

# REZ-26-01-07-00240

## Conditional Rezoning

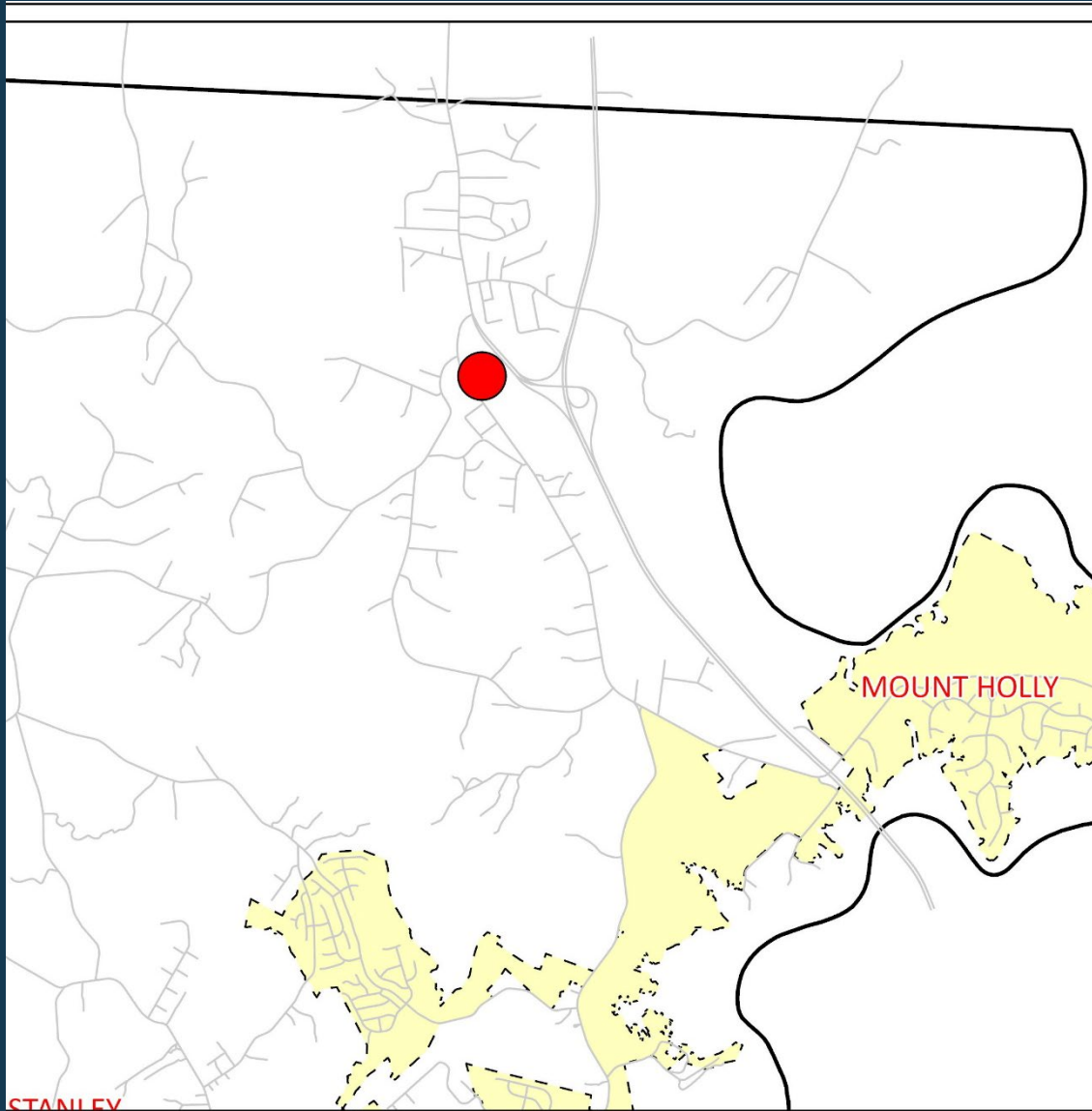
**Applicant:** RTR Renovations, LLC

**PID:** 173544

**Request:** Conditionally rezone from (R-1) with US and CH overlays to (CD/C-3) with US