

**Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (Z20-02)**

**General Rezoning Application Z20-02**

Request: To rezone property parcel 206220 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): Oakwood Homes of Shelby, Chris Blanding

Property Owner(s): CMH Homes Inc.

Mailing Address of Applicant: 1839 E. Dixon Blvd., Shelby, NC 28150

**Site Information and Description of Area**

General Location: 264 Upper Stanley Rd. (Stanley)

Parcel ID(s): 206220

Total Property Acreage: 4.93 ac

Acreage for Map Change: 4.93 ac

Current Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (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 3: Riverfront Gaston / Northeast 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; maintaining the rural “feel” of the area; and, increased commercial opportunities.

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](mailto: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 20-02**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Oakwood Homes of Shelby (C/O Chris Blanding)

(Print Full Name)

Mailing Address: 1839 E. Dixon Blvd., Shelby, N.C. 28150

(Include City, State and Zip Code)

Telephone Numbers: (704)484-2211

(Area Code) Business

(Area Code) Home

Email: chris.blanding@oakwoodhomes.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: CMH Homes Inc.

(Print Full Name)

Mailing Address: 5000 Clayton Rd., Maryville, TN 37804

(Include City, State and Zip Code)

Telephone Numbers: (865)380-3000

(Area Code) Business

(Area Code) Home

Email: r723@claytonhomes.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 264 Upper Stanley Rd. (Stanley)

Parcel Identification (PID): 206220

Acreage of Parcel: 4.93 +/- Acreage to be Rezoned: 4.93 +/- Current Zoning: (R-1)(US)

Current Use: Vacant / Wooded

Proposed Zoning: (R-2)(US)

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

(Include City, State and Zip Code)

(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) \_\_\_\_\_ hereby give \_\_\_\_\_ consent to execute this proposed action.  
(Name of Applicant)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_ State of North Carolina, hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
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.

  
\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

11-7-19  
\_\_\_\_\_  
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

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Date Received: 11/20/19 Application Number: Z20-02 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 11/20/19 Receipt Number: INV 00012505  
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP  
☒ NOTARIZED AUTHORIZATION

☒ COPY OF DEED  
☒ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

Date of Public Hearing: 01/28/20

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.



