



RESOLUTION TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-23-04-03-00149, MBI CAROLINAS LLC (APPLICANT); PROPERTY PARCELS: 207357 & 207358, LOCATED AT 505 & 509 CATAWBA POINT WAY, BELMONT, NC, REZONE FROM (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/C-1) CONDITIONAL DISTRICT LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on June 13, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 207357 & 207358
Applicant(s): MBI Carolinas LLC
Owner(s): MBI Carolinas LLC
Property Location: 505 & 509 Catawba Point Way
Request: Rezone from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended disapproval of the map change for parcels: 207357 & 207358, located at 505 & 509 Catawba Point Way, Belmont, NC, from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay on June 5, 2023 based on: staff recommendation and that the request is not consistent with the County's Comprehensive Land Use Plan. This is not a reasonable request and in the public interest. The proposed zoning district is not consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it does not assist in maintaining enhanced quality of life for the neighboring properties of Goal 4 (enhancing the quality of life to allow persons to have items while keeping their properties looking nice and supporting a standard of development within the County). The proposed conditions do not assist in it meeting the CLUP shown on the rezoning site plan.

Motion: Horne Second: Brooks Vote: Unanimous
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Vinson
Nay: None
Absent: Marcantel, Sadler
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-188	06/13/2023	RW	CC	A	A	A	A	A	AB	A	U

(DISAPPROVED)

DISTRIBUTION:
Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Conditional District REZ-23-04-03-00149, MBI Carolinas LLC (Applicant); Property
Parcels: 207357 & 207358, Located at 505 & 509 Catawba Point Way, Belmont, NC, Rezone from (R-2)
Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional
District Light Commercial Zoning District with (US) Urban Standards Overlay
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, upon
consideration of the map change application, public hearing comment and
recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request **is not consistent** with the County's approved
Comprehensive Land Use Plan. The proposed zoning district is not consistent with the
vision and goals of the Comprehensive Land Use Plan (CLUP) as it does not assist in
the maintaining enhanced quality of life for the neighboring properties of Goal 4
(enhancing the quality of life to allow persons to have items while keeping their
properties looking nice and supporting a standard of development within the county).
The proposed conditions do not assist in it meeting the CLUP shown on the rezoning
site plan.

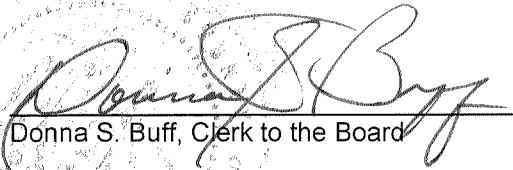
The Commission considers this action **not reasonable** and in the public interest,
based on: incompatibility with existing land uses in the immediate area. Therefore, the
map change request for Property parcels: 207357 & 207358, is hereby **disapproved**.

- 2) The County Manager is authorized to make necessary notifications in this matter
to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:


Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-23-04-03-00149)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-2) Single-Family Moderate Zoning District with (US) Urban Overlay to the (CD/C-1) Conditional District/Light Commercial Zoning District with (US) Urban Standards Overlay.

Applicant(s):

MBI Carolinas LLC

Property Owner(s):

MBI Carolinas LLC

Parcel Identification (PID):

207357 & 207358

Property Location:

509 & 505 Catawba Point Way

Total Property Acreage:

2.73

Acreage for Map Change:

2.73

Current Zoning:

R-2 with US Overlay

Proposed Zoning:

CD/C-1 with US Overlay

Existing Land Use:

Manufactured Home Park / Manufactured Home

Proposed Land Use:

Mini Warehouse Facility

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County, continued coordination amongst local government agencies, maintaining enhanced quality of life.

