

Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (Z19-07)
Board of Commissioners / Planning Board Public Hearing Date June 25, 2019

General Rezoning Application Z19-07

Request: To rezone property parcel 143010 from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

Applicant(s): Ann Marie Wells

Property Owner(s): Ann Marie Wells

Mailing Address of Applicant: 120 Sandy Creek Dr., Gastonia, NC 28052

Site Information and Description of Area

General Location: 120 Sandy Creek Dr.

Parcel ID(s): 143010

Total Property Acreage: 1.33 ac

Acreage for Map Change: 1.33 ac

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

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

Zoning District Information

Current 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.

(US) Urban Standards Overlay – 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:

(C-3) General Commercial – The C-3 District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the C-2 district, the C-3 district is intended to accommodate the community’s larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

Comprehensive Land Use Plan (Small Area District)

Area 5: Scenic Gaston (Crowders Mtn. State Park, Gastonia & SW Gaston County)

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 not consistent* with the Comprehensive Land Use Plan. However, the existing use, as presented to staff by the applicant, is an effort to bring the property into compliance from a non-conforming use, which would be supported, were it not in a residential subdivision.

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

June 14, 2019

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 19-07**

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

A. *APPLICANT INFORMATION

Name of Applicant: Ann Marie Wells

(Print Full Name)

Mailing Address: 120 Sandy Creek Dr., Gastonia, NC 28052

(Include City, State and Zip Code)

Telephone Numbers: 704 886 4426

(Area Code) Business

(Area Code) Home

Email: _____

** 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: Ann Marie Wells

(Print Full Name)

Mailing Address: 120 Sandy Creek Dr., Gastonia, NC 28052

(Include City, State and Zip Code)

Telephone Numbers: 704 886 4426

(Area Code) Business

(Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 120 Sandy Creek Dr. (Gastonia)

Parcel Identification (PID): 143010

Acreage of Parcel: 1.33 +/- Acreage to be Rezoned: 1.33 +/- Current Zoning: (R-2)(US) Overlay

Current Use: Residential / Auto Repair Proposed Zoning: (C-3)(US) Overlay

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



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: _____ Application Number: Z19-07 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: _____ Receipt Number: _____
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 06/25/2019

