

# General Rezoning Application (Z21-02)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone property from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District

**Applicant:**

Richard S. Honeycutt

**Property Owner(s):**

Richard S. Honeycutt

**Parcel Identification (PID):**

303021

**Property Location:**

Ballard Rd. (Dallas)

**Total Property Acreage:**

0.89 ac

**Acreage for Map Change:**

0.89 ac

**Current Zoning:**

(R-1) Single Family Limited

**Proposed Zoning:**

(R-3) Single Family General

**Existing Land Use:**

Undeveloped

**Proposed Land Use:**

Single Family Residential (Manufactured)

### COMPREHENSIVE LAND USE PLAN

**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 – Rural areas are areas characterized by green rolling hills and plenty of open space. 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.

### UTILITIES AND ROAD NETWORK INFRASTRUCTURE

**Water/Sewer Provider:**

Private well / private septic

**Road Maintenance:**

North Carolina Department of Transportation

## AREA SALES DATA

**Sales Summary (Valid Sales from January 2018):**

**Source: Gaston County Tax Department**

Total Number of Sales: **9**

Total Value of Sales: **\$329,500**

Low Sale

High Sale

Average Sale

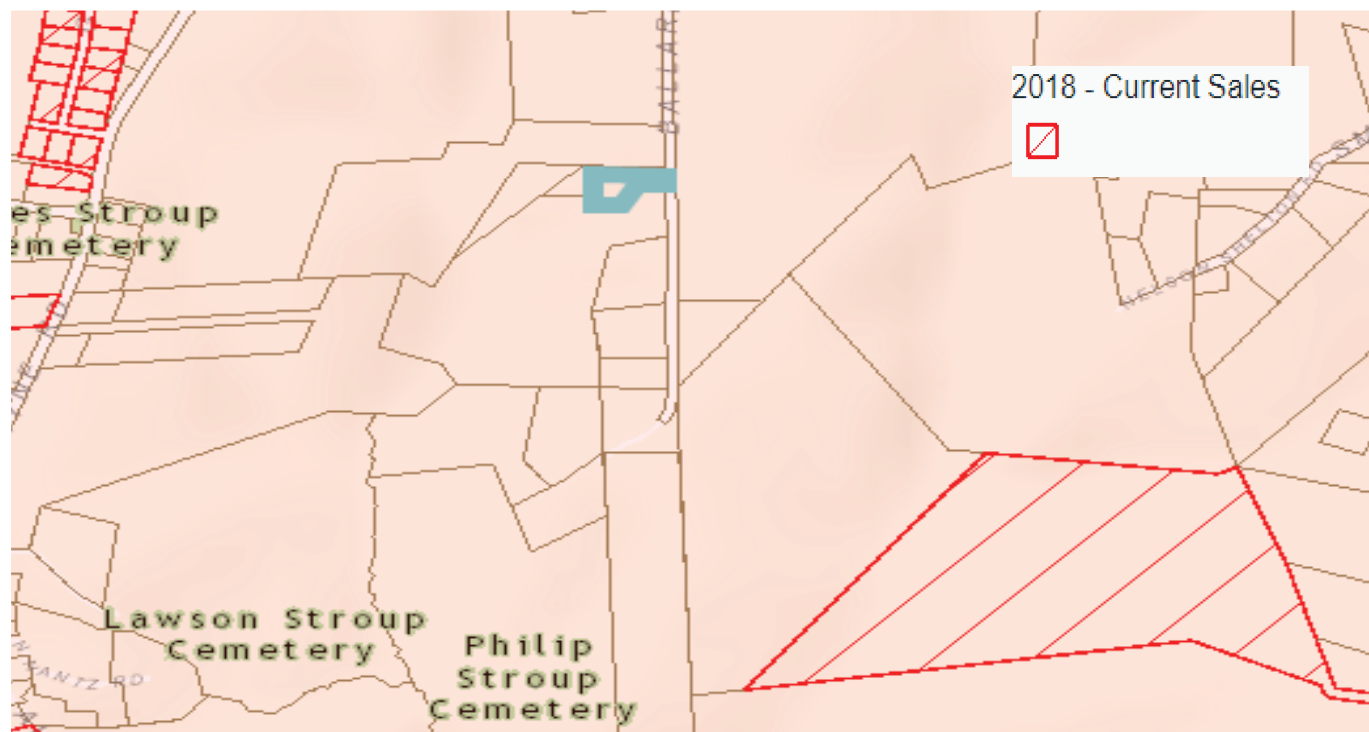
**\$0**

**\$100,000**

**\$36,611**

## AREA SALES MAP

**Source: Gaston County Tax Department (GIS Website)**



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

Highlights from the comments did not include any significant projects in the immediate area. (See attached)

## STAFF SUMMARY

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

This property is located in a residential area of the northeast region of the county. The location is primarily residential in nature with a variety of housing types, varied between site built and manufactured, which is not uncommon in a rural area and setting.