Comprehensive Plan future Land Use:

Rural— Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. Residential homes are located on large lots and are set back from the roads they front upon

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan. It meets Goal 2 by allowing a place to put large items people own so as to not make their neighborhoods congested and Goal 4 of enhancing the quality of life to allow persons to have items while keeping their properties looking nice and supporting a standard of development within the county.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation

Technical Review Committee (TRC):

Comments from the Gaston Cleveland Lincoln MPO:

-According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this site.

-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.

Comments from other agencies:

-No comment at this time from – Natural Resources, Emergency Management, Environmental Health, Building Inspections.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a mixed-use area in the southern region of the county. The immediate area is primarily residential and wood/forestry in nature with different housing types and styles included. The general area is varying home styles, farms, commercial uses, and wooded land.

If approved, staff would recommend that the Conditions of Approval be implemented, as presented or modified by the Board, to mitigate any impact on surrounding properties.

Public Information Meetings (PIMs)

The development team advertised and held two public interest meetings as required by the UDO. The meetings were held on May 16th from 4:00 p.m. to 6:00 p.m. and May 17th from 4:00 p.m. to 6:00 p.m. on site. The PIMs staff report is included in the staff packet. As a result of the meetings and public input, some items have been incorporated into the conditional rezoning plan.

Proposed Conditions:

1. The use is for a Mini Warehouse Facility only.
2. The development shall meet all federal, state, and local codes and requirements (not relieved) and conditions outlined in the attached site plan.
3. Maximum building height shall be 35ft.
4. The two existing parcels are to be combined into one parcel with the submittal of site plan for review of phase one (if phased).
5. A Type D buffer yard will be required along the combines property boundary except where it is practical to leave existing vegetation undisturbed. The existing vegetation that is remaining shall count toward the Type D buffer yard. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Proposed Reliefs:

1. Structures facing Catawba Cove Dr shall be allowed to be constructed with a façade other than brick, stone, wood, or split-faced block as required in the Urban Standards (US) Overlay if a combination of the Type D buffer yard and existing vegetation on the property provide an adequate screen from Catawba Cove Dr. Where the combination of the Type D buffer yard and existing vegetation on the property do not provide an adequate screen from Catawba Cove Drive, additional plantings will be provided to provide adequate screen upon reaching mature height.
2. The proposed parking striping is conceptually shown to provide an approximate parking layout and quantity / variety of parking spaces. The parking striping and layout as shown on the construction documents shall be allowed to vary in quantity and variety of parking spaces shown on this plan.
3. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

PLANNING BOARD MEETING DATE

Meeting Date: June 5, 2023

After hearing the presentation and accepting comment from neighbors, the Planning Board recommended DISAPPROVAL of the request with a vote of 8 to 0 in favor of the motion to disapprove.

Attachments: Application, Maps



GASTON COUNTY PLANNING BOARD

Statement of Inconsistency

In considering the general rezoning case REZ-23-04-03-00149, the planning board finds:

1. This is not a reasonable request and in the public interest; and
2. The proposed zoning district is not consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it does not assist in the maintaining enhanced quality of life for the neighboring properties of Goal 4 (enhancing the quality of life to allow persons to have items while keeping their properties looking nice and supporting a standard of development within the county); and
3. The proposed conditions do not assist in it meeting the CLUP shown on the rezoning site plan.

These findings are supported by a 8 - 0 vote by the Gaston County Planning Board during its June 5, 2023, meeting.

Recommended Conditionals of Approval for REZ-23-04-03-00149:

1. The use is for a Mini Warehouse Facility only.
2. The development shall meet all federal, state, and local codes and requirements (not relieved) and conditions outlined in the attached site plan.
3. Maximum building height shall be 35ft.
4. The two existing parcels are to be combined into one parcel with the submittal of site plan for review of phase one (if phased).
5. A Type D buffer yard will be required along the combines property boundary except where it is practical to leave existing vegetation undisturbed. The existing vegetation that is remaining shall count toward the Type D buffer yard. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Reliefs requested:

1. Structures facing Catawba Cove Dr shall be allowed to be constructed with a façade other than brick, stone, wood, or split-faced block as required in the Urban Standards (US) Overlay if a combination of the Type D buffer yard and existing vegetation on the property provide an adequate screen from Catawba Cove Dr. Where the combination of the Type D buffer yard and existing vegetation on the property do not provide an adequate screen from Catawba Cove Drive, additional plantings will be provided to provide adequate screen upon reaching mature height.
2. The proposed parking striping is conceptually shown to provide an approximate parking layout and quantity / variety of parking spaces. The parking striping and layout as shown on the construction documents shall be allowed to vary in quantity and variety of parking spaces shown on this plan.
3. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Staff notes from PIMs for REZ-23-04-03-00149:

Questions from the neighbors:

1. What type of buffer yards.
2. What about the sliver of property owned by the neighbor.
3. What is the purpose of purchasing of the property.
4. Will this be a manned facility.
5. What will the structures look like.
6. Fire prevention with the RVs and boats so close together.
7. How will security be handled.
8. What if people are living in the stored RVs.
9. What will the height of structures be.
10. What will be done with the crime rate when located near a state line and can get away quickly.
11. Will fill dirt be brought in.
12. What about the water runoff.
13. What is the rental price.

Concerns from the neighbors:

1. They do not want a 50ft structure height.
2. Catawba Cove Rd being a narrow road.
3. Light pollution.
4. The maximum capacity of storage.
5. Ingress / egress is in the curve area of Catawba Cove Rd.
6. 24-hr access.
7. The building styles.



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) 866-3908

CONDITIONAL DISTRICT ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD **REZ-23-04-03-00149**

A.

APPLICANT INFORMATION

Name of Applicant: MBI CAROLINAS

Mailing Address: 508 CATAWBA POINT WAY

Telephone Numbers: 803-792-5229

(Print Full Name)

(Indicate City, State and Zip Code)

(Area Code) Business

(Area Code) Home

B.

OWNER INFORMATION

Name of Owner: MBI CAROLINAS

Mailing Address: 508 CATAWBA POINT WAY

Telephone Numbers: 803-792-5229

(Print Full Name)

(Indicate City, State and Zip Code)

(Area Code) Business

(Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: 508 & 505 CATAWBA POINT WAY BELMONT NC 28012

Property Identification Number (PID): 207357 & 207358

Acreage of Parcel: COMBINED - 2.731 +/- Acreage to be Rezoned: 2.731 +/-

Current Zoning: R-2 with US overlay Proposed Zoning: CD/C-1 with US overlay

Current Use: RESIDENTIAL Proposed Use(s): MINI WAREHOUSE, WAREHOUSE AND C-1 BY-RIGHT

D.

ADDITIONAL INFORMATION REQUIRED

- ☐ Copy of Plot Plan or Area Map
☐ Copy of Deed
☐ Notarized Authorization
☐ Payment of Fee

- ☐ PIM 1st. Meeting Date: 5/16/2023
☐ PIM 2nd. Meeting Date: 5/17/2023
☐ PIM Comments to Planning _____

E.

CONDITIONS SET FORTH BY APPLICANT

CONDITIONS AS SHOWN ON CONDITIONAL REZONING SITE PLAN

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Signature of property owner or authorized representative

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: 04-03-2023

Application Number: REZ-23-04-03-00149

Fee: \$1295

Received by Member of Staff: _____
(Initials)