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

Z19-07

Legend

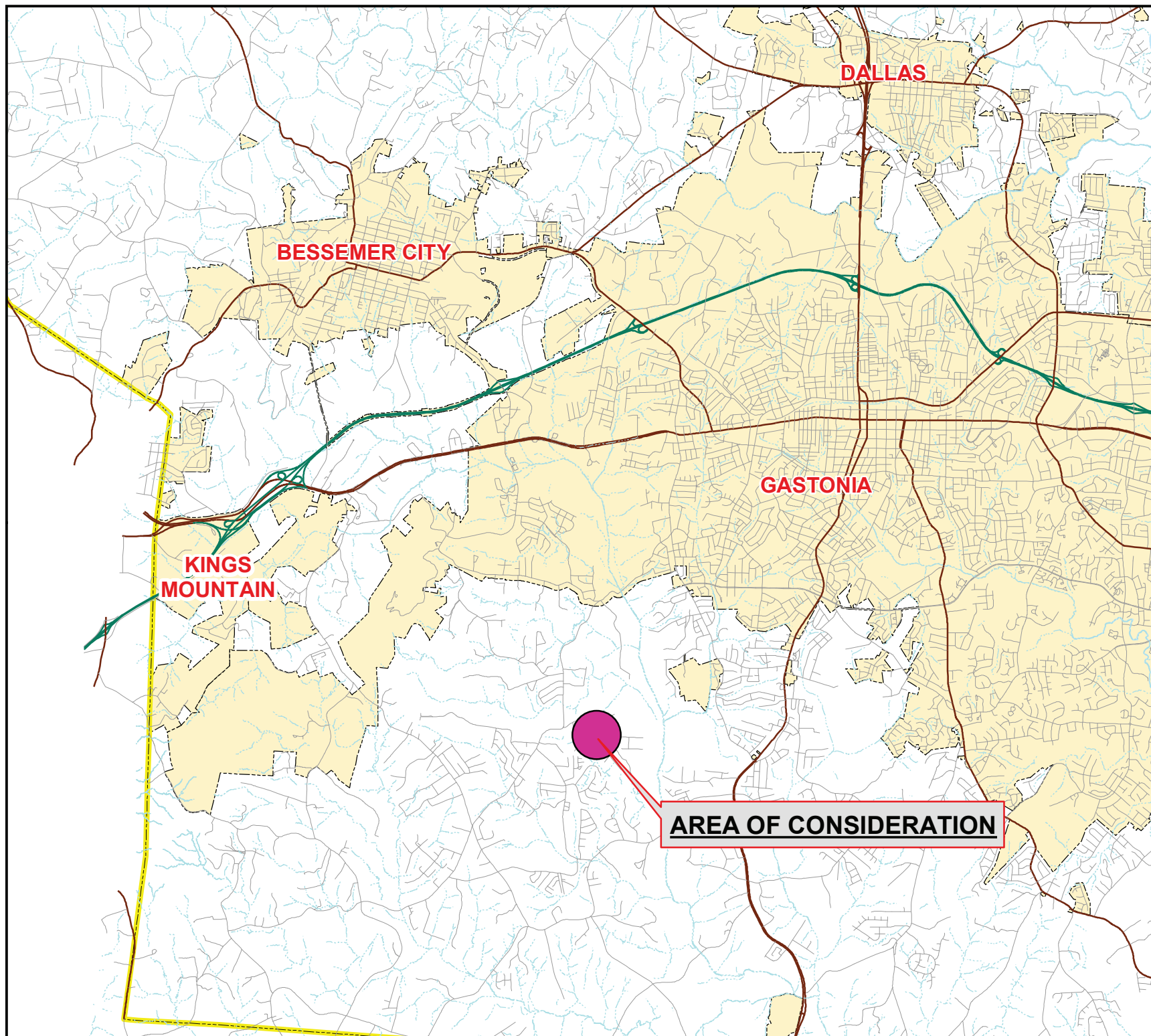
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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.



0 1
Miles






Gaston County Zoning Review Overview Map

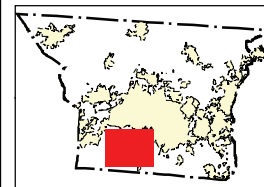
2018 Pictometry

Z19-07

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.

