

Planning Board Item II- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z16-05)
Board of Commissioners/Planning Board Public Hearing Date October 11, 2016

General Rezoning Application-Z16-05 for Parcel 170050

Request: To rezone parcel number 170050 from the (I-2) General Industrial Zoning District to w/US Overlay to (C-3) General Commercial Zoning District w/US Overlay

Applicant: Linda Shook Fincher

Property Owner: Linda Shook Fincher

Mailing Address of Applicant: 1630 Union Road, Apt. A, Gastonia, NC 28054

Site Information and Description of Area:

General Location (see attached map): 109 Eason Road, Dallas, NC

Tax Parcel Number(s): 170050

Township: Dallas Township

Current Use of Property: Garage/Service Shop

Total Acreage in Parcel(s): 0.99

Acreage for Map Change: 0.99 total acres

General Area Zoning Districts: (I-2) General Industrial (R-1) Single Family Limited Zoning District
(C-3) General Commercial Zoning District, (USO) Urban Standards Overlay

General/Adjacent Land Use(s): Residential and Industrial

Zoning District Information:

Current Zoning District(s):

I-2 GENERAL INDUSTRIAL

The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e., terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

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.

USO URBAN STANDARDS OVERLAY DISTRICT

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.

STAFF COMMENTS: It is staff's opinion the request is consistent with the Comprehensive Plan.

COMPREHENSIVE PLAN:

Small Area Districts: Area 2: North 321/ North Central Gaston area of the Comprehensive Plan Strategy Map.

Key Issues: open space preservation, road improvements, and better connectivity to other areas of the County and region, more transportation alternatives, preservation of agriculture, maintaining rural feel, steer development towards towns and cities

TECHNICAL REVIEW COMMITTEE (TRC):

Request was reviewed by TRC for comment and general compliance with applicable regulations and provisions. The Technical Review Committee 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); Fire Marshall, etc. which reviews all land use proposals and site plans requiring Planning Board approval, and/or public hearing process.

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NOTIFICATION:

Newspaper advertisement of public hearing was advertised in Gaston Gazette in accordance with County policy.

ZONING SIGN PLACED ON PROPERTY: September 30, 2016

MAIL NOTIFICATION:

Notice of the hearing was sent to adjacent property owners on September 30, 2016. Comments, if any, from the notification will be provided during public hearing.

INFORMATION ATTACHED:

Rezoning application (copy), proposed zoning district list of uses; zoning review map, subject area map, aerial map, vicinity map, adjacent property owner's map

TRANSPORTATION PLANNING INFORMATION:

Provided by GCLMPO (Gaston, Cleveland, Lincoln Metropolitan Planning Organization)

STAFF CONTACT:

Ron Smith, Development Services Planner (704-866-3072), email: ron.smith@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 16 - 05**

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

A. *APPLICANT INFORMATION

Name of Applicant: Linda Shook Fincher
(Print Full Name)
Mailing Address: 1630 Union Rd Apt A Gastonia, NC 28054
(Include City, State and Zip Code)
Telephone Numbers: 704 671-2029 - Home
(Area Code) Business (Area Code) Home

* 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: _____
(Print Full Name)
Mailing Address: _____
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 109 Eason Rd Dallas NC
Parcel Identification (PID): Parcel # 170050
PIN # 3558108456
Acreage of Parcel: 0.99 +/- Acreage to be Rezoned: 0.99 +/- Current Zoning: I2 General Industrial
Current Use: Garage / Service Shop Proposed Zoning: C3 General Commercial
w/ us authority

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____	Name of Property Owner: _____
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)

C3 GENERAL COMMERCIAL

(1) Uses allowed by right:

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Bail Bond; Baseball Hitting Range; Billiard Parlor; Bowling Lanes; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; College / University; Contractor's Office & Operation Center; Crematorium; Day Care Center, Accessory; Distribution / Wholesale / Storage Operation; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage ; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999sqft GFA; Food Store, 10,000+sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Heavy, Industrial, Farm Equipment Sales / Service; Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Medical Offices, 50,000-99,999sqft GFA; Monument Sales; Moving & Storage Facilities; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Theater, indoor movie; Upholstery Shop; Warehouse, 0-99,999sqft GFA; Warehouse, 100,000+sqft GFA

(2) Uses allowed by right with supplemental regulations:

Adult Establishments; Animal Hospital, indoor kennel; Assisted Living Center; ATM (Automated Teller Machine); Automobile Body Shop; Automobile Detail Shop; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck , Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Automobile Towing & Wrecker Service; Bona Fide Farms; Car Wash, Automatic; Car Wash, Self Service; Cemetery; Charitable Service Facility; Church / Place of Worship; Club, private (without adult entertainment); Commercial Vehicle & Truck Storage; Convenience Store, closed 12AM to 5AM; Convenience Store, open up to 24 hours; Country Club; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Essential Services Class 2; Firing Range, indoors, principal use; Flea Market, indoor; Flea Market, outdoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Landfill, Beneficial Fill; Landfill, LCID, minor; Laundromat, closed 12AM to 5AM; Laundromat, open up to 24 hrs; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Military Reserve Center; Mini-Warehouse; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Unit Development (PUD); Portable Toilet Service; Produce Stand; Race Track, small; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Restaurant; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; Retail, 25,000-49,999sqft GFA; Retail, 50,000-99,999sqft GFA; School, vocational; Shopping Center, 0-24,999sqft GFA; Shopping Center, 25,000-49,999sqft GFA; Shopping Center, 50,000-99,999sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Telecommunication Tower, freestanding monopole, up to 199.9ft; Tire Sales, new or used; Wood Waste Grinding Operation

(3) Uses allowed with a conditional use permit:

Abattoir Class 1, Abattoir Class 2, Aircraft Sales & Service, Essential Services Class 3, Marina, Commercial, Offices, Excluding Medical, 100,000-199,999sqft GFA, Offices, Excluding Medical, 200,000+sqft GPA), School, Elementary & Middle (public & private), School, Senior High (public & private), Septic Tank Cleaning Service, Theater, outdoor movie, Transit Station, Zoo, Amusement Park, Check Cashing Establishment, open up to 24 hrs; Railroad Terminal & Yard, Truck Stop

(4) Uses allowed with a conditional use permit, with supplemental regulations:

Airport, Airstrip, Freight & Flying Service, Amusement and Sporting Facility, Outdoor, Animal Hospital (Indoor kennel) Animal Hospital (Outdoor kennel), Animal Kennel, Animal Shelter, Auditorium/Assembly Hall/Amphitheater/Community Center, 500 or more seats, Automobile Service Station, Automobile Towing and Wrecker Service, Bus and Train Terminal, Passenger, Camping and Recreational Vehicle Park, Car Wash, Self Service, Club, Private (without Adult Entertainment), Commercial Vehicle and Truck Storage, Continuing Care Facility, Correctional Facility, Farmers Market, Firing Range, Indoors, principal use, Food Catering Facility, Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0-9,999sqft GFA, Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA, Landfill, Land Clearing and Inert Debris, Lounge / Nightclub, Major, Motel, Park, Race Track, Large, restaurant, with drive thru, Retail, 100,000+sqft GFA, Rodeo/Accessory Rodeo, Shopping Center, 100,000+sqft GFA, Solid Waste & Septic Tank Vehicle Storage Facility, Stadium, Telecommunication Tower & Facilities, Tower and/or Station, Radio & Television Broadcast

(5) Existing Use subject to supplemental regulations:

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

(6) By Conditional Zoning: None

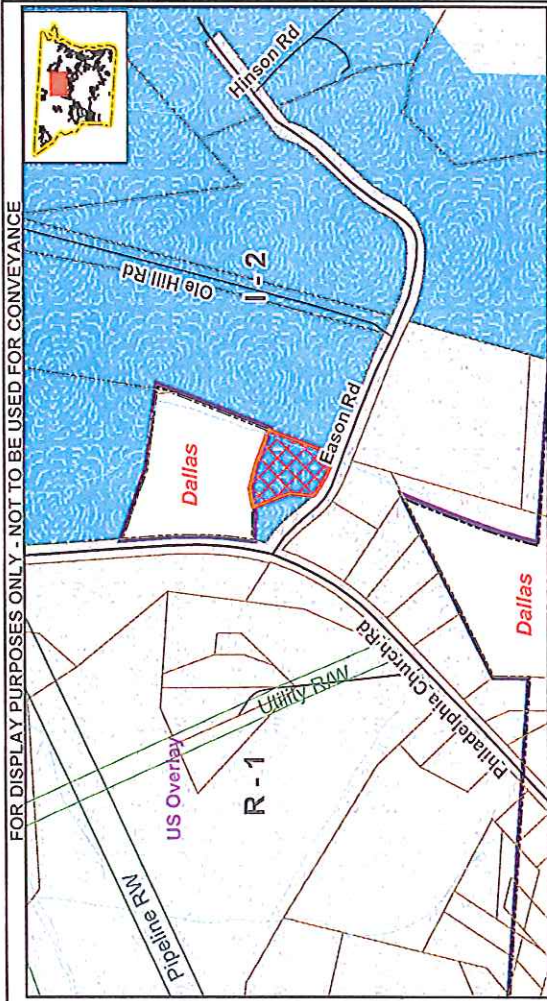
(7) By Conditional Zoning with supplemental regulations:

Planned Unit Development (PUD),

(8) By Special exception: None

(9) By Special exception with supplemental regulations: None

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

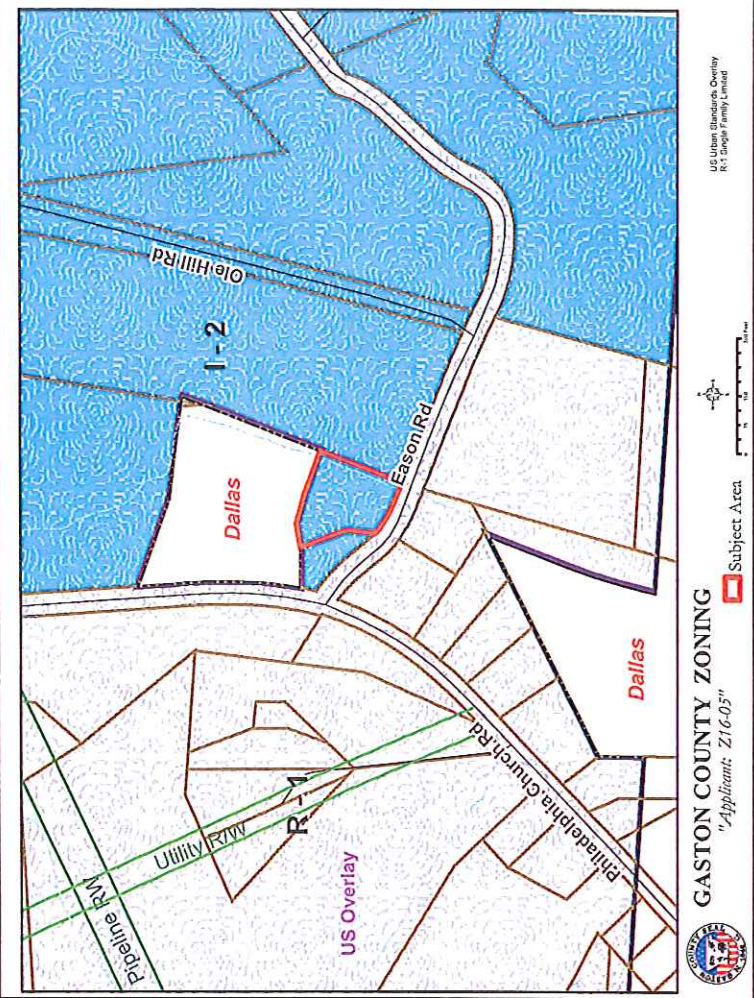


Applicant: Z 16-05
 Tax Id: 170050
 Existing Zoning: I-2 w/ US Overlay
 Proposed Zoning: C-3 w/ US Overlay
 Map Date: 8/29/2016

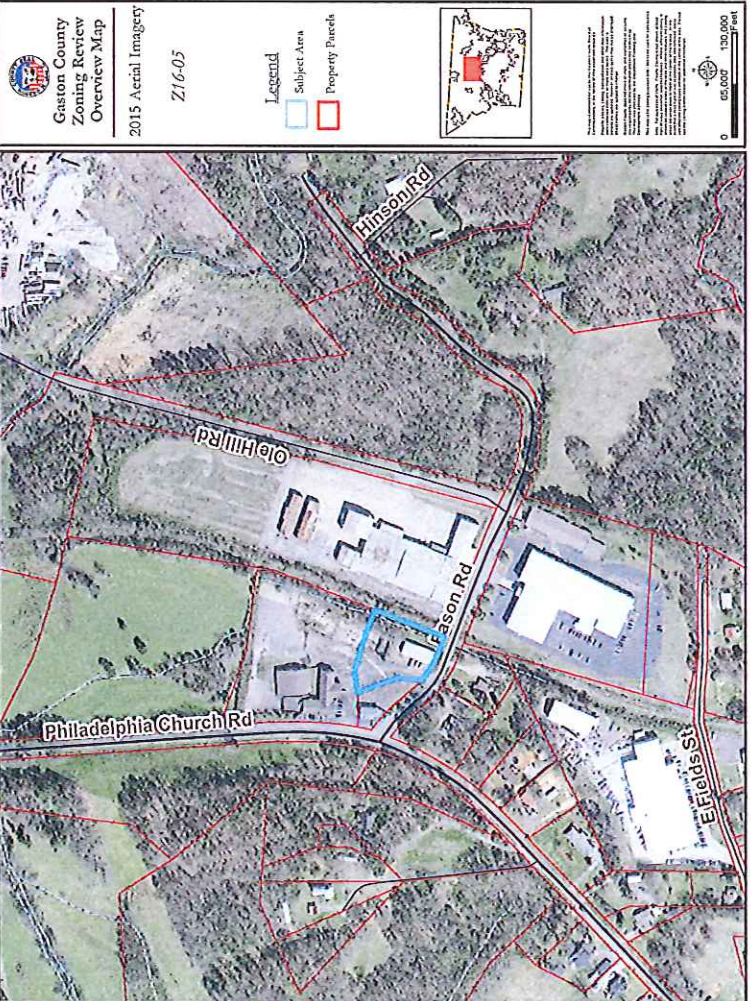
GASTON COUNTY ZONING REVIEW MAP
 Area of Consideration

R-1 Single Family Limited
 I-2 General Industry
 US Urban Standards Overlay
 C-3 General Commercial

US Urban Standards Overlay
 R-1 Single Family Limited

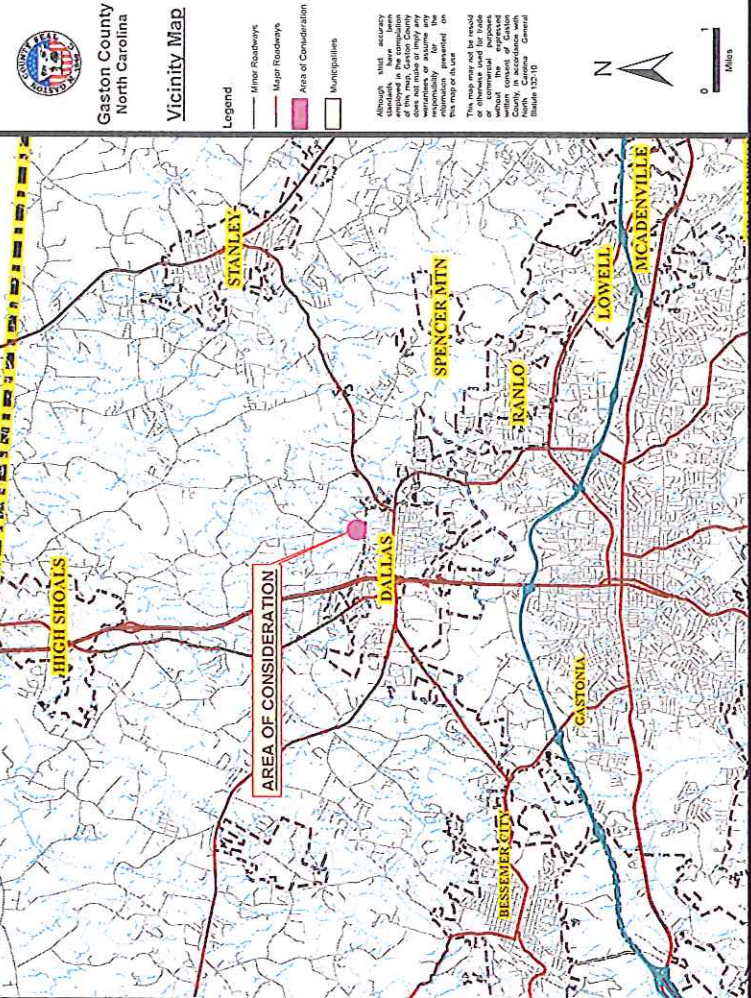


GASTON COUNTY ZONING
 "Applicant: Z16-05"
 Subject Acre



Gaston County Zoning Review Overview Map
 2015 Aerial Imagery
 Z16-05

Legend
 Subject Area
 Property Parcels



Gaston County North Carolina Vicinity Map

Legend
 Minor Roadways
 Major Roadways
 Area of Consideration
 Municipalities

Although this secondary map was prepared for the convenience of the user, it does not constitute a warranty or representation of any kind. The user assumes all responsibility for the use of this map. The map may not be used for resale or otherwise used for trade without the approval of Gaston County, North Carolina. Gaston County, North Carolina General Order 102-16



Z16-05

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	ADDRESS 2	CITY	STATE	ZIP
*	170050	FINCHER LINDA S		1534 HOYLE ST		GASTONIA	NC	28052-5139
1	170037	SALSINGER MELINDA S &	RAY RICHARD M	918 PHILADELPHIA CHURCH RD		DALLAS	NC	28034-7683
2	170038	SNEED FRANKIE J	SNEED ARTHUR	776 LOVE CROSSING LN		BELMONT	NC	28012-4708
3	170048	GASTONIA ASSOCIATES LLC		C/O HAYS FLUID CONTROLS	PO BOX 580	DALLAS	NC	28034-0580
4	203039	SHOFFNER INDUSTRIES INC		5631 S NC HIGHWAY 62		BURLINGTON	NC	27215-9025
5	203040	THOTH LLC		1002 PHILADELPHIA CHURCH RD		DALLAS	NC	28034
6	170049	WESTERN CAROLINA HOLDINGS LLC		PO BOX 308		LINCOLNTON	NC	28093-0308