Date of Payment: _____

Receipt Number: _____

REZ-23-04-03-00149 Vicinity Map



Legend

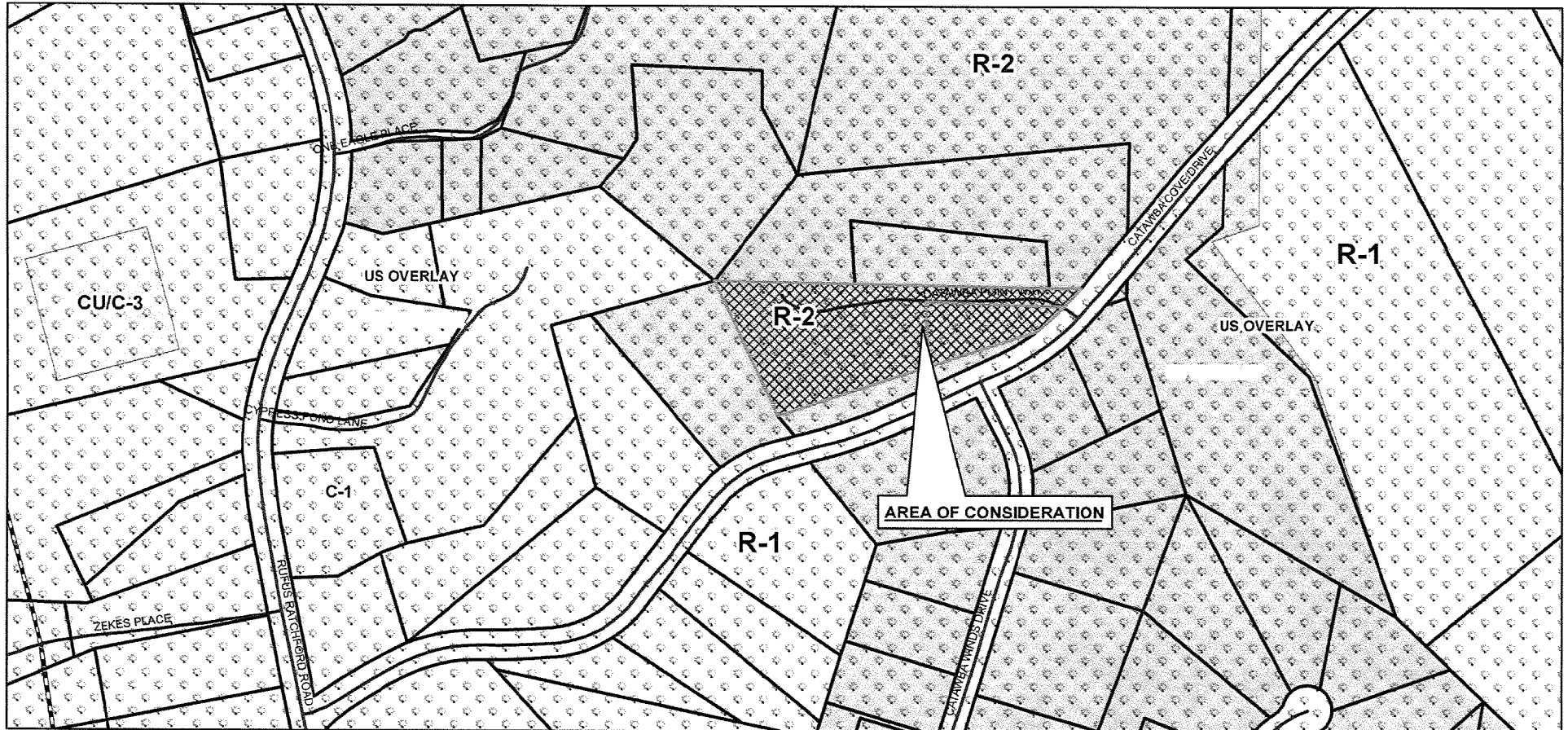
- Area of Consideration
- Municipalities

Although GCS&I has made every effort to ensure the accuracy of this map, Gaston County, upon approval to map, and any other party, is not responsible for any errors or omissions that may appear on this map.




