

Zoning Map Change: Conditional District REZ-24-10-11-00193, Mehta Pranav (Applicant); Property Parcel: 181746, Located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- Grant the rezoning as requested.
- Grant the rezoning with a reduction of the area requested.
- Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED 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 consistent with the County's approved Comprehensive Land Use Plan as it will maintain the single family residential area as envisioned by the Suburban Development land use designation.

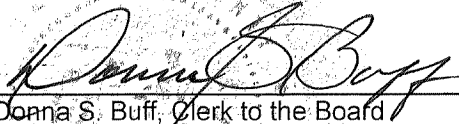
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 181746, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance to be rezoned to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District With (US) Urban Standards Overlay.

- 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

Exhibit A
Conditions of Approval
REZ-24-10-11-00193

1. Septic easement agreements must be recorded and shown on the final plat prior to final approval.
2. Any uses allowed in the (RS-8) Single-Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
3. Accessory structures are permitted in accordance with Section 9.9 of the UDO.
4. Minor modifications are permitted in accordance with Section 5.15 of the UDO.

GASTON COUNTY REZONING APPLICATION (REZ-24-10-11-00193)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single-Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single-Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay	
Applicant(s):	Property Owner(s):
Mehta Pranav	TMB Realty LLC
Parcel Identification (PID):	Property Location:
181746	813, 819, 825, 831, 837 Cason Street, Belmont
Total Property Acreage:	Acreage for Map Change:
0.80	0.80
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited with (US) Urban Standards Overlay	(CD/RS-8) Single-Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 3: Riverfront Gaston/Northeast Gaston
Key issues for citizens in this area include: the 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: Suburban Development
Suburban Development – consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multi-family houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Public Water – City of Mount Holly Private Septic
Road Maintenance:
North Carolina Department of Transportation

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

The TRC Reviewed this request on Wednesday, January 15th, and the following departments had no comments at this time:

- Gaston County Building Plan Review
- Emergency Management Services
- Natural Resources

A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is located off Cason Street in Belmont, in the northeastern portion of the county. The surrounding area consists mostly of single-family homes with some industrial uses mixed in throughout. It is 0.80 acres and consists of 5 existing single-family homes. According to Gaston County tax records, each house was built in 1942 and is considered a legal nonconforming site as all 5 homes are on one single parcel and have existed like this since the 1963 original tax map.

The current property owner wants to subdivide the lot into 5 individual lots, parceling out each home. However, with the current zoning district of (R-1), the new lots would be unable to meet the minimum standards. Therefore, the applicant is pursuing a conditional rezoning district to accommodate the existing features on-site while balancing the requirements of the new base zoning district.

Relief Requests

UDO Section	Required	Proposed
Section 7.5 – Table 7.1-2(A) Minimum Lot Area	8,000 square feet	7,387 square feet
Section 7.5 – Table 7.1-2(B) Minimum Lot Width	60 feet	50 feet
Section 7.5 – Table 7.1-2(C) Minimum Front Setback	30 feet	14 feet
Section 7.5 – Table 7.1-2(D) Minimum Side Setback	17 feet (includes the additional 10 feet to the required 7 feet for any side yards that abut a public street)	0 feet

Public Information Meetings (PIMs)

The applicant advertised and held two public information meetings as required by Section 5.16.5.B of the UDO. The meetings were held on January 13th and January 15th from 3 p.m. to 5 p.m. The meetings took place in Conference Room 3A of the Gaston County Administration Building. There was one attendee who had general questions about the case. The attendee raised no concerns.

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on February 3, 2025, and recommended approval of the request by a unanimous 8 to 0 vote based on the following:

- This is a reasonable request and in the public interest and
- It is consistent with the goals of the comprehensive land use plan as it will maintain the single-family residential area as envisioned by the Suburban Development land use designation.

Proposed Condition of Approval

1. Septic easement agreements must be recorded and shown on the final plat prior to final approval.
2. Any uses allowed in the (RS-8) Single-Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
3. Accessory structures are permitted in accordance with Section 9.9 of the UDO.
4. Minor modifications are permitted in accordance with Section 5.15 of the UDO