If approved, any uses allowed in the (R-3) Single Family General Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

## PLANNING BOARD RECOMMENDATION

**Scheduled Meeting Date: January 11, 2021**

Meeting Summary / Points of Discussion: Staff provided Board members with a history of the property, which included that an application had been brought before the Board three (3) years prior, involving the parent tract of twenty (20) +/- acres; at the time of submittal in 2018, the property was an estate to be divided among heirs; the Board of Commissioners advised the applicant to return to the Board of Commissioners when the estate had been settled and that they would entertain any requests on a case-by-case basis; and, the applicant has now returned with 0.89 acres of his deeded amount, requesting a rezoning in order to allow for affordable housing.

The Board voted to approve the application, with a vote of (8) to (1), based upon the following statement of consistency:

*The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-3) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.*

**Attachments: Maps, MPO Comments**



# 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 21-02**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

#### A. \*APPLICANT INFORMATION

Name of Applicant: Richard S. Honeycutt

(Print Full Name)

Mailing Address: 344 Ballard Rd., Dallas, NC 28034

(Include City, State and Zip Code)

Telephone Numbers: 704-917-8065

(Area Code) Business

Yahoo.com

(Area Code) Home

Email: Elaine.Rogers9100@

\* 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: Same

(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: Ballard Rd. (Dallas)

Parcel Identification (PID): 303021

Acreage of Parcel: 0.89 +/- Acreage to be Rezoned: 0.89 +/- Current Zoning: (R-1)

Current Use: Vacant / Undeveloped Proposed Zoning: (R-3)

#### 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

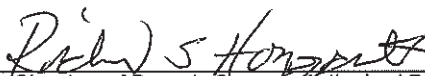
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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

11-9-20  
\_\_\_\_\_  
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: 11/09/2020

### OFFICE USE ONLY

Application Number: Z21-02

### OFFICE USE ONLY

Fee: \$500.00

Received by Member of Staff: WD  
(Initials)

Date of Payment: 11/09/2020

Receipt Number: INV-00020496

☒ COPY OF PLOT PLAN OR AREA MAP  
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED  
☒ PAYMENT OF FEE

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

Date of Public Hearing: 01/26/2021

Planning Board Review: 01/11/2021

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.

Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6980

150 South York Street  
Gastonia, North Carolina 28052  
Fax (704) 869-1960

## Memorandum

**To:** Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston  
County Planning & Development Services  
**From:** Julio Paredes, Planner  
**Date:** November 17, 2020  
**Subject:** Ballard Rd – Z21-02 - GCLMPO Site Plan Review