0 850 1,700 3,400 Feet

REZ-23-04-03-00149 Zoning Map



Legend

R-1 Single Family Limited R-2 Single Family Moderate
CU/C-3 General Commercial Conditional District
C-1 Light Commercial US Urban Standard Overlay

 Area of Consideration

REZ - 23-04-03-00149

Applicant: MBI Carolinas LLC Owner: MBI Carolinas LLC

PID: 207357 & 207358

Existing Zoning: R-2/US

Proposed Zoning: CD/C-1/US

Map Date: 4/12/23




0 65 130 260 Feet

Old enough street and many companies have been employed in the assembly of the new South County Mall and more of the new businesses in the new shopping center. The new mall is a new shopping center and many companies have been employed in the assembly of the new South County Mall and more of the new businesses in the new shopping center. The new mall is a new shopping center and many companies have been employed in the assembly of the new South County Mall and more of the new businesses in the new shopping center.

REZ-23-04-03-00149 Aerial Map



Legend

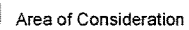
 Area of Consideration

This map was prepared for the purpose of providing a visual representation of the proposed rezoning. It is not intended to be used for any other purpose. The map is not a survey and should not be used for any legal or financial purposes. The map is not a guarantee of accuracy and should not be used for any legal or financial purposes. The map is not a guarantee of accuracy and should not be used for any legal or financial purposes.



0 135 270 540 Feet

An aerial photograph of a rural landscape, likely in North Carolina, showing property boundaries, roads, and buildings. The image is oriented horizontally. A road labeled 'RUTLS RANCH RD' runs vertically on the left side. A road labeled 'CATAWBA PINN. WALK' runs horizontally across the middle. A road labeled 'CATAWBA COVE DR' runs diagonally from the top right towards the center. Several buildings, including houses and a larger industrial or commercial structure, are visible. The terrain is mostly wooded with some cleared areas.

