Planning Board Item II- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z16-01)

Board of Commissioners/Planning Board Public Hearing Date March 22, 2016

General Rezoning Application-Z16-01 for Parcel 223174, 223173, 223175

Request:	To rezone parcel number 223174, 223173 and 223175 from the (R-1) Single Family Limited Zoning District w/US Overlay to the (R-2) Single Family Moderate Zoning District w/US Overlay.
Applicant:	Andrew and Daphney Tench
Property Owner:	Andrew and Daphney Tench & Arden and Elizabeth Reiser
Mailing Address of Applicant:	2101 Old Hickory Grove Road, Mt. Holly, NC 28120

Site Information and Description of Area:

General Location (see attached map):	McGinnis Street, Old Hickory Grove Road and West Catawba Avenue, Mt. Holly, NC
Tax Parcel Number(s):	223174, 223173 and 223175
Township:	Riverbend Township
Current Use of Property	vacant/undeveloped
Total Acreage in Parcel(s):	2.67 acres
Acreage for Map Change:	2.67 acres
Current Zoning District(s):	(R-1) Single Family Limited Zoning District w/US Overlay
General Area Zoning Districts:	(R-1) Single Family Limited, (C-3) General Commercial, (TMU) Transitional Mixed Use, US Overlay (US)
General/Adjacent Land Use(s):	commercial/industrial, residential, undeveloped

Zoning District Information:

Current Zoning District (s):

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.

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.

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: The overly districts would remain in effect, regardless of whether the request is approved or not.

COMPREHENSIVE PLAN:

Small Area District: Northeast of the Comprehensive Plan Strategy Map.
Key Issues: Wildlife habitats, availability of water, sewer, etc., adequate roads and road system, greenways, parks, and recreation facilities.

Statement of Consistency: It is staff's opinion that the request is consistent with the Comprehensive Plan.

TECHNICAL REVIEW COMMITTEE:
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 (MPO); Fire Marshall, etc. which reviews all land use proposals and site plans which require Planning Board approval, and/or public hearing process.

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

ZONING SIGN PLACED ON PROPERTY: March 11, 2016

MAIL NOTIFICATION:
Notice of the hearing was sent to adjacent property owners on March 11, 2016.
Comments, if any, from the notification will be provided during public hearing.

INFORMATION ATTACHED ATTACHED:
Rezoning application (copy); subject area map; zoning review map; list of uses for proposed zoning district, aerial map; vicinity map; adjacent property owner map and adjacent property list

TRANSPORTATION PLANNING INFORMATION:
MPO Comments (see attached)

STAFF CONTACT:
Ron Smith, Development Services Planner (704-866-3072), email: ron.smith@gastongov.org

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 16 - 01

Applicant [X] Planning Board (Administrative) [ ] Board of Commission (Administrative) [ ] ETJ [ ]

A. *APPLICANT INFORMATION

Name of Applicant: Andrew & Daphney Tench
(Print Full Name)

Mailing Address: 2101 Old Hickory Grove Road, Mt. Holly, NC 28120
(Include City, State and Zip Code)

Telephone Numbers: 704.507.0794 (Area Code) Business 704.827.4112 (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: Andrew & Daphney Tench & Arden & Elizabeth Reiser
(Print Full Name)

Mailing Address: 2101 Old Hickory Grove Road, Mr. Holly, 28120 / 142 Points End Dr., Mooresville, NC 28117
(Include City, State and Zip Code)

Telephone Numbers: 704.507.0794 (Area Code) Business (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: McGinnis Street, Old Hickory Grove Rd. Ave West Catawba Ave, Mt. Holly, NC

Parcel Identification (PID): # 223174 & # 223173 & 223175

Acreage of Parcel: ~~1.98~~ 2.67 +/- Acreage to be Rezoned: ~~1.98~~ 2.67 +/- Current Zoning: R-1 w/ US Overlay

Current Use: Vacant Proposed Zoning: R-2 w/ US Overlay

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

Parcel: _____ (If Applicable) Parcel: _____ (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) # 223173 & # 223175 hereby give Andrew Tench (Name of Applicant) consent to execute this proposed action.

x Hartridge Arden Reiser (Signature) 10/8/15 (Date)

x Elizabeth M Reiser (Signature) 10/8/15 (Date)

I, Kelly N. Neal, a Notary Public of the County of Iredell State of North Carolina, hereby certify that Hartridge Arden Reiser and Elizabeth M Reiser personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 8th day of October, 2015.