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

GENERAL REZONING APPLICATION

Application Number: **Z**

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

A. *APPLICANT INFORMATION

Name of Applicant: Mehta Pranav
(Print Full Name)
Mailing Address: 10002 Casa Nuestra drive Charlotte NC 28214
(Include City, State and Zip Code)
Telephone Numbers: 7049187884
(Area Code) **Business** (Area Code) **Home**
Email: prevarealty@gmail.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: TMB Realty LLC
(Print Full Name)
Mailing Address: 10002 Casa Nuestra drive Charlotte NC 28214
(Include City, State and Zip Code)
Telephone Numbers: 7049187884
(Area Code) **Business** (Area Code) **Home**
Email: prevarealty@gmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 837 CASON ST BELMONT NC 28012
Parcel Identification (PID): 181746
Acreage of Parcel: 1.0049 +/- Acreage to be Rezoned: 1.0049 +/- Current Zoning: R1
Current Use: Single family houses Proposed Zoning: RS-8

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>NA</u>	Name of Property Owner: <u>NA</u>
Mailing Address: _____ (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: _____ (Area Code)	Telephone: _____ (Area Code)
Parcel: _____ (If Applicable)	Parcel: _____ (If Applicable)
_____ (Signature)	_____ (Signature)

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) 181746

hereby give Mehta, Pranav consent to execute this proposed action.

(Name of Applicant)

[Signature]
(Signature)

10/8/24

(Date)

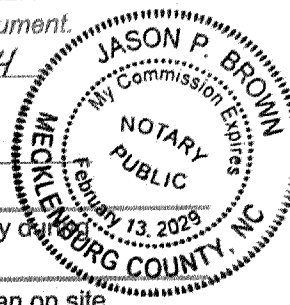
(Signature)

(Date)

I, JASON BROWN, a Notary Public of the County of Mecklenburg
State of North Carolina, hereby certify that Pranav Mehta
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the 9th day of October, 2024

[Signature]
Notary Public Signature

February 13, 2029
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: _____ Fee: _____

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

☐ COPY OF PLOT PLAN OR AREA MAP

☐ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

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.



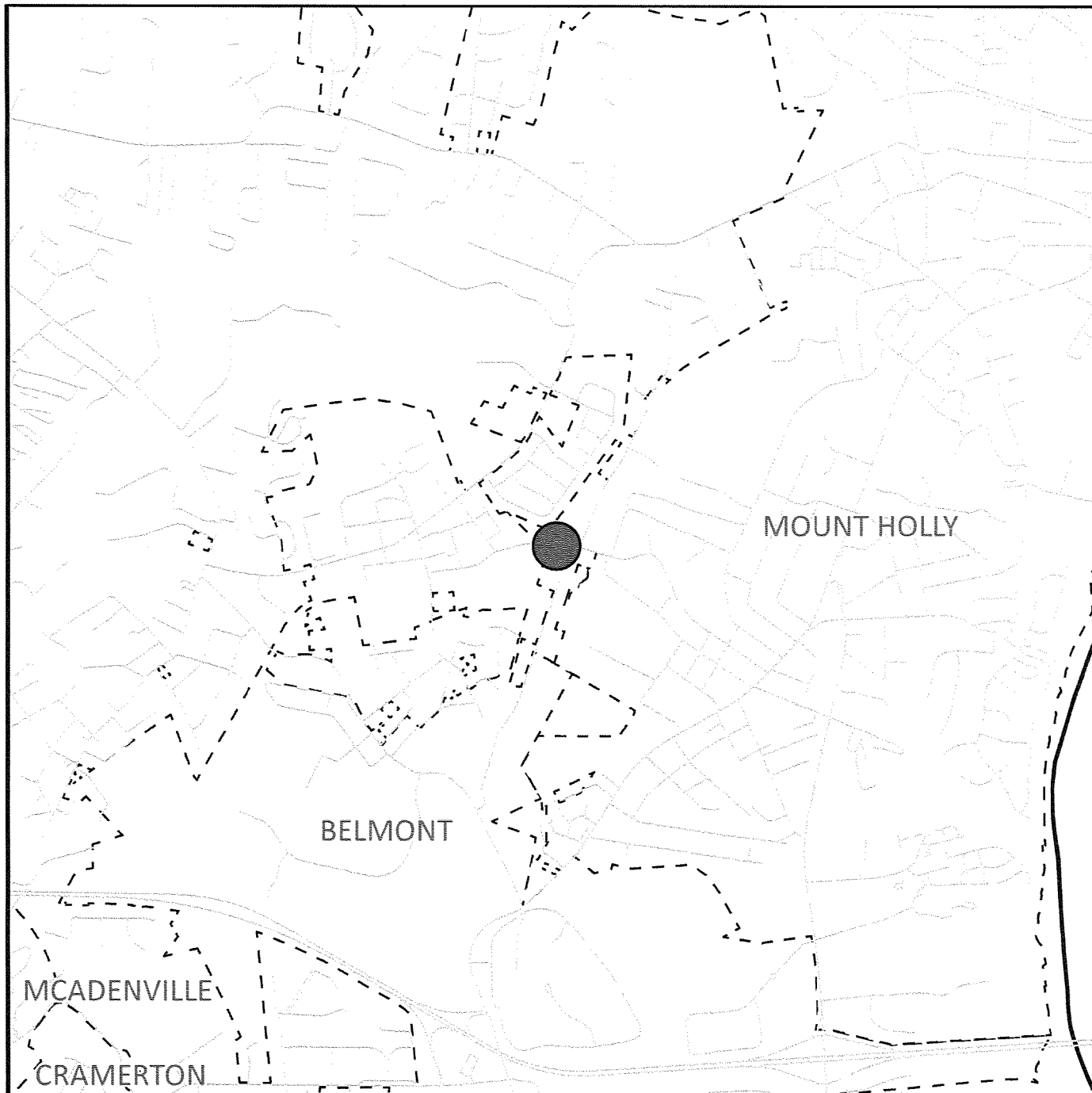
GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-10-11-00193, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will maintain the single-family residential area as envisioned by the Suburban Development land use designation.