## Gaston County North Carolina

### Vicinity Map

Z20-02

#### Legend

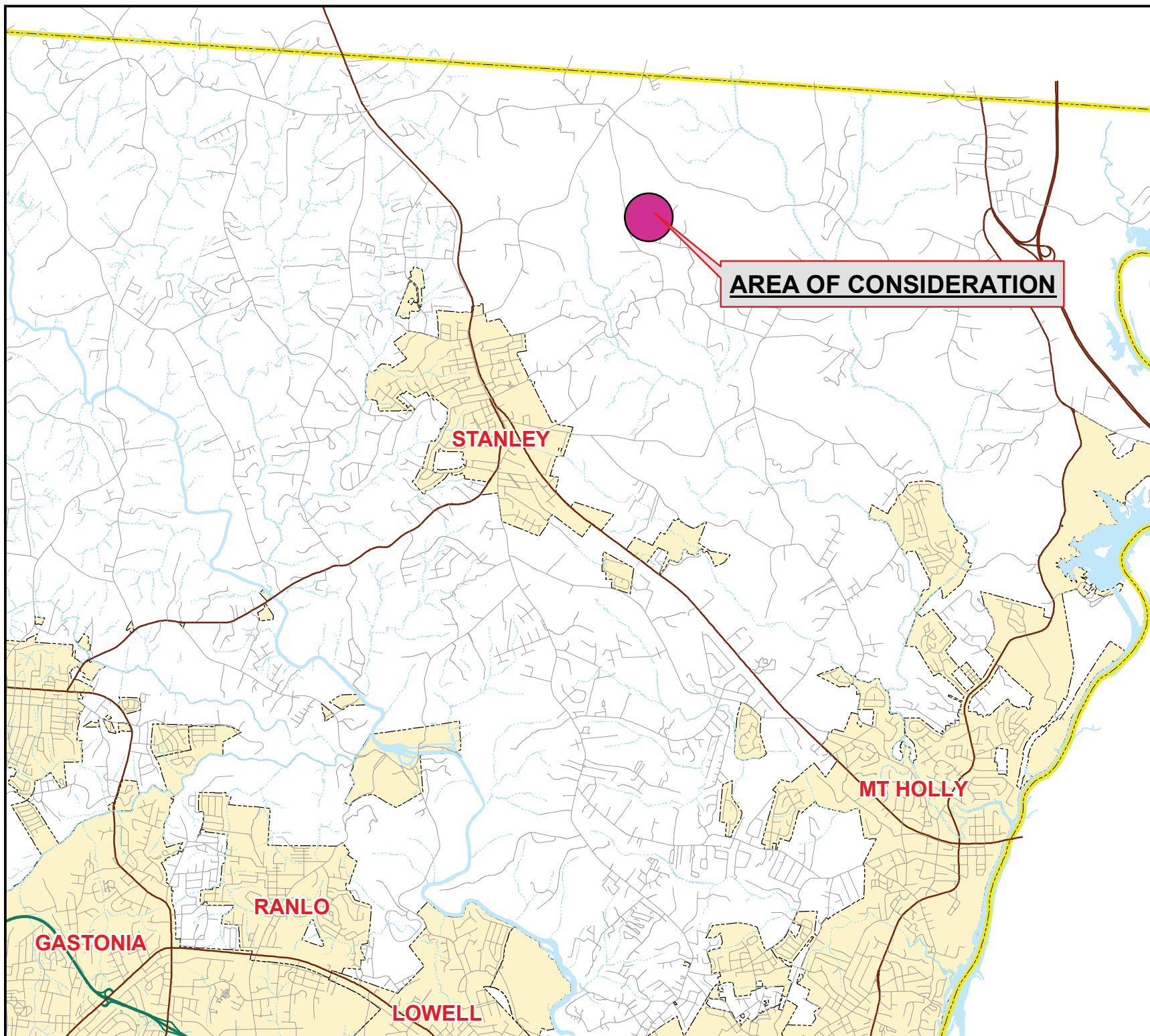
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 152-10.



0 1  
Miles








## Gaston County Overview Map

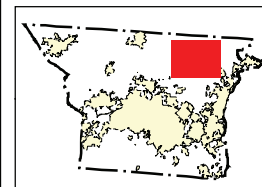
2019 Orthophoto

Z20-02

### 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.

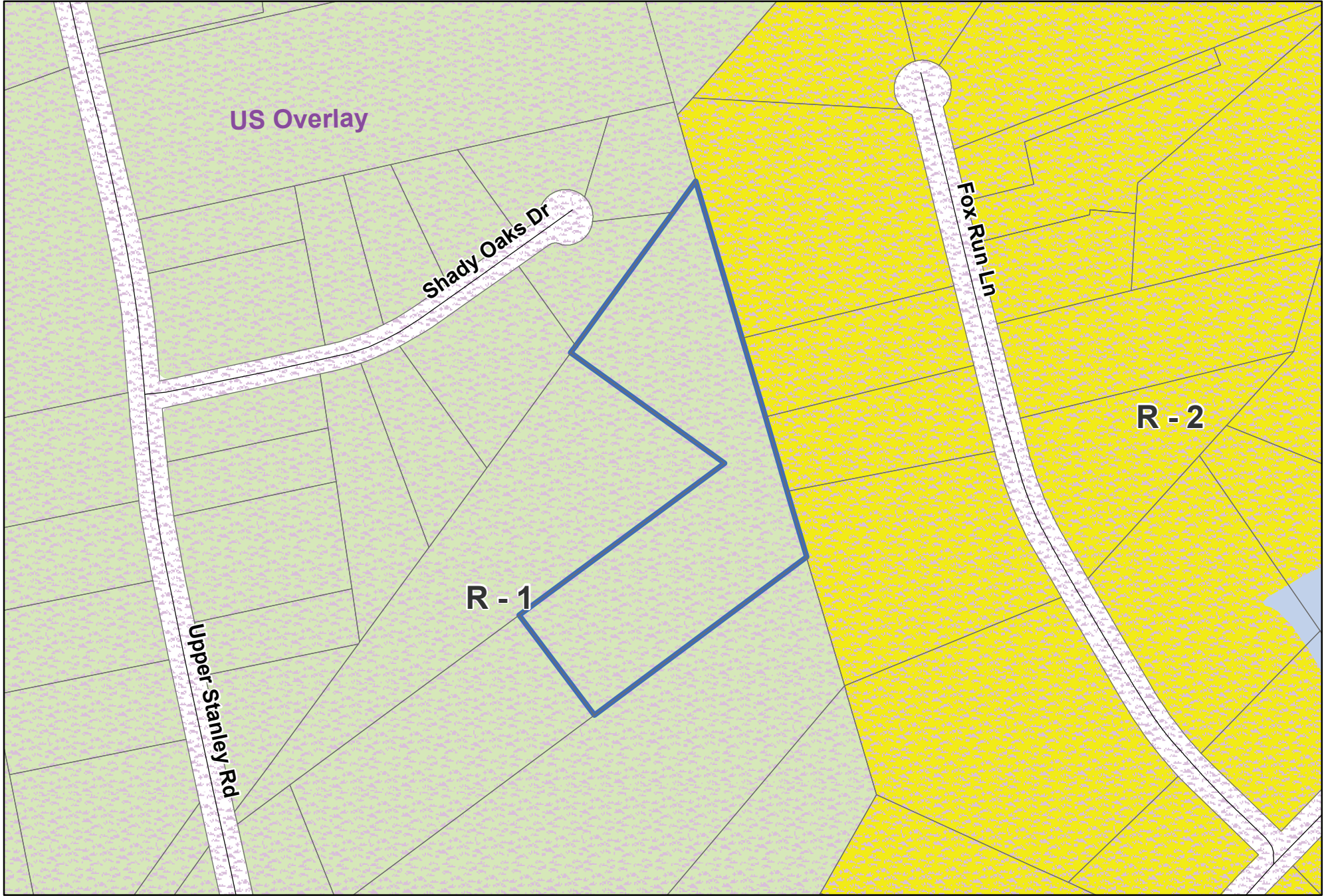
Gaston County does not make or imply and warrants or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

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 underlaid and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.