and CH overlays



# VICINITY MAP



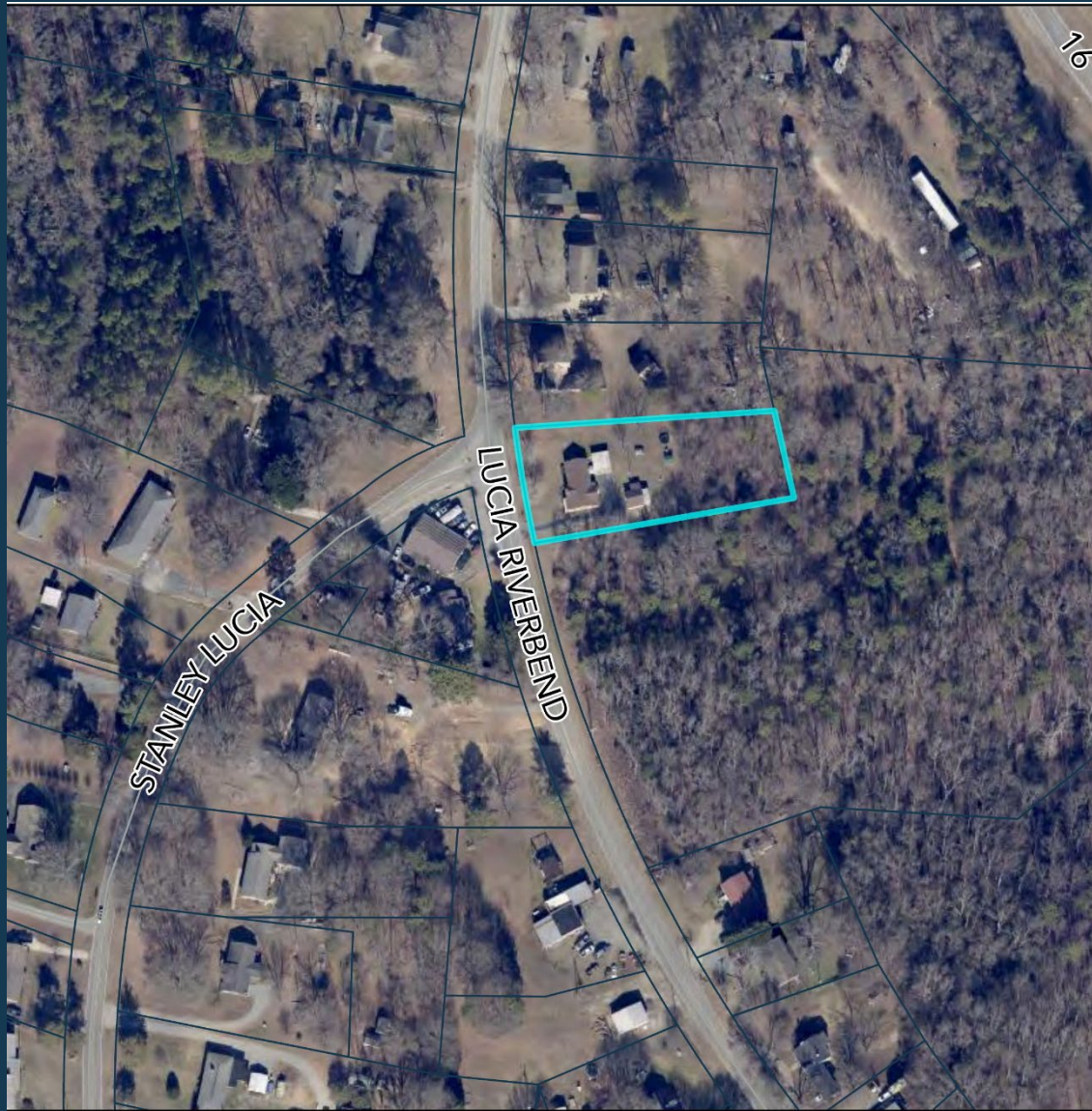
## LEGEND

- Roads
- ▭ Municipalities
- Subject Property

*The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.*



# ORTHOPHOTO MAP



## LEGEND

-  Subject Parcel
-  Property Parcels

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# REZONING MAP

## LEGEND

— Roads

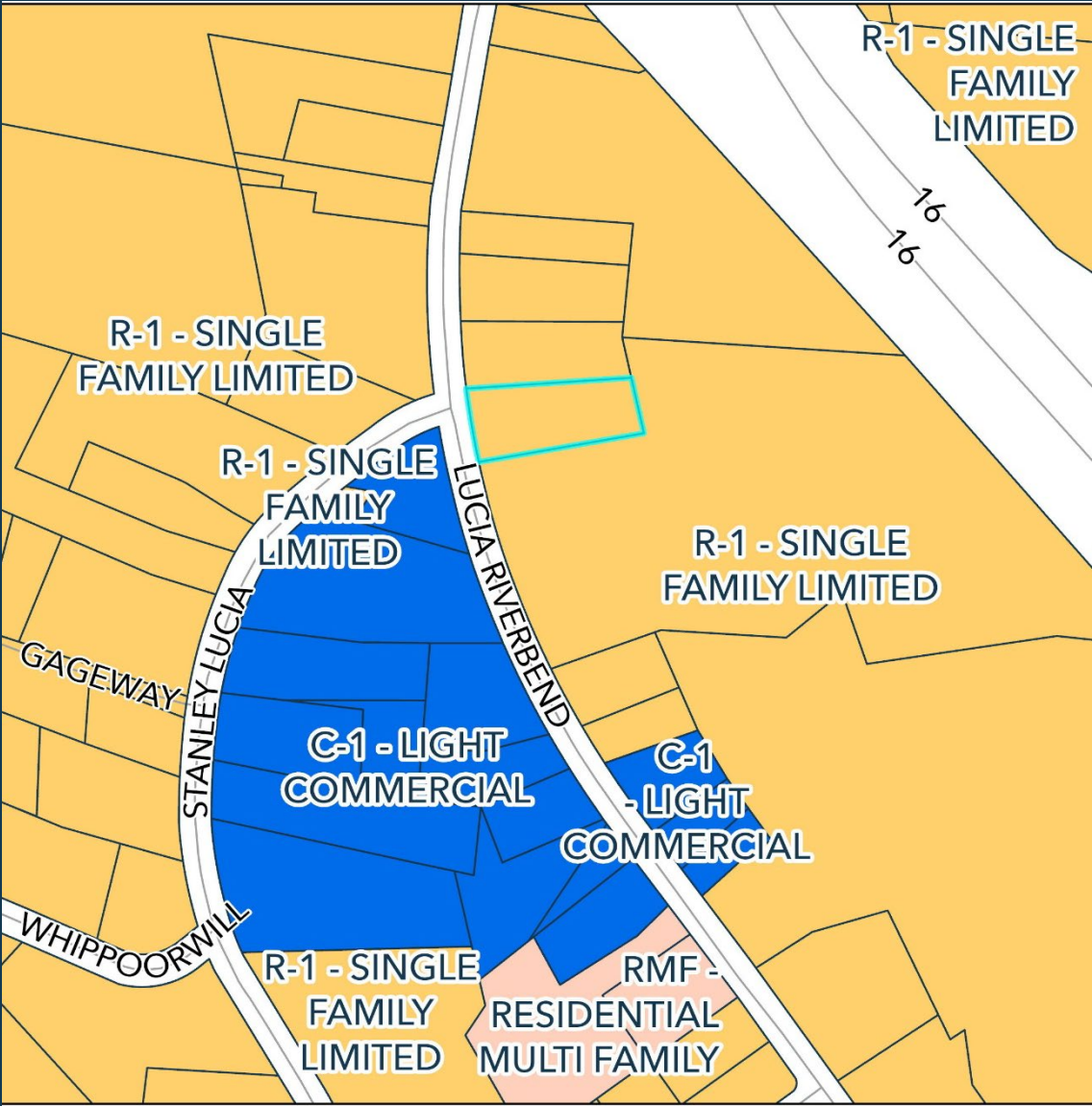
▭ Parcels

### ZONE TYPE

■ C-1

■ R-1

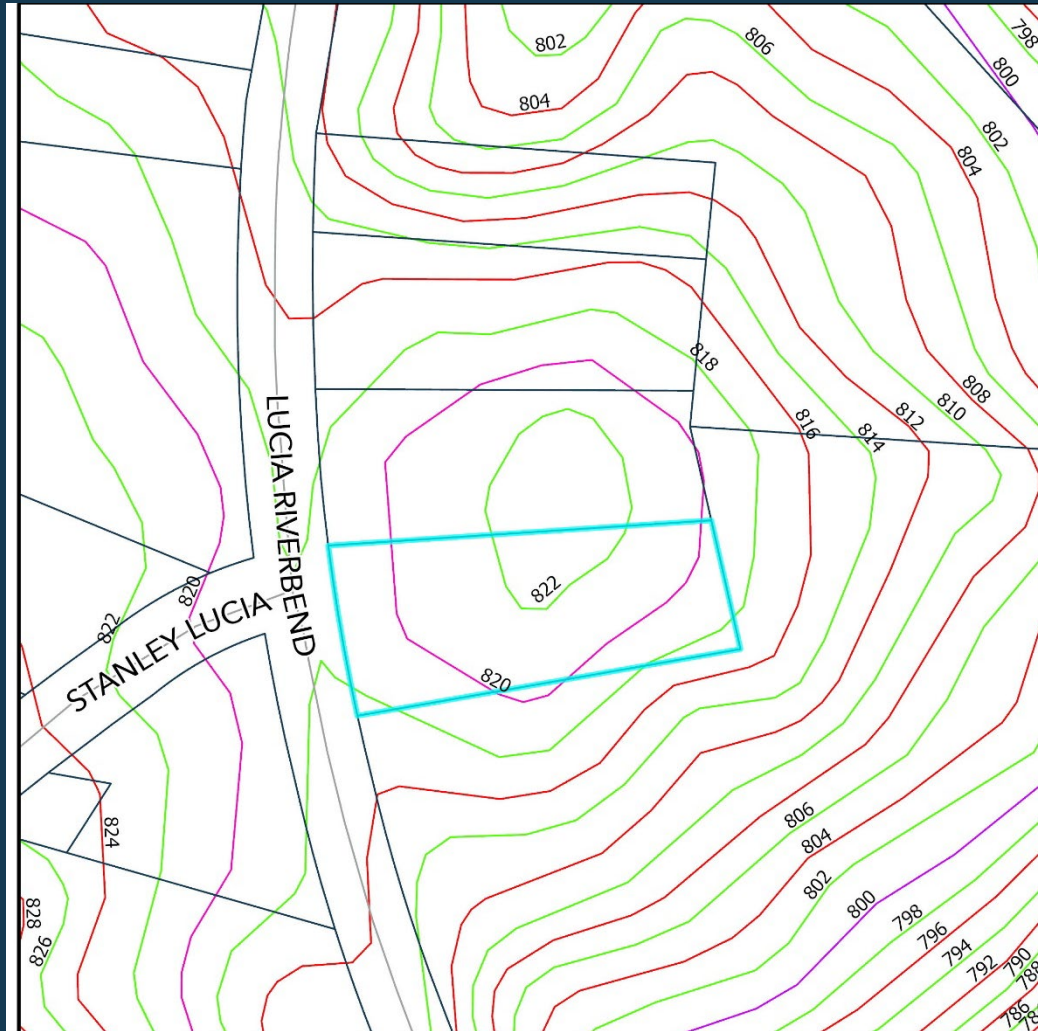
■ RMF



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# ENVIRONMENTAL MAP

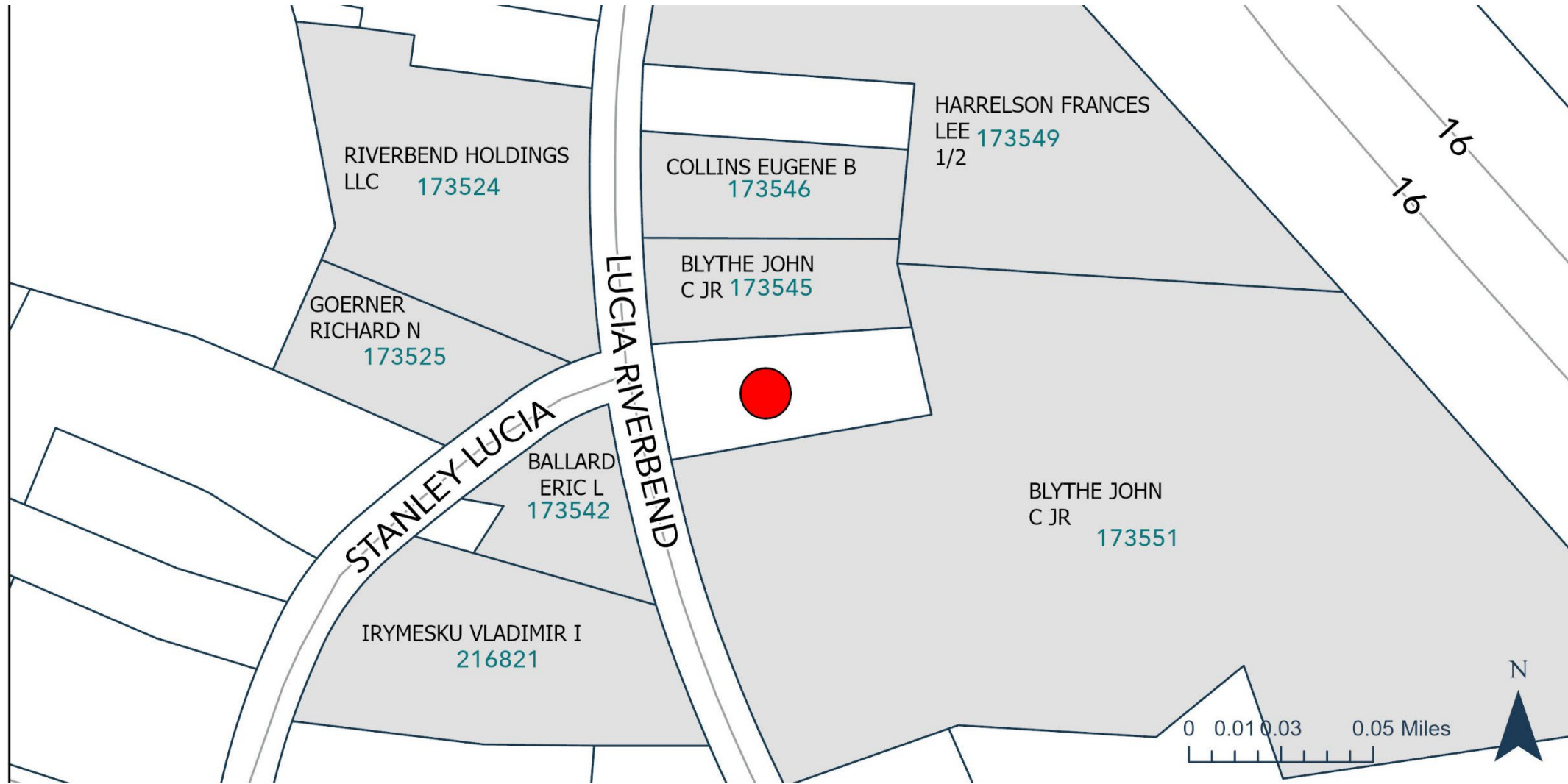


## LEGEND

- ▭ Parcels
- Roads
- ▭ Subject Property
- 100ft Contours
- 2ft Contours
- 4ft Contours
- 20ft Contours
- ▭ Flood

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# SUBJECT & ADJACENT PARCELS



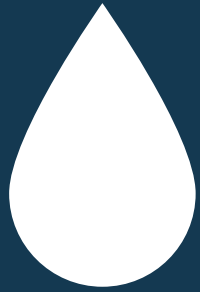
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# PROPERTY OWNERS INFORMATION

ParcelID	Name	Name	Address	City	State	Zipcode
173524	RIVERBEND HOLDINGS LLC		PO BOX 288	RUTHERFORD COLLEGE	NC	28671
173542	BALLARD ERIC L	BALLARD KRISTY L	14555 LUCIA RIVERBEND HWY	MOUNT HOLLY	NC	28120
173525	GOERNER RICHARD N	GOERNER CAROL J	2641 STANLEY-LUCIA RD	MT HOLLY	NC	28120
173544	RTR RENOVATIONS LLC		P O BOX 1	MOUNT HOLLY	NC	28120
173545	BLYTHE JOHN C JR		16001 BEATTIES FORD RD	HUNTERSVILLE	NC	28078
173549	HARRELSON FRANCES LEE 1/2	MARTIN FRANCES T LIFE ESTATE 1/2	14620 LUCIA RIVERBEND HWY	STANLEY	NC	28164
173546	COLLINS EUGENE B	HYATT JAMIE J	7828 GREEN COVE CT	DENVER	NC	28037
173551	BLYTHE JOHN C JR		16001 BEATTIES FORD RD	HUNTERSVILLE	NC	28078
216821	IRYMESKU VLADIMIR I	IRYMESKU ADRIANA T	2628 STANLEY LUCIA ROAD	MOUNT HOLLY	NC	28120

# Utilities & Streets



- **Private well and septic system**



- **NCDOT maintained road**





# Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 10.4 – Off-street parking surface requirements	Unless otherwise stated, all off-street parking areas shall be paved. Pavement surfaces shall consist of asphalt, concrete, bituminous surface treatment, brick, or other paving material that will provide equivalent protection against potholes, erosion, and dust. Pervious paving surfaces that aid in reducing runoff are encouraged.	The proposal meets the paved parking area requirement.
Section 10.5 – Off-street parking space requirements	Requirement Number 1.51 – One space per employee plus one space for each vehicle used in the operation. The parking calculation for the site is as follows: -5 Employees + 0 Business Vehicles= -5 spaces required	The site plan proposes 6 parking spaces.
Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations: When a lot is: In a commercial district and abuts a lot in a residential district, screening must be provided on the commercial lot in the form of a Type D Screen/Buffer.	The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 3 -along the side and rear property lines.

# General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 2.7 – Definitions	<b>Contractor’s Office and Equipment/Storage Yard</b> – An Operation center where the contracted work type requires large commercial vehicles to do the work. Type vehicles used in this operation would be dump trucks, bucket trucks, large commercial vehicles, flatbed trucks, tractor trailers, and grading/paving equipment. Vehicles, equipment and materials, to do the contracted work, can be externally stored on site.
Section 6.2.3 – Commercial Districts	<b>(C-3) General Commercial</b> – This district accommodates the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any 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 generally located within the Urban Standards overlay district.

# General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 6.5 – Conditional District (CD)	The Conditional District (CD) zoning process allows for the establishment of specific uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. Any area rezoned to a (CD) district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. This review process provides for the accommodation of such uses by a reclassification of property into a (CD) district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), to ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County.
Section 7.5 – Table of Uses	The proposed use for this site includes “Contractor’s Office and Equipment/Storage Yard,” which is allowed in the proposed underlying zoning district of (C-3) General Commercial.

# Relief Requested

UDO SECTION	REQUIRED	PROPOSED
Special Grading when abutting a residential district	Elevation must be graded to a 2:1 slope	Lot grading to remain as is
Lot width CH Overlay	200'	Lot width will remain 137'
Section 7.6.6 – Corridor Highway Overlay District – Setbacks	<p>The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are:</p> <ul style="list-style-type: none"><li>• Front: 50 feet</li><li>• Side: 25 ft</li><li>• Rear: 25 ft</li></ul>	The existing front setback is 44', no change to the front setback is proposed.

# TRC Comments and PIMs

- **TRC Comments**

- EMS, Natural Resources, Building Services, no Comment
- Environmental Health Department - if approved apply for Existing System Approval (ESA)
- Capital Improvements Department - stated the future CTP recommends highway, pedestrian and Bicycle improvements in the area
- GCLMPO - No funded transportation improvements

# Overview

- **Area 3:** Northeast Riverfront Gaston
- **Future Land Use Designation:** Rural
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.