

Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z20-03)

General Rezoning Application Z20-03

Request: To rezone property parcel 145718 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant(s): Deana Ann West

Property Owner(s): Judith L. Edmonson & Others

Mailing Address of Applicant: 5076 Lewis Rd., Gastonia, NC 28052

Site Information and Description of Area

General Location: Boyd Rd. (Gastonia)

Parcel ID(s): 145718

Total Property Acreage: 8.14 ac

Acreage for Map Change: 8.14 ac

Current Zoning District(s): (R-1) Single Family Limited, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-3) General Commercial, (US) Urban Standards Overlay

Zoning District Information

Current Zoning District:

(R-1) Single Family Limited – The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

(USO) Urban Standards Overlay District – Areas of the County which are located outside their corporate limits and/or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the “Urban Standards Overlay District”.

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

Proposed Zoning District:

(R-2) Single Family Moderate – The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

(USO) Urban Standards Overlay District – (as described above)

Comprehensive Land Use Plan (Small Area District)

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include preservation of open space; road improvements and better connectivity to other areas of the County; preservation of existing conditions while allowing low to moderate growth; repurpose vacant buildings and facilities for new economic opportunities; and, increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Rural Community

It is staff's opinion that the request *is consistent* with the Comprehensive Land Use Plan.

Technical Review Committee (TRC)

The request was reviewed by the TRC for comment and general compliance with applicable regulations and provisions. The TRC is made up of various technical land use reviewing agencies such as North Carolina Department of Transportation (NCDOT), Environmental Health, Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO), County Fire Marshall, et cetera, which review all land use proposals and site plans requiring Planning Board approval and/or public hearing process.

Notification

Notice of public hearing was advertised in the Gaston Gazette in accordance with County policy.

Zoning Sign Placement

January 14, 2020

Information Attached

Rezoning application; zoning district uses (current and proposed); vicinity map, aerial map, zoning/subject area maps, and adjacent property map with property owner list.

Transportation Planning Information

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

Staff Contact

Sarah Carpenter Penley, Development Services Planner, (704)866-3530 or sarah.penley@gastongov.com



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 20-03**

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

A. *APPLICANT INFORMATION

Name of Applicant: Deana Ann West
(Print Full Name)
Mailing Address: 5076 Lewis Road Gastonia NC 28052
(Include City, State and Zip Code)
Telephone Numbers: 980-285-9813 704-866-9326
(Area Code) Business (Area Code) Home
Email: redcherrybaby5076@yahoo.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: Judith L. Edmonson
(Print Full Name)
Mailing Address: 175 Indian Trail Road, Mooresville, NC 28117
(Include City, State and Zip Code)
Telephone Numbers: (704)807-3472
(Area Code) Business (Area Code) Home
Email: newbitjill50@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Boyd Road, Gastonia, NC 28052
Parcel Identification (PID): 145718
Acreage of Parcel: 8.14 +/- Acreage to be Rezoned: 8.14 +/- Current Zoning: (R1)(US)
Current Use: Vacant land Proposed Zoning: (R-2)(US)

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)

See Reverse Side For Completion of Additional Sections

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) 145718

hereby give _____ consent to execute this proposed action.

(Name of Applicant)

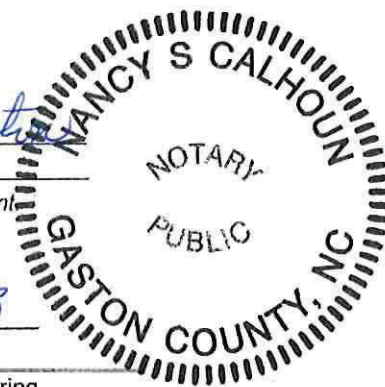
Judy Edmonson
(Signature)
Heather Seague
(Signature)
Krista Bugar
(Signature)

12/4/19
(Date)
12/7/19
(Date)

I, Nancy S. Calhoun, a Notary Public of the County of Gaston
State of North Carolina, hereby certify that Judy Edmonson
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the 4th day of December, 2019.

