

GASTON COUNTY ROAD NAMING APPLICATION (ROAD-22-10-06-00020)

**STAFF REPORT**

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**APPLICATION SUMMARY**

**Request:**

To rename an existing state-maintained (SR2348), of which a portion is located in Gaston County's jurisdiction, from Rhyne Floral Access Road to Interchange Drive.

**Applicant(s):**

Lane Holbert

**Property Owner(s):**

Dallas NC Industrial Partners LLC

**Parcel Identification (PID):**

307095 and 307096

**Property Location:**

400 Rhyne Floral Access Road

**Total Property Acreage:**

15.26

**Acreage for Map Change:**

n/a

**Current Zoning:**

RS-8 and I-1

**Proposed Zoning:**

n/a

**Existing Land Use:**

Industrial

**Proposed Land Use:**

n/a

**STAFF SUMMARY**

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

Planning GIS Management was presented with a petition requesting the road name change of an existing state-maintained (SR2348), of which a portion is located in Gaston County's jurisdiction. The current road name is Rhyne Floral Access Road with a petition presented, containing a majority of property owners signatures, supporting a change to Interchange Drive. Staff has confirmed that the newly proposed road name complies with E911 standards and does not duplicate any existing road names within Gaston County.



# GASTON COUNTY *Department of Building & 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

## PETITION FOR ROAD NAME CHANGE

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT THE NAME OF THE ROADWAY WHICH SERVES OUR PROPERTY, BE CHANGED

FROM: Rhyne Floral Access Road

TO: Interchange Drive

FROM THE INTERSECTION OF: Friday Park Road

TO: Roechling Street

THIS ROADWAY IS LOCATED IN Dallas TOWNSHIP AND IS SHOWN AS TAX ID: 308196 (formerly was 172403).

We, the undersigned property owners understand that the name requested above will not be accepted if it is a duplicating road name (phonetically or otherwise similar), regardless of the street name suffix (road, drive court etc.). This is to help ensure that in the event of emergency, public safety personnel (police, fire and rescue) will reach the correct location.

In order to select a non-duplicating road name, it is recommended that the Gaston County Planning and Development Services be contacted in advance to verify the availability of a name. It is also beneficial to check on three or more names at one time to help ensure that the name appearing on the petition is acceptable and will avoid delays in the naming process.

**This petition should be signed by ALL property owners of record with property adjoining this roadway regardless of residence. Only the signatures of property owners or persons representing corporations are valid. The signatures of renters, other family members, etc., will not be considered.**

Petitions bearing less than 100% of property owner signatures will be forwarded to the Gaston County Planning Board for review. (Property owners are notified in advance of the meeting.) Petitions bearing less than 50% of property owner’s signatures are rejected and returned to the person(s) submitting the petition. All returned petitions will include a written explanation of the reason for rejection.

There is a \$25.00 processing fee for valid petitions and a onetime fee of \$125.00 for each street sign to be replaced payable to Gaston County.

PROPERTY OWNER NAME & MAILING ADDRESS

Harold & Sandra own Parcel 172401 that fronts on Rhyme Floral Access Rd.

Brad is the manager for Dallas NC Industrial Partners, LLC that owns Parcel 208196

1. Harold S Clemmer 1313 Old Dallas Hwy  
Dallas, N.C., 28034

2. Sandra B. Clemmer "

3. Ernie E. Eef 8996 Reidsville Rd Vale NC 28168

- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
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- 16. \_\_\_\_\_
- 17. \_\_\_\_\_
- 18. \_\_\_\_\_
- 19. \_\_\_\_\_
- 20. \_\_\_\_\_

Mail Petition:

Gaston County Building and Development Services  
Attention: Road Naming  
Post Office Box 1578, Gastonia, NC 28053-1578

11/2020

Email: [Planninggis@gastongov.com](mailto:Planninggis@gastongov.com)



# Building and Development Services Department

## LAND USE SERVICES

Mailing Address: P.O. Box 1578, Gastonia, NC 28053

Street Address: 128 West Main Avenue, Gastonia, NC 28052

Phone: (704) 866-3075

Fax: (704) 866-3966

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September 7, 2022

**Kirk Palmer & Thigpen, PA**  
**Attn: Cynthia Dinan**  
**1300 Baxter St, Ste 300**  
**Charlotte, NC 28204**

RE: 400 & 408 Rhyne Floral Access Rd  
Parcel: 172162 p/o  
Owner: New Star Properties LLC

To Whom It May Concern:

Majority of this parcel is within the city limits of Gastonia. The county portion is approximately .74ac at/on the east side of Rhyne Floral Access Rd.

The county portion of the above referenced property is currently zoned I-2 (General Industrial as defined in the Unified Development Ordinance (UDO), adopted April 24, 2008, effective July 1, 2008, as amended through July 26, 2022.

The proposed use of *Warehouse 0-99,999sqft GFA* or *Warehouse 100,000+sqft GFA* is allowed in the current zoning district as By-Right.

The proposed use of *Manufactured Goods Class 1* is allowed in the current zoning district as By-Right with supplemental regulations.

The proposed use of *Manufactured Goods Class 2* is allowed as a Conditional District zoning with supplemental regulations.

The proposed use of *Mini Warehouse* is allowed in the current zoning district as By-Right with supplemental regulations

Zoning site plan approval and permitting would be required for proposed uses.

Chapter 2 has the definitions for these uses and Chapter 7 has the Table of Uses and the zoning district requirements. The UDO can be found online at:

[https://library.municode.com/nc/gaston\\_county/codes/unified\\_development\\_ordinance](https://library.municode.com/nc/gaston_county/codes/unified_development_ordinance)

If you have any other questions on this, please contact this office at 704-866-3530, between 8:30am and 5:00pm Monday through Friday.



**Building and Development Services Department**  
***LAND USE SERVICES***

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Thank you for your inquiry on this matter.

Sincerely,

Laura Hamilton  
Land Use Coordinator

Cc: File