



RESOLUTION TITLE: ZONING MAP CHANGE: Z22-15 G. SCOTT HOMESLEY & ROBIN H. HOMESLEY (APPLICANTS); PROPERTY PARCEL: 161927 (PORTION OF), LOCATED AT 820 MARYS GROVE RD., CHERRYVILLE, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED, (R-2) SINGLE FAMILY MODERATE, (C-1) LIGHT COMMERCIAL, AND (I-3) EXCLUSIVE INDUSTRIAL ZONING DISTRICTS TO THE (R-1) SINGLE FAMILY LIMITED, (R-2) SINGLE FAMILY MODERATE, AND (C-1) LIGHT COMMERCIAL ZONING DISTRICTS (THUS REMOVING THE I-3 DISTRICT AND REPLACING WITH THE R-1 DISTRICT)

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a Public Hearing was held on June 28, 2022 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 161927 (portion of)
 Applicant(s): G. Scott Homesley & Robin H. Homesley
 Owner(s): G. Scott Homesley & Robin H. Homesley
 Property Location: 820 Marys Grove Rd.
 Request: Rezone Parcel 161927 (portion of) from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus removing the I-3 district and replacing with the R-1 district)

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcel: 161927 (portion of), located at 820 Marys Grove Rd., Cherryville, NC, from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus removing the I-3 district and replacing with the R-1 district), on June 6, 2022 based on: staff recommendation; and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is consistent with the Rural designation. Removing the Industrial Zoning District would be in harmony with uses within the immediate vicinity.

Motion: Sadler Second: Brooks Vote: Unanimous
 Ayes: Brooks, Harris, Horne, Houchard, Hurst, Sadler, Vinson
 Nay: None
 Absent: Ally, Magee
 Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	AFraley	BHovis	KJohnson	TKelgher	JPhilbeck	RWorley	Vote
2022-171	06/28/2022	TK	KJ	A	AB	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

Zoning Map Change: Z22-15 G. Scott Homesley & Robin H. Homesley (Applicants); Property Parcel: 161927 (portion of), Located at 820 Marys Grove Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (Thus Removing the I-3 Zoning District and Replacing with the R-1 Zoning District)

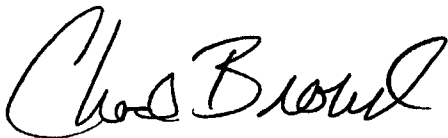
Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is consistent with the Rural designation. Removing the Industrial Zoning District would be in harmony with uses within the immediate vicinity.

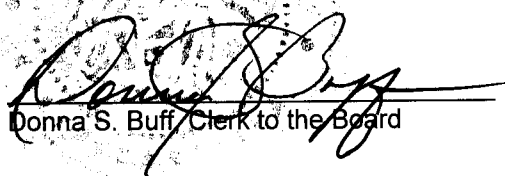
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 161927, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST



Donna S. Buff, Clerk to the Board

General Rezoning Application (Z22-15)

STAFF REPORT

Request:	
To rezone property from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial. (Note: to replace (I-3) Exclusive Industrial with (R-1) Single Family Limited)	
Applicant(s):	Property Owner(s):
G. Scott Homesley & Robin H. Homesley	G. Scott Homesley & Robin H. Homesley
Parcel Identification (PID):	Property Location:
161927	820 Mary's Grove Rd. (Cherryville)
Total Property Acreage:	Acreage for Map Change:
17 ac	10 ac
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, (I-3) Exclusive Industrial	(R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial
Existing Land Use:	Proposed Land Use:
Commercial/Residential	Remove Industrial Zoning District and replace with Residential Zoning District

Area 1: Rural Gaston
Key issues for citizens in this area include: preservation of open space; road improvements and better connectivity to other areas of the County and throughout the region; increased job opportunities; preservation of agriculture and maintaining the rural "feel" of the community; repurpose vacant buildings and facilities for new economic opportunities; and, steer development towards existing infrastructure.
Comprehensive Plan future Land Use: Rural
Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation and/or private easement

The MPO had no comments for this application.