Nancy S. Calhoun
Notary Public Signature

12-16-23
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.

Deana A. West
Judy Edmonson
Signature of Property Owner or Authorized Representative

12/12/19
12/5/19
Date

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

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: 12/12/19 Application Number: 220-03 Fee: \$500.00

Received by Member of Staff: SCP (Initials) Date of Payment: 12/12/19 Receipt Number: INV00013009

☒ COPY OF PLOT PLAN OR AREA MAP
☒ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

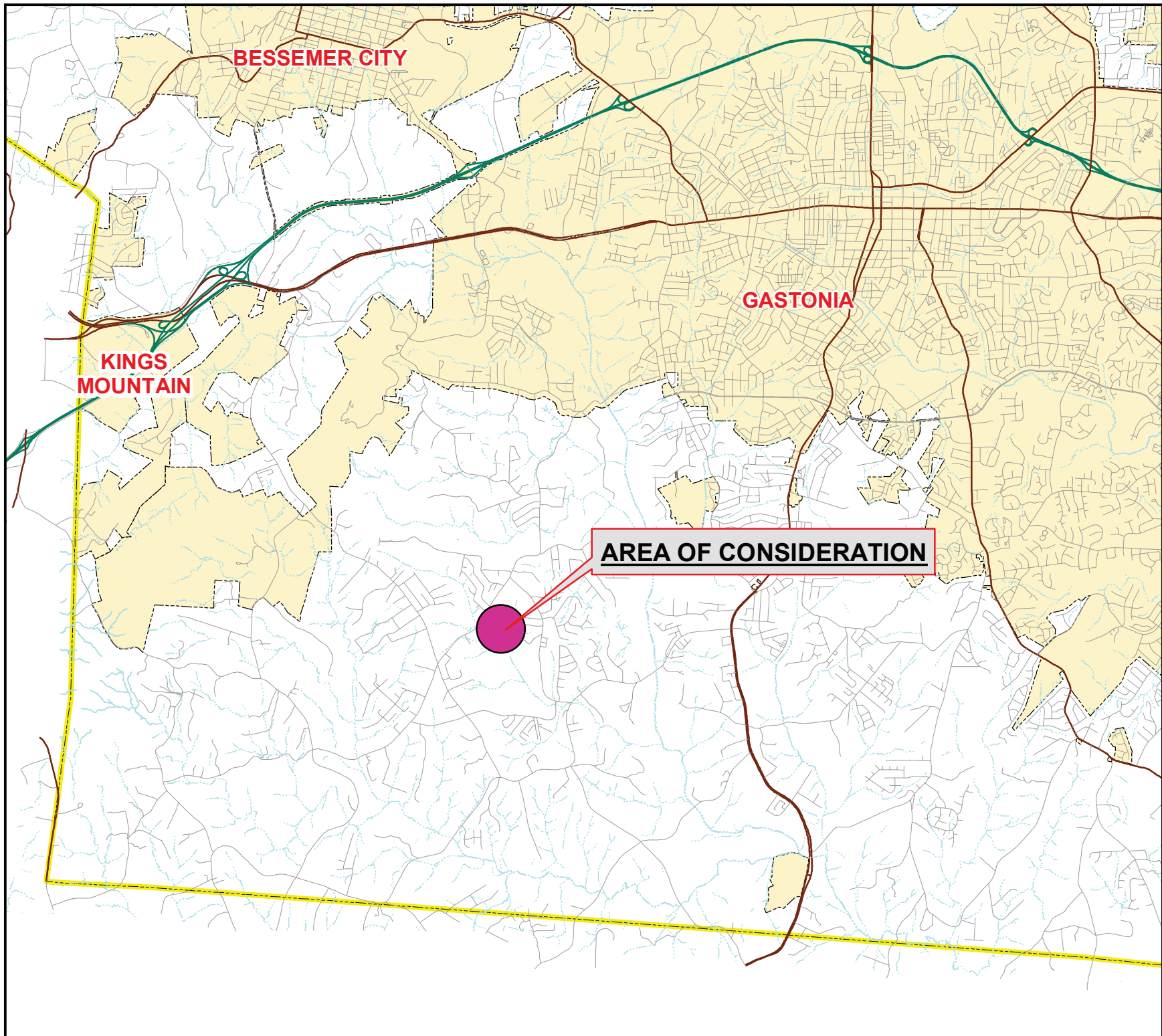
Date of Staff Review: _____ Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County exists to provide the highest quality of life for its citizens. It will provide effective, efficient and affordable services leading to a safe, secure and healthy environment for economic growth and promote a favorable quality of life.



