



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-09-05-00162 LINDA D. PENNINGTON-HARDIN (APPLICANT); PROPERTY PARCEL: 310659, LOCATED OFF TOT DELLINGER RD, CHERRYVILLE, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on November 28, 2023, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 310659  
Applicant(s): Linda D. Pennington-Hardin  
Owner(s): Linda D. Pennington-Hardin  
Property Location: Tot Dellinger Road  
Request: Rezone from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcel 310659, located off Tot Dellinger Road, Cherryville, NC, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District on November 6, 2023, based on: staff recommendation and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

Motion: Crane Second: Vinson Vote: 6-0  
Aye: Crane, Horne, Houchard, Hurst, Sadler, Vinson  
Nay: None  
Absent: Brooks, Harris, Magee, Marcantel  
Abstain: None

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	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-374	11/28/2023	AF	BH	A	A	A	A	A	AB	A	U

**DISTRIBUTION:**

Laserfiche Users

Zoning Map Change: REZ-23-09-05-00162 Linda D. Pennington-Hardin (Applicant); Property Parcel: 310659, Located Off Tot Dellinger Rd., Cherryville, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District  
Page 2

NOW, THEREFORE, BE IT RESOLVED 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. It is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural "feel" of the community by keeping plenty of open space along with farmstead style housing, as envisioned by the rural future land use designation.

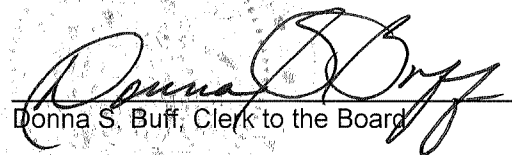
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 310659, is hereby approved, effective with the passage of this Resolution.

- 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

# GASTON COUNTY REZONING APPLICATION (REZ-23-09-05-00162)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single-Family Limited Zoning District to the (R-2) Single-Family Moderate Zoning District.

**Applicant(s):**

Linda D Pennington-Hardin

**Property Owner(s):**

Wayne Joel Hardin and Linda D Pennington-Hardin

**Parcel Identification (PID):**

310659

**Property Location:**

Off Tot Dellinger Road, Cherryville

**Total Property Acreage:**

2.0 acres

**Acreage for Map Change:**

2.0 acres

**Current Zoning:**

(R-1) Single-Family Limited

**Proposed Zoning:**

(R-2) Single-Family Moderate

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 1: Rural Gaston/Northwest Gaston**

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, preservation of agriculture and maintaining the rural “feel” of the community, and steer development towards existing infrastructure.

**Comprehensive Plan future Land Use: Rural**

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing and opportunities for agribusiness. Residential homes are located on large lots and are set back on the roads they front upon.

**Staff Recommendation:**

Application, as presented, is consistent with the Comprehensive Land Use Plan.

### UTILITIES AND ROAD NETWORK INFRASTRUCTURE

**Water/Sewer Provider:**

Private well / private septic

**Road Maintenance:**

Private easement located off an North Carolina Department of Transportation maintained road (Tot Dellinger Road)

### TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

The following departments did not have any comments at this time:

- Building and Development Services Plan Review team
- Natural Resources

A letter from the GCLMPO has been included in the staff packet.

## STAFF SUMMARY

**Prepared By: Peyton Ratchford, Planner II**

This property is in a residential area in the northwest region of the county. The location is primarily residential in nature with different housing types and styles included.

If approved, any uses allowed in the (R-2) Single Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

## PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on November 6, 2023, and recommended approval of the request by an unanimous 6-0 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 rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-23-09-05-00162, 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 rural "feel" of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.

These findings are supported by a 6 -0 vote by the Gaston County Planning Board during its November 6, 2023, meeting.



