

GASTON COUNTY REZONING APPLICATION (CD21-07)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlay to the (CD/C-3) General Commercial Conditional District with (US) and (CH) Overlay	
Applicant(s):	Property Owner(s):
Tony and Tammy Fields	Tony and Tammy Fields
Parcel Identification (PID):	Property Location:
301563	Union Rd. (Gastonia) – no assigned address
Total Property Acreage:	Acreage for Map Change:
10.987 acres	10.987 acres
Current Zoning:	Proposed Zoning:
(R-1) with (US) and (CH) Overlay	(CD/C-3) with (US) and (CH) Overlay
Existing Land Use:	Proposed Land Uses:
Vacant	Phase 1: Mini warehouse and possible commercial vehicle storage space as shown on site plan Phase 2: Uses in areas marked as “future development” will be limited to the following uses: animal grooming, farm supply store, offices (excluding medical), photo finish lab, lawn & garden, daycare, park, animal hospital, essential services, sign shop, warehouse, moving & storage facility, commercial vehicle storage, food catering facility

COMPREHENSIVE LAND USE PLAN (CLUP)
Area 4: The Garden Gaston
This area has various pockets of suburban development highlighted along the borders of the municipalities. The CLUP notes that the Rural and Rural community designated area may expand due to the impact of the Gastonia Municipal Airport. There are major transportation routes that run through the municipalities and into South Carolina.
Key issues for citizens in this area include: <ul style="list-style-type: none"> • 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 • Maintaining enhanced quality of life
Comprehensive Plan Future Land Use: Rural
Rural areas are characterized as having plenty of open space with farmstead style housing, as well as agribusiness opportunities. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. This is the default designation for Gaston County.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Development of site will be dependent on approval from the health department for well and septic capacity

Road Maintenance:

Union Rd. is a North Carolina Department of Transportation maintained road

Technical Review Committee (TRC) Comments:

From Gaston Cleveland Lincoln Metropolitan Planning Organization:

- There are no funded transportation projects on the STIP or the Highway MTP
- There is a proposed project to widen Union Rd. to a 4-lane divided boulevard on the Comprehensive Transportation Plan (CTP) – The typical cross section for a four-lane divided boulevard involves a 100 ft. right-of-way – Union Rd. is currently a 60' right-of-way
- The CTP also shows bike facilities improvements along Union Rd.
- The MPO recently submitted the widening of Union Rd./Union-New Hope Rd. in its entirety from Beaty Rd. to South Carolina State Line, including sidewalks and bike facilities along both sides for NCDOT's latest round of prioritization.

From Emergency Services:

- Fire apparatus must be able to access the site

From Health Department:

- If applicant is going to have an office, they will need a septic system and well permit.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner

Overview:

Staff finds that the application, as presented, is consistent with the Comprehensive Land Use Plan. The Comprehensive Land Use Plan envisions expansion of development into the rural areas due to the effects of the Gastonia Municipal Airport on the surrounding area. Union Road has also been identified to be widened in the future to allow for more access and connectivity. There are several commercially zoned properties on Union Rd. as well further supporting future commercial uses on Union Rd.

Public Information Meetings:

The applicant advertised and held two public information meetings on June 27th and June 28th. Staff attended to answer process and technical questions. One neighbor attended the first public information meeting. After reviewing the site plan, she had no concerns.

Property Posting and Notices:

The property was posted in accordance with general statutes on August 8, 2022. Notices to adjacent property owners were mailed on August 4, 2022.

Site Plan Review:

Regulation	Required	Proposed	Staff Comments
Mini-Warehouse Regulations (Section 8.3.10)			All mini-warehouse supplemental regulations are being met
USO Building Materials	Metal panels shall meet with the of the following options: - Shall not consist of more than fifty (50) percent of the side - Screen said side with Type B or greater buffer yard	Metal storage buildings and open-air storage	The storage buildings will be heavily screened with a 20' foot Type D Buffer on all sides. Staff is okay with the proposed material for the structures as the not be seen from the road right-of-way.
Parking (Chapter 10)	Five spots	Five plus one ADA spot - total of 6 parking spaces	Parking requirement has been met.
Landscape Requirements (Chapter 11)	Type D buffer	Type D – 20 ft. buffer	Landscape requirement has been met.
Setbacks	(CH) Overlay requires greater setbacks: Front: 50' Side: 25' Rear: 25'	Proposed setbacks: Front: 50' Side: 10' Rear: 20' *Side and rear setbacks are the typical setbacks for (C-3)	Staff is fine with the proposed side and rear setbacks as there will be a 20' landscape buffer on the side and rear lines and none of the proposed structures are near the buffer line. Condition of approval: Front setback shall match what is in the current UDO at the time of development but shall never exceed 50'.

Applicant Response to Comments from TRC:

1. The proposed development shall be in compliance with the Gaston County UDO with the following reliefs:
 - a. Reduced side and rear setbacks:
 - i. Side setbacks: 10'
 - ii. Rear setbacks: 20'
 - b. Front setback shall match what is in the current UDO at the time of development, but shall never exceed 50'.
 - c. Relief from (US) Overlay building materials requirement (Section 7.6.3.B)
 - d. Property owner shall be allowed to install one ground sign with the following conditions:
 - i. Design of sign shall match what was provided in the architectural drawings for public hearing.
 - ii. Design shall be reflective of an arm sign with a stone base.
 - iii. Sign height shall not exceed 8 ft.
 - iv. Sign may be placed at the front of the property as long as it is out of the street right-of-way and meets all required sign setback regulations.
 - v. Any internal signs shall be regulated as usual by the UDO.
2. Development of the subject parcel shall match what is proposed on the site plan and architectural rendering for this application. The following may be approved administratively:
 - a. Different sized storage units so long as there are only eight (8) storage buildings and two (2) covered parking structures, and minimum access requirements for emergency vehicles are maintained.

- b. Additional commercial structures as long as the proposed use is one of the 15 proposed uses for this site. Additional structures will still be required to go through the normal zoning and building permit processes. All regulations in the UDO at the time of permitting shall apply.
- 3. Applicant shall submit one “master” site plan for Phase 1 when applying for zoning permits. Each building may be permitted individually for building permits.
 - a. Site plan for all commercial buildings/structures shall be accompanied by a lighting plan that shows no light will spill over into the surrounding residential lots.
- 4. Only the following uses will be allowed in the areas designated for “Future Development”
 - a. Mini-warehouse
 - b. Animal Grooming
 - c. Animal Hospital
 - d. Farm Supply Store
 - e. Essential Services
 - f. Offices, excluding medical
 - g. Sign Shop
 - h. Photo Finish Lab
 - i. Lawn & Garden
 - j. Nursery
 - k. Moving and Storage Facility
 - l. Daycare
 - m. Commercial Vehicle Storage
 - n. Park
 - o. Food Catering Facility
- 5. The Corridor Highway (CH) Overlay regulations shall only apply to the area of the lot that is within the overlay zoning line.
- 6. Expansion of future commercial uses will be dependent on approval from the Health Department or the ability to connect to a public utility system.
- 7. No additional driveway off of Union Rd. shall be constructed for future development areas, unless required by NCDOT, NC Building Code, or Emergency Services
- 8. The front portion of the site (“Area for Future Development”) is to remain undisturbed or as a natural area until a site plan for the commercial structures is approved.
- 9. Applicant/property owner/contractor shall obtain all required zoning and building permits for all phases of development.
- 10. The site plan shall be vested for 24 months.

STAFF RECOMMENDATION:

Staff finds that the application, as presented, is consistent with the Comprehensive Land Use Plan. The Comprehensive Land Use Plan envisions expansion of development into the rural areas due to the effects of the Gastonia Municipal Airport on the surrounding area. Union Road has also been identified to be widened in the future to allow for more access and connectivity. There are several commercially zoned properties on Union Rd. as well further supporting commercial uses on Union Rd.

Staff recommends that the Planning Board recommend approval with the recommended conditions outlined in the Staff Summary section of this report.

Planning Board’s Consistency Statement:

The proposed rezoning is consistent with the vision and goals of the comprehensive land use plan as the future use meets goal number 4 of the comprehensive land use plan – “Enhance quality of life to absorb growth while focusing on commercial and community resources, walkability, and agricultural preservation.”

PLANNING BOARD RECOMMENDATION

Scheduled Meeting Date: August 1, 2022

The Planning Board unanimously recommended approval of the request with the updated conditions of approval.

Attachments: Application, Maps, Site Plan, TRC Comment Letters



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 _____

A. APPLICANT INFORMATION

Name of Applicant: TONY WADE FIELDS AND TAMMY S. FIELDS

Mailing Address: 5113 WILLOW POND ROAD, CLOVER SC 29710
(Include City, State and Zip Code)

Telephone Numbers: 704-860-3966 (Area Code) Business (Area Code) Home

B. OWNER INFORMATION

Name of Owner: TONY WADE FIELDS AND TAMMY S. FIELDS
(Print Full Name)

Mailing Address: 5113 WILLOW POND ROAD, CLOVER SC 29710
(Include City, State and Zip Code)

Telephone Numbers: 704-860-3966 (Area Code) Business 704-866-3966 (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: UNION ROAD, GASTONIA NC

Property Identification Number (PID): 301563

Acreage of Parcel: +/- 11.00 +/- Acreage to be Rezoned: 11.00 +/-

Current Zoning: R-1 Proposed Zoning: c-3 / CD

Current Use: VACANT Proposed Use(s): SEE ATTACHED

D. ADDITIONAL INFORMATION REQUIRED

- Copy of Plot Plan or Area Map
- Copy of Deed
- Notarized Authorization
- Payment of Fee
- PIM 1st. Meeting Date: _____
- PIM 2nd. Meeting Date: _____
- PIM Comments to Planning _____

E. CONDITIONS SET FORTH BY APPLICANT

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.

Tony Wade Fields *Tammy S. Fields* _____
Signature of property owner or authorized representative Date

FOR OFFICIAL USE ONLY	FOR OFFICIAL USE ONLY	FOR OFFICIAL USE ONLY
Date Received: _____	Application Number: _____	Fee: _____
Received by Member of Staff: _____	Date of Payment: _____	Receipt Number: _____

RE: CONDITIONAL DISTRICT ZONING APPLICATION

OWNERS: TONY WADE FIELDS AND TAMMY S. FIELDS

PARCEL: 301563

C. PROPOSED ZONING:

Animal Grooming
Animal Hospital
Breweries
Business Services
Cleaning & Maintenance Services
Contractor's Office
Contractor's Office & Operation Center
Contractor's Office and Equipment/Storage Yard
Farm Supply Store
Essential Services
Mini warehouse
Moving and storage facility
Open Air Vehicular Storage
Offices, excluding medical
Sign Shop
Photo Finish Lab
Warehouse
Lawn & Garden
Nursery
Daycare
Commercial Vehicle Storage
Park
Food Catering Facility



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Public Hearing Consent Form

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

From: TONY WADE FIELD AND TAMMY S. FIELDS

Subject:

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

Date: _____

I, TONY WADE FIELDS AND TAMMY S. FIELDS, being the property owner of parcel(s) 301563, give consent to VICKIE LATHE WHITLEY to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Tony Wade Fields Signature (owner) Tammy S. Fields 5/24/22 Date

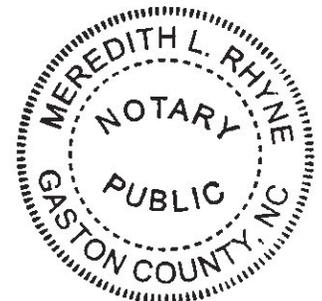
North Carolina
Gaston County

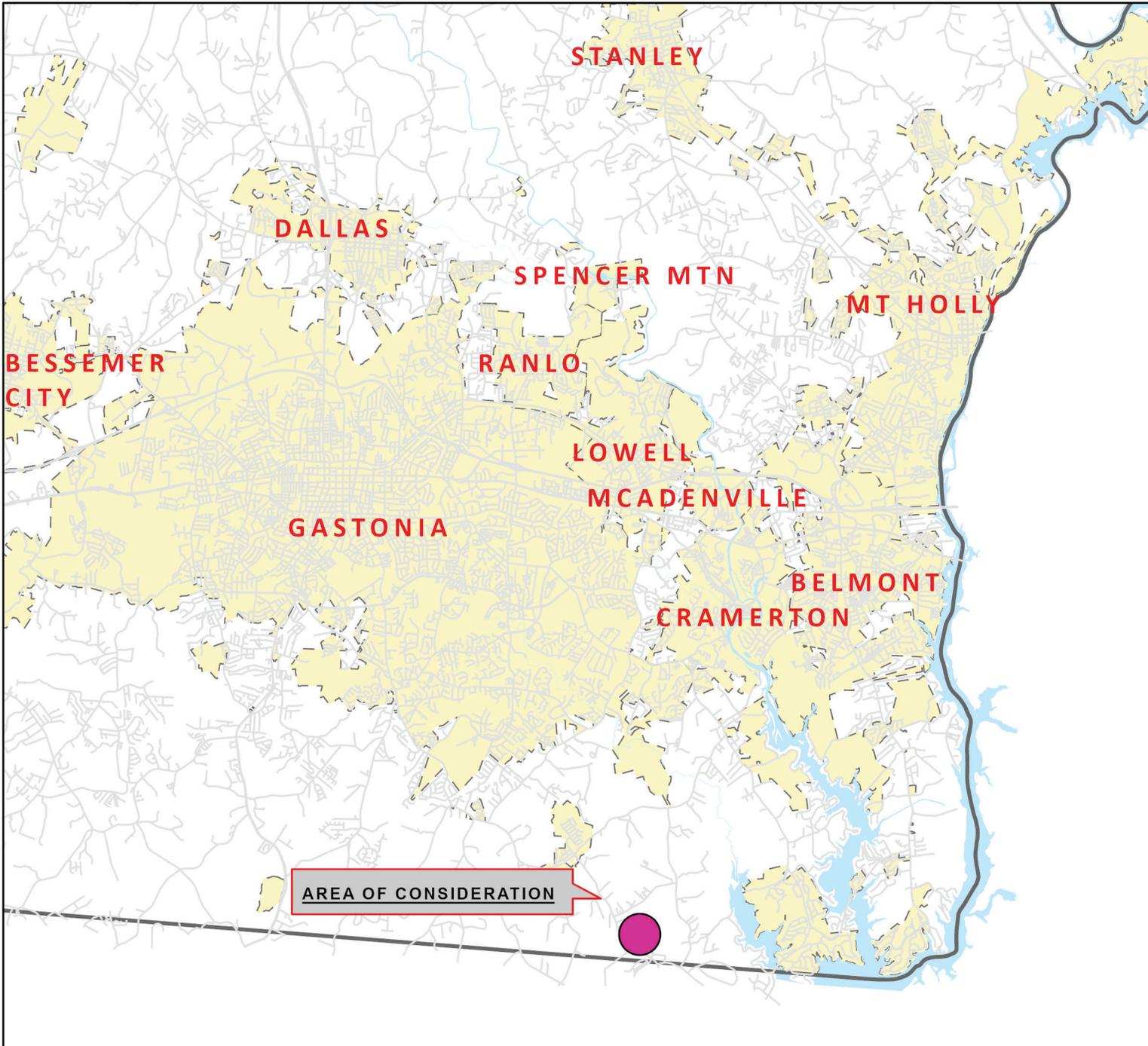
I, Meredith L. Rhyne, a Notary Public for the said County and State, do hereby certify that Tony Wade Fields and Tammy S. Fields personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 24th of May, 20 22.

Meredith L. Rhyne
Notary Signature

My commission expires: 2/28/2026





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
CD21-07

LEGEND

-  Roads
-  Municipalities
-  Area of Consideration

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 resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



0 1 2 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
CD21-07

LEGEND

- Subject Area
- Property Parcels

This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

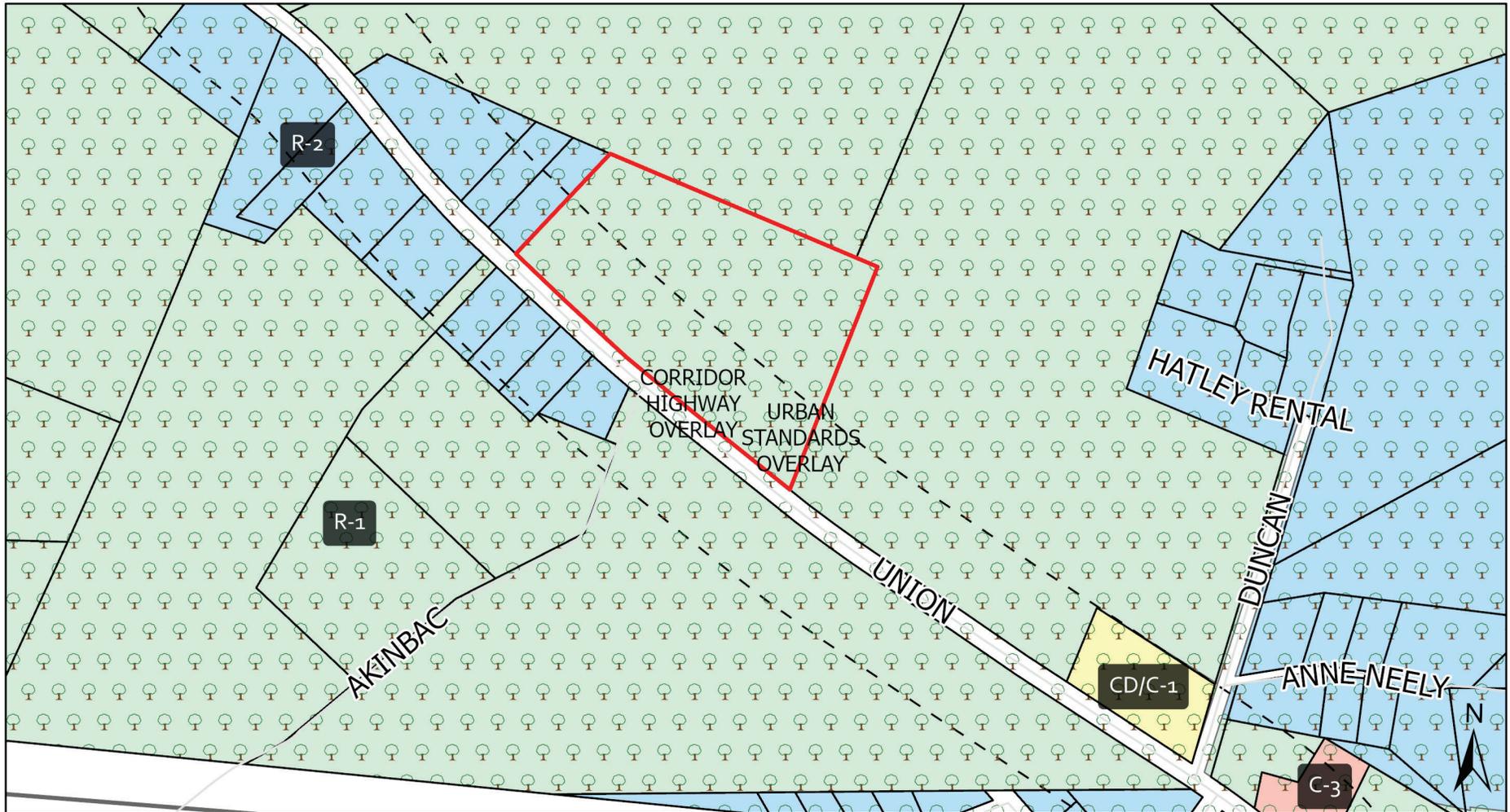
Property parcels, zoning, transportation, and other map information were compiled from one of more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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



FOR DISPLAY PURPOSES ONLY -- NOT TO BE USED FOR CONVEYANCE



ZONING REVIEW MAP



Application: CD21-07
 Tax ID: 301563
 Request: Conditional Rezoning
 From: (R-1) with (US) and (CH) Overlay
 To: (C-3) with (US) and (CH) Overlay

Map Date: 7/18/2022

- Gaston County Overlays**
- CH OVERLAY
 - US OVERLAY
- Gaston County UDO**
- C-3
 - CD/C-1
 - R-1
 - R-2
 - Subject Parcel
- ZONE TYPE**
- C-1

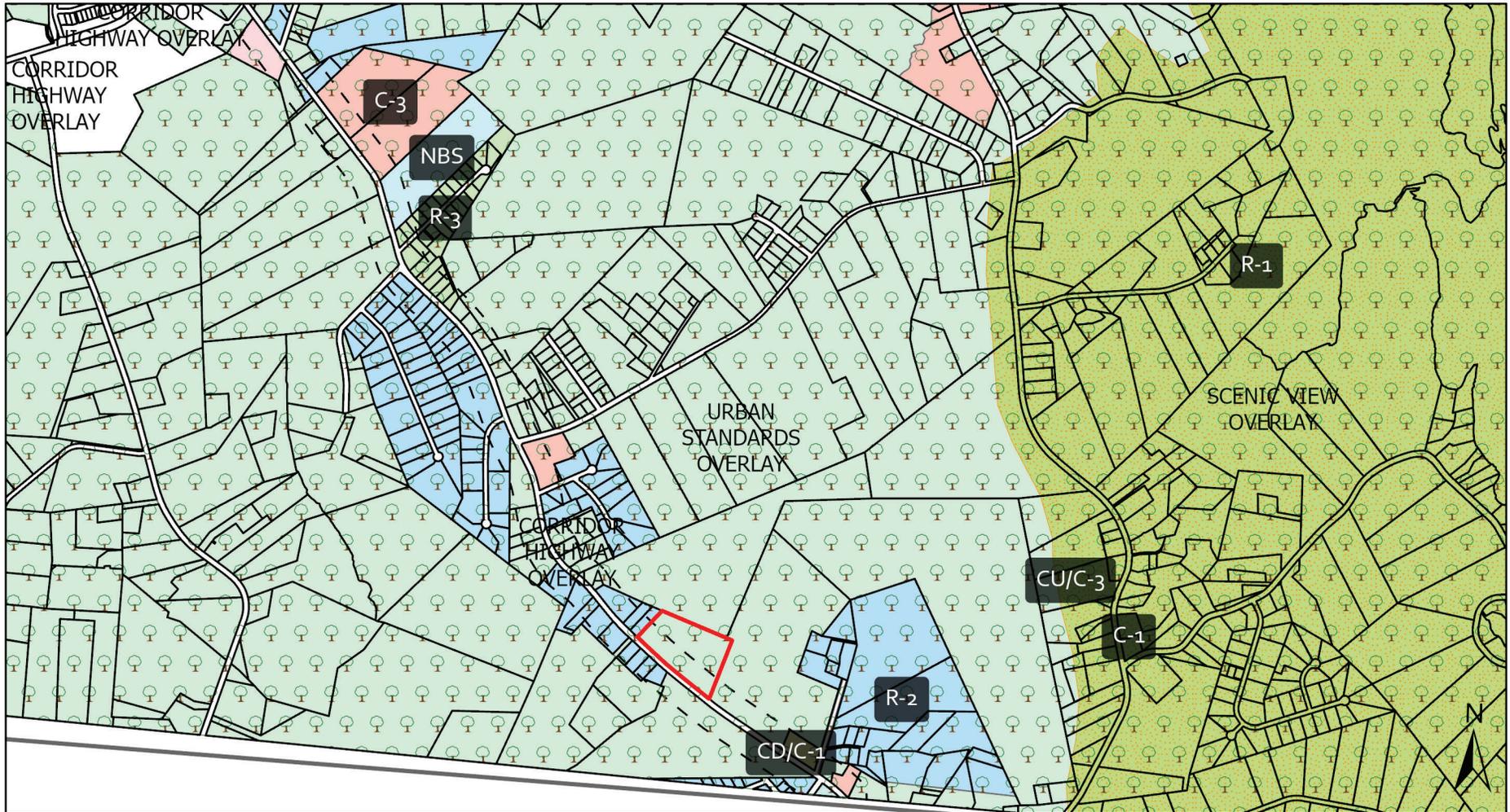
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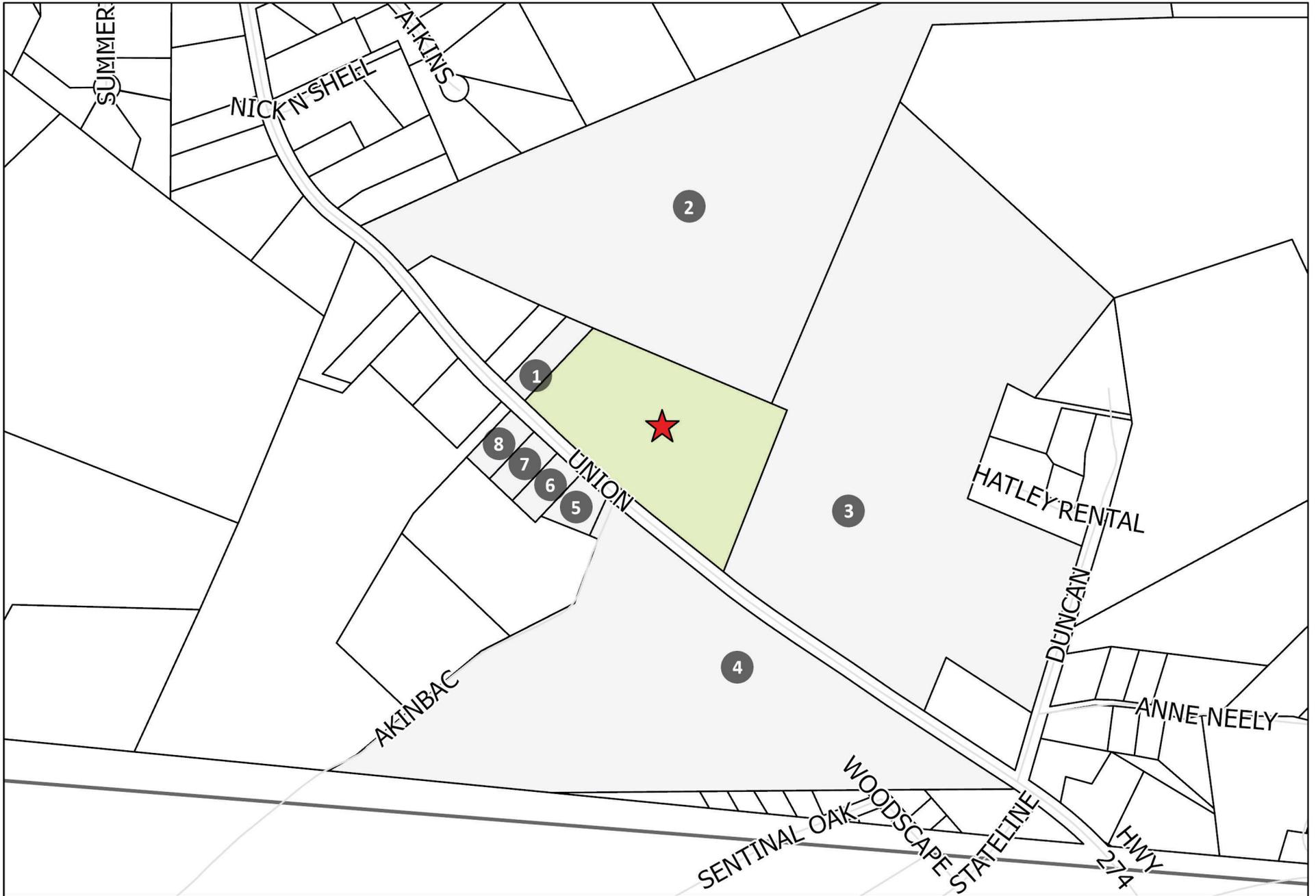
Gaston County Overlays	
C-3	CD/C-1
CU/C-3	NBS
R-1	R-2
R-3	Subject Parcel
Gaston County UDO	
CH OVERLAY	C-1
SV OVERLAY	
US OVERLAY	
Gaston County UDO	
ZONE TYPE	
C-1	

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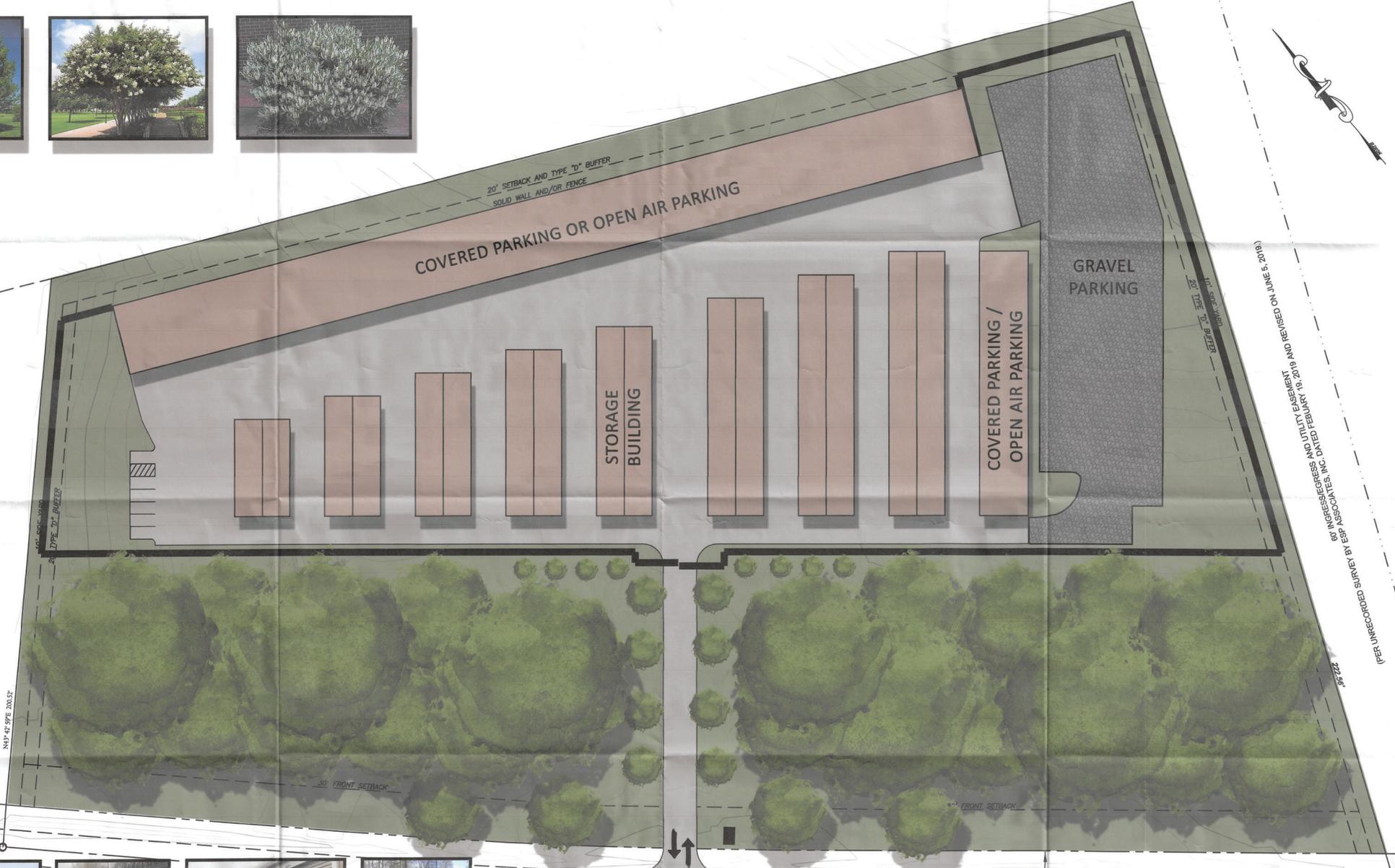
CD21-07 Subject and Adjacent Properties Map

See reverse side or next page for listing of property owners.

 SUBJECT PROPERTY

CD21-07 Subject and Adjacent Parcel Information

NO	PARCEL	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
*	301563	FIELDS TONY WADE	FIELDS TAMMY S.	5113 WILLOW POND RD	CLOVER	SC	29710
1	194324	SELF LAURA NICHOLE		6861 UNION ROAD	GASTONIA	NC	28056
2	194325	RATCHFORD GENE ARTHUR	RATCHFORD SANDRA QUEEN	2048 SHADWELL CT	GASTONIA	NC	28054
3	302552	YELTON JAMES K		8034 CATAWBA COVE RD	BELMONT	NC	28012
4	225620	MCGIRT STEPHEN PAUL		6922 PINE MOSS LN	CLOVER	SC	29710
5	194321	MCDERMOTT BRYON JOSEPH III	MCDERMOTT NANCY ANNE	6880 UNION RD	GASTONIA	NC	28056
6	194320	IBARRA EDUARDO E ROMAN		10929 PARK RD	CHARLOTTE	NC	28226
7	194319	ASHWELL BRENDA JO ELIZABETH		6870 UNION RD	GASTONIA	NC	28056
8	194318	SOX SAMUEL ROBERT		6866 UNION RD	GASTONIA	NC	28056



COVERED PARKING OR OPEN AIR PARKING

STORAGE BUILDING

COVERED PARKING / OPEN AIR PARKING

GRAVEL PARKING

UNION ROAD - HWY 274

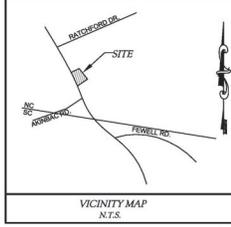
PAVED PUBLIC ROAD
60' RW (PER PB 58, PG 78)

(PER UNRECORDED SURVEY 181 ESP ASSOCIATES INC. DATED FEBRUARY 18, 2019 AND REVISED ON JUNE 5, 2018)
 60 INGRESS AND UTILITY EASEMENT
 10' SIDE YARD
 20' TYPE 'D' BUFFER
 22.56'





GENE ARTHUR RATCHFORD &
SANDRA QUEEN RATCHFORD
PI# 194420
DB 4237, PG 993
ZONED R-1



LWE
LATHAM-WALTERS
ENGINEERING, INC.
INC. CORP. LIC. C-1819
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

**NOT
ISSUED FOR
CONSTRUCTION**

TONY FIELDS

5113 WILLOW POND ROAD
CLOVER, SC 29710
PH: (704) 866-3966
tfields9944@bellsouth.net

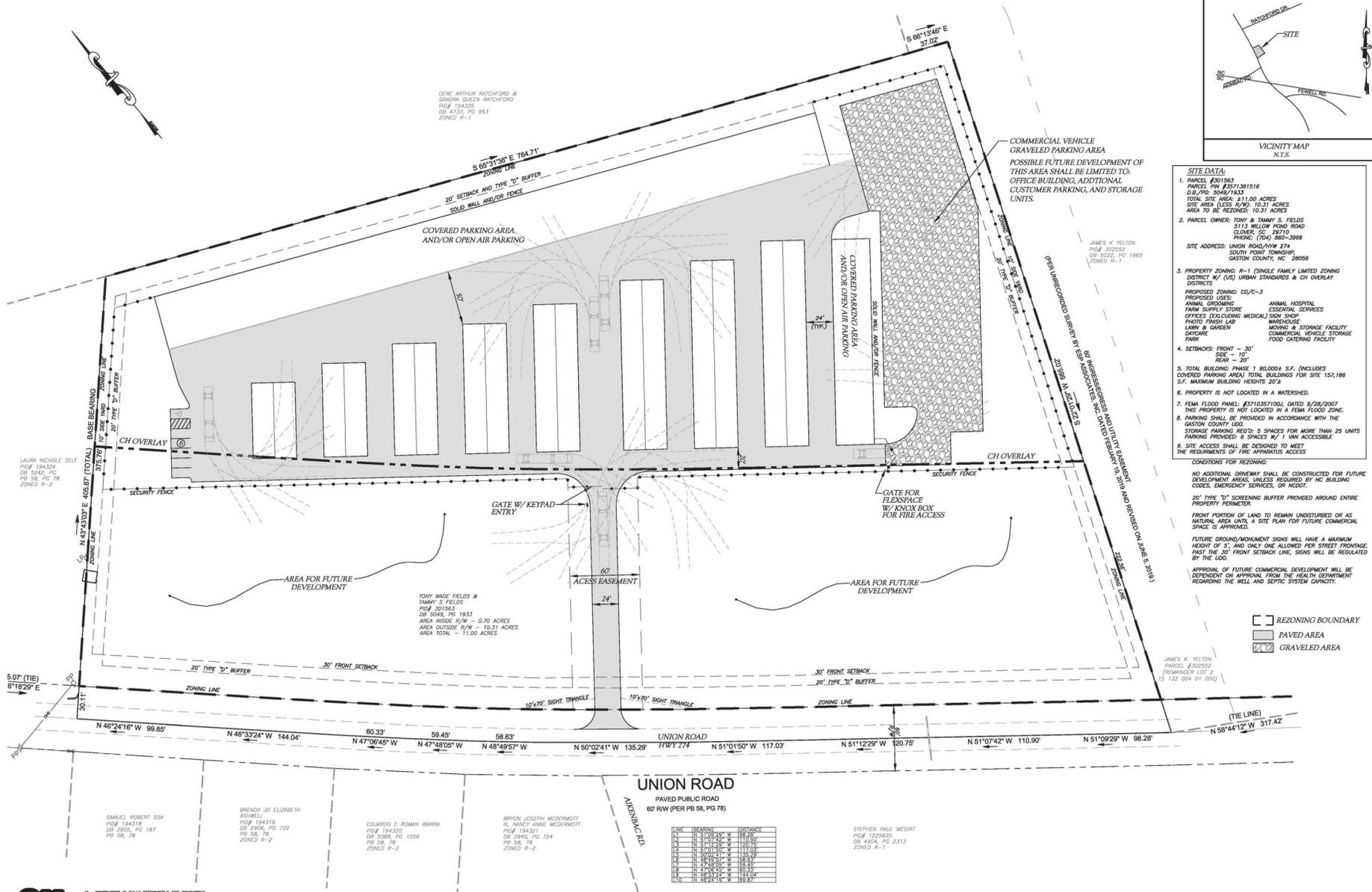
HIGHWAY 274 SITE
HIGHWAY 274 GASTON COUNTY, NC
SKETCH PLAN

REVISIONS

PROJECT NO.: 2008.14
SCALE: 1"=40'
DRAWN BY: J.W.
CHECKED BY: MSL
DATE: 7/22/2009

SHEET NO.:

C1.0



- SITE DATA:**
- PARCEL #301563
PARCEL P/W #5571381516
D.B./P.C. 5046/7833
TOTAL SITE AREA 411.00 ACRES
SITE AREA (LESS R/W) 10.31 ACRES
AREA TO BE REZONED 10.31 ACRES
 - PARCEL OWNER: TONY & TAMMY S. FIELDS
2113 WILLOW POND ROAD
CLOVER, SC 29710
PHONE: (704) 866-3966
SITE ADDRESS: UNION ROAD/P/W 274
SOUTH POINT TOWNSHIP,
GASTON COUNTY, NC 28036
 - PROPERTY ZONING: R-1 (SINGLE FAMILY LIMITED ZONING DISTRICT W/ (US) URBAN STANDARDS & CH OVERLAY)
PROPOSED ZONING: CD/C-3
PROPOSED USES:
ANIMAL CROCKING ANIMAL HOSPITAL
FARM SUPPLY STORE ESSENTIAL SERVICES
OFFICES (EXCLUDING MEDICAL) SIGN SHOP
PHOTO FINISH LAB WAREHOUSE
LAWN & GARDEN MOVING & STORAGE FACILITY
COMMERCIAL VEHICLE STORAGE
DAYCARE PARK FOOD CATERING FACILITY
 - SETBACKS: FRONT - 30'
SIDE - 10'
REAR - 20'
 - TOTAL BUILDING: PHASE 1, 80,000 S.F. (INCLUDES COVERED PARKING AREA) TOTAL BUILDINGS FOR SITE 157,186 S.F. MAXIMUM BUILDING HEIGHTS 20'S
 - PROPERTY IS NOT LOCATED IN A WATERSHED.
 - FEMA FLOOD PANEL: 2715/ST/01A, DATED 8/28/2007
THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
 - PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE GASTON COUNTY CODE.
STORAGE PARKING REQS: 5 SPACES FOR MORE THAN 25 UNITS
PARKING PROVIDED: 6 SPACES BY 1 MAN ACCESSIBLE
 - SITE ACCESS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE APPROPRIATE AGENCIES
- CONDITIONS FOR REZONING:**
- NO ADDITIONAL DRIVEWAY SHALL BE CONSTRUCTED FOR FUTURE DEVELOPMENT AREAS, UNLESS REQUIRED BY NC BUILDING CODES, EMERGENCY SERVICES, OR MCDOT.
 - FRONT PORTION OF LAND TO REMAIN UNDISTURBED OR AS NATURAL AREA UNLESS A SITE PLAN FOR FUTURE COMMERCIAL SPACE IS APPROVED.
 - FUTURE GROUND/MONUMENT SIGNS WILL HAVE A MAXIMUM HEIGHT OF 15' AND ONLY ONE ALLOWED PER STREET FRONTAGE PAST THE 30' FRONT SETBACK LINE. SIGNS WILL BE REGULATED BY THE MCD.
 - APPROVAL OF FUTURE COMMERCIAL DEVELOPMENT WILL BE DEPENDENT ON APPROVAL FROM THE HEALTH DEPARTMENT REGARDING THE WELL AND SEPTIC SYSTEM CAPACITY.

LAURA NICHOLE SOFT
PI# 194324
DB 5046, PG 78
PG 58, PG 78
ZONED R-2

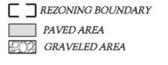
JAMES K. YELTON
PI# 302552
DB 3022, PG 1965
ZONED R-1

NO ADDITIONAL DRIVEWAY SHALL BE CONSTRUCTED FOR FUTURE DEVELOPMENT AREAS, UNLESS REQUIRED BY NC BUILDING CODES, EMERGENCY SERVICES, OR MCDOT.

FRONT PORTION OF LAND TO REMAIN UNDISTURBED OR AS NATURAL AREA UNLESS A SITE PLAN FOR FUTURE COMMERCIAL SPACE IS APPROVED.

FUTURE GROUND/MONUMENT SIGNS WILL HAVE A MAXIMUM HEIGHT OF 15' AND ONLY ONE ALLOWED PER STREET FRONTAGE PAST THE 30' FRONT SETBACK LINE. SIGNS WILL BE REGULATED BY THE MCD.

APPROVAL OF FUTURE COMMERCIAL DEVELOPMENT WILL BE DEPENDENT ON APPROVAL FROM THE HEALTH DEPARTMENT REGARDING THE WELL AND SEPTIC SYSTEM CAPACITY.



JAMES K. YELTON
PARCEL #302552
REZONING LOT 2
15 722 004 01 000

5.07' (TIE)
8'16'29" E

N 46°24'16" W 99.85' N 46°33'24" W 144.04' 60.33' 59.45' 58.63' UNION ROAD
PAVED PUBLIC ROAD
60' R/W (PER PG 58, PG 78)

SAHUEL ROBERT SOF
PI# 194312
DB 2965, PG 187
PG 58, 78

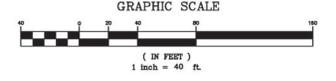
BRENDA JO ELIZABETH ASHWEEL
PI# 194319
DB 2966, PG 222
PG 58, 78

EDUARDO E ROMAN IBARRA
PI# 194320
DB 5084, PG 1058
PG 58, 78
ZONED R-2

BRYON JOSEPH MCDERMOTT
PI# 194321
DB 2945, PG 724
PG 58, 78
ZONED R-2

LINK	BEARING	DISTANCE
1	N 11°10'29" W	99.85
2	N 46°33'24" W	144.04
3	N 47°06'45" W	60.33
4	N 47°48'05" W	59.45
5	N 48°49'57" W	58.63
6	N 50°02'41" W	135.28
7	N 51°01'50" W	117.03
8	N 51°12'29" W	20.75
9	N 51°07'42" W	110.90
10	N 51°09'29" W	98.28
11	N 58°44'12" W	317.42
12	N 8°24'16" W	99.87

STEPHEN PAUL MCDIRT
PI# 122520
DB 6024, PG 2213
ZONED R-1



- 811**
Know what's below.
Call before you dig.
- CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, SIGN FRAMES, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
 - ALL EXCAVATION SHALL BE TO THE STANDARD OF THE NORTH ARROW INDICATING TO STANDARD OF THE NORTH.
 - SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

Memorandum

To: Jamie Kanburoglu, Long Range Planner, Building and Development Services
From: Julio Paredes, Planner
Date: March 17, 2022
Subject: GCLMPO Rezoning Review – Ferrell Grove Ave.

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

The site is located at Union Rd. PID: 301563. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The GCLMPO 2050 Highway MTP does not include any proposed improvements to any streets adjacent to the subject property.
3. A proposed project to widen Union Rd to a 4-lane divided boulevard is included in the MPO's CTP. The typical cross section for a four-lane divided boulevard with on-street bicycle facilities involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Rd is 60 ft.

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. 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.

4. The CTP shows bike facilities improvements along Union Rd.
5. The MPO recently submitted the widening of Union Rd/Union-New Hope Rd in its entirety from Beaty Rd to South Carolina State Line, including sidewalks and bike facilities along both sides for NCDOT's latest round of prioritization. It is not likely that the project will be funded in the next STIP, but this will start the process for additional express designs/feasibility study.



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6. 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.