**Gaston County
North Carolina**

Vicinity Map
Z20-03

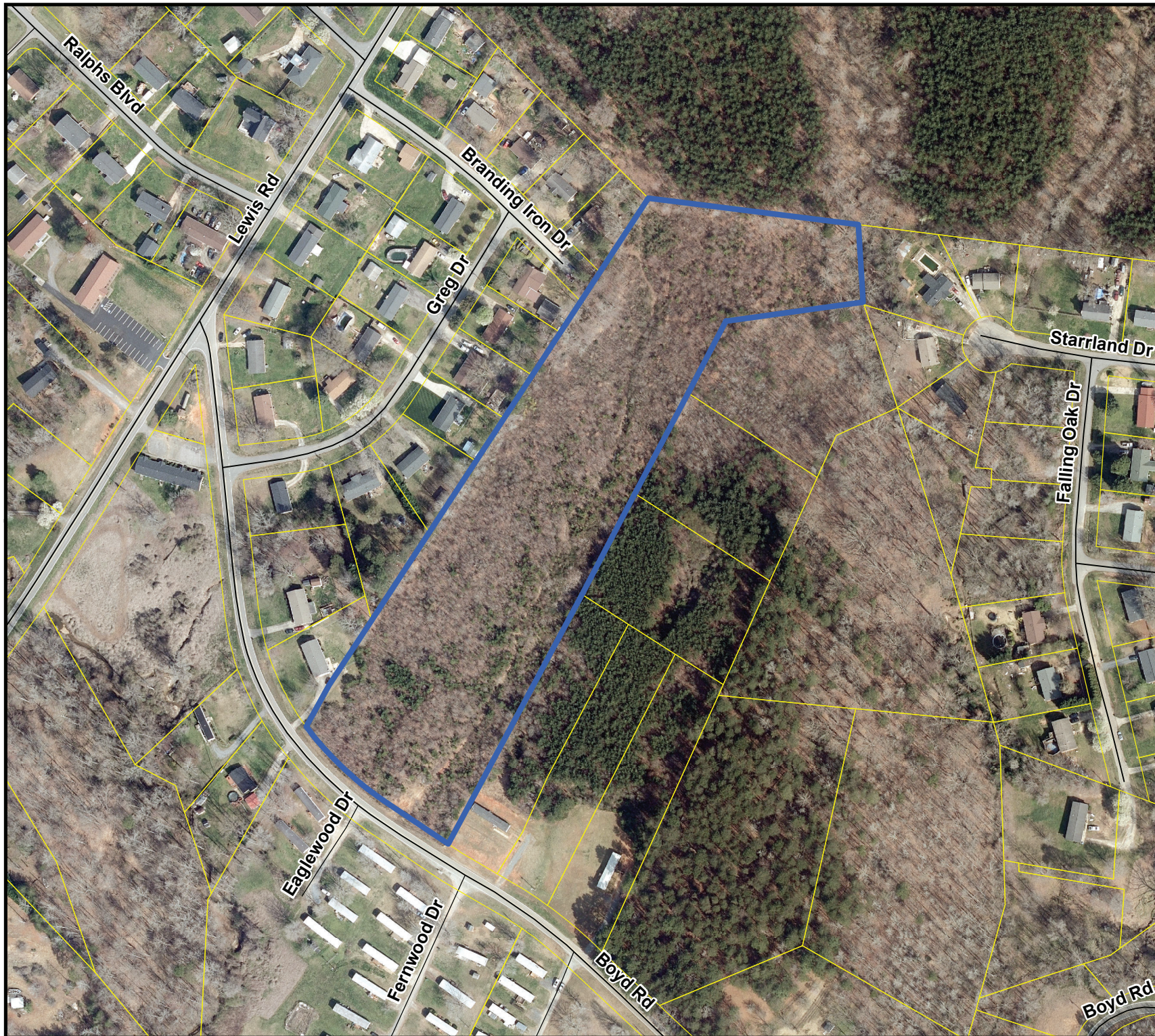
Legend

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 150-10.






Gaston County Overview Map

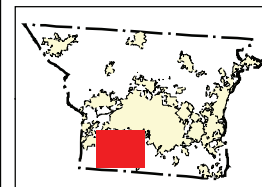
2019 Orthophoto

Z20-03