0 155 310  
Feet

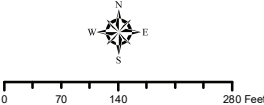




**GASTON COUNTY**  
**Zoning Map**

Applicant: Z20-02

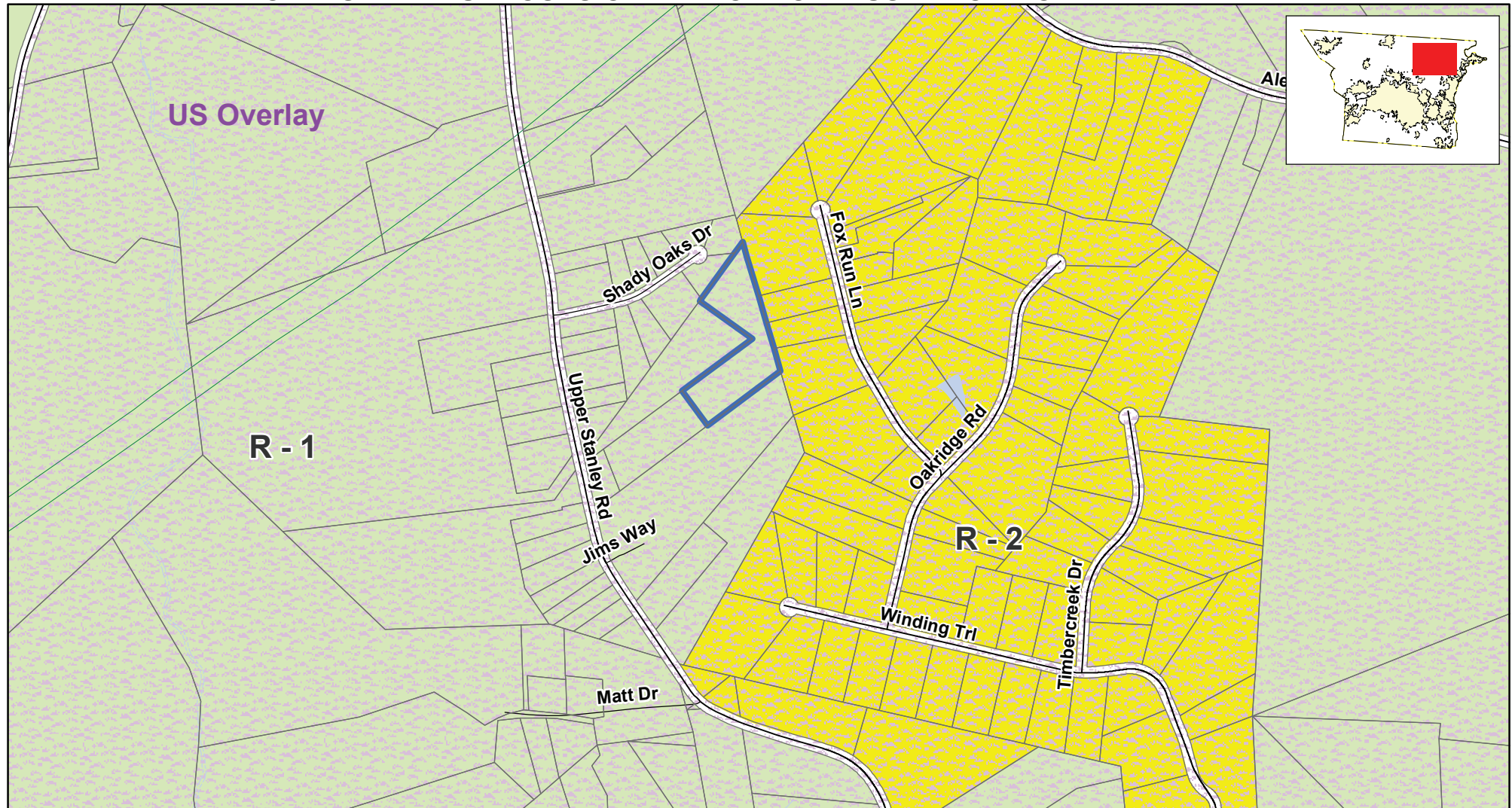
 Subject Area



(R-1) Single Family Limited  
(R-2) Single Family Moderate  
(US) Urban Standards Overlay



# FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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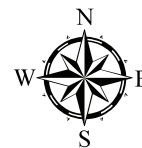
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## GASTON COUNTY ZONING REVIEW MAP

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

Area of Consideration



0 195 390 780 1,170 1,560 Feet

Applicant: Z20-02  
Tax ID(s): 206220  
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





**Z20-02 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners



**Area of  
Consideration**

**Z20-02 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>
*	206220	CMH HOMES INC		5000 CLAYTON RD	MARYVILLE	TN	37804
1	216808	PATRICK CHANDLER A	SHONCE EMMALA R &	262 UPPER STANLEY RD	STANLEY	NC	28164
2	173218	ODOM ANDREA BARTON	ODOM MARK EDWARD	266 UPPER STANLEY RD	STANLEY	NC	28164
3	214836	WILLIAMS JEANETTE E	WILLIAMS TIMOTHY J	530 SHADY OAKS DR	STANLEY	NC	28164
4	173216	WILLIAMS JEANETTE E	WILLIAMS TIMOTHY J	530 SHADY OAKS DR	STANLEY	NC	28164
5	173214	FISHTER CHARLES E JR	FISHER KATHY C	532 SHADY OAKS DR	STANLEY	NC	28164
6	218615	CHASTAIN DUSTIN EARL		151 FOX RUN LN	STANLEY	NC	28164
7	173271	HENDRIX PRISCILLA M HEIRS &	MEADOWS KENNETH RAY	141 FOX RUN LN	STANLEY	NC	28164
8	173272	TATE JAMES W HEIRS	C/O JIMMY TATE	131 FOX RUN LN	STANLEY	NC	28164
9	173273	MERCER GAIL FARMER	MERCER LARRY DEAN	121 FOX RUN LN	STANLEY	NC	28164
10	173235	GALATAS DIMITRA	GALATAS THOMAS	1300 HEATHER LN	CHARLOTE	NC	28209