Prepared By: Sarah Carpenter Penley, Senior Planner

This property is located in a rural area of the north west region of the county. The location is primarily residential in nature with large areas of vacant tracts of property along the immediate secondary road (Mary's Grove Rd and Mozelle Rd). Housing types in the area include single family site built, modular and/or manufactured housing, mostly on large tracts or property, or at minimum Zoning regulated requirements. The application presented is mostly vacant in nature with an established commercial business located along the main secondary road.

If approved, any uses allowed in the current zoning districts (R-1, R-2, and C-1) would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO). Any uses allowed in the (I-3) Exclusive Industrial Zoning District would no longer be allowed or applicable.

The proposed rezoning is in the Rural future land use plan. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is consistent with the Rural designation. Removing the Industrial Zoning District would be in harmony with uses within the immediate vicinity.

The proposed rezoning is in the Rural future land use plan. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is not consistent with the Rural designation and prevents growth and job opportunities, mentioned as significant goals for Area 1.

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 future land use plan. The area consists of significant single-family residential homes, with substantial areas of vacant tracts. The use, going from (R-1)(R-2)(C-1)(I-3) to (R-1)(R-2)(C-1) will make the subject parcel residential and commercial in nature, which is consistent with the Rural designation. Removing the Industrial Zoning District would be 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
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: **Z 22-15**

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

A. *APPLICANT INFORMATION

Name of Applicant: G. Scott Homesley and Robin H. Homesley
(Print Full Name)
Mailing Address: 130 Mozelle Rd, Cherryville, NC 28021
(Include City, State and Zip Code)
Telephone Numbers: 704-903-7053 704-903-7052
(Area Code) Business S (Area Code) Home R
Email: shomesley@gmail.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 Same as above

Name of Owner: _____
(Print Full Name)
Mailing Address: _____
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business _____ (Area Code) Home _____
Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 820 Marys Grove Rd
Parcel Identification (PID): 161927 (portion of) _____
(R-1)(R-2)(C-1)(I-3)
Acreage of Parcel: 17 +/- Acreage to be Rezoned: 10 +/- Current Zoning: Industrial **3**
Current Use: trees Proposed Zoning: Residential
(R-1)(R-2)(C-1)

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____	Name of Property Owner: _____
Mailing Address: _____ (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: _____ (Area Code)	Telephone: _____ (Area Code)
Parcel: _____ (If Applicable)	Parcel: _____ (If Applicable)
_____ (Signature)	_____ (Signature)

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the Gaston County Rezoning Application and having authorization/interest of property parcel(s) 161927 hereby give George S. Homestay Robin H. Homestay (Name of Applicant) consent to execute this proposed action.

George S. Homestay
(Signature)
Rubin H. Homestay
(Signature)

4/8/2022
(Date)

4/8/2022
(Date)

I, Teresa H. Brady, a Notary Public of the County of Lincoln State of North Carolina, hereby certify that George S. Homestay and Robin H. Homestay personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 8 day of April, 2022.

Teresa H. Brady
Notary Public Signature

TERESA H. BRADY
Notary Public
Lincoln Co., North Carolina
My Commission Expires Jan. 16, 2024
Commission Expiration

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making Zoning Review.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

George S. Homestay / Robin H. Homestay 4/8/22
Signature of Property Owner or Authorized Representative Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

Date Received: 04/13/2022

OFFICE USE ONLY

Application Number: 222-15

OFFICE USE ONLY

Fee: \$500

Received by Member of Staff: SCP
(Initials)

Date of Payment: _____

Receipt Number: INV-00034016

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

R1 Single Family Limited**(1) Uses allowed by right:**

Dwelling, Single-Family; Essential Services Class 1; Recycling Deposit Station, accessory; Taxidermy

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist; Bona Fide Farms; Botanical Garden; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marina, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Private Residential Quarters (PRQ); Produce Stand; Restaurant within other facilities; Schools, Elementary & Middle (public & private); School, Senior High (public & private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND)

(3) Uses allowed with a conditional use permit:

Library; Museum; Zoo

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

Bed and Breakfast Inn; Cemetery; Country Club; Day Care Center, Class B; Essential Services Class 4; Fraternal & Service Organization Meeting Facility (non- or not-for profit) 0-9,999 sf GFA; Golf Course, Golf Driving Range, Golf Miniature; Maternity Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Stadium; Tower and/or Station, Radio; 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: Marina, Commercial**(7) By Conditional Zoning with supplemental regulations:**

Planned Residential Development (PRD); Traditional Neighborhood Development (TND)

(8) By Special exception: None**(9) By Special exception with supplemental regulations:**

Family Care Home

R2 SINGLE FAMILY MODERATE**(1) Uses allowed by right:**

Dwelling, Manufactured Home Class A; Dwelling, Single-Family; Essential Services, Class 1; Recycling Deposit Station, Accessory; Taxidermy.

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist; Bona Fide Farms; Botanical Gardens; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Dwelling, Two Family; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Group Home; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marinas, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Restaurant, within other facilities; Schools, Elementary and Junior High (Public and Private); School, Senior High (Public and Private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Animal Grooming Service for household pet (Indoor Kennels); College/University; Essential Services Class 3; Library; Marina, Commercial; Museum; School for the Arts; Upholstery Shop; Zoo.

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

Animal Hospital (Outdoor Kennel); Animal Hospital (Indoor Kennel); Animal Kennel; Bed and Breakfast Inn; Camping and Recreational Vehicle Park; Cemetery; Continuing Care Facility; Country Club; Day Care Center, Class B; Day Care Center, Class C; Essential Services Class 4; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999sf GFA; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000sf GFA; Golf Course; Golf Driving Range; Golf Miniature; Maternity Home; Military Reserve Center; Nursery (Garden); Nursing Home, Rest Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Riding Stables; Rodeo/Accessory Rodeo; Stadium; Tower and/or Station, Radio and Television Broadcast; 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:**

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

(8) By Special exception: None**(9) By Special exception with supplemental regulations:**

Family Care Home

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

I-3 EXCLUSIVE INDUSTRIAL**(1) Uses allowed by right:**

Day Care Center, Accessory; Dry Cleaning / Laundry Plant; Essential Services Class 1; Essential Services Class 4; Heaving, Industrial, Farm Equipment Sales & Service; Laboratories, Dental, Medical; Post Office; Postal & Parcel Processing & Bulk Handling Facility; Recycling Deposit Station, accessory

(2) Uses allowed by right with supplemental regulations:

Auction House; Automobile Hobbyist; Bona Fide Farms; Essential Services Class 2; Flex Space; Landfill, Beneficial Fill; Restaurant, within other facilities; Telecommunication Antennae & Equipment Buildings; Telecommunication Tower, Freestanding Monopole, up to 199.9ft

(3) Uses allowed with a conditional use permit:

Essential Services Class 3; Recycling Processing Facility

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

Airport, Airstrip, Freight & Flying service; Auction House; Church / Place of Worship; Industrial Heavy Equipment Bulk Storage Yard; Junk Yard / Salvage Yard; Landfill, Land Clearing & Inert Debris, major; Manufactured Goods Class 2; School, Vocation; Solid Waste Transfer Station; Telecommunication Tower & Facilities; tower and / or Station, Radio & Television Broadcast

(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:**

None

(8) By Special exception: None**(9) By Special exception with supplemental regulations:**

None


ZONING DISTRICT TO BE REMOVED (IF APPROVED)



GASTON COUNTY

Vicinity Map

Z22-15

 **Area of
Consideration**

Legend

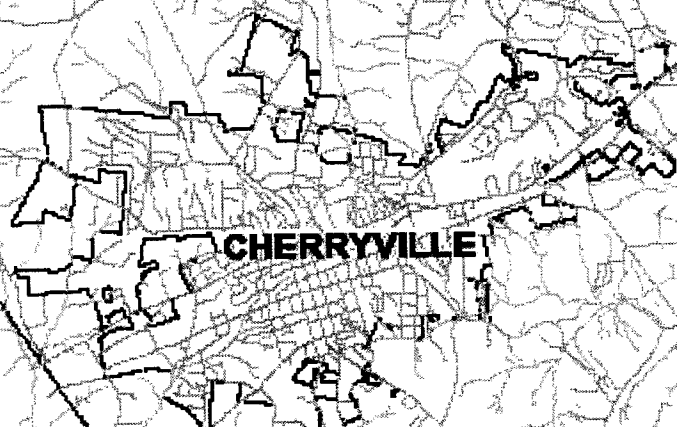
 **Minor
Roadways**

 **Major
Roadways**

 **Municipalities**




0 1
Miles



CHERRYVILLE

AREA OF CONSIDERATION

CLEVELAND CO.