Legend

 Subject Area

 Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of mhp expansion requests.

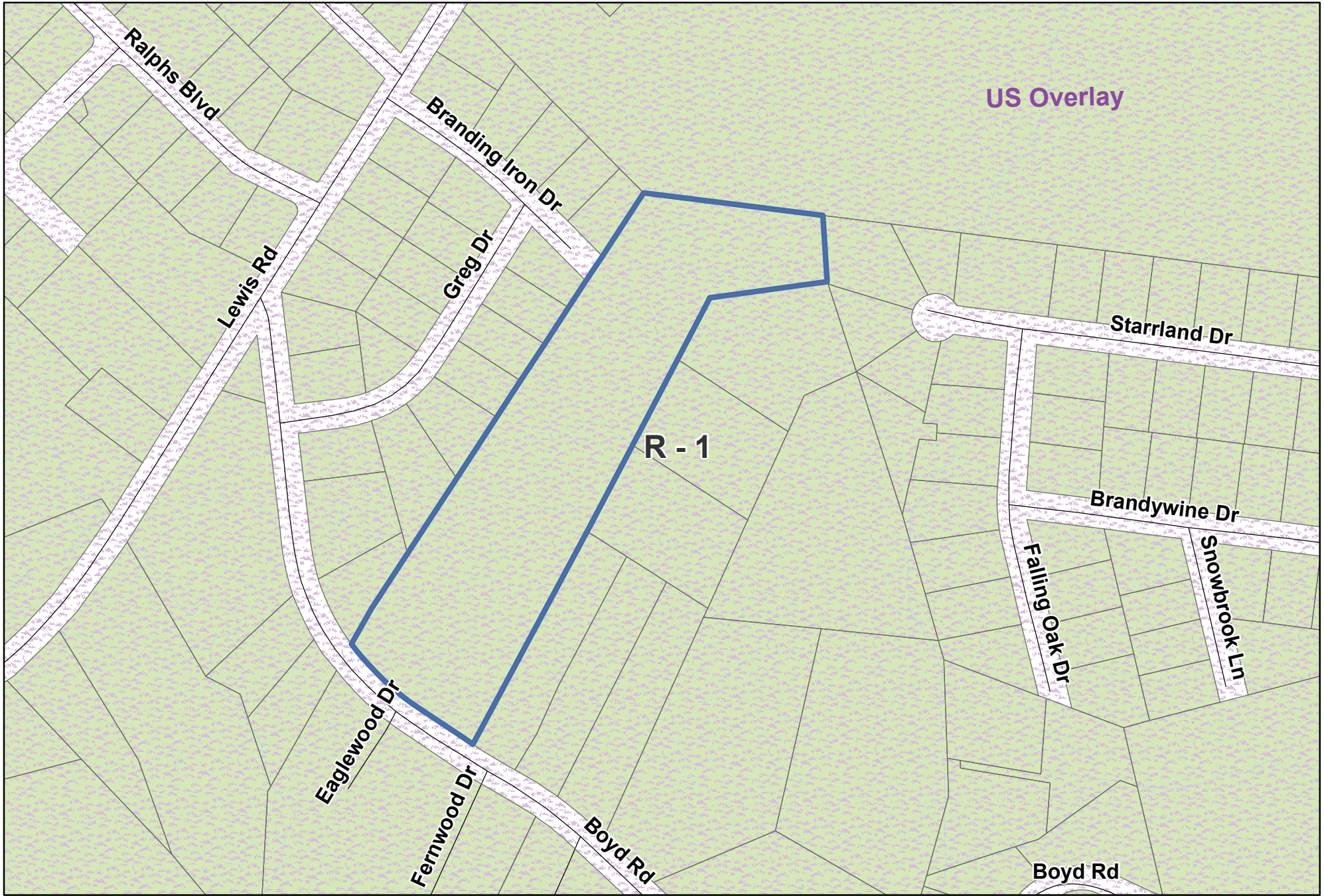
Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undelineated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.