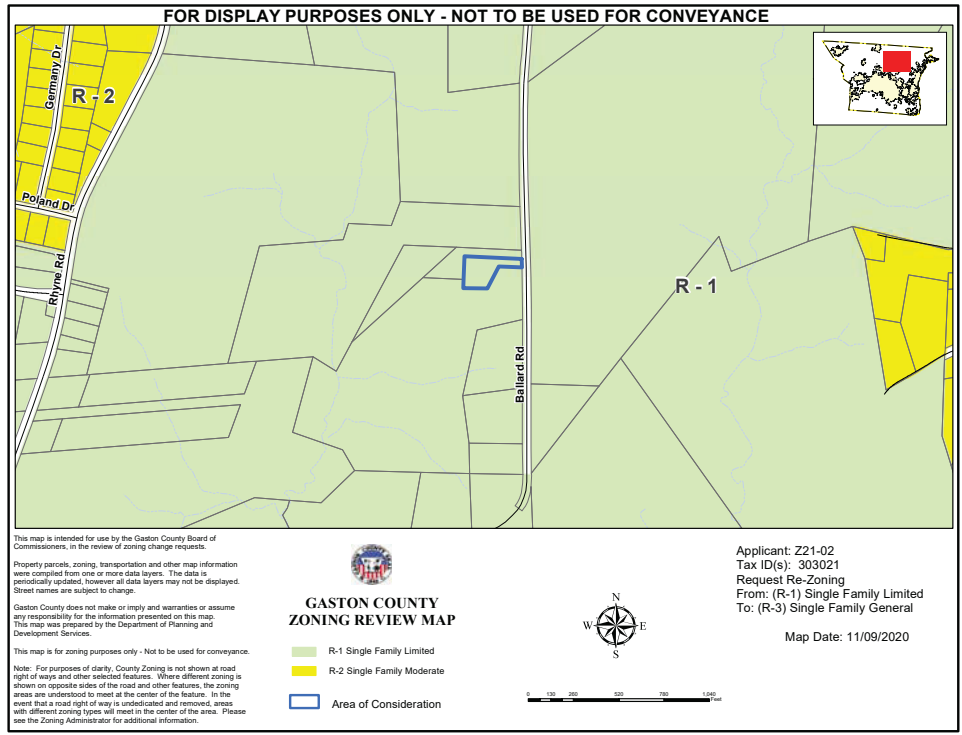
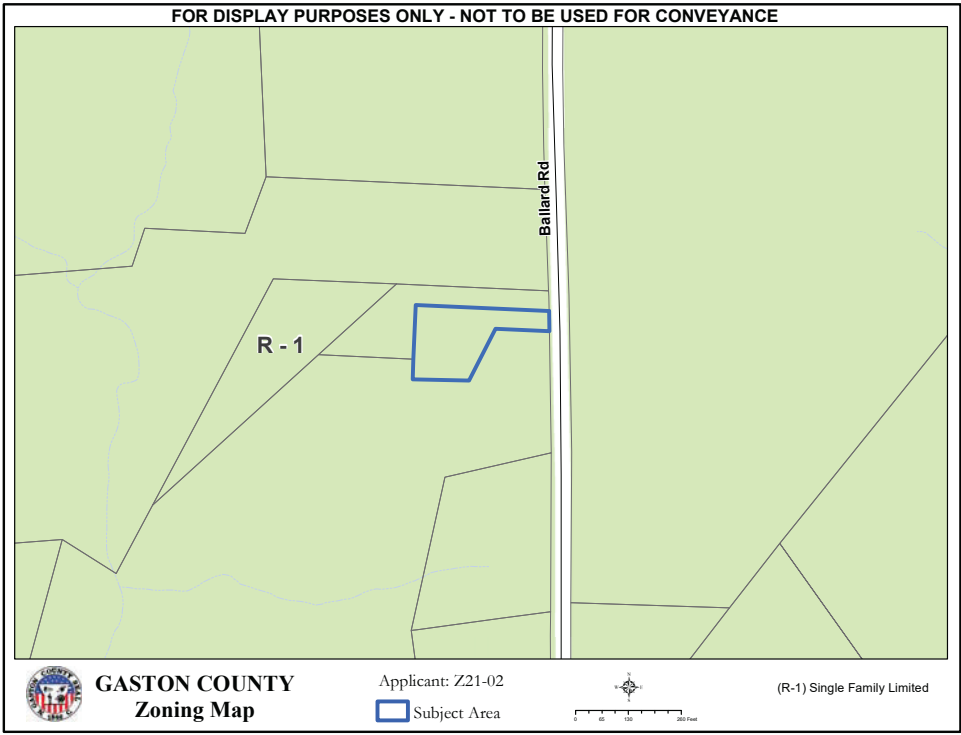
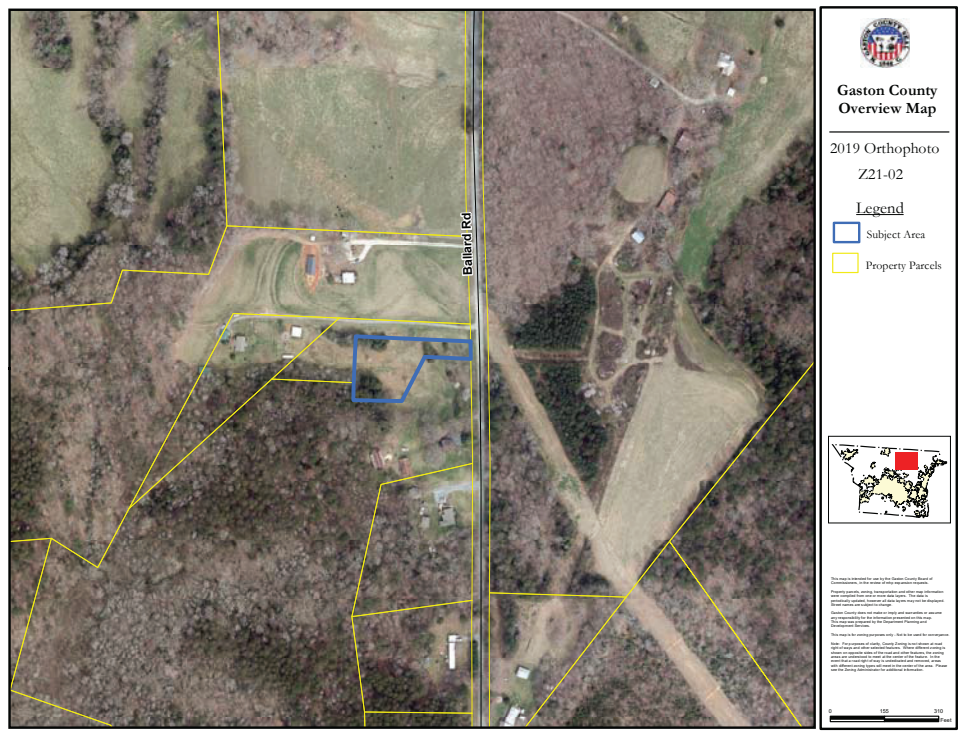
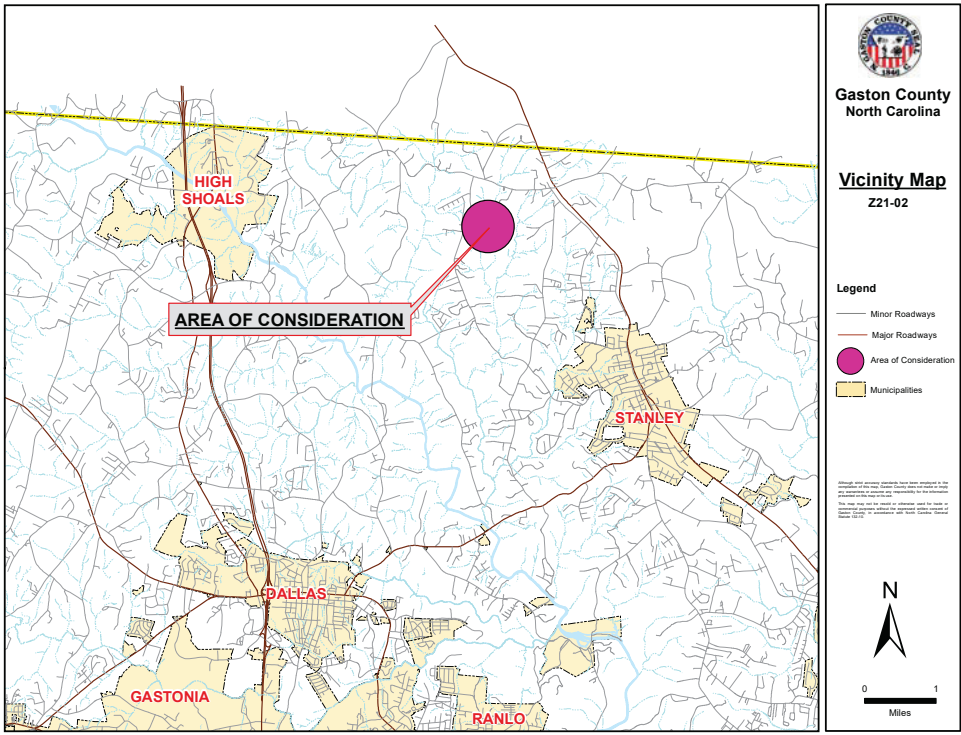
Thank you for the opportunity to provide comments on a proposed rezoning located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