BESSEMER CITY





GASTON COUNTY

Overview Map

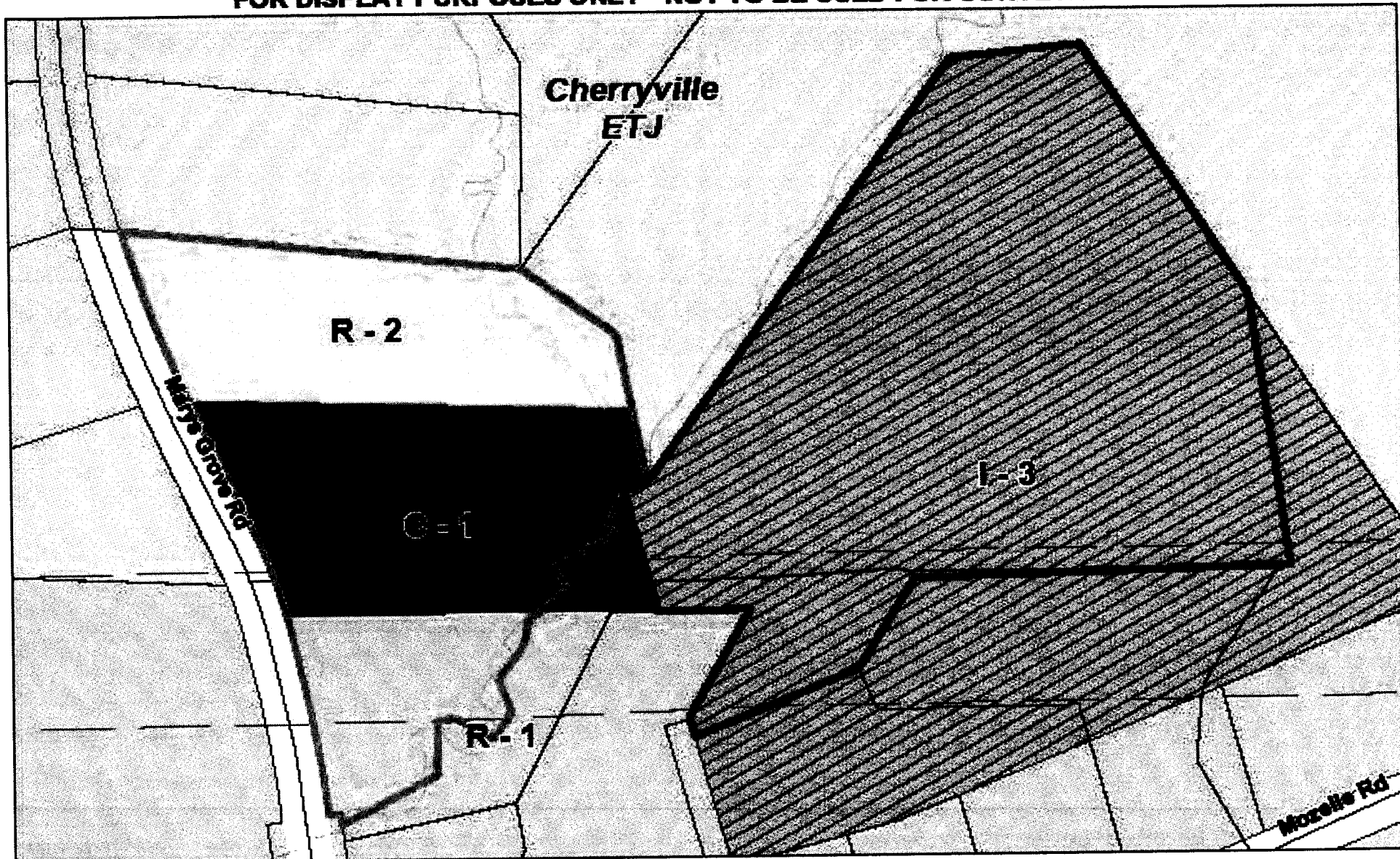
**2019 Orthophoto
Z22-15**

Legend

-  **Subject Area**
-  **Total Parcel Boundary**
- Property
Parcels**



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY

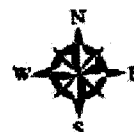
GASTON COUNTY

Zoning Map

Z22-15

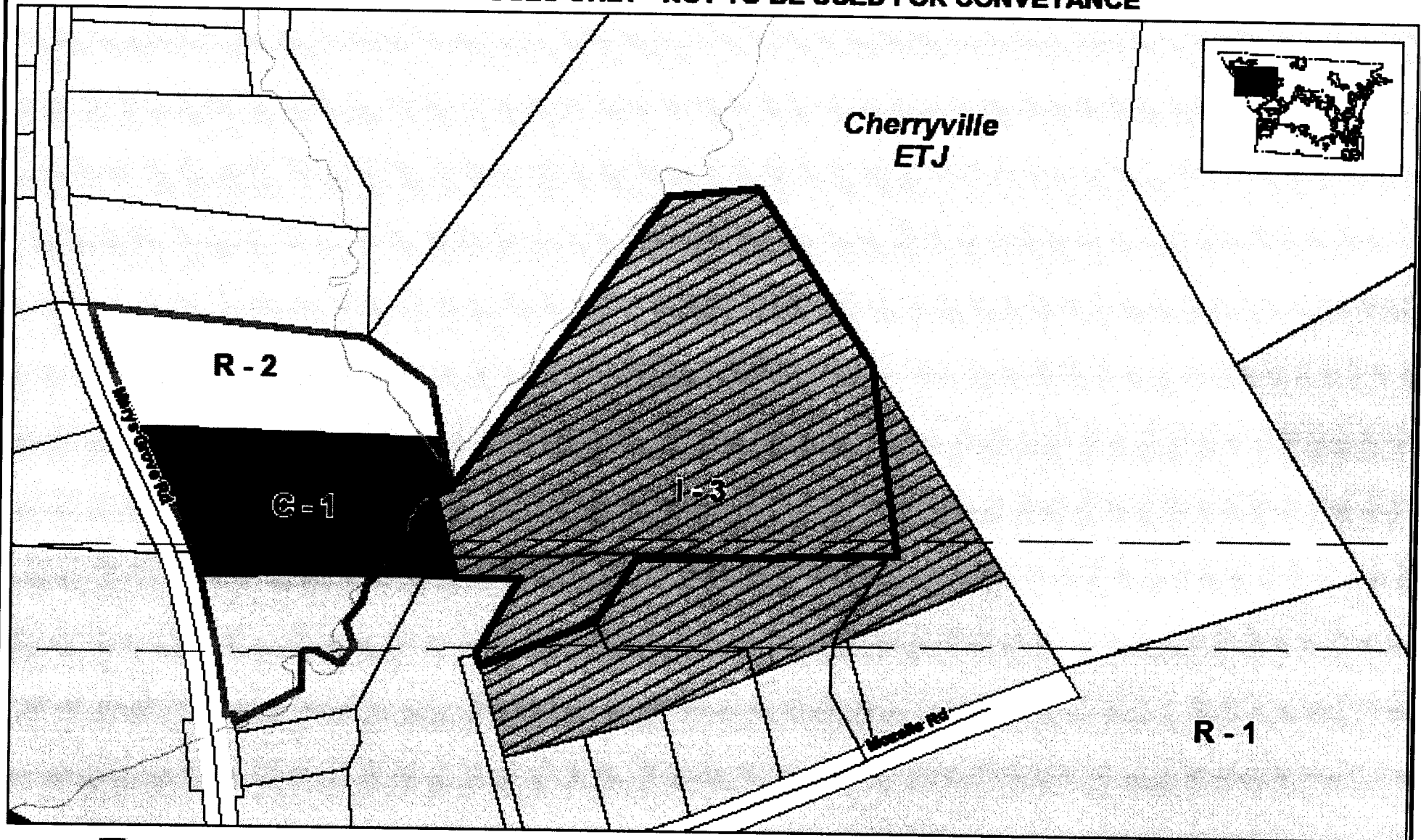
 Subject Area

0 55 110 220 Feet



(R-1) Single Family Limited
(R-2) Single Family Moderate
(C-1) Light Commercial
(I-3) Exclusive Industrial

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY

GASTON COUNTY ZONING REVIEW MAP

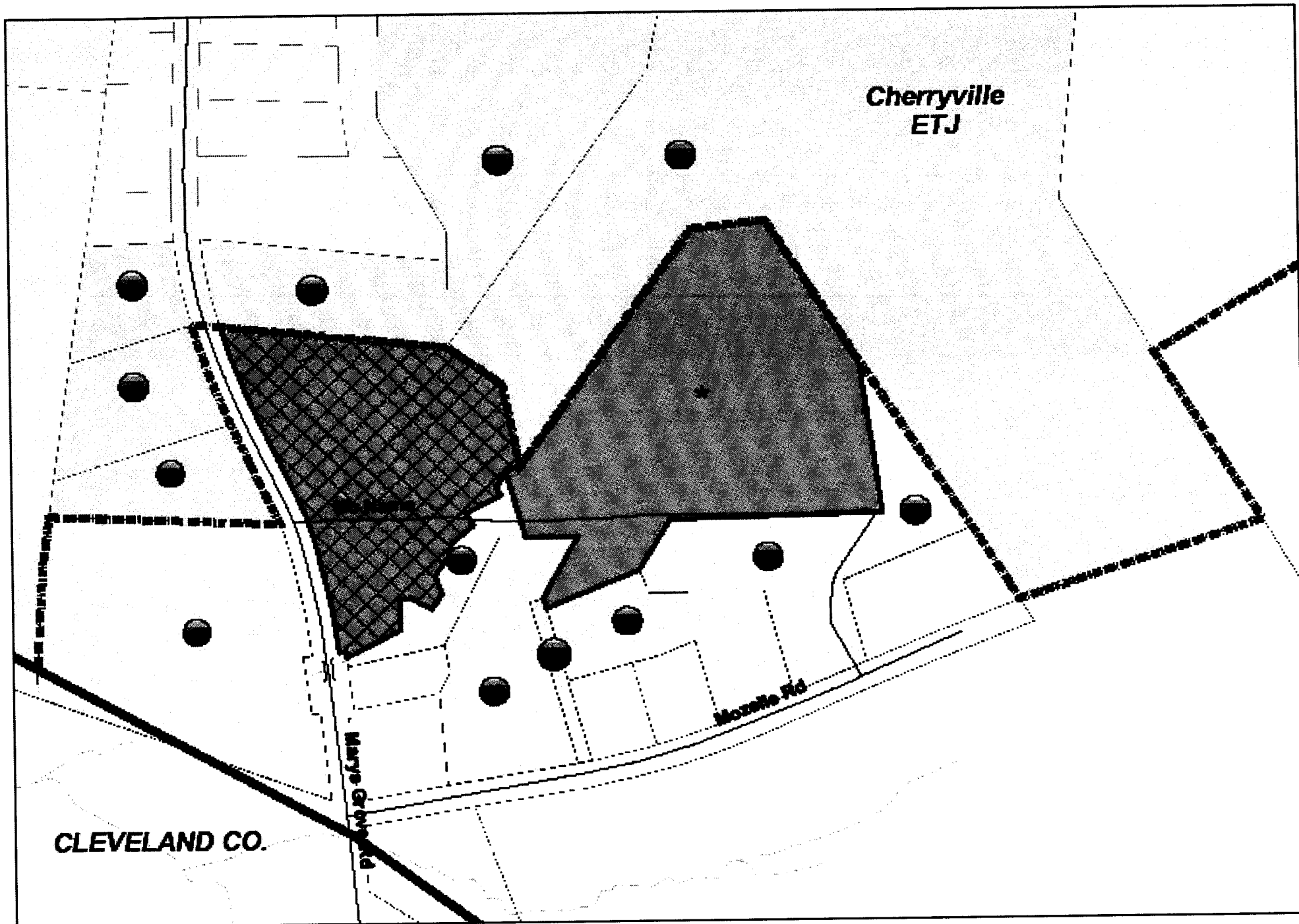
0 55 110 220 330 440
Feet



- Area of Consideration
- Total Parcel Boundary
- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-1 Light Commercial
- I-3 Exclusive Industrial
- C-1 Light Commercial

Application: Z22-15
Parcel(s): 161927
Request: (R-1)(R-2)(C-1)(I-3)
to (R-1)(R-2)(C-1)
Note: Replace (I-3) with (R-1)

Map Date: 05/26/22



Z22-15 Subject and Adjacent Properties Map

 **Area of consideration**

Z22-15 OWNER & ADJACENT PROPERTY OWNER LISTING

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	161927	HOMESLEY GEORGE SCOTT	HOMESLEY ROBIN HORTON	21392 LAKESHORE DR	ABINGDON	VA	24211
1	161911	CHILDERS CHARLES D	CHILDERS SANDRA H	948 MARYS GROVE RD	CHERRYVILLE	NC	28021
2	161924	HARRISON JOSHUA DANIEL		843 MARYS GROVE RD	CHERRYVILLE	NC	28021
3	161910	HARRISON JOSHUA DANIEL	HARRISON MEGAN B	843 MARYS GROVE RD	CHERRYVILLE	NC	28021
4	161909	SIGMON RONALD J		853 MARYS GROVE RD	CHERRYVILLE	NC	28021
5	161932	CRAFT BRYAN R		830 MARYS GROVE RD	CHERRYVILLE	NC	28021
6	161929	CHILDERS CHARLES D	CHILDERS SANDRA H	948 MARYS GROVE RD	CHERRYVILLE	NC	28021
7	161941	HOMESLEY GEORGE SCOTT	HOMESLEY ROBIN HORTON	21392 LAKESHORE DR	ABINGDON	VA	24211
8	161919	COOK MICHAEL WAYNE	COOK HEATHER	143 MOZELLE ROAD	CHERRYVILLE	NC	28021
9	161918	BROWN CHARLES W	WARD STEPHANIE W	137 MOZELLE RD	CHERRYVILLE	NC	28021