0 137.5 275
Feet



GASTON COUNTY
Zoning Map

Applicant: Z20-03

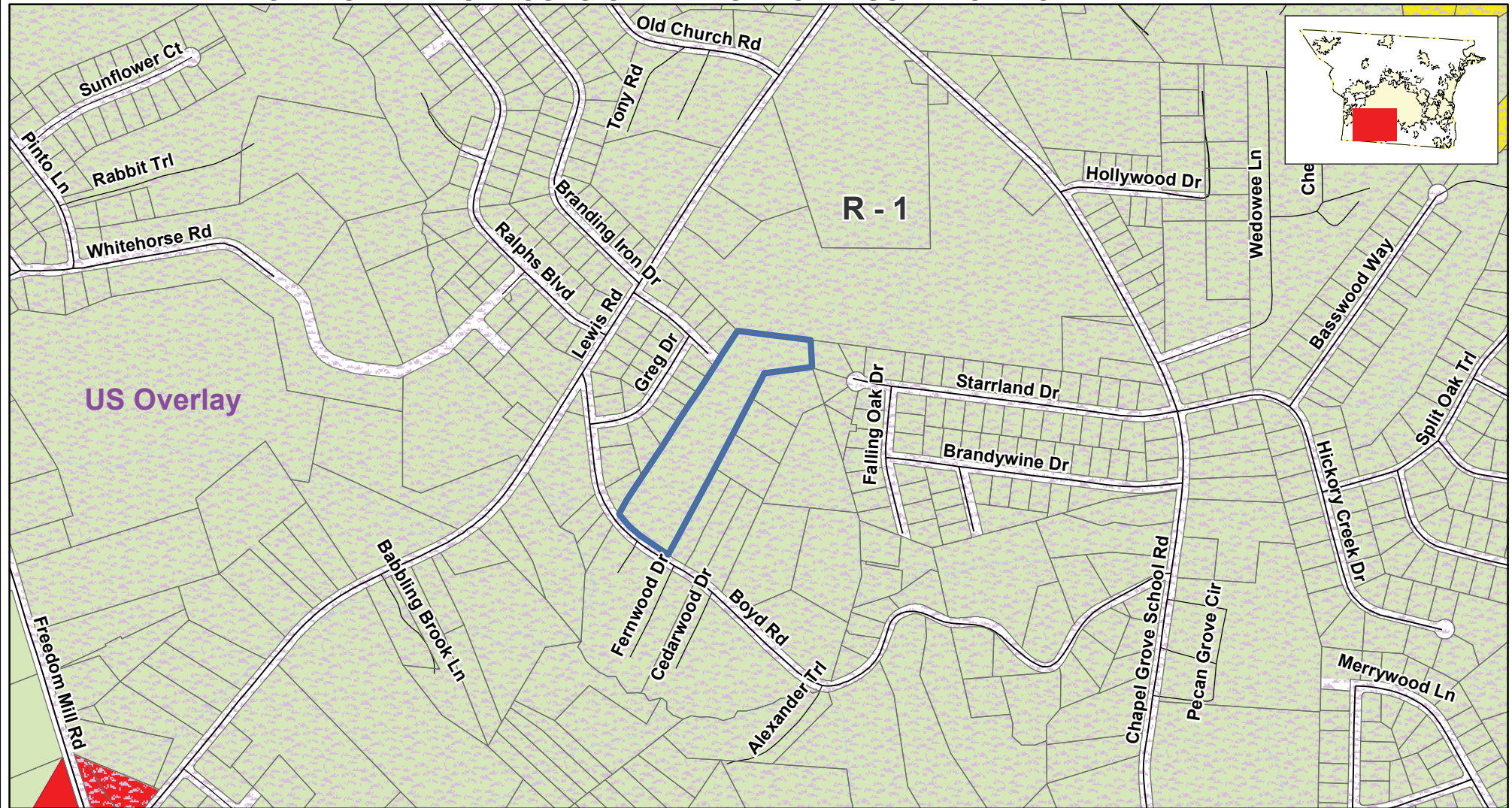
 Subject Area



0 80 160 320 Feet

(R-1) Single Family Limited
(US) Urban Standards Overlay

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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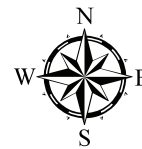
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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- General Commercial
- US Urban Standards Overlay