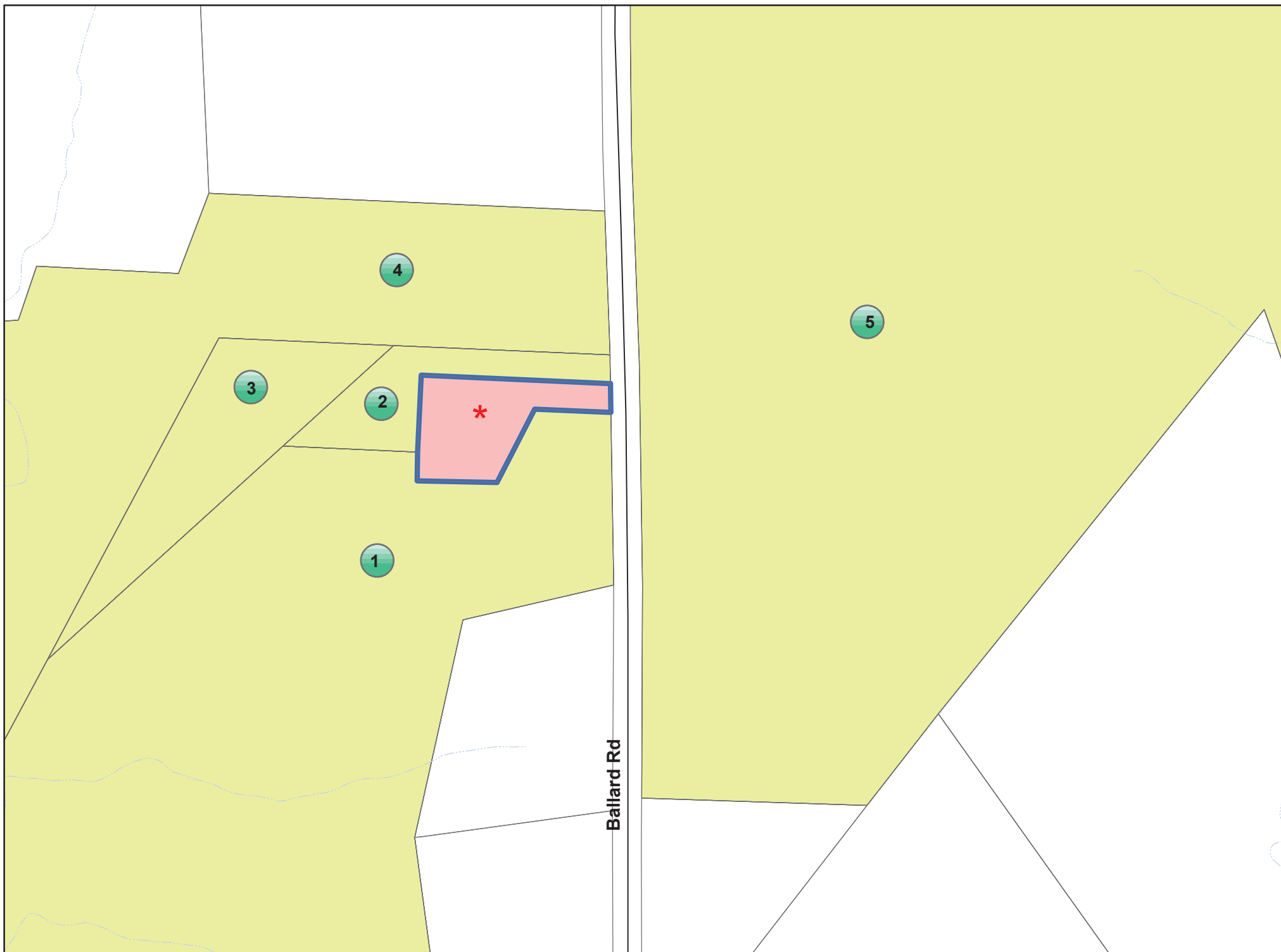
The proposed development is located at PID: 303021 – Ballard Rd. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this development.
2. The GCLMPO 2045 MTP nor Highway CTP include any future improvements on any streets adjacent to the subject property.
3. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).







**Z21-02 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Area of consideration**



**Z21-02 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>
*	303021	HONEYCUTT RICHARD S		344 BALLARD RD	DALLAS	NC	28034
1	303020	BALLARD SHEILA H	BALLARD JERRY A	350 BALLARD RD	DALLAS	NC	28034
2	303022	ROGERS MYRA ELAINE		344 BALLARD RD	DALLAS	NC	28034
3	165013	DENNIS MYRA ELAINE		344 BALLARD RD	DALLAS	NC	28034
4	165012	DRUM SHANNON HILL		103 AIRPORT RD	STANLEY	NC	28164
5	165009	BALLARD TOMMY LEE		PO BOX 583	ALEXIS	NC	28006