Kelly N. Neal Notary Public Signature — June 1 2016 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 Elizabeth M Reiser Hartridge Arden Reiser Signature of Property Owner or Authorized Representative — 10/8/15 Date

OFFICE USE ONLY **OFFICE USE ONLY** **OFFICE USE ONLY**

Date Received: 12-29-15 Application Number: Z16-01 Fee: $ 500.00

Received by Member of Staff: RB (Initials) Date of Payment: 12-29-15 Receipt Number: # 1939

- ☐ COPY OF PLOT PLAN OR AREA MAP
- ☐ NOTARIZED AUTHORIZATION
- ☐ COPY OF DEED
- ☑ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 2-23-16

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

16-7000001

15-7000013

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.

Single Family Moderate R-2

Below is a list of the uses allowed in the R-2 Zoning District:

The Gaston County Zoning Ordinance allows certain uses in the zoning districts: 1) by right; 2) by right, with supplemental regulations; 3) only with a conditional use permit; 4) only with a conditional use permit, with supplemental regulations; 5) Existing use subject to supplemental regulation; 6) By Conditional Zoning; 7) By Conditional Zoning with supplemental regulations; 8) By Special Exception; or 9) By Special Exception with supplemental regulations. Below are uses allowed in this district, broken down in the aforementioned categories?

R-2 Single Family Moderate

(1) Uses allowed by right:
Dwelling, Manufactured Home Class A, Dwelling Manufactured Home Class B, Dwelling, Single-Family, Essential Services, Class 1, Recycling Deposit Station, Accessory, Taxidermy.

(2)Uses allowed by right with supplemental regulations:
Automobile Hobbyist, Cemetery (Accessory Use), Bona Fide Farms, Botanical Gardens, Churches/ Place of Worship, Day Care Center, Class A, Day Care Center, Class B, Dwelling, Two Family, Essential Services Class 2, Essential Services Class 4, Family Care Home, Flex Space, Group Home, Home Occupation, Customary, Home Occupation, Rural, Landfill, Beneficial Fill, Landfill, Land Clearing and Inert Debris, Minor, Marinas, Accessory, Maternity Home, Park, Planned Residential Development (PRD), Planned Unit Development (PUD), Private Residential Quarters (PRQ), Produce Stand, Restaurant, within other facilities, Schools, Elementary and Junior High (Public and Private), School, Senior High (Public and Private), Stadium, Telecommunication Antennae and Equipment Buildings, Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:
Animal Grooming Service for household pet (Indoor Kennels), College/University, Essential Services Class 3, Library, Marina, Commercial, Museum, School for the Arts, Zoo.

(4)Uses allowed with a conditional use permit, with supplemental regulations:
Animal Hospital (Outdoor Kennel), Animal Hospital (Indoor Kennel), Animal Kennel, Bed and Breakfast Inn Camping and Recreational Vehicle Park, Cemetery, Continuing Care Facility, Country Club, Day Care Center, Class B, Day Care Center, Class C, Essential Services Class 4, Family Care Home, Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area, Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area, Golf Course; Golf Driving Range; Golf Miniature, Maternity Home, Military Reserve, Center, Nursery (Garden), Nursing Home, Rest Home, Park, Parking Lot, Recreation Center and Sports Center, Recycling Deposit Station, principal use, Riding Stables, Rodeo/Accessory Rodeo, Planned Unit Development, Planned Residential Development, Stadium, Tower and/or Station, Radio and Television Broadcast, Traditional Neighborhood Development (TND), Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:
Dwelling, Manufactured Home Class C, and Dwelling, Manufactured Home Class D, Manufactured Home Park

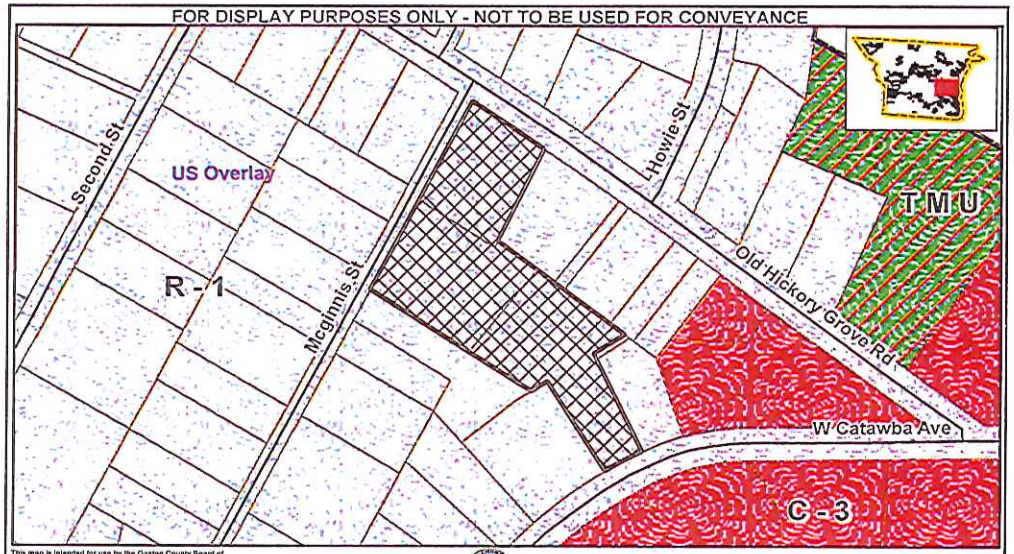
(6) By Conditional Zoning: None

(7) By Conditional Zoning with supplemental regulations:
Planned Residential Development (PRD), and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND)

(8) By Special exception: None

(9) By Special exception with supplemental regulations:
Family Care Home

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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

Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

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

GASTON COUNTY
ZONING REVIEW MAP

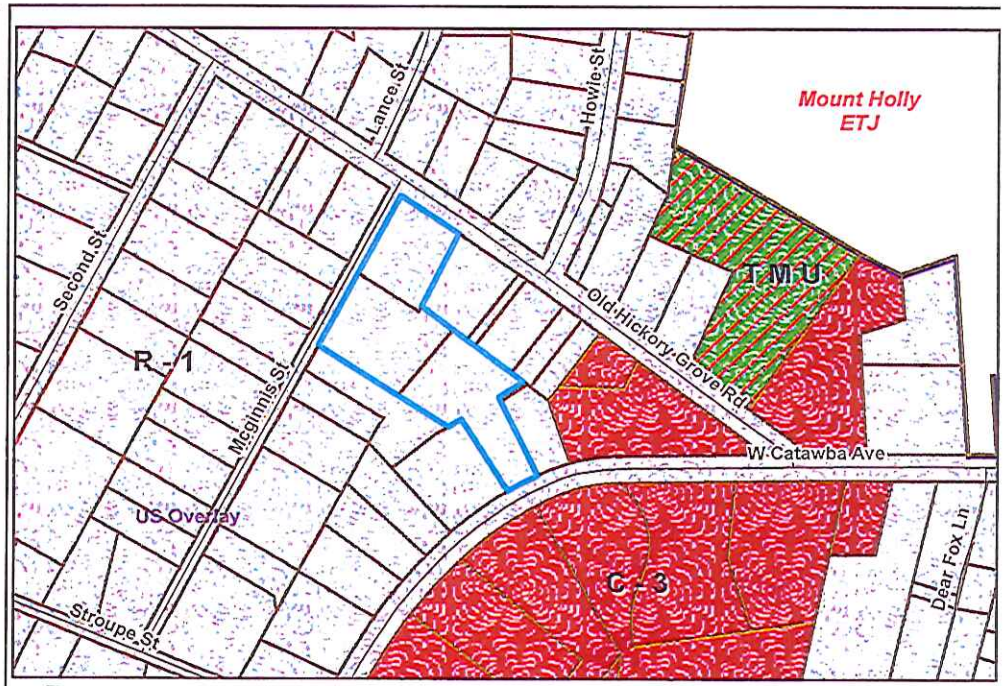
Area of Consideration

R-1 Single Family Limited
C-3 General Commercial
TMU Transitional Mixed Use
USO Urban Standards Overlay

N
W E
S

Applicant: Z 16-01
Tax Id: 223173, 223174 and 223175
Existing Zoning:
R-1 w/ US Overlays
Proposed Zoning:
R-2 w/ US Overlays

Map Date: 12/30/15



GASTON COUNTY ZONING
"Applicant: Z16-01"

Subject Area

US Urban Standards Overlay
R-1 Single Family Limited
C-3 General Commercial
TMU Transitional Mixed Use
ETJ Extra Territorial Jurisdiction

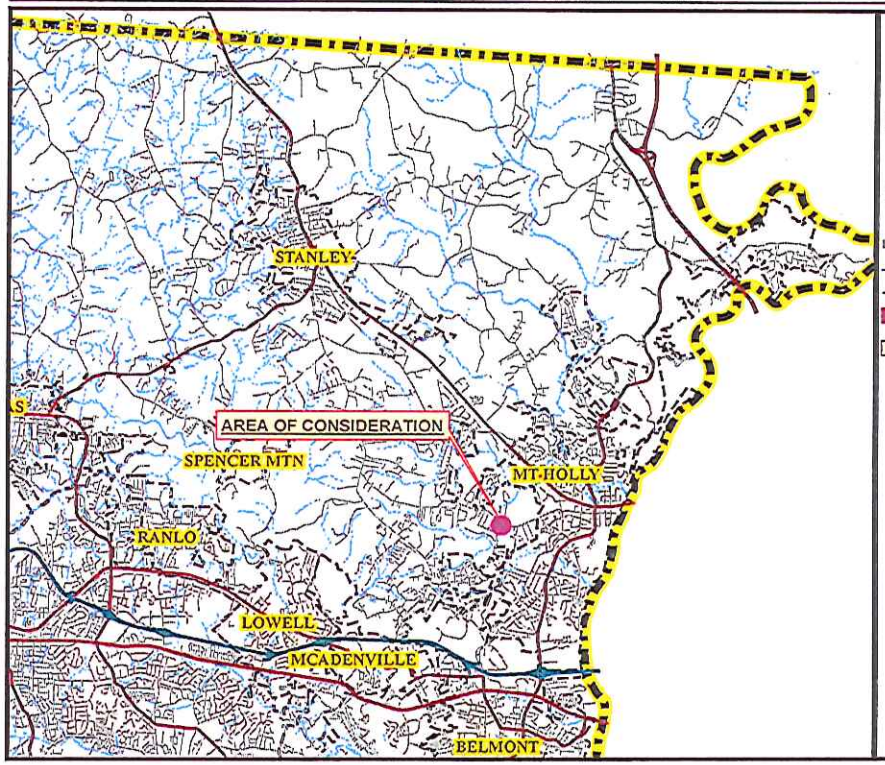
Gaston County
Zoning Review
Overview Map

2014 Aerial Imagery

Z16-01

Legend
Subject Area
Property Parcels

0 65,000 130,000 Feet



Gaston County
North Carolina

Vicinity Map

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 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.

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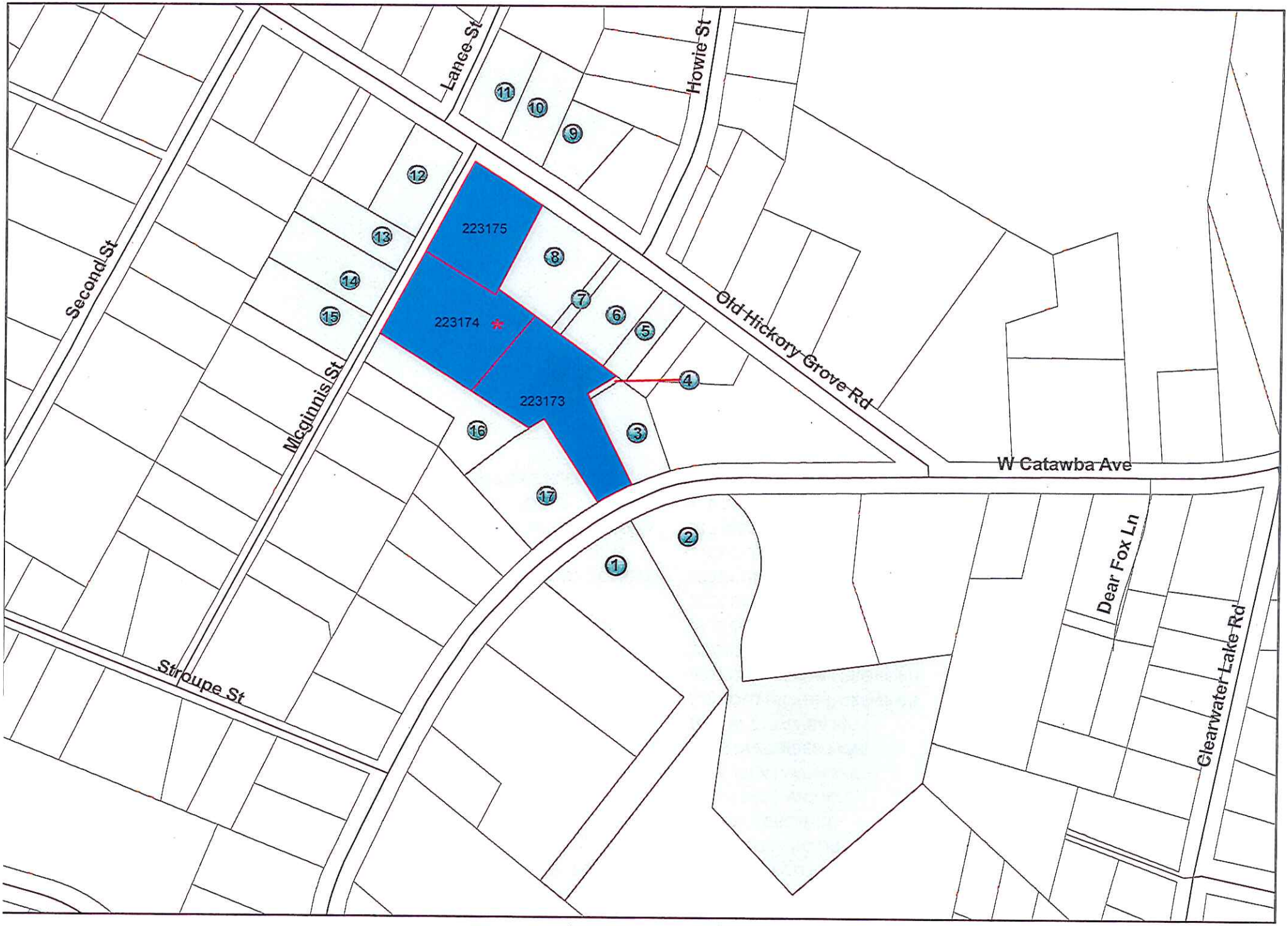

Z16-01 - SEE REVERSE SIDE FOR ADJACENT OWNER LISTING

NO:	PARCEL	OWNER NAME	NAME 2	ADDRESS	CITY	STATE	ZIP
*	223175	REISER H ARDEN	REISER ELIZABETH	142 POINTS END DR	MOORESVILLE	NC	28117-0000
*	223174	TENCH ANDREW M	TENCH DAPHNEY M	2101 OLD HICKORY GROVE RD	MOUNT HOLLY	NC	28120-9693
*	223173	REISER H ARDEN	REISER ELIZABETH	142 POINTS END DR	MOORESVILLE	NC	28117-0000
1	181239	EDWARDS JIMMY R		133 FITES CREEK RD	MT HOLLY	NC	28120-000
2	217114	GABRIEL JO F		921 W CATAWBA AVE	MOUNT HOLLY	NC	28120-0000
3	181096	CRUMPTON PATRICIA BUSH		1008 W CATAWBA AVE	MOUNT HOLLY	NC	28120-1107
4	213071	MCCLURE VICKIE EDWARDS		220 SILVER BIRCH LANE	MT HOLLY	NC	28120-0000
5	181091	CNM REALTY LLC		1002 W CATAWBA AVE	MT HOLLY	NC	28120
6	181090	OWENS ALLEN CURTIS	OWENS AMANDA P	1007 OLD HICKORY GROVE RD	MT HOLLY	NC	28120-1114
7	220884	OWENS ALLEN CURTIS	OWENS AMANDA P	1007 OLD HICKORY GROVE RD	MT HOLLY	NC	28120-1114
8	210673	CROWLEY EVA L &	CROWLEY DAN L	1009 OLD HICKORY GROVE RD	MOUNT HOLLY	NC	28120-0000
9	181437	NEWSOME GEORGE E JR	NEWSOME PAMELA W	1010 OLD HICKORY GROVE RD	MT HOLLY	NC	28120-0000
10	181260	MATHISON LINDA DIANE MEDLIN		1012 OLD HICKORY GROVE ROAD	MT HOLLY	NC	28120-0000
11	181259	DENNY BOBBIE CARSON LIFE EST	C/O NANCY MOORE CARSON	3296 CONNESTEE TRL	BREVARD	NC	28712-7413
12	181063	BUCHANAN TRISTAN L	BUCHANAN CANDICE M	1101 OLD HICKORY GROVE RD	MT HOLLY	NC	28120-1115
13	181064	ROSEMAN ERNEST O III	ROSEMAN JANIE SWANSON	117 MCGINNIS ST	MT HOLLY	NC	28120-1125
14	181065	SANDERS ERNEST G	SANDERS ROSE F	115 MCGINNIS ST	MT HOLLY	NC	28120-0000
15	181066	ARMSTRONG ROBERT M	ARMSTRONG REGINA MCGARR	113 MCGINNIS ST	MOUNT HOLLY	NC	28120-0000
16	220671	DIXON CHARLOTTE LADONN		108 MCGINNIS ST	MT HOLLY	NC	28120-1126
17	181099	ANDERSON RICHARD F		1014 W CATAWBA AVE	MT HOLLY	NC	28120-1107