These findings are supported by an 8 – 0 vote by the Gaston County Planning Board during its February 3, 2025, meeting.



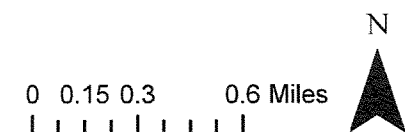
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-10-11-00193

LEGEND

-  Roads
-  Municipalities
-  Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-10-11-00193

LEGEND

- Roads
- Parcels
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.010.01 0.03 Miles



N





ZONING MAP REZ-24-10-11-00193

LEGEND

— Roads

□ Parcels

ZONE TYPE

□ R-1

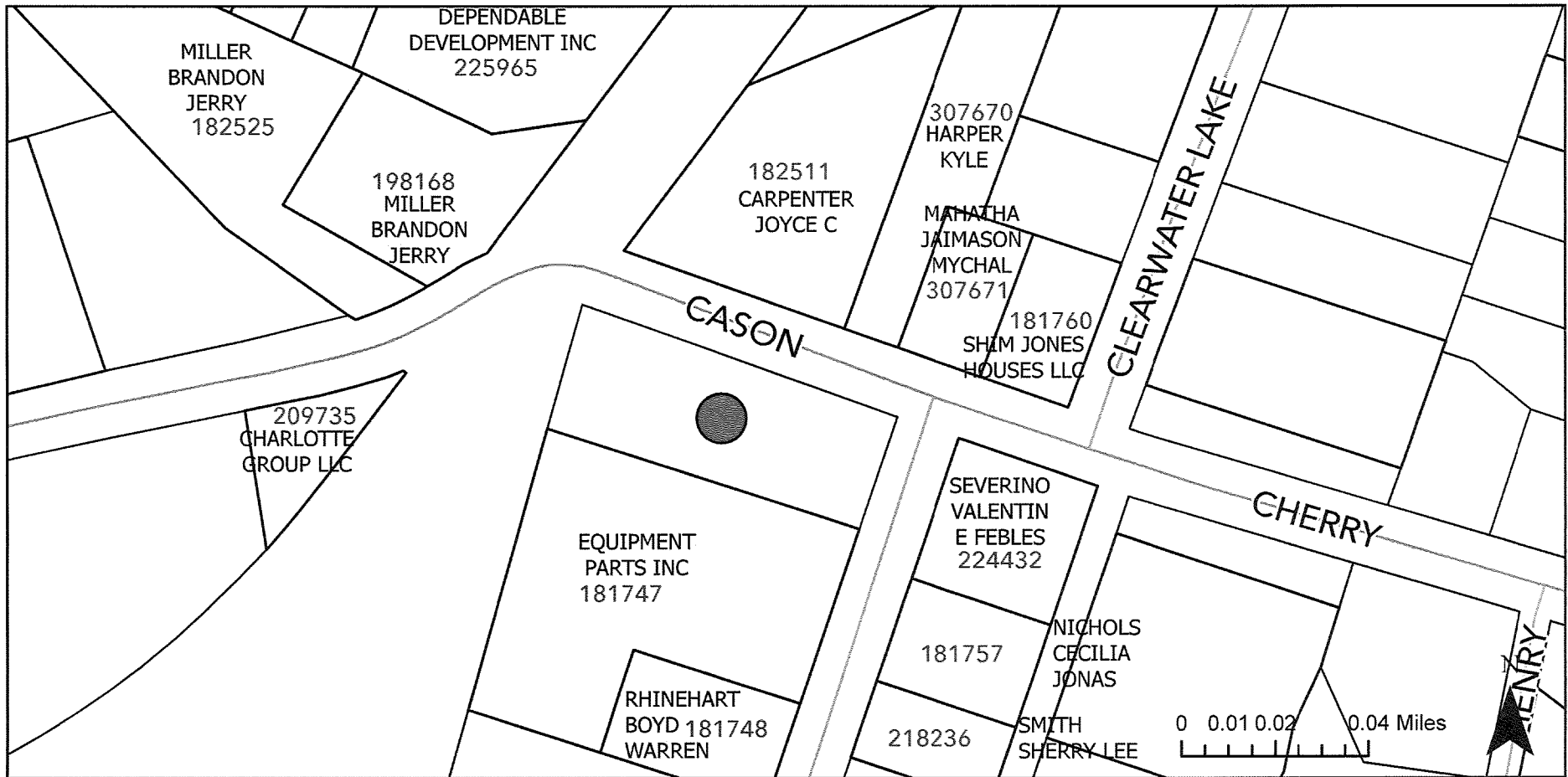
▨ RS-20

▨ Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.01 0.03 0.05 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-10-11-00193

LEGEND

● Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

REGISTER OF DEEDS

FILED FOR REGISTRATION ON _____ DAY OF _____
 A.D. 20____ AT _____ O'CLOCK _____ A.M. AND REGISTERED IN
 THE OFFICE OF REGISTER OF DEEDS, GASTON COUNTY, N.C. IN
 BOOK _____ PAGE _____
 BY _____
 ASSISTANT REGISTER OF DEEDS

LOT 1 CATAWBA PROTECTED IV WATERSHED		
PERCENT (%)	AREA (SQ. FT.)	
TOTAL LOT AREA	12,633	
MAX. ALLOWABLE IMPERVIOUS	36%	4,548
EXISTING IMPERVIOUS AREA	19.3%	2,433
REMAINING DEVELOPABLE AREA	16.7%	2,115

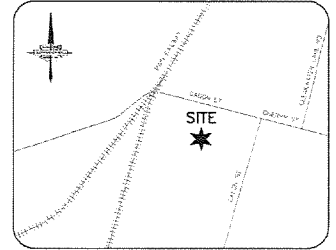
LOT 2 CATAWBA PROTECTED IV WATERSHED		
PERCENT (%)	AREA (SQ. FT.)	
TOTAL LOT AREA	7,475	
MAX. ALLOWABLE IMPERVIOUS	36%	2,691
EXISTING IMPERVIOUS AREA	16%	1,196
REMAINING DEVELOPABLE AREA	18%	1,495

LOT 3 CATAWBA PROTECTED IV WATERSHED		
PERCENT (%)	AREA (SQ. FT.)	
TOTAL LOT AREA	7,391	
MAX. ALLOWABLE IMPERVIOUS	36%	2,661
EXISTING IMPERVIOUS AREA	20.0%	1,478
REMAINING DEVELOPABLE AREA	16.0%	1,183

LOT 4 CATAWBA PROTECTED IV WATERSHED		
PERCENT (%)	AREA (SQ. FT.)	
TOTAL LOT AREA	7,387	
MAX. ALLOWABLE IMPERVIOUS	36%	2,659
EXISTING IMPERVIOUS AREA	19.8%	1,458
REMAINING DEVELOPABLE AREA	16.2%	1,201

LOT 5 CATAWBA PROTECTED IV WATERSHED		
PERCENT (%)	AREA (SQ. FT.)	
TOTAL LOT AREA	7,918	
MAX. ALLOWABLE IMPERVIOUS	36%	2,851
EXISTING IMPERVIOUS AREA	21.3%	1,686
REMAINING DEVELOPABLE AREA	14.7%	1,165

RETURN TO (OWNER):
 THE REALTY LLC
 813 CASON STREET
 BELMONT, NC 28012



VICINITY MAP
 NOT TO SCALE

APPROVED
 FOR PUBLIC HEARING PURPOSES ONLY
 by Peyton Wiggins on 12/5/2024

LEGEND:

- CO - CLEAN OUT
- CP - CALCULATED POINT
- DB - DEED BOOK
- EIP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- GDP - GUARDED FOOT
- GM - GAS METER
- HVAC - HEATING, VENTILATION, AIR COND
- LP - LIGHT POLE
- MB - MAP BOOK
- NIR - NEW IRON ROD
- PG - PAGE
- PM - POWER METER
- PP - POWER POLE
- PPC - PLASTIC PIPE
- RO - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- WM - WATER METER
- WT - WATER TALLE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF GASTON
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
 REFERENCE: 5498-1335); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
 INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS
 PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR
 FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 4-38 AS AMENDED
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th DAY OF
 SEPTEMBER, A.D. 2024.

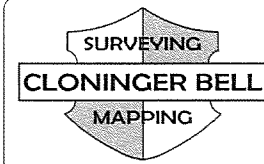
THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY
 THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY
 PROFESSIONAL LAND SURVEYOR DATE

TOTAL AREA: 43,773 SQ. FT. (1.0049 ACRES)

SUBDIVISION PLAT

PREPARED FOR
TMB REALTY LLC
 813 CASON STREET
 SOUTH POINT TOWNSHIP, GASTON COUNTY, N.C.
 DEED REFERENCE: 5498-1335
 MAP REFERENCE: 9-94
 TAX PARCEL: 181746



CLONINGER BELL
 SURVEYING & MAPPING, PLLC
 107 RIVERSIDE DR.
 MCADENVILLE, NC 28101
 704.864.9007
 LICENSE P-2326

DRAWN	DRAWING	REVISION	SCALE	DATE	FILE NO.
WA	CH		1" = 30'	SEPTEMBER 24, 2024	4570

REVIEW OFFICER:

I, _____ REVIEW OFFICER OF GASTON COUNTY, CERTIFY
 THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

OWNER CERTIFICATION:

I KNOW ALL MEN BY THESE PRESENTS THAT I HEREBY CERTIFY THAT I AM THE
 OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY ACKNOWLEDGE
 THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

THE REALTY LLC (OWNER) DATE

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGM MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. A UTILITY LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

WATERSHED CERTIFICATION:

THIS PLAT IS LOCATED IN WHOLE OR IN PART OF A DESIGNATED SURFACE SUPPLY
 WATERSHED AREA OF GASTON COUNTY OR THE MUNICIPALITIES FOR WHICH GASTON
 COUNTY ADMINISTERS WATERSHED REGULATIONS. THIS AREA IS DEFINED AS THE
 CATAWBA PROTECTED IV WATERSHED AND NAMED AS CATAWBA HEIGHTS AND THIS
 AREA IS ACCURATELY DEPICTED.

SURVEYOR DATE

I CERTIFY THAT THE PLAT SHOWS HEREON COMPLIES WITH THE WATERSHED
 PROTECTION REGULATIONS AND IS APPROVED BY THE WATERSHED ADMINISTRATOR
 FOR RECORDING IN THE GASTON COUNTY REGISTER OF DEEDS OFFICE.

WATERSHED ADMINISTRATOR DATE

AREAS OF RELIEF:

MINIMUM LOT SIZE: 7,387 SQ. FT.
 MINIMUM FRONT YARD: 14 FT.
 MINIMUM SIDE SETBACK ON A SIDE STREET: 0 FT.
 MINIMUM LOT WIDTH: 30 FT.

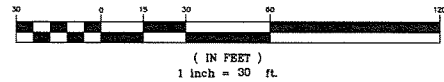
ZONING:

PROPOSED ZONING: CD-RS-1
 MINIMUM FRONT YARD: 14 FT.
 MINIMUM SIDE YARD: 7 FT.
 MINIMUM REAR YARD: 20 FT.
 MINIMUM SIDE STREET: 0 FT.
 MINIMUM LOT WIDTH: 30 FT.
 MINIMUM LOT SIZE: 7,387 SQ. FT.

FOR FURTHER INFORMATION CONTACT THE
 GASTON COUNTY ZONING DEPARTMENT

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
 MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
 SEPTEMBER 2, 2015
 COMMUNITY PANEL NO: 3710359600L



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: Peyton Wiggins CZO, Planner II, Building & Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: January 17th, 2025
Subject: TRC Review for Conditional Rezoning REZ-193 - Cason Street – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning site plan located 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 837 Cason Street, Belmont, NC, 28012. PID# 181746. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. The CTP shows recommended multi-use path facilities improvements along the Piedmont & Northern Railway. These improvements are unfunded at this time. The existing right-of-way along Piedmont & Northern Railway is 100 ft.
4. The CTP shows recommended pedestrian facilities improvements along Cherry St. These improvements are unfunded at this time. The existing right-of-way along Cherry St is 60 ft.
5. The CTP shows recommended pedestrian facilities improvements along Carson St. These improvements are unfunded at this time. The existing right-of-way along Carson St is 60 ft.
6. During the most recent round of NCDOT Prioritization, the MPO submitted a project to upgrade rail infrastructure to support new intercity passenger service from Charlotte to Gastonia on the CSX SF Line & NCDOT SFC Line (Charlotte to Gastonia). At the moment, this project is unfunded.
7. CTP projects shown as “Needs Improvement” or “Recommended” could become a funded project in the future, part of a development project, or may never become a funded project.



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

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

8. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/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.

**NOTICE TO INTERESTED PARTIES OF A GASTON COUNTY
CONDITIONAL ZONING PETITION
PETITION # REZ-24-10-11-00193**

Subject: Conditional Zoning Petition REZ-24-10-11-00193

Property Owner: TMB Realty LLC:

Current Land Use: Residential

Change in Land Use: None

Date and Time of Meetings: Monday, January 13, from 3 p.m. to 5 p.m. and Wednesday, January 15, from 3 p.m. to 5 p.m.

Location of Meetings: Gaston County Administration Building – Conference Room 3A – 128 W. Main Ave, Gastonia, NC 28052

Date of Notice: 12/23/2024

We are assisting TMB Realty LLC (the “Petitioner”) on a conditional zoning petition recently filed to create conditional zoning district for the five residential homes on the subject property. The location of the site is at 813 Cason St Belmont NC. We take this opportunity to furnish you with information concerning the conditional zoning petition and to invite you to attend a public information meeting.

BACKGROUND AND SUMMARY OF REQUEST:

This petition involves a conditional rezoning petition to rezone the (R-1) Single-Family Limited zoning district to a (CD/RS-8) Single-Family 8,000 square feet conditional district. A Conditional District is needed in cases when a particular property is in a unique position, shape, or other unique circumstances which may limit the uses of the property as set forth in the zoning codes. The property will stay a residential lot and will continue its residential use on the property.

During the meeting, the Petitioner will be available to answer questions regarding the change from (R-1) to (CD/RS-8) if any are present.

COMMUNITY MEETING DATE AND LOCATION:

The Gaston County Tax records indicate that you are an owner of property near the site. Accordingly, we extend an invitation to attend the public information meeting to be held on **Monday, January 13th from 3 p.m. to 5 p.m. and Wednesday, January 15th from 3 p.m. to 5 p.m.** at the Gaston County Administration Building, located at 128 W. Main Ave, Gastonia, NC 28052.

Should you have questions about this matter prior to the meeting dates, please contact Peter Mehta via call or text at 704-609-1341.

**(REZ-24-10-11-00193) Cason St Rezoning
Public Information Meeting
1/13/2025**

[illegible]

**(REZ-24-10-11-00193) Cason St Rezoning
Public Information Meeting
1/15/2025**

[illegible]

REZ-193 Public Information Meeting Minutes

Subject: Conditional Zoning Petition REZ-24-10-11-00193

Petitioner: Mehta Pranav

Date and Time: Monday, January 13, and Wednesday, January 15, from 3 pm to 5 pm

Location: Gaston County Administration Building – Conference Room 3A – 128 W Main Ave,
Gastonia

Minutes from Meeting #1 on Monday, January 13th, from 3 p.m. to 5 p.m.

- One member of the public, Barry Smith, attended. He was inquiring about the rezoning and had no concerns regarding the request.

Minutes from Meeting #2 on Wednesday, January 15th, from 3 p.m. to 5 p.m.

- No members of the public attended.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 25-042

Commissioner Bailey - Building & Development Services - Zoning Map Change: Conditional District REZ-24-10-11-00193, Mehta Pranav (Applicant); Property Parcel: 181746, Located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay

STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Mehta Pranav (Applicant); Property Parcel: 181746, Located at 813, 819, 825, 831, 837 Cason St., Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay. A public hearing was advertised and held on February 25, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on February 3, 2025, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, Site Plan, and GCLMPO 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	JBailey	CBrown	CCloninger	AFraley	BMovis	TKeigher	CShehan	Vote
2025-038	02/25/2025	BH	TK	A	A	A	A	A	A	A	U

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