# GASTON COUNTY Department of Building & 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: REZ-

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

REZ-23-09-05-00162 / INV 51287

### A. \*APPLICANT INFORMATION

Name of Applicant: Linda D. Pennington-Hardin  
(Print Full Name)

Mailing Address: 1328 Tot Dellinger Road Cherryville, NC 28021  
(Include City, State and Zip Code)

Telephone Numbers: 704-813-1138  
(Area Code) Business (Area Code) Home

Email: dhardin@jlmf.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: Linda D. Pennington-Hardin  
(Print Full Name)

Mailing Address: 1328 Tot Dellinger Rd Cherryville, NC 28021  
(Include City, State and Zip Code)

Telephone Numbers: 704-813-1138  
(Area Code) Business (Area Code) Home

Email: dhardin@jlmf.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Tot Dellinger Rd

Parcel Identification (PID): 210719  
16.9

Acreage of Parcel: 2.0 +/- Acreage to be Rezoned: 2.0 +/- Current Zoning: R-1

Current Use: \_\_\_\_\_ Proposed Zoning: R-2

### 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)

See Reverse Side For Completion of Additional Sections

## 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

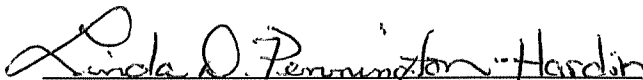
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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.

  
Signature of Property Owner or Authorized Representative

9-5-23  
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  
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED  
☐ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

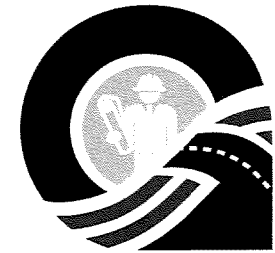
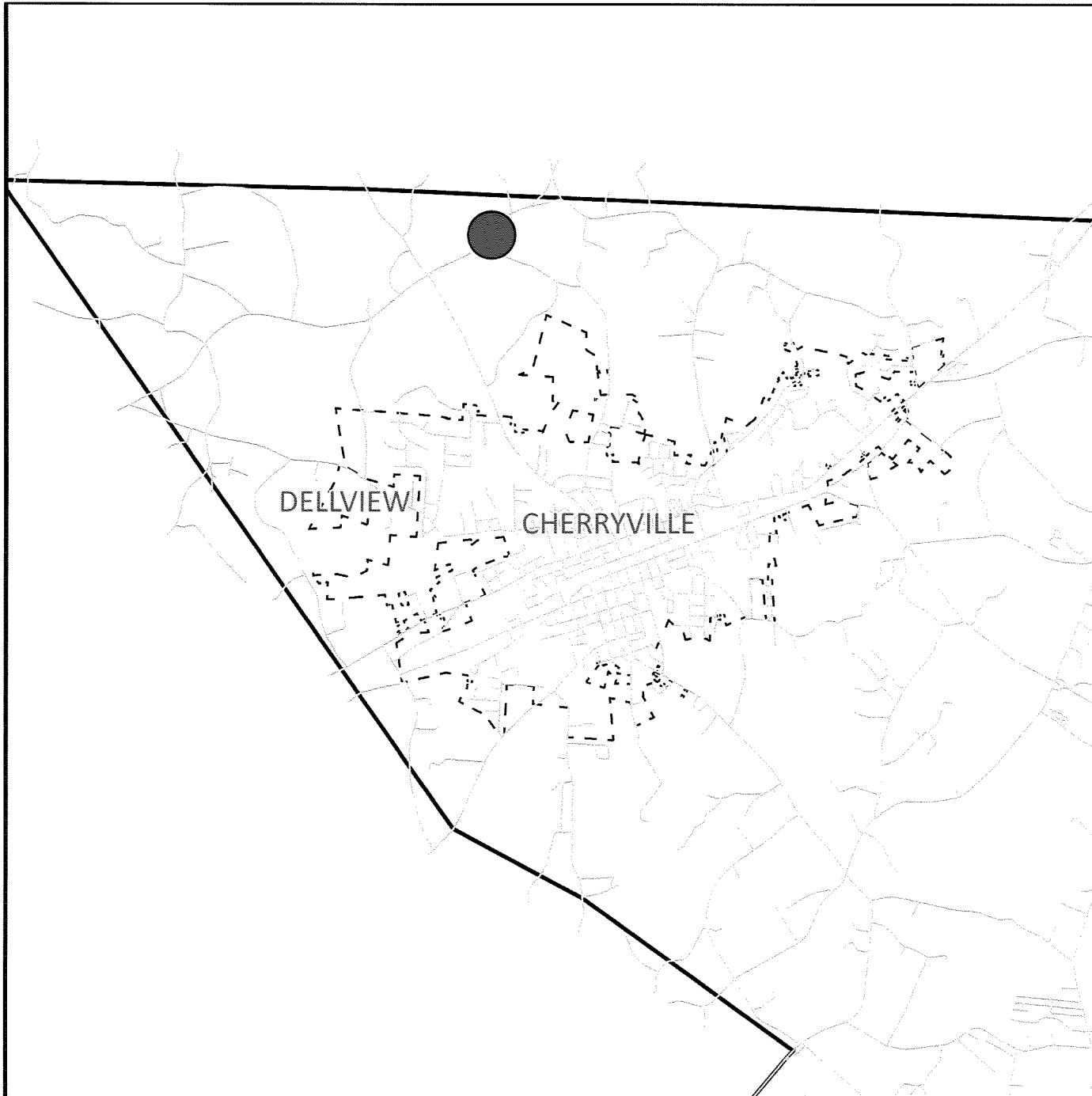
Date of Public Hearing: \_\_\_\_\_

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.



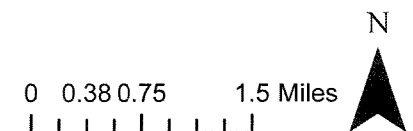
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-23-09-05-00162**

**LEGEND**

- Roads
- [ - - ] Municipalities
- Subject Parcel

The information provided on this map 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. 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.







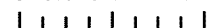
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-23-09-05-00162**

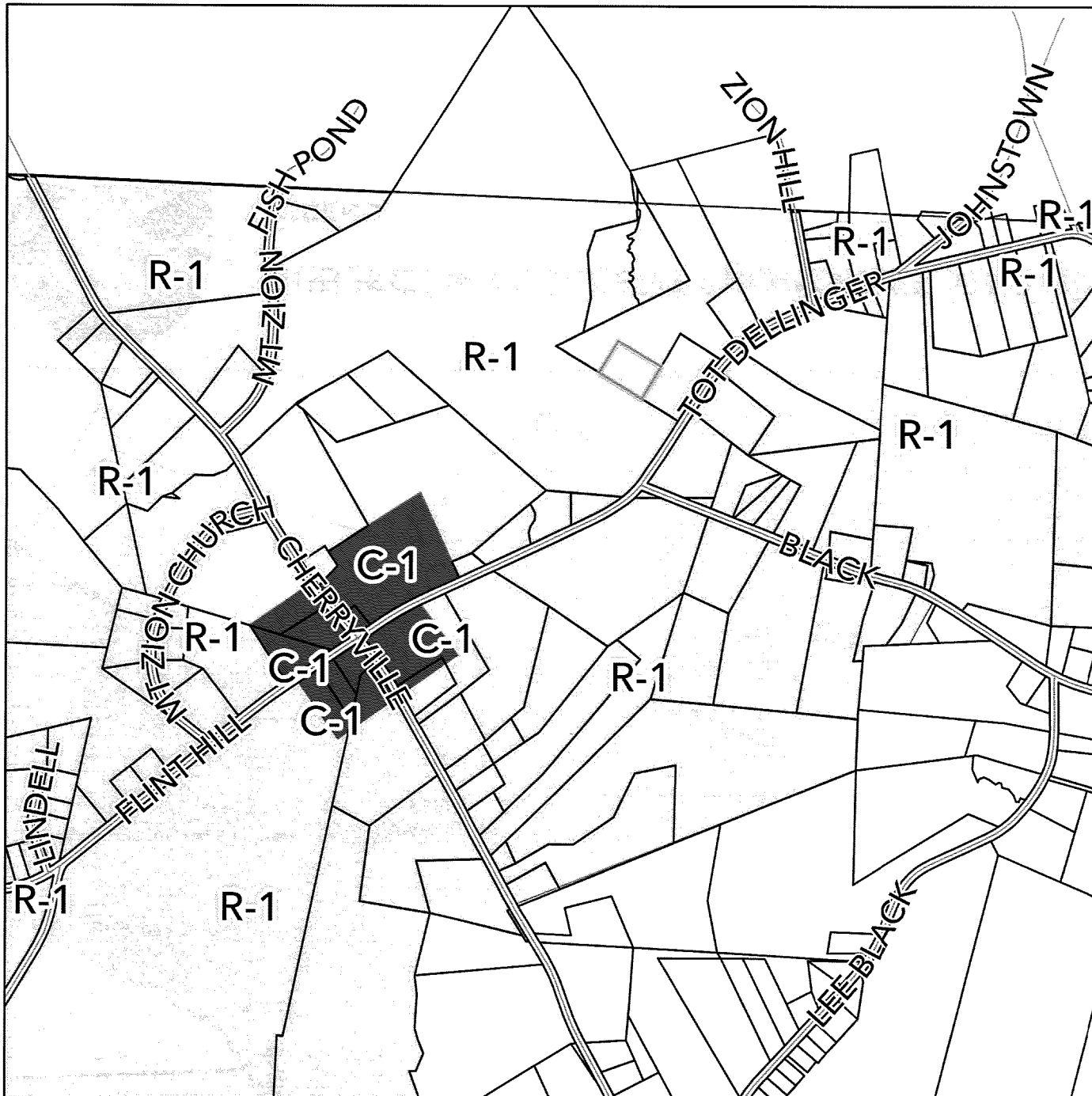
**LEGEND**

 Subject Parcel

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0 0.020.04 0.07 Miles  






## ZONING MAP REZ-23-09-05-00162

### LEGEND

— Roads

□ Parcels

#### ZONE TYPE

■ C-1

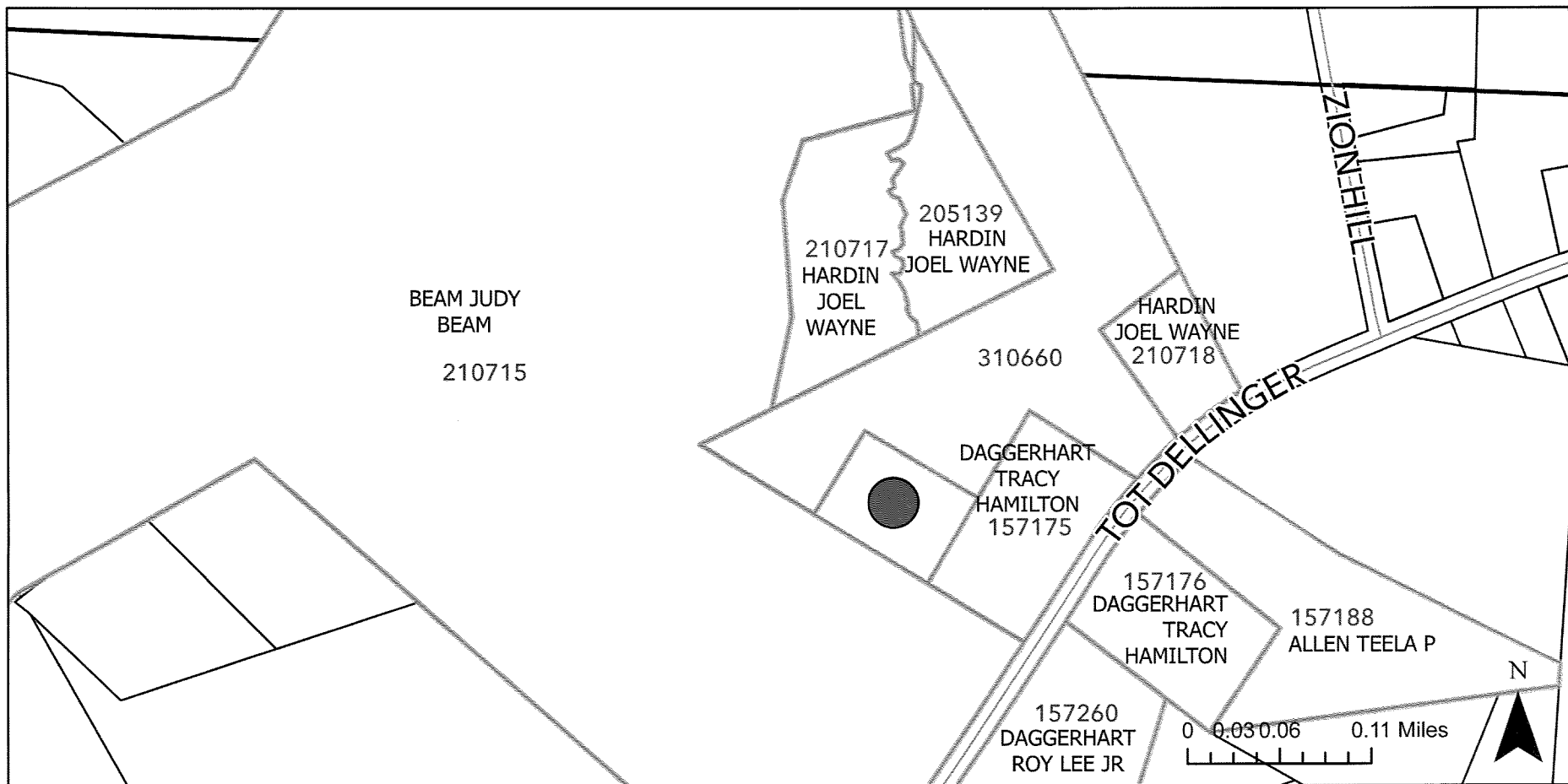
□ R-1

□ Subject Parcel

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0 0.050.1 0.2 Miles





## SUBJECT & ADJACENT PROPERTIES MAP | REZ-23-09-05-00162

### LEGEND

● Subject Parcel

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# Certificate of Survey and Accuracy

I, T. Riley Casey, certify that this plat was drawn under my supervision from an actual survey made under my supervision (detailed description recorded in Book 2284, Page 2459); that the boundaries not surveyed are clearly indicated as shown from information found in as shown Book \_\_\_\_\_, page \_\_\_\_\_; that the ratio of precision as calculated is 1:10,000 +/-; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 28th day of July A.D., 2023.

*T. Riley Casey*  
T. Riley Casey P.L.S., L-4896

## SURVEYOR'S CERTIFICATE AS TO THE LAND USE REGULATIONS

That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

*T. Riley Casey*  
T. Riley Casey P.L.S., L-4896

The certificate shall be substantially in the following form:

"I, T. Riley Casey, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: CLASS A
- (2) Positional accuracy: 0.05
- (3) Type of GPS field procedure: RTK
- (4) Dates of survey: 07/17/2023
- (5) Datum/EPOCH: NAD83 (2011)
- (6) Published/Field-control use: VRS
- (7) Control Model: NGS2011
- (8) Combined grid factor(s): 0.99998495
- (9) Units: US SURVEY FEET

Witness my original signature, registration number and seal this 28th day of July A.D., 2023.

*T. Riley Casey*  
T. Riley Casey P.L.S., L-4896

Review Officer Certificate  
State of North Carolina County of Gaston

I, *Joel Hardin*, Review Officer of Gaston County, certify that the plat or plat to which this certification is affixed meets all statutory requirements for *2-3-23*  
Review Officer Date

## Certificate of Ownership

Know all men by these presents, that I/we hereby certify that I/we are the owner(s) of the property shown herein, and that I/we hereby acknowledge this plat and allotment to be my/our free act and deed and that I hereby dedicate to the public use of all streets, alleys, walks, parks, playgrounds, open spaces and easements to public or private use forever all areas as shown or indicated on said plat.

*Joel Hardin* 8-30-23 Joel Hardin  
*Linda D. Pennington-Hardin* 8-30-23 Linda D. Pennington-Hardin  
Owner Date

This is to certify that part of the property does not lie within a 100 year flood plain.

*T. Riley Casey*  
T. Riley Casey P.L.S., L-4896 07-28-2023

This Plat is located in a designated Surface Water Supply Watershed Area of Gaston County or the municipalities for which Gaston County administers Watershed Regulations. This area is defined as the Indian Creek Protected II and named as Indian Creek and this area is accurately depicted.

07-28-2023 *T. Riley Casey*  
Surveyor

I hereby certify that the plat shown herein is not located in a Special Flood Hazard Area and that these areas have been accurately depicted. This area is further shown on FEMA Flood Insurance Rate Map (FIRM) Panel # 3710268190K, dated as of September 28th, 2007.

07-28-2023 *T. Riley Casey*  
Surveyor

## APPROVAL OF WATER SHED

I certify that the plat shown herein complies with the Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

8-31-23  
Date

## Approval for Recording

I, *Joel Hardin*, hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Gaston County, North Carolina, and is approved for recording in the Office of the County Register of Deeds.

8-31-23  
Date

## FAMILY EXEMPTION STATEMENT

It is declared that the Grantor hereon, *Joel Hardin*, is the owner of the property shown herein, and that the conveyance is made in compliance with the Subdivision Regulations of the Gaston County Unified Development Ordinance, as referenced in Section 15.13 (D), exempting families from certain regulations for Lots to Abut a Public Street.



## REGISTER OF DEEDS

Filed for registration on \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_ o'clock  
M., & Registered in the office of Register of Deeds, Gaston County, NC.

In Book \_\_\_\_\_ Page \_\_\_\_\_  
By \_\_\_\_\_ Assistant Register of Deeds

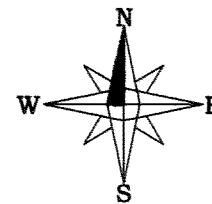
## NORTH CAROLINA GASTON COUNTY

I, \_\_\_\_\_, Register of Deeds, do hereby certify this to be a true copy of document which is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_

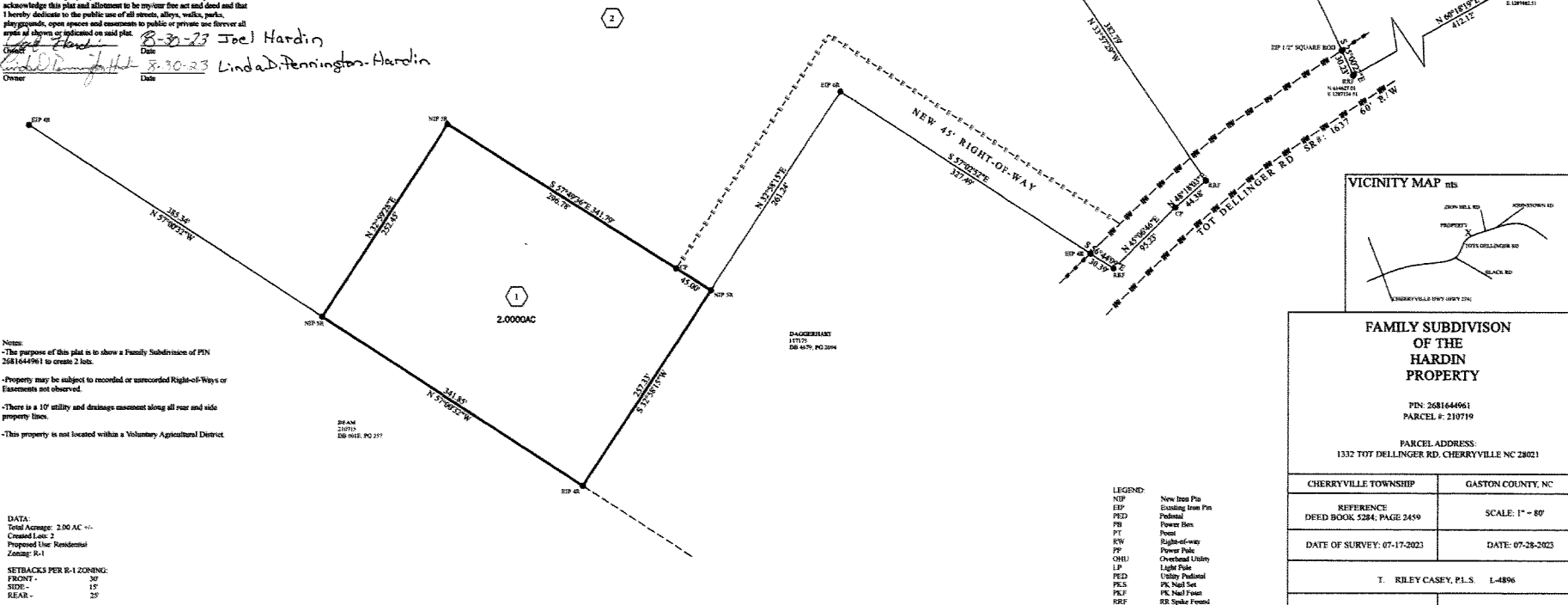
WITNESS my hand & seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Register of Deeds

By \_\_\_\_\_ Assistant Deputy



NORTH REFERENCE  
NAD 83



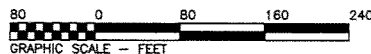
- Notes:
- The purpose of this plat is to show a Family Subdivision of PIN 2681644961 to create 2 lots.
  - Property may be subject to recorded or unrecorded Right-of-Ways or Easements not observed.
  - There is a 10' utility and drainage easement along all rear and side property lines.
  - This property is not located within a Voluntary Agricultural District.

DATA:  
Total Acreage: 2.00 AC +/-  
Created Lot: 2  
Proposed Use: Residential  
Zoning: R-1

SETBACKS PER R-1 ZONING:  
FRONT - 30'  
SIDE - 15'  
REAR - 25'

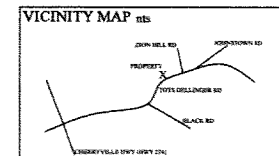
MINIMUM LOT WIDTH: 80' AT BUILDING LINE  
MINIMUM LOT SIZE: 30,000 sq. ft.

Owner to verify zoning and setbacks prior to planning or construction.



- LEGEND:
- NIP New Iron Pin
  - EIP Existing Iron Pin
  - PEP Pinned
  - PI Power Pin
  - PT Point
  - R/W Right-of-way
  - PP Power Pole
  - OUH Overhead Utility
  - LP Light Pole
  - PEP Utility Pinned
  - PK-S PK Nail Set
  - PK-F PK Nail Fuses
  - ORF OR Spike Found

- E - E - E - EDGE OF EASEMENT
- - - - - OVERHEAD UTILITY
- - - - - ADJOINING LAND OWNER
- - - - - EDGE OF ROAD R/W



## FAMILY SUBDIVISION OF THE HARDIN PROPERTY

PIN: 2681644961  
PARCEL #: 210719

PARCEL ADDRESS:  
1332 TOT DELLINGER RD. CHERRYVILLE NC 28021

CHERRYVILLE TOWNSHIP	GASTON COUNTY, NC
REFERENCE DEED BOOK 5284, PAGE 2459	SCALE: 1" = 80'
DATE OF SURVEY: 07-17-2023	DATE: 07-28-2023
T. RILEY CASEY, P.L.S. L-4896	
OWNER/RETURN TO: HARDIN 1328 TODD DELLINGER ROAD CHERRYVILLE, NC 28021	CASEY LAND SURVEYING, PLLC PO BOX 195 LINCOLNTON, NC 28083 (704) 308-4701

JOB FILE: TOTDELLINGER07172023

## Uses Allowed in the (R-2) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Animal Grooming Service for household pet (indoor kennels)	SP	Dwelling, Manufactured Home Class A		X	Manufactured Home Park	Es	Es	Restaurant, within other facilities	Xs	Xs
Animal Hospital (Outdoor kennel)	SPs	Dwelling, Manufactured Home Class C	Es	Es	Marina, Accessory	Xs	Xs	Riding Stables		SPs
Animal Hospital, (Indoor kennel)	SPs	Dwelling, Manufactured Home Class D	Es	Es	Marina, Commercial	CD	SP	Rodeo / Accessory Rodeo		SPs
Animal Kennel	SPs	Dwelling, Single Family	X	X	Maternity Home	Xs/ SPs	Xs/SPs	School for the Arts		SP
Automobile Hobbyist	Xs	Dwelling, Two Family	Xs	Xs	Military Reserve Center		SPs	School, Elementary & Middle (public & private)	Xs	Xs
Bed and Breakfast Inn	SPs	Essential Services Class 1	X	X	Museum	SP	SP	School, Senior High (public & private)	Xs	Xs
Bona Fide Farms	Xs	Essential Services Class 2	Xs	Xs	Nursery (Garden)		SPs	Small House Community	SP	SP
Botanical Garden	Xs	Essential Services Class 3		SP	Nursing Home, Rest Home		SPs	Special Events Facility	SPs	SPs
Camping and Recreational Vehicle Park	SPs	Essential Services Class 4	Xs/SPs	Xs/SPs	Paint Ball / Laser Tag Facility	SPs	SPs	Special Events Facility, Accessory	SPs	SPs
Cemetery	SPs	Family Care Home	Xs/SPs	Xs/SPs	Park	Xs/SPs	Xs/SPs	Stadium	Xs/SPs	Xs/SPs
Church / Place of Worship	Xs	Flex Space	Xs	Xs	Parking Lot	SPs	SPs	Taxidermy	X	X
College / University	SP	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA	SPs	SPs	Planned Residential Development (PRD)	Xs/CDs	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs	Xs
Conference / Retreat / Event Center	SPs	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA		SPs	Planned Unit Development (PUD)		Xs/CDs	Telecommunication Tower & Facilities	SPs	SPs
Continuing Care Facility	SPs	Golf Course; Golf Driving Range; Golf Miniature	SPs	SPs	Private Residential Quarters (PRQ)	Xs	Xs	Tourist Home	X	X
Country Club	SPs	Group Home		Xs	Produce Stand	Xs	Xs	Tower and/or Station, Radio & Television Broadcast	SPs	SPs
Day Care Center, Class A	Xs	Home Occupation, Customary	Xs	Xs	Recreation Center and Sports Center	SPs	SPs	Traditional Neighborhood Development (TND)	Xs/CDs	Xs/CDs
Day Care Center, Class B	Xs/SPs	Home Occupation, Rural	Xs	Xs	Recycling Deposit Station, accessory	X	X	Wood Waste Grinding Operation	SPs	SPs
Day Care Center, Class C	SPs	Library	SP	SP	Recycling Deposit Station, principal use	SPs	SPs	Zoo	SP	SP



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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 Richard, CZO—Planner II, Building and Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** October 3rd, 2023  
**Subject:** REZ 23-09-05-00162 – Tot Dellinger Rd, Cherryville – GCLMPO Site Plan Review

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Thank you for the opportunity to provide transportation comments on a proposed rezoning 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 Tot Dellinger Rd, Cherryville, NC 28021. Parcel IDs# 210719. 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. 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 bike facilities improvements along Tot Dellinger Rd.
4. 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](mailto:juliop@cityofgastonia.com).



# Gaston County

Gaston County  
Board of Commissioners  
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## Building and Development Services

### Board Action

File #: 23-503

Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-23-09-05-00162, Linda D. Pennington-Hardin (Applicant); Property Parcel: 310659, Located off Tot Dellinger Rd., Cherryville, NC, Rezone 2 Acres from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

#### STAFF CONTACT

Peyton Ratchford - 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. Linda D. Pennington-Hardin (Applicant); Property Parcel: 310659, Located off Tot Dellinger Rd., Cherryville, NC, Rezone 2 Acres from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District. A public hearing was advertised and held on November 28, 2023, with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on November 6, 2023, 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

Resolution, Staff Report, Application Packet, Maps, 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	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-374	11/28/2023	AF	BH	A	A	A	A	A	AB	A	U

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