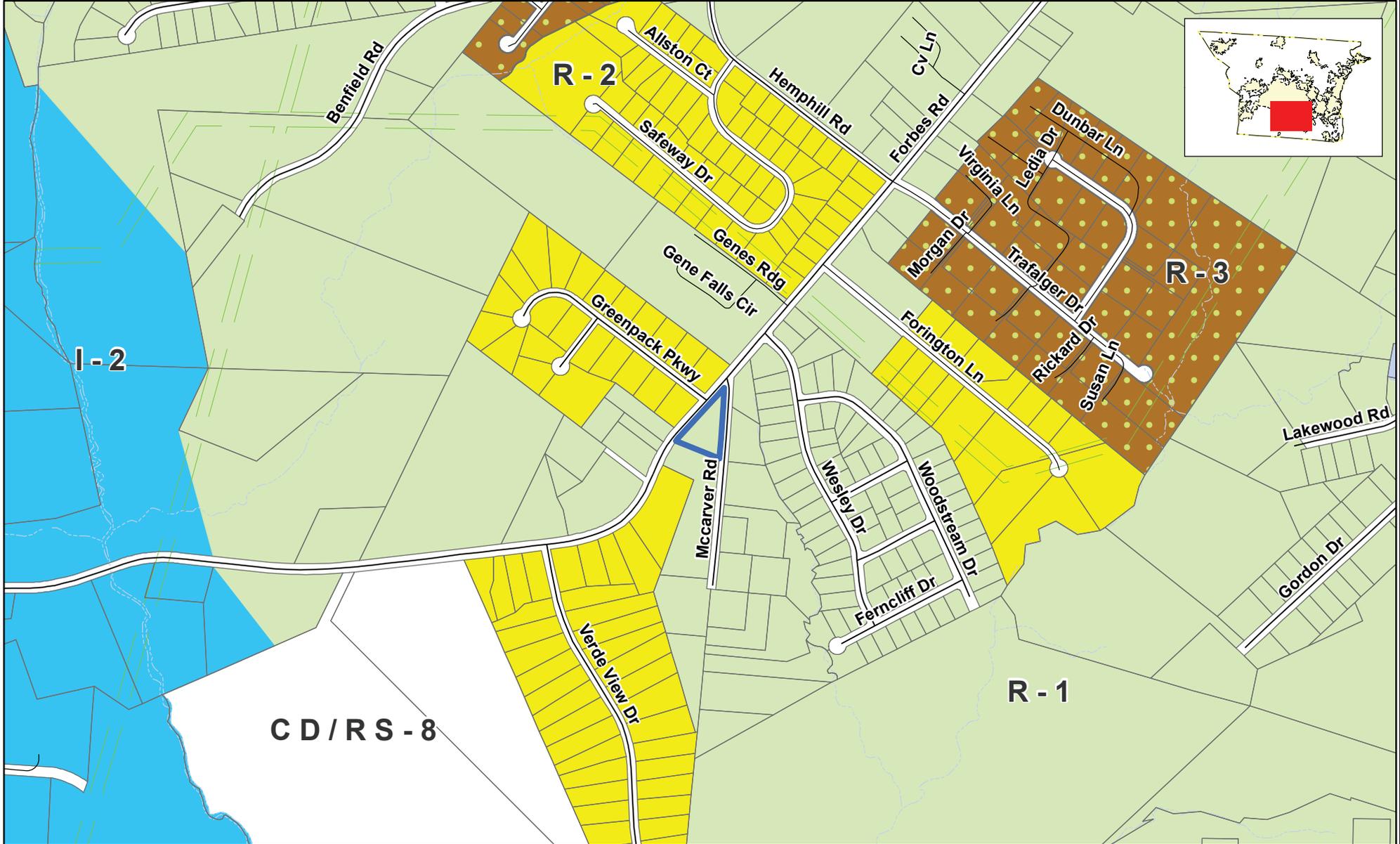
**GASTON COUNTY**  
**Zoning Map**  
Z22-13



(R-1) Single Family Limited  
(R-2) Single Family Moderate

(Overlays not shown)

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



**GASTON COUNTY  
ZONING REVIEW MAP**

0 16330 660 990 1,320  
Feet



-  Area of Consideration
-  R-1 Single Family Limited
-  R-2 Single Family Moderate
-  R-3 Single Family General
-  CD/RS-8 Conditional District/Single Family 8,000 sq ft
-  I-2 General Industrial  
(Overlays not shown)

Application: Z22-13  
Parcel(s): 246582  
Request: (R-1)(US) to  
(C-1)(US)

Map Date: 05/26/22



**Z22-13 Subject and Adjacent Properties Map**

 **Area of consideration**

**Z22-13 OWNER & ADJACENT PROPERTY OWNER LISTING**

<b><u>NO:</u></b>	<b><u>PARCEL</u></b>	<b><u>OWNER NAME</u></b>	<b><u>OWNER NAME 2</u></b>	<b><u>ADDRESS</u></b>	<b><u>CITY</u></b>	<b><u>STATE</u></b>	<b><u>ZIP</u></b>
*	146582	GRINDSTAFF ROBERT CURTIS	GRINDSTAFF SUSAN COSTNER	4109 BELHAVEN FOREST DR	GASTONIA	NC	28056
1	146417	GRIGG ALAYNA J	GRIGG JOHN C	2707 FORBES RD	GASTONIA	NC	28056
2	146412	KEY RENTAL COMPANY LLC		1459 N ASPEN ST	LINCOLNTON	NC	28092
3	146441	GAYDIS ROBERT		1500 GREENPACK PKWY	GASTONIA	NC	28056
4	146442	FALLS BARRY WAYNE & OTHERS	FALLS RANDY BRYAN	4509 COACHWOOD LN	GASTONIA	NC	28056
5	146575	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
6	146576	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
7	146577	GROSS BRADLEY RYAN	MANN DANELLIA DEBORAH	123 MCCARVER RD	GASTONIA	NC	28056
8	205291	ACHESON D STARR		3333 AUDREY DRIVE	GASTONIA	NC	28054