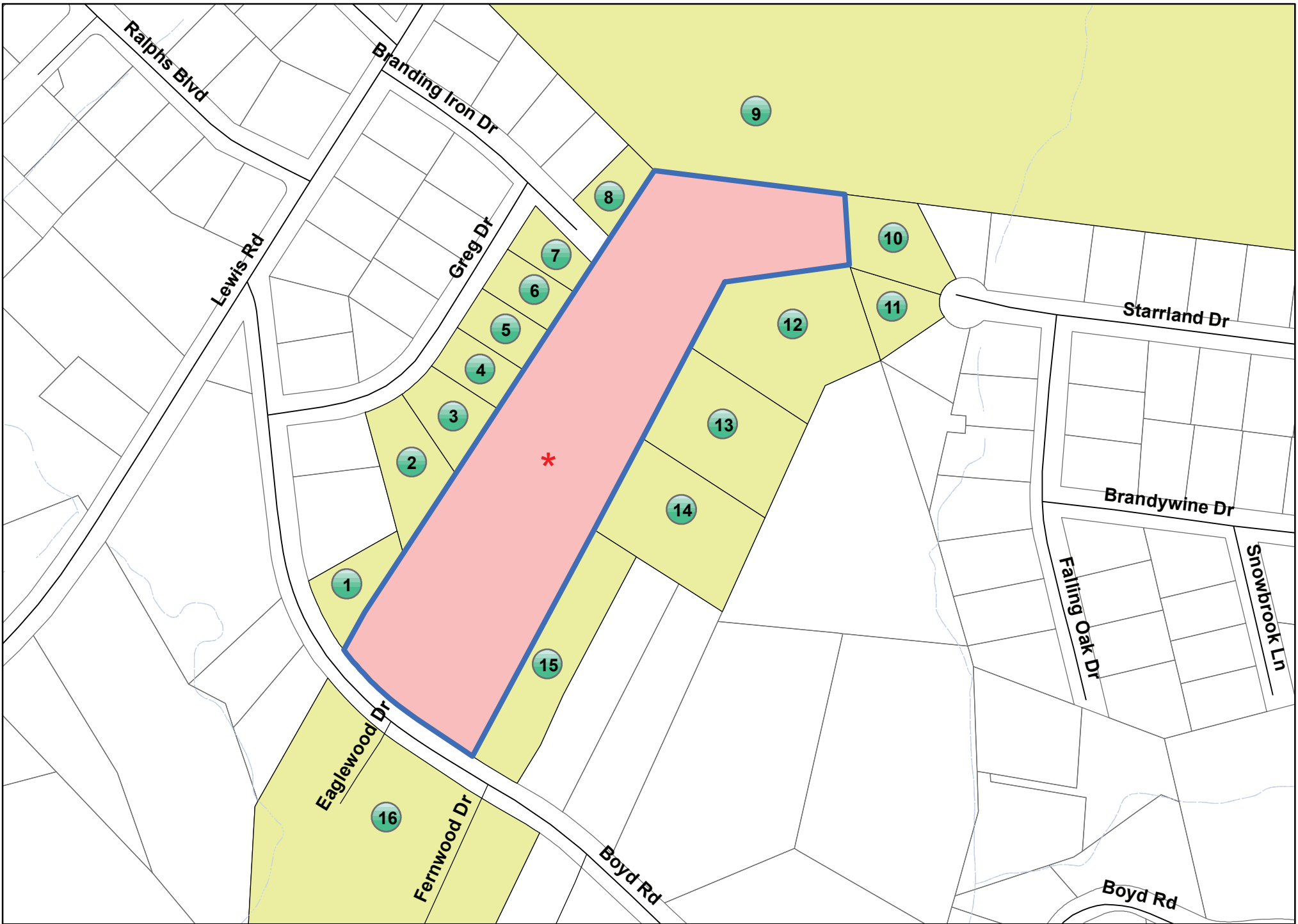
Area of Consideration



0 180 360 720 1,080 1,440 Feet

Applicant: Z20-03
Tax ID(s): 145718
Request Re-Zoning From:
(R-1) Single Family Limited
w/ (US) Urban Standards Overlay
To: (R-2) Single Family Moderate
w/ (US) Urban Standards Overlay

Map Date: 01/10/2020



Z20-03 Subject and Adjacent Properties Map

See reverse side for listing of property owners



**Area of
Consideration**

Z20-03 Owner and Adjacent Property 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>
*	145718	EDMONSON JUDITH L & OTHERS		175 INDIAN TRAIL RD	MOORESVILLE	NC	28117
1	145864	SPARROW MARY KAY		1308 BOYD RD	GASTONIA	NC	28052
2	145863	PHU JOHNSON QUOC		3372 HENRY KNOB RD	CLOVER	SC	29710
3	145862	ROGERS JENNY L	ROGERS RICHARD A	3510 GREG DR	GASTONIA	NC	28052