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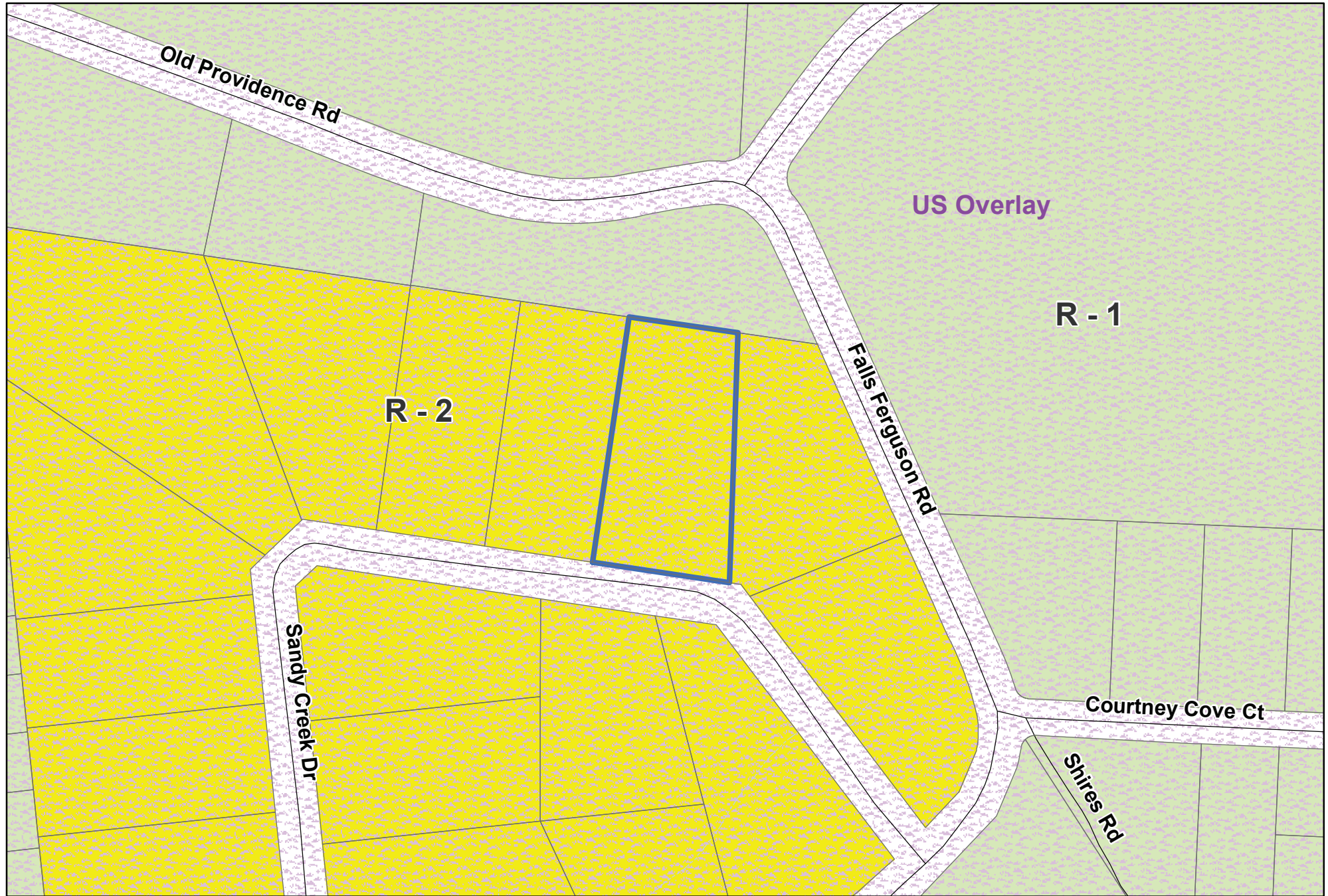
This map is for zoning purposes only - Not to be used for conveyance.

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 75 150
Feet

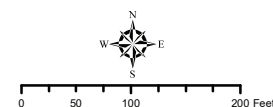
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

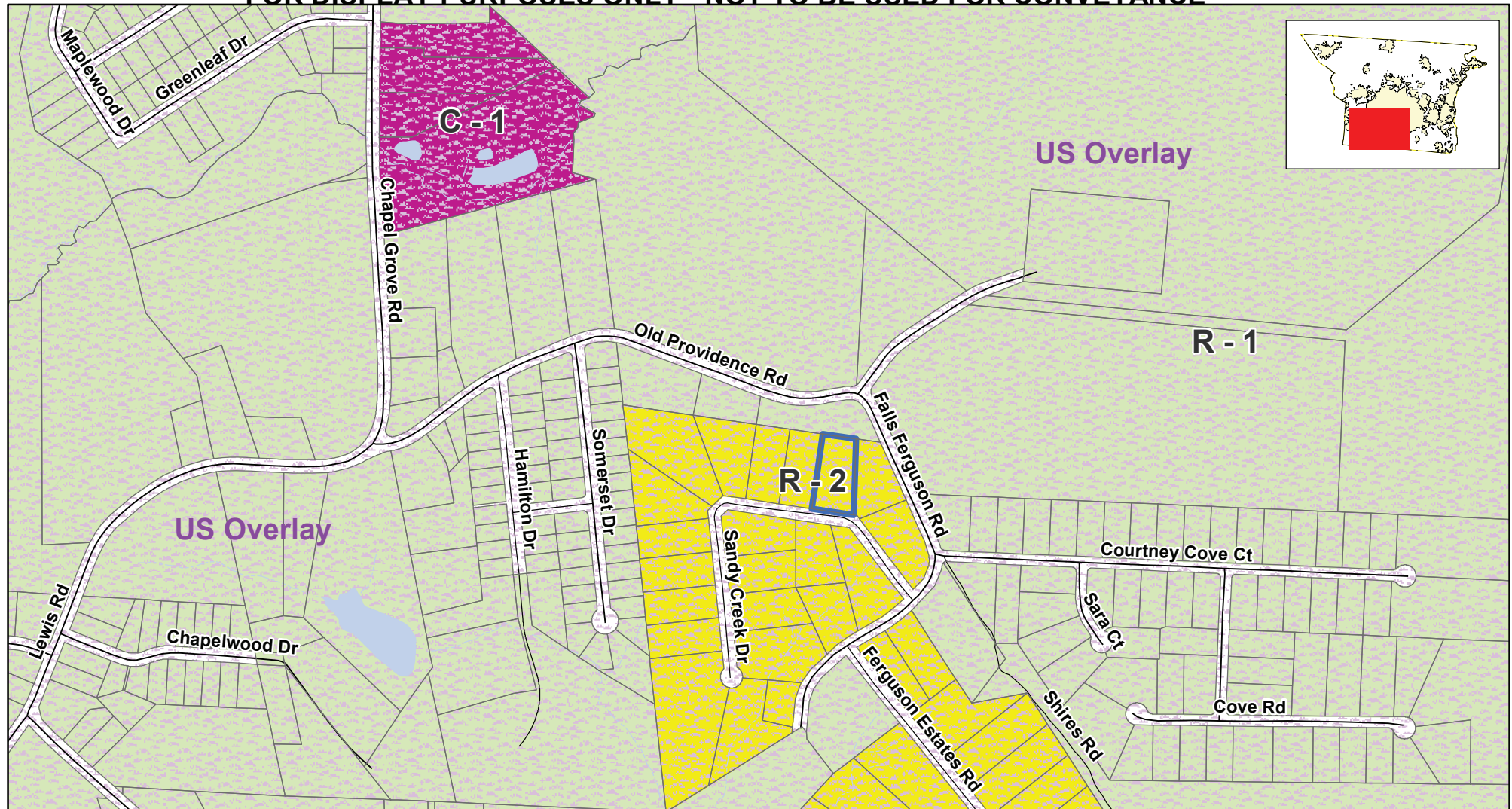
Applicant: Z19-07

 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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GASTON COUNTY ZONING REVIEW MAP

-  R-1 Single Family Limited
-  R-2 Single Family Moderate
-  C-1 Light Commercial
-  Area of Consideration



0 162.5 325 650 975 1,300 Feet

Applicant: Z19-07
Tax ID: 143010
Request Re-Zoning
From: (R-2) Single Moderate
w/ (US) Urban Standards Overlay
To: (C-3) General Commercial
w/ (US) Urban Standards Overlay

Map Date: 06/09/2019



Z19-07 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Subject Property**

Z19-07 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	143010	ANN MARIE WELLS		120 SANDY CREEK DR	GASTONIA	NC	28052
1	143009	BRIAN KEITH TENCH		126 SANDY CREEK DR	GASTONIA	NC	28052
2	224973	BRIAN K TENCH	PENNY H TENCH	126 SANDY CREEK DR	GASTONIA	NC	28052
3	143011	RICHARD MYERS	SHERRY WALKER	536 FALLS FERGUSON RD	GASTONIA	NC	28052
4	142988	JEAN A MOUNTZ	LEON G MOUNTZ JR	700 FALLS FERGUSON RD	GASTONIA	NC	28052
5	142989	CAROLE E FRISINA	ANTHONY P FRISINA	123 SANDY CREEK DR	GASTONIA	NC	28052

Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

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

Memorandum

To: Sarah Carpenter Penley, Senior Planner, Gaston County Dept. of Planning & Devpt. Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: June 19, 2019
Subject: Z19-07 Wells—GCLMPO Comments

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

1. The existing site is located at 120 Sandy Creek Dr., Gastonia, NC 28052
 - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway network.
 - B. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
 - C. The CTP does not show any future improvements on any streets adjacent to the subject properties.
 - D. Please note that 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.