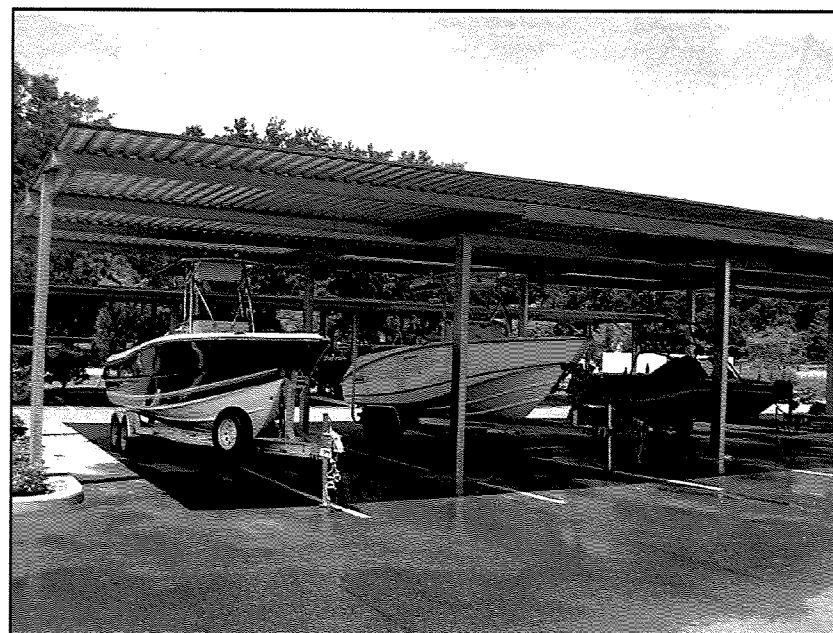


REZ-23-04-03-00149 Subject and Adjacent Properties Map



REZ-23-04-03-00149 Subject and Adjacent Properties

PID	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CUR	CURR_ZIPCO	PHYSSTRADD
194358	ALDRIDGE STEVEN D	ALDRIDGE KAREN H	824 CYPRESS POND LN	GASTONIA	NC	28056	824 CYPRESS POND LN
202187	BRANDENBURG MICHAEL R		208 FRONT ST	CRAMERTON	NC	28032	122 ONE EAGLE PL
194390	HAMMONDS DONNA RHEA		806 W GRANVILLE ST	DUNN	NC	28334	8635 CATAWBA COVE DR
194389	LE QUANG VINH		8627 CATAWBA COVE DR	BELMONT	NC	28012	8627 CATAWBA COVE DR
207357	MBI CAROLINAS LLC		2764 PLEASANT RD 10437	FORT MILL	SC	29708	509 CATAWBA POINT WAY
207358	MBI CAROLINAS LLC		2764 PLEASANT RD 10437	FORT MILL	SC	29708	505 CATAWBA POINT WAY
194460	MCFALLS JUDY WHITENER LIFE EST		324 NEW HAVEN DR	GASTONIA	NC	28052	520 CATAWBA POINT WAY
194459	MCLEAN DAVIDSON HEIRS OF	C/O JAMES A CRAWFORD	1311 N 44TH ST.	KANSAS CITY	KS	66102	CATAWBA COVE DR
194462	MERRILL ROBERT S		110 GARDEN VIEW CT	BELMONT	NC	28012	8614 CATAWBA COVE DR
194388	RUSHFORD DEAN E	RUSHFORD DAWN H	8621 CATAWBA COVE DR	BELMONT	NC	28012	8621 CATAWBA COVE DR
194370	THOMPSON GRADY A JR	THOMPSON VANESSA RECHELLE	8654 CATAWBA COVE DR	BELMONT	NC	28012	8654 CATAWBA COVE DR
194372	THOMPSON GRADY ANDREW JR	THOMPSON VANESSA RECHELLE	8654 CATAWBA COVE DR	BELMONT	NC	28012	8665 CATAWBA COVE DR
194371	THORPE GERALD G JR	THORPE VIRGINIA M	8648 CATAWBA COVE DR	BELMONT	NC	28012	8648 CATAWBA COVE DR
194387	WILLIAMS XAVIER H	WILLIAMS SHARON T	4505 UNION ROAD	GASTONIA	NC	28056	8643 CATAWBA COVE DR



Kimley»Horn

51253 NIMBLETHORN AND ASSOCIATES, INC.
200 DUNN TAYLOR ST. SUITE 200, CHARLOTTE, NC 28222
SALES: 704-333-0331

KH PROJECT

DATE	016119000
------	-----------

NAME ASSIGNMENT

1007645

2009年10月

A-09-0876

CONCEPTUAL STRUCTURE ELEVATIONS

505 & 509 CATAWBA
POINT WAY
PREPARED FOR
MBI CAROLINAS, LLC

EASTONIA

SHEET NUMBER
RZ-02



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: Laura Hamilton—Planner III, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: April 10, 2023
Subject: REZ-23-04-03-00139 - Catawba Point Way—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 509 & 505 Catawba Point Way, Belmont, NC 28012. Parcel ID# 207357 & 207358. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this site.
2. The CTP does not show any future highway improvements on any streets adjacent to the subject property.
3. 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.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 23-175

Commissioner Worley - Building & Development Services - Zoning Map Change: Conditional District REZ-23-04-03-00149, MBI Carolinas LLC (Applicant); Property Parcels: 207357 & 207358, Located at 505 & 509 Catawba Point Way, in Belmont, NC, Rezone from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

Laura Hamilton - Planner III - 704-866-3090

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation of by the Planning Board prior to consideration for final action by the Commission. MBI Carolinas LLC (Applicant); Property Parcels: 207357 & 207358, Located at 505 & 509 Catawba Point Way in Belmont, NC, Rezone from (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (CD/C-1) Conditional District Light Commercial Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on June 13, 2023 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was made on June 5, 2023, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve with conditions), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution, Staff Report, Application Packet, Maps, Site Plan, MPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCLoninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-188	06/13/2023	RW	CC	A	A	A	A	A	AB	A	U

(DISAPPROVED)

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS