

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (Z19-13)

General Rezoning Application Z19-13

Request: To rezone property parcels 193033 and 193039 from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (R-2) Single Family Moderate Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

Applicant(s): Samuel F. Berry
Property Owner(s): Cornelius Bell
Mailing Address of Applicant: 2101 S. New Hope Rd., Gastonia, NC 28054

Site Information and Description of Area

General Location: Crawford Rd. (Gastonia)
Parcel ID(s): 193033, 193039
Total Property Acreage: 3.44 ac
Acreage for Map Change: 3.44 ac
Current Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-3) General Commercial, (CU/C-3) Conditional Use/General Commercial, (CH) Corridor Highway Overlay, (US) Urban Standards Overlay
General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General, (C-3) General Commercial, (CU/C-3) Conditional Use/General Commercial, (NBS) Neighborhood Business Services, (CH) Corridor Highway Overlay, (US) Urban Standards Overlay

Zoning District Information

Current Zoning District:

(R-1) Single Family Limited – The purpose of this district is to accommodate single family site built and modular construction. 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.

(CH) Corridor Highway Overlay District – The purpose of the CH District is to preserve and enhance the streetscape along designated corridor highways in Gaston County. A CH District may exist along the entire length of a roadway or along any identifiable segment of a roadway. Any CH District initially established shall contain a minimum length of at least one thousand (1,000) linear feet as measured along one side of a designated corridor highway. The CH District shall consist of all lots fronting on the corridor highway for a depth of two hundred-fifty (250) feet as measured from the centerline of the corridor highway (for a total width of five hundred (500) feet), unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

(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.

Proposed 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.

(CH) Corridor Highway Overlay District – (as described above)

(USO) Urban Standards Overlay District – (as described above)

Comprehensive Land Use Plan (Small Area District)

Area 4: The Garden Gaston – Southeast Gaston County

Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Rural Community

It is staff's opinion that the request *is consistent* with the Comprehensive Land Use Plan.

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

October 9, 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

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 19-13**

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

A. *APPLICANT INFORMATION

Name of Applicant: Samuel F. Berry
(Print Full Name)

Mailing Address: 2101 S New Hope Rd., Suite B, Gastonia, NC 28054
(Include City, State and Zip Code)

Telephone Numbers: (704)866-9410 (704)813-7003
(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: Cornelius Bell
(Print Full Name)

Mailing Address: 3148 Erskine Dr., Gastonia, NC 28054
(Include City, State and Zip Code)

Telephone Numbers: _____
(Area Code) Business (Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Crawford Rd. (Gastonia)

Parcel Identification (PID): 193033, 193039

Acreage of Parcel: 3.44 +/- Acreage to be Rezoned: 3.44 +/- Current Zoning: (R-1) with (CH)(US)

Current Use: Vacant Proposed Zoning: (R-2) with (CH)(US) Overlays

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: _____ Telephone: _____
(Area Code) (Area Code)

Parcel: _____ Parcel: _____
(If Applicable) (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) _____ 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.

X Samuel R Berry _____ 9-16-19 _____
 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: 09/16/2019 Application Number: Z19-13 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 09/16/2019 Receipt Number: INV00010714
 (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: _____



GASTON COUNTY Department of Planning & 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) 866-3908

Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: CORNELIUS BELL
3148 ERSKINE DR, GASTONIA NC 28054

Subject:
 consent for variance / conditional use / appeal / subdivision variance / watershed variance / rezoning

Date: 9-16-19

I, CORNELIUS BELL, being the property owner of parcel(s) 193033, 193039, give consent to SAMUEL F. BERRY to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Cornelius Bell 9-16-19
Signature (owner) Date

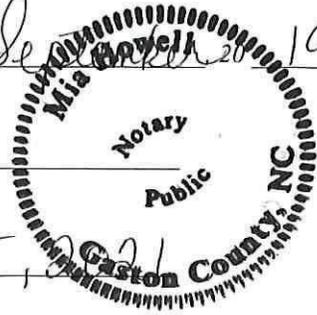
North Carolina
Gaston County

I, Mia Howell, a Notary Public for the said County and State, do hereby certify that Sam Berry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 19th of September, 2019.

Mia Howell
Notary Signature

My commission expires: September 15, 2021





**Gaston County
North Carolina**

Vicinity Map

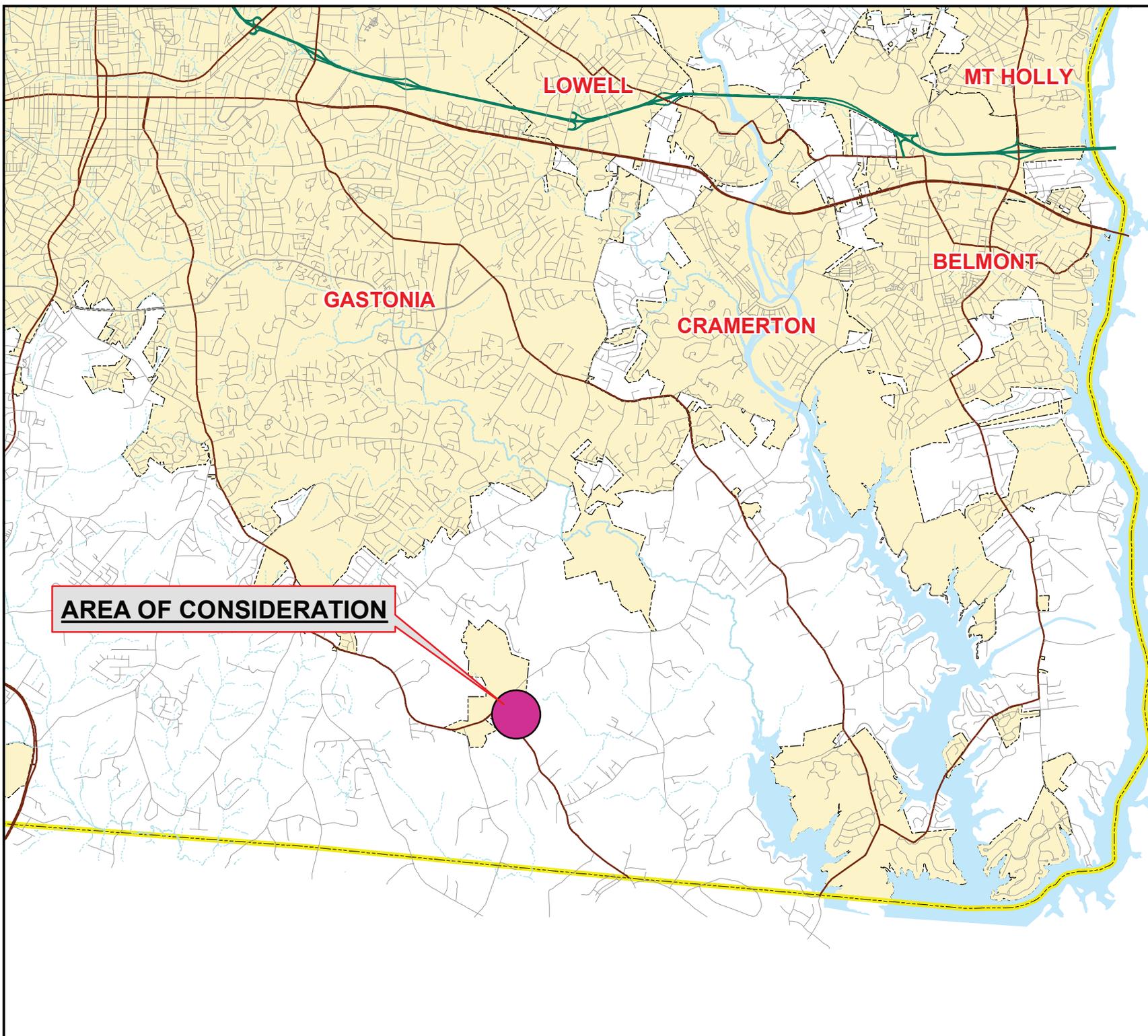
Z19-13

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 read or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 152-10.



AREA OF CONSIDERATION



Gaston County Overview Map

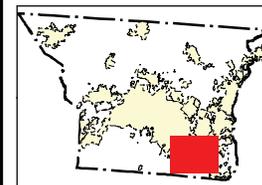
2018 Pictometry

Z19-13

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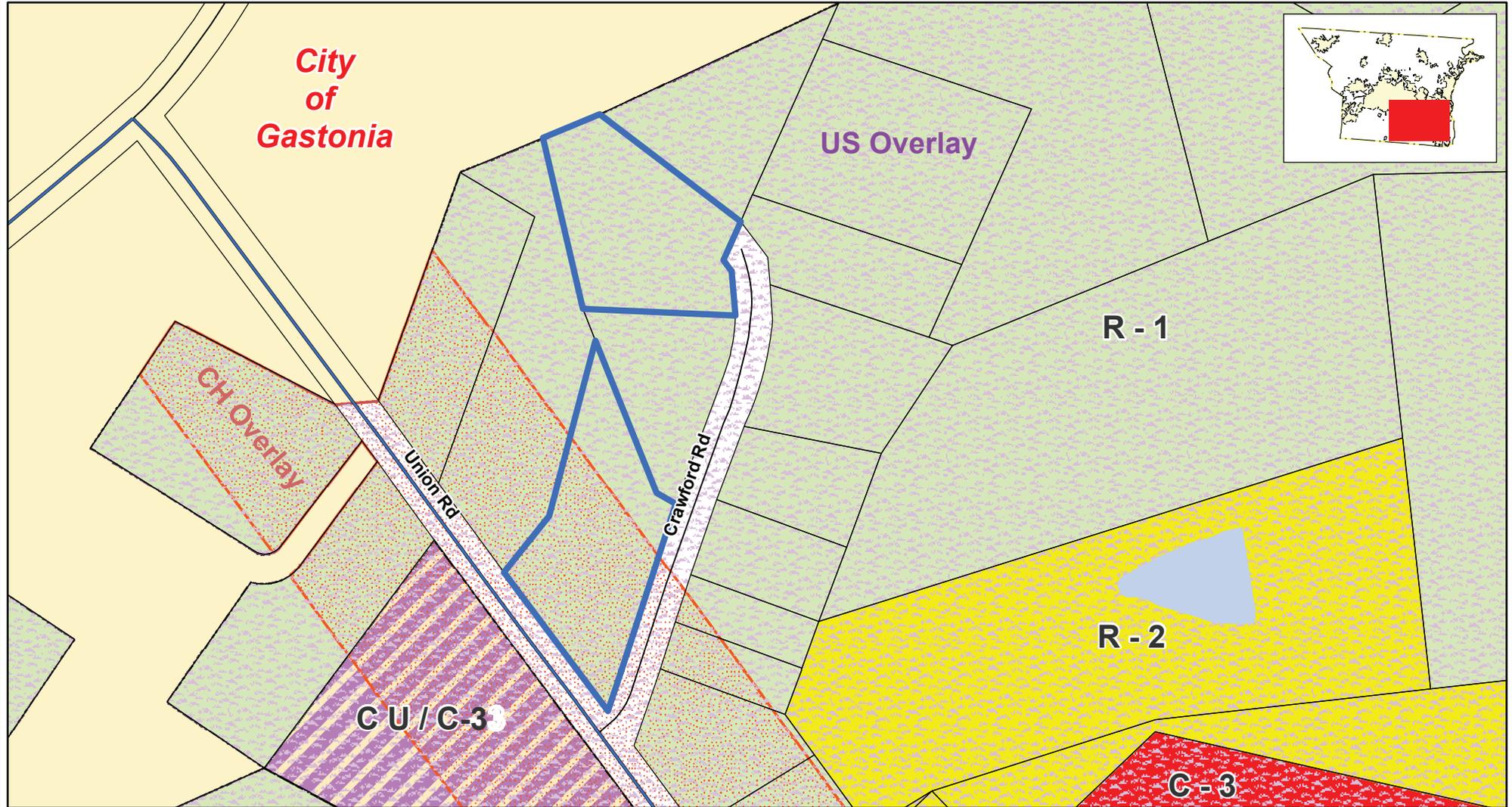
This map is for zoning purposes only - Not to be used for conveyance.

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 underlaid and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



0 115 230 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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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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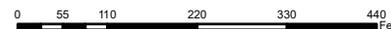
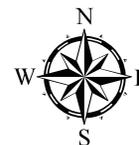
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**GASTON COUNTY
ZONING REVIEW MAP**

-  R-1 Single Family Limited
-  R-2 Single Family Moderate
-  C-3 General Commercial
-  CU/C-3 Conditional Use/General Commercial
-  US Overlay
-  CH Overlay

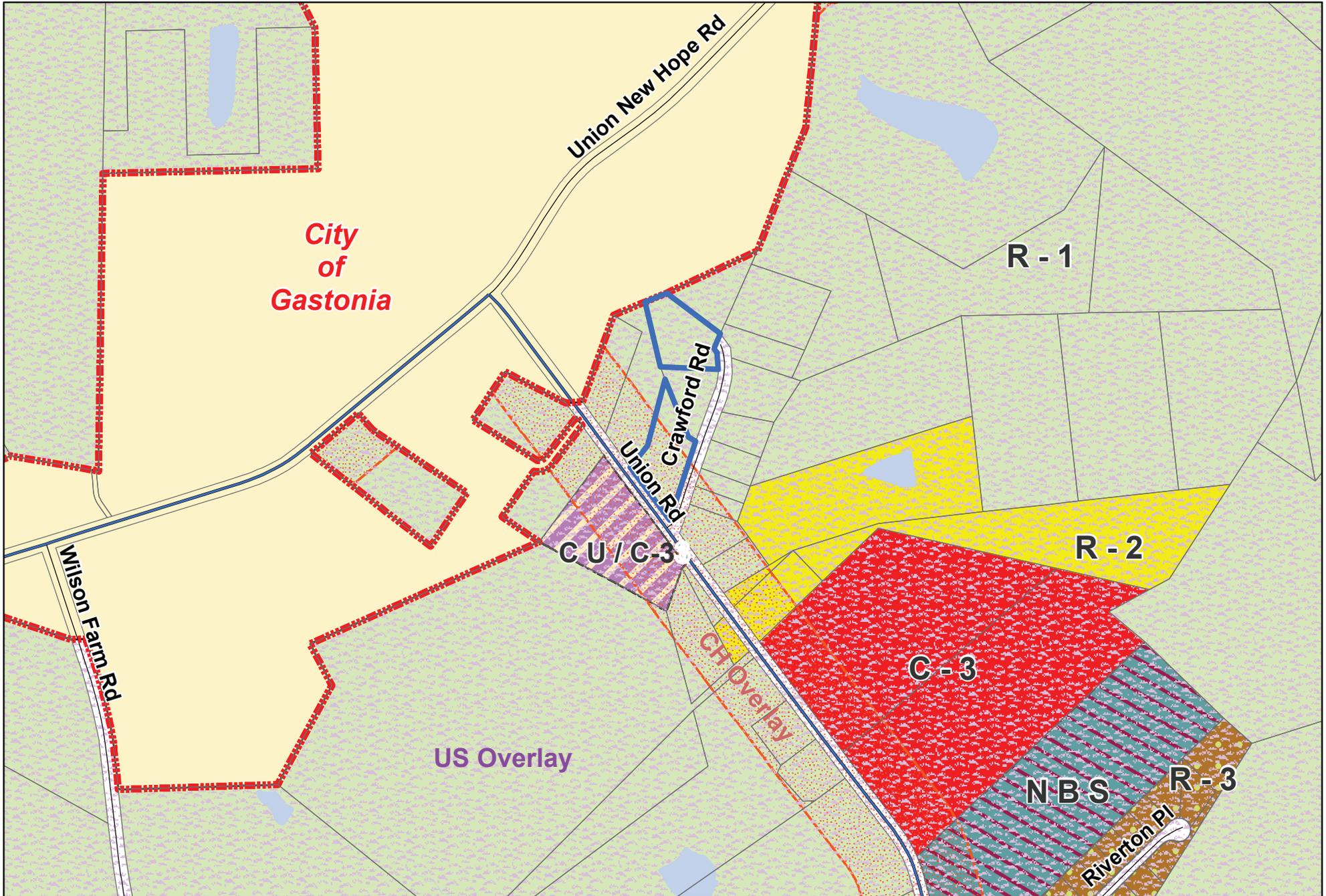
 Area of Consideration



Applicant: Z19-13
 Tax ID(s): 193033, 193039
 Request Re-Zoning From:
 (R-1) Single Family Limited
 w/ (CH) Corridor Highway and
 (US) Urban Standards Overlays
 To: (R-2) Single Family Moderate
 w/ (CH) Corridor Highway and
 (US) Urban Standards Overlay

Map Date: 10/01/2019

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

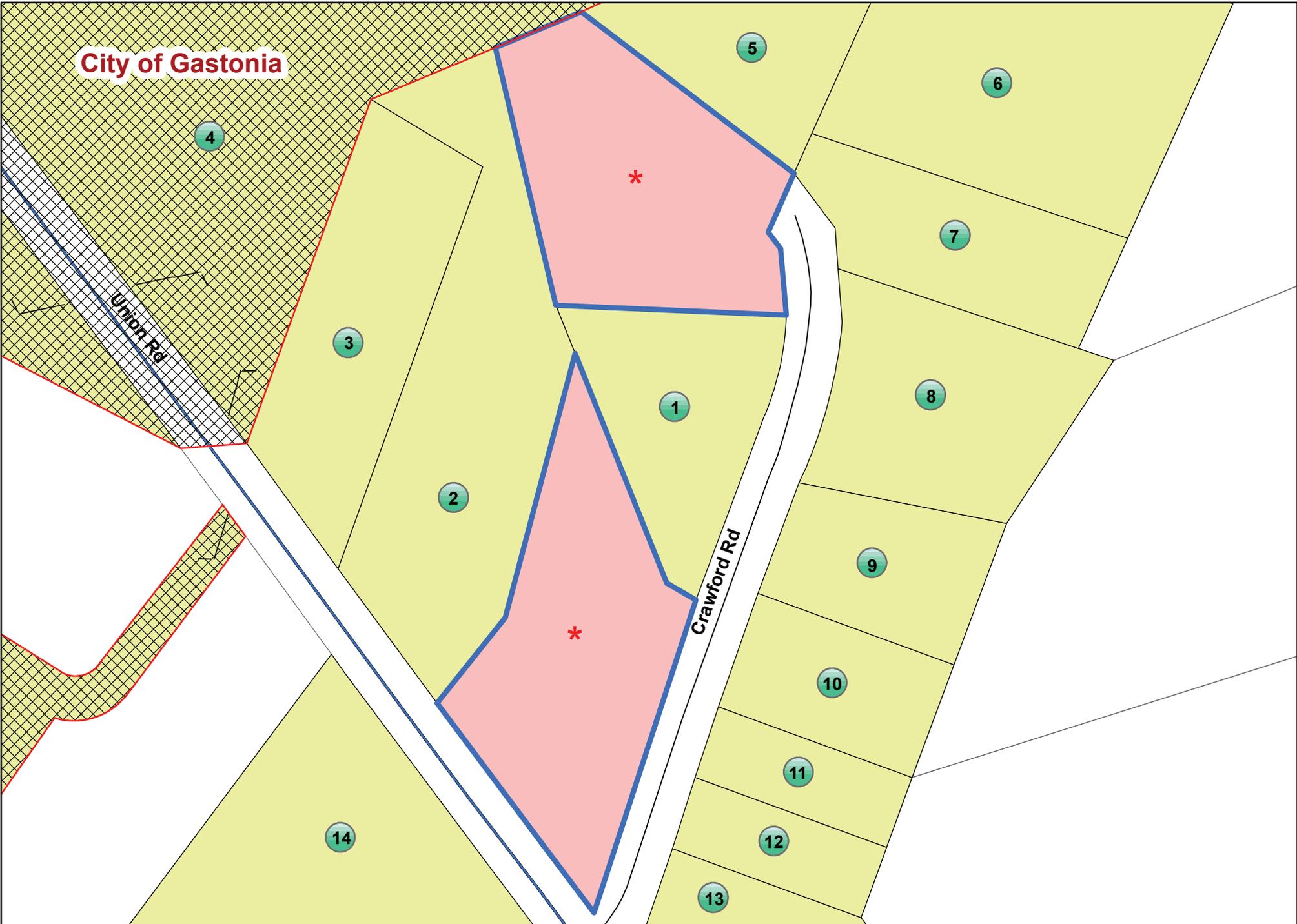
Applicant: Z19-13

 Subject Area



0 170 340 680 Feet

R-1 Single Family Limited
R-2 Single Family Moderate
R-3 Single Family General
C-3 General Commercial
CU/C-3 Conditional Use/General Commercial
NBS Neighborhood Business Services
US Urban Standards Overlay
CH Corridor Highway



Z19-13 Subject and Adjacent Properties Map

See reverse side for listing of property owners



**Area of
Consideration**

Z19-13 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	193033	BELL CORNELIUS		3148 ERSKINE DR	GASTONIA	NC	28054
*	193039	BELL CORNELIUS		3148 ERSKINE DR	GASTONIA	NC	28054
1	193037	MORRIS GERALD T	MORRIS CHARLIES E HEIRS	207 CRAWFORD RD	GASTONIA	NC	28056
2	193035	SPAIN NORMAN L		6237 UNION RD	GASTONIA	NC	28054
3	193034	STOWE DELANE R	STOWE MICHAEL HUGH	636 UNION NEW HOPE RD	GASTONIA	NC	28056
4	219645	PRESLEY DEVELOPMENT LLC	C/O TODD W HALL	2701 E CAMELBACK RD STE 180	PHOENIX	AZ	85016
5	193036	REESE WALTER EUGENE SR		220 CRAWFORD RD	GASTONIA	NC	28056
6	193058	BENN TAMMYE M	C/O TAMMYE E MCLEAN REESE	220 CRAWFORD RD	GASTONIA	NC	28056
7	193057	BULLER RIVER DEV PARTNERS LP		725 CHERRY RD UNIT 3234	ROCK HILL	SC	29732
8	193056	CRAWFORD GEORGE M HEIRS	C/O CANDICE MICHELLE CRAWFORD	99 6TH ST	CRAMERTON	NC	28032
9	193055	CRAWFORD GEORGE M HEIRS	C/O CANDICE MICHELLE CRAWFORD	99 6TH ST	CRAMERTON	NC	28032
10	193054	BULLER RIVER DEV PARTNERS LP		725 CHERRY RD UNIT 3234	ROCK HILL	SC	29732
11	193053	CRAWFORD GEORGE M HEIRS	C/O CANDICE MICHELLE CRAWFORD	99 6TH ST	CRAMERTON	NC	28032
12	193040	BULLER RIVER DEV PARTNERS LP		725 CHERRY RD UNIT 3234	ROCK HILL	SC	29732
13	193052	CRAWFORD THOMAS S	DUNN PATRICIA C	191 CAMINO RAYO DEL SOL	CORRALES	NM	87048
14	193041	KISER DAVID MICHAEL		1002 UNION NEW HOPE RD	GASTONIA	NC	28056

Memorandum

To: Sarah Carpenter Penley, Senior Planner, Gaston Co. Dept of Planning and Devt. Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: October 22, 2019
Subject: Z19-13 Berry—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed site plan located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site plan in accordance with our adopted Comprehensive Transportation Plan (CTP) and the adopted 2045 Metropolitan Transportation Plan (MTP).

1. The proposed development is located at Crawford Rd, PID: 193033, 193039
 - A. According to NCDOT's 2020-2029 State Transportation Improvement Program (STIP) there are no funded transportation improvement projects in the immediate vicinity of this project.
 - B. A proposed unfunded boulevard improvement is included in the MPO's CTP. The widening of Union Rd —boulevard needs improvement (4 lane divided)—is included on the MPO's CTP. The typical cross section for a four lane road involves a minimum of 110 ft. right-of-way. The existing right-of-way along Union Rd is 60 ft.
 - C. CTP projects shown as "Boulevard Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project. If a project shown on the CTP becomes a funded project, NCDOT will acquire necessary right of way in compliance with 49 CRF Code of Federal Regulations as well as NC General Statutes. Note that this is a very preliminary identification of a route, which is subject to change upon further design.
 - 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.
 - E. Attached you can also find a roadway functional design for the Union-Beaty Road Realignment. For more information regarding any roadway functional designs please contact the GCLMP office.
 - F. A proposed new 4-lane divided Boulevard from US 321 to NC 274 is also included in the MPO's CTP. The Garden Parkway is an unfunded project that is shown on the GCLMPO's Comprehensive Transportation Plan (CTP), previously known as the Thoroughfare Plan. The CTP does not include specific transportation projects or



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

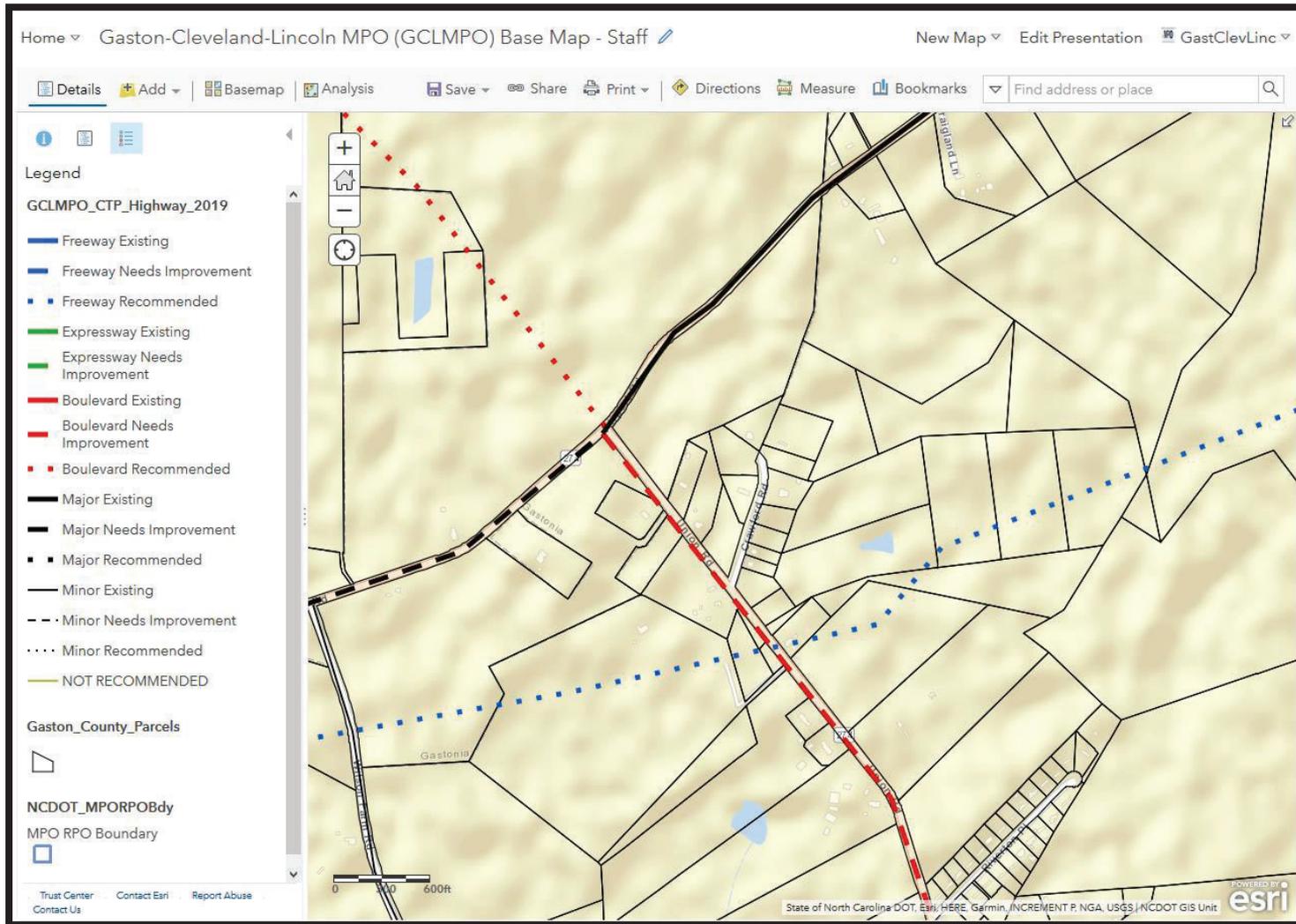
150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

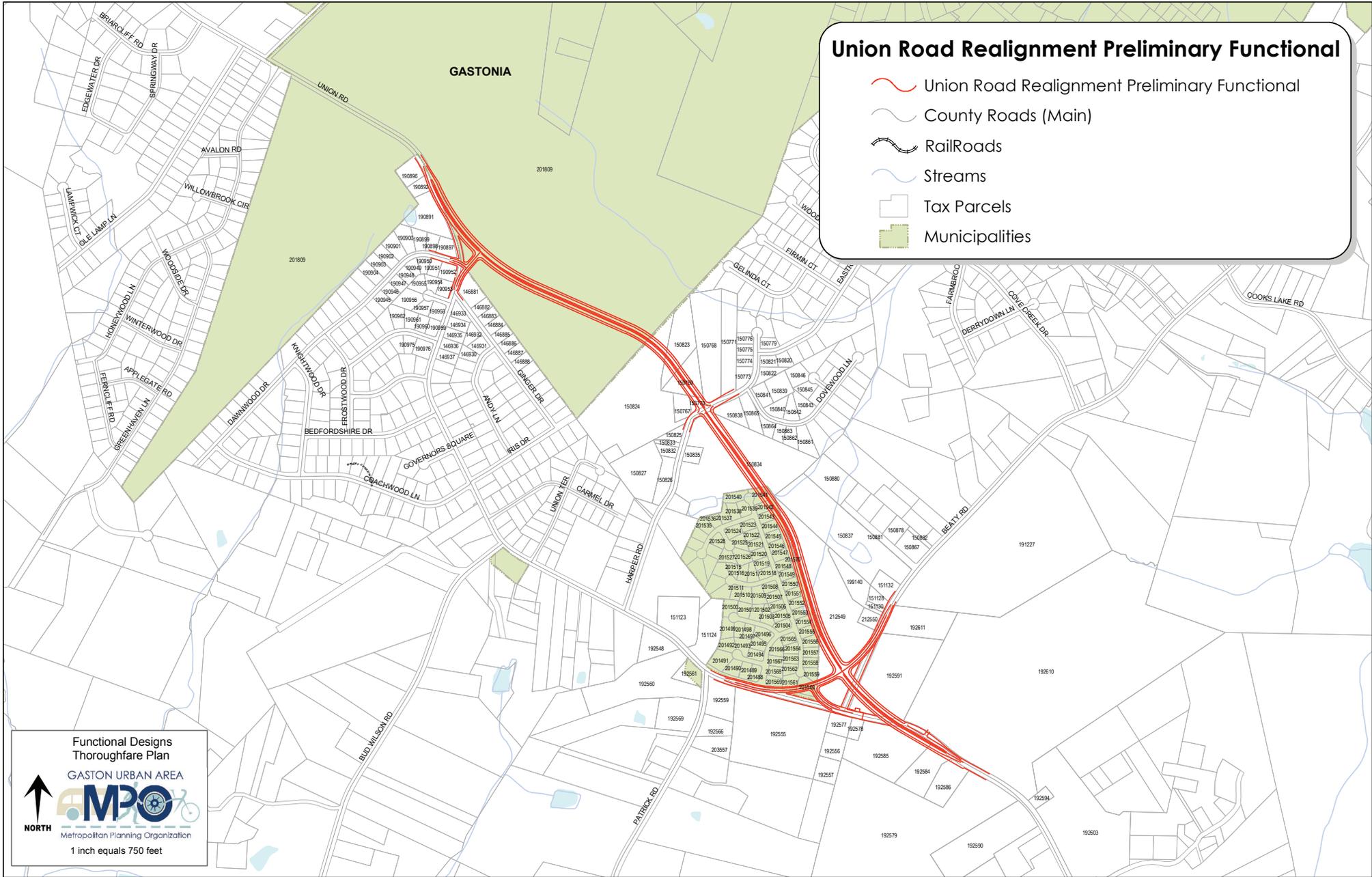
- improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.
- G. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.
 - H. The Garden Parkway is currently an unfunded project. 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. Note that this is a very preliminary identification of a route, which is subject to change upon further design.
 - I.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.

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

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





Union Road Realignment Preliminary Functional

-  Union Road Realignment Preliminary Functional
-  County Roads (Main)
-  Railroads
-  Streams
-  Tax Parcels
-  Municipalities

Functional Designs
Thoroughfare Plan

GASTON URBAN AREA



MPO
Metropolitan Planning Organization

1 inch equals 750 feet

NORTH