4	145861	AUSTIN JOSEPH LEE	AUSTIN PATRICIA A	3512 GREG DRIVE	GASTONIA	NC	28052
5	145860	LEDFORD GRADY KEITH	LEDFORD LAWANDA W	3516 GREG DR	GASTONIA	NC	28052
6	145859	LAGO DELIO P	LAGO MARINA L	102 ELISHA DR	WILMINGTON	NC	28405
7	145858	TORRES ISAAC	TORRES LAURA M	3524 GREG DR	GASTONIA	NC	28052
8	145857	MILLS GLORIA A		3602 BRANDING IRON DR	GASTONIA	NC	28052
9	142897	GOOD INA N	MANN BRANDY ELLER	201 OLD MINE RD	MT HOLLY	NC	28120
10	145843	FAILE JENNY R		3308 STARRLAND DR	GASTONIA	NC	28052
11	145842	ORTIZ EPIFANIO		3311 STARRLAND DR	GASTONIA	NC	28052
12	215787	SPARROW MARY KAY		1308 BOYD RD	GASTONIA	NC	28052
13	215909	DOBIES JUDITH KAY		5509 AMANDA LN	BELMONT	NC	28012
14	215910	SPARROW JAMES LEE		1308 BOYD RD	GASTONIA	NC	28052
15	218008	SPARROW MARY KAY		1308 BOYD RD	GASTONIA	NC	28052
16	145717	SPARROW MARY KAY		1308 BOYD RD	GASTONIA	NC	28052