10	217657	HOMESLEY GEORGE SCOTT	HOMESLEY ROBIN HORTON	21392 LAKESHORE DR	ABINGDON	VA	24211
11	161923	CHAPMAN HENRY GRANT	CHAPMAN GLORIA	111 MOZELLE RD	CHERRYVILLE	NC	28021
12	217656	HOMESLEY GEORGE SCOTT	HOMESLEY ROBIN HORTON	21392 LAKESHORE DR	ABINGDON	VA	24211



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 22-260

Commissioner Fraley - Building & Development Services - Zoning Map Change: Z22-15 G. Scott Homesley & Robin H. Homesley (Applicants); Property Parcel: 161927 (portion of), Located at 820 Mary's Grove Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus eliminating the I-3 Zoning District and replacing with the R-1 Zoning District)

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. G. Scott Homesley & Robin H. Homesley (Applicants); Rezone Parcel: 161927 (portion of), from the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (I-3) Exclusive Industrial Zoning Districts to the (R-1) Single Family Limited, (R-2) Single Family Moderate, and (C-1) Light Commercial Zoning Districts (thus eliminating the I-3 district and replacing with the R-1 district). A public hearing was advertised and held on June 28, 2022 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 6, 2022, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution, Staff Report & Application Packet

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	AFraley	BHovis	KJohnson	Keigher	TPhillbeck	RWorley	Vote
2022-171	06/28/2022	TK	KJ	A	AB	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS