

Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (CD19-03)

Conditional District Application CD19-03

Request: To rezone property parcel 301564 (part of), from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (CD/C-1) Conditional District/Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA

Applicant(s): Teramore Development LLC (Joe Strickland)

Property Owner(s): James K. Yelton

Mailing Address of Applicant: 214 Klumac Rd., Suite 101, Salisbury, NC 28144

Site Information and Description of Area

General Location: Union Rd. (Gastonia)

Parcel ID: 301564 (part of)

Total Property Acreage: 45.49 +/- acres

Acreage for Map Change: 2 +/- acres

Current Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-1) Light Commercial, (C-3) General Commercial, (US) Urban Standards Overlay, (CH) Corridor Highway Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General, (NBS) Neighborhood Business Services, (C-1) Light Commercial, (C-3) General Commercial, (CU/C-3) Conditional Use/General Commercial, (US) Urban Standards Overlay, (CH) Corridor Highway 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.

(US) 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 / Use:

(CD) Conditional Zoning Districts – The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section 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), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be reference with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

(C-1) Light Commercial – The C-1 Light Commercial District is designed to accommodate a large variety of retail uses designed to meet the needs of individual neighborhoods, or other relatively small geographic areas. Stores and shopping complexes are therefore relatively small in size and are designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district is not intended to accommodate retail uses which attract persons from outside the neighborhood or which attract large numbers of passing motorists.

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

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

Retail (Sales and Services) – A building, property, or activity the principal use or purpose of which is the retail sale of goods, products, or merchandise directly to the consumer. Such a retail establishment shall not be classified as a “Retail” use, if listed elsewhere in the Table of Uses of this Ordinance. Examples of excluded uses include: restaurants and convenience stores, etc.

Comprehensive Land Use Plan (Small Area District)

Area 4: The Garden Gaston / Southeast Gaston

This region is largely incorporated by Belmont, Cramerton, McAdenville, Lowell, and Gastonia. Because of this, only the southernmost portion of the county is under its jurisdiction. This land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. The major transportation routes also run through the municipalities and connect those locations to South Carolina.

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

It is staff’s opinion, after careful consideration of existing zoning districts and land uses in the area, 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 30, 2019

Information Attached

Rezoning application; zoning /subject area maps, aerial map, vicinity map, and adjacent property map with property owner list; site plan; staff recommended conditions; citizen input.

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

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD 19-03

A.

APPLICANT INFORMATION

Name of Applicant: Teramore Development LLC (C/O Joe Strickland)
Mailing Address: 214 Klumac Road, Suite 101, Salisbury, NC 28144
Telephone Numbers: (704)224-7364 (704)202-0091

B.

OWNER INFORMATION

Name of Owner: James K. Yelton
Mailing Address: 8034 Catawba Cove Rd., Belmont, NC 28012
Telephone Numbers: (704)868-5104

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: Union Rd (Gastonia)
Property Identification Number (PID): 301564 (part of)
Acreage of Parcel: 45.49 +/- Acreage to be Rezoned: 2 +/-
Current Zoning: (R-1) w/ (CH)(US) Overlays Proposed Zoning: (CD/C-1) w/ (CH)(US) Overlays
Current Use: Vacant Proposed Use(s): Retail, 0-24,999 sq ft GFA

D.

ADDITIONAL INFORMATION REQUIRED

- Copy of Plot Plan or Area Map
- Copy of Deed
- Notarized Authorization
- Payment of Fee
- PIM 1st. Meeting Date: 09/17/2019
- PIM 2nd. Meeting Date: 09/19/2019
- PIM Comments to Planning 09/20/2019

E.

CONDITIONS SET FORTH BY APPLICANT

Retail uses permitted in the (C-1) Light Commercial Zoning District
Minimum Building setback of thirty (30) ft from adjacent residentially zoned parcel

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.

Signature of property owner or authorized representative

8-23-19

Date

155
Date Received: 08/26/19 Application Number: PCUP: CD19-03 Fee: \$580.00
Received by Member of Staff: SCP Date of Payment: 08/29/19 Receipt Number: 00010156

Exhibit A
CONDITIONS OF APPROVAL
CD19-03

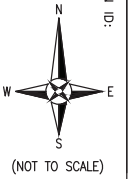
1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this zoning district shall be void and no effect, and shall revert to the original zoning district prior to approval.
3. Development shall meet all local, state and federal requirements.
4. Land Uses will be limited to Retail uses permitted in the (C-1) Light Commercial Zoning District.
5. A minimum building setback of thirty (30) ft from adjacent residentially zoned parcel shall be established.
6. A reduction of parking spaces from thirty seven (37) to thirty one (31) spaces shall be allowed, pending all other regulations and requirements have been satisfied.

DISCLAIMER: The proposed conditions above are staff recommendations only and not representative of any governing body. Any agreement to or modification of the above listed extractions does not guarantee approval of any zoning change application or permit, and does not hold Gaston County nor any of its employees liable for any action the recipient deems detrimental to their application. (11/05/19)

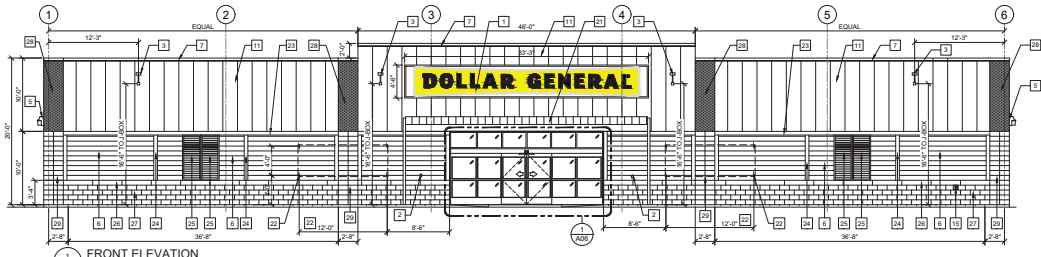


3D RENDERING - DOLLAR GENERAL STORE		CITY, STATE - STREET	
PROTOTYPE:	D	DEVELOPER	TEMAKORE DEVELOPMENT, LLC
BIDS SF:	9,100 / 7,302 SF	NAME:	JOSH HUBERTSEN
		PHONE:	(229) 977-3931
		DESIGNER	TEMAKORE DEVELOPMENT, LLC
		NAME:	CHAD STRICKLAND
		PHONE:	(229) 977-1008
		DATE	11/06/19

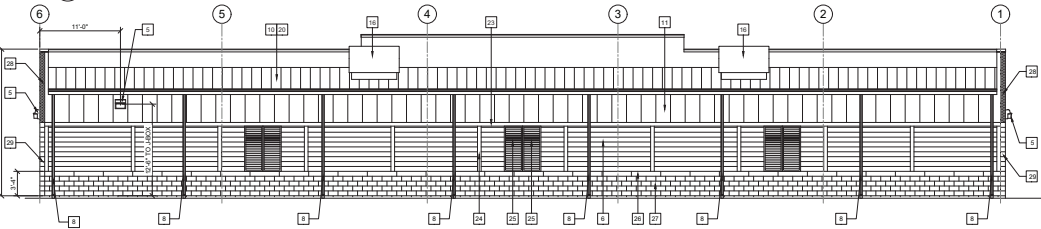
CASTON COUNTY TAX PIN ID:
301564



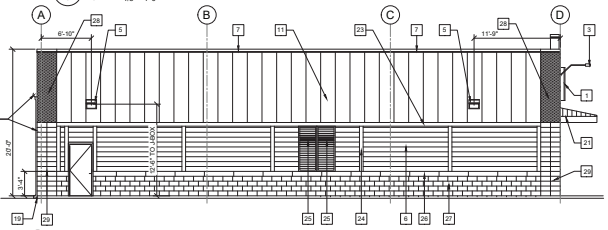
R1



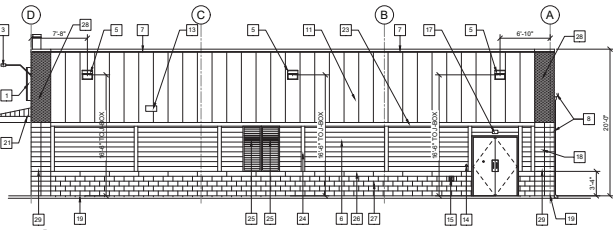
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN. WEIGHT OF SIGN TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 2 RECEPTACLE REFER TO E1 FOR ADDITIONAL INFORMATION.
- 3 FLOOD LIGHT REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 NOT USED.
- 5 WALL PACK REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 HARSE PLANK FIBER CEMENT LANSING OVER WATER RESISTIVE BARRIER. SMOOTH FINISH. 9'-3" WIDE. LENGTH OF EACH BOARD NOT TO EXCEED 12'-0". COLOR: PAINT "LIGHTSTONE".
- 7 TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 8 GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 9 NOT USED.
- 10 STANDING SEAM METAL ROOF. GALVALUME FINISH.
- 11 PRE-FINISHED FW10 METAL WALL PANELS. COLOR: MEDIUM BRONZE. SEE EXTERIOR FINISH SCHEDULE.
- 12 PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 13 VENT FOR BATHROOM EXHAUST. REFER TO M01 FOR ADDITIONAL INFORMATION.
- 14 DOOR BUZZER REFER TO E01 FOR ADDITIONAL INFORMATION.
- 15 WALL HYDRANT REFER TO P01 FOR ADDITIONAL INFORMATION.
- 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 17 OUTSIDE AIR TEMP SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON FINISH AREAS.
- 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- 21 METAL CANOPY BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
- 22 1/2" DIAMETER #4 LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND SPOUT INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.
- 23 1/4" COMPOSITE TRIM (MIRATEC, OR SIMILAR), TYP @ HORIZONTAL TRIM. COLOR: "SOVER WHITE".
- 24 1/4" COMPOSITE TRIM (MIRATEC, OR SIMILAR), TYP @ VERTICAL TRIM. COLOR: "SOVER WHITE".
- 25 3/4" x 6" SHUTTER. COLOR: MEDIUM BRONZE.
- 26 4" SOLID CMU WATERTABLE. COLOR: PAINT TO MATCH LIGHT STONE.
- 27 4" 6RIT FACED CMU WAINSCOT. SEE ELEVATIONS AND WALL SECTIONS FOR HEIGHTS. COLOR: PAINT TO MATCH LIGHT STONE.
- 28 PRE-FINISHED BREAK METAL ACCENT TRIM. 2"-8" WIDE TO BE FLUSH WITH FACE OF CMU PLASTERS. COLOR: LIGHT STONE.
- 29 8" DECORATIVE TEXTURED SPLIT FACED MASONRY PLASTER. STACKING COURSE, TO BE GROUDED. SOLID. COLOR: PAINT TO MATCH LIGHT STONE.

DOLLAR GENERAL

STORE NUMBER: 21479
TBD HIGHWAY 247
GASTONIA, NC 28056



PHOTO DATE: 04/04/18
SCHEME: DG 100.F

No.	Description	Date

CASCO DIVERSIFIED CORPORATION
ARCHITECTURAL
CERTIFICATE OF AUTHORITY
#52650 12/31/28

PROFESSIONAL OF RECORD
MARK S. BRIDGEMAN
License No. 127128
Expiration Date: 06/30/20

Drawn By/Checked By: DFB/CM/S
Project Number: 320268
Owner Date: 00/00/00
Permit Date: 00/00/00

**ELEVATIONS,
ROOF PLAN &
PEMB NOTES**
A04







**Gaston County
North Carolina**

Vicinity Map

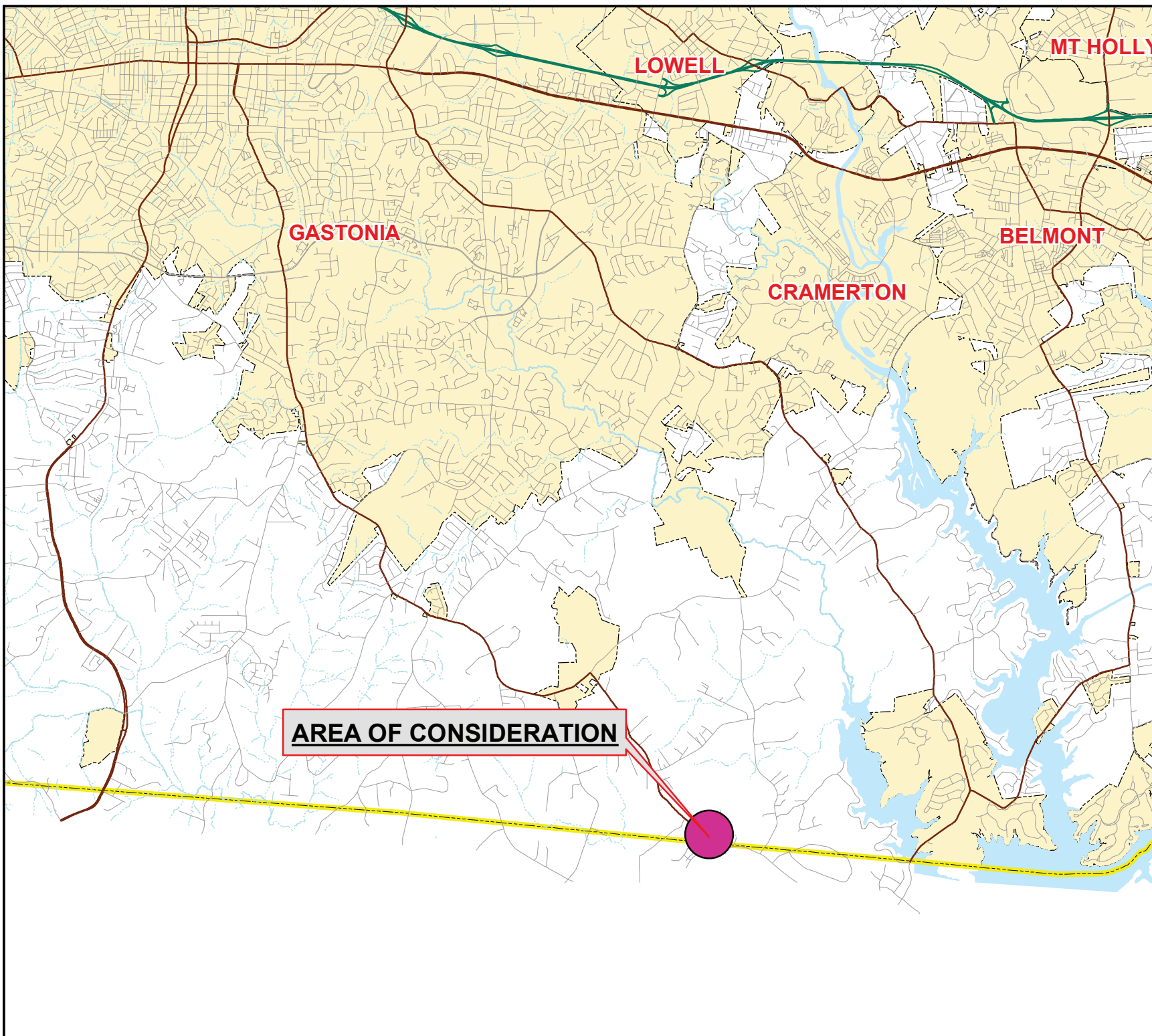
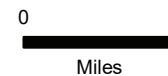
CD19-03

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.

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AREA OF CONSIDERATION



Gaston County Overview Map

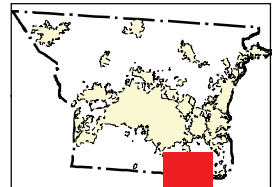
2018 Pictometry

CD19-03

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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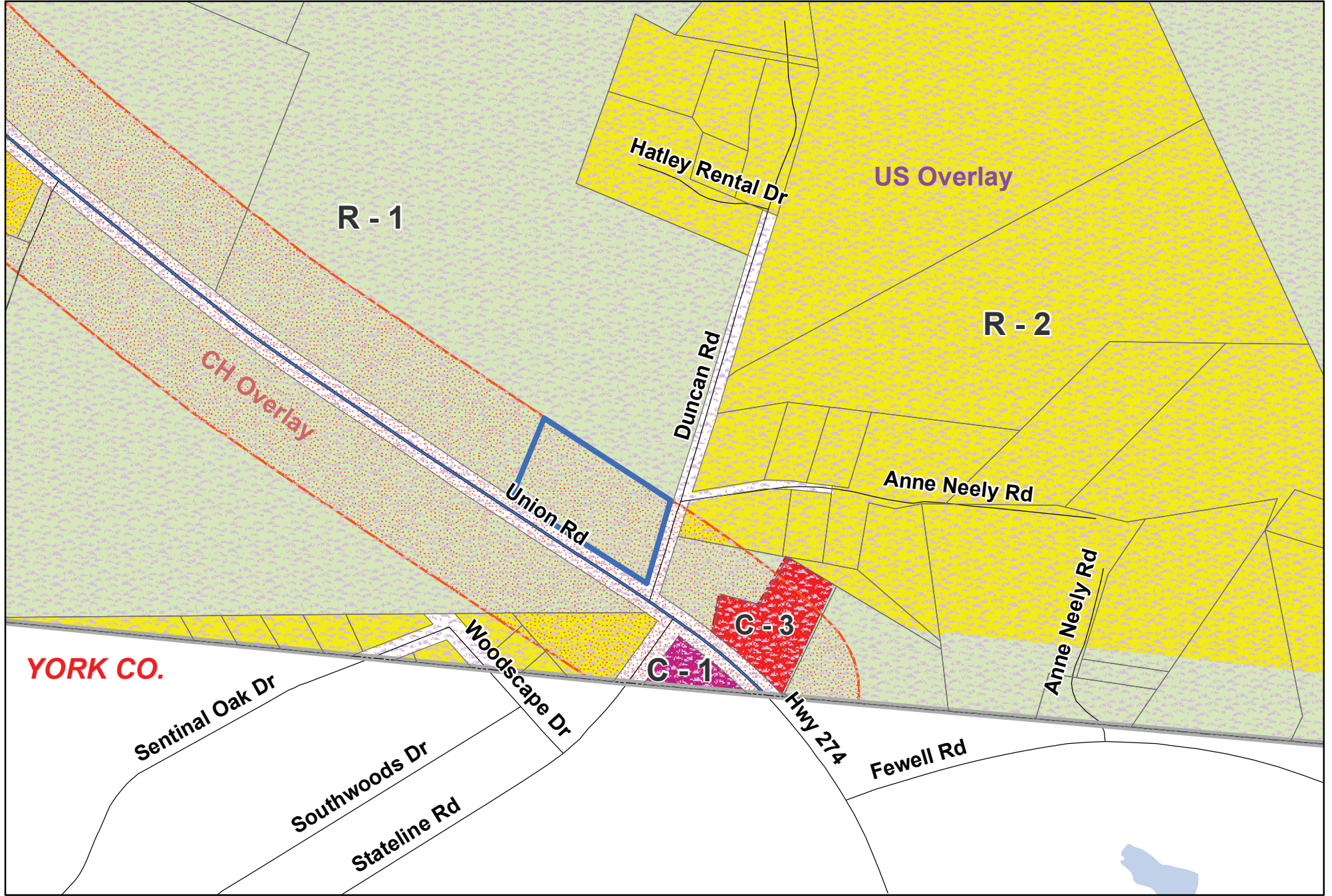
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is 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




YORK CO.



GASTON COUNTY Zoning Map

Applicant: CD19-03

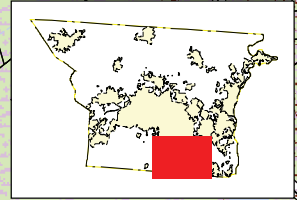
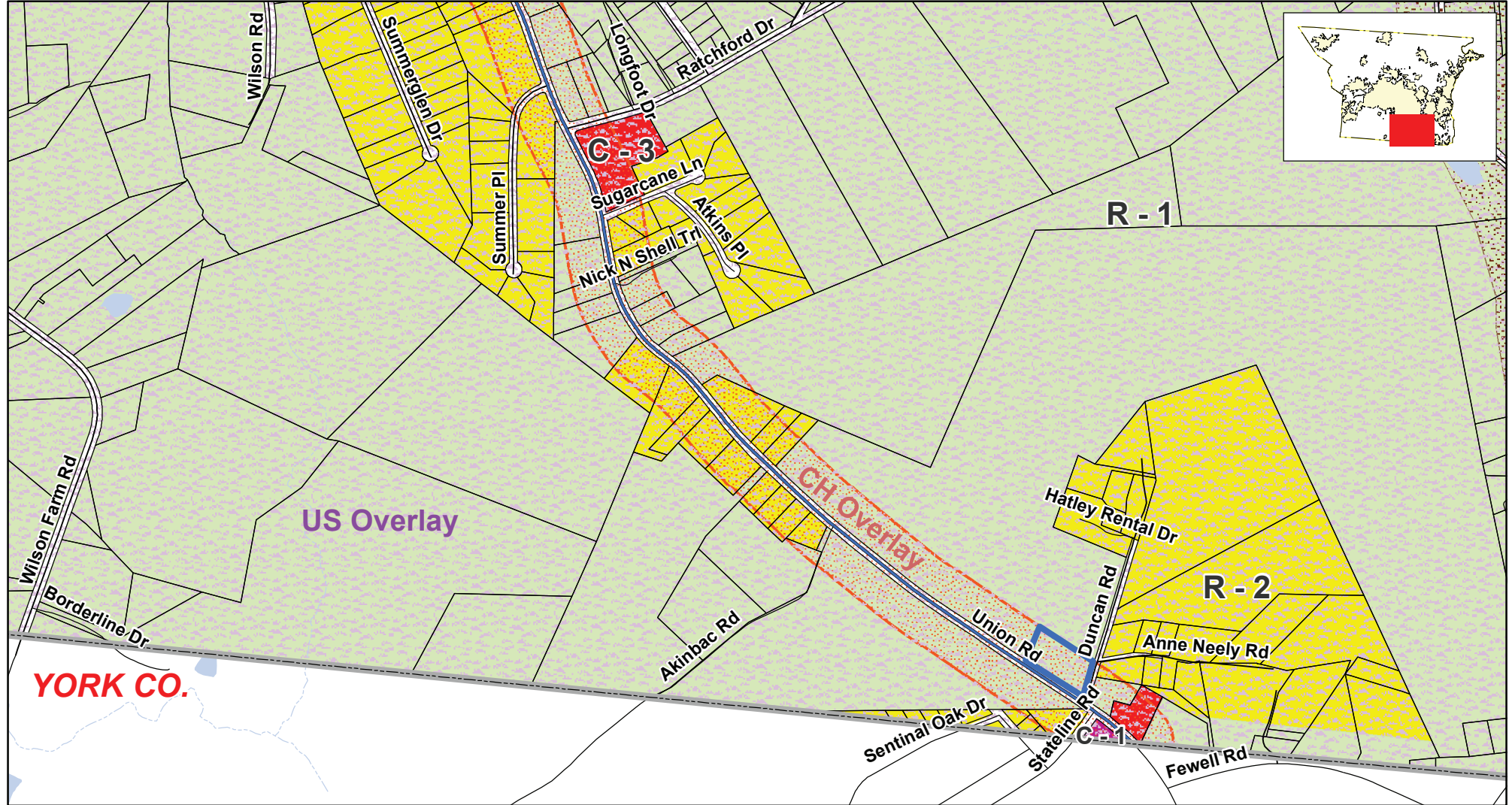
 Subject Area



0 100 200 400 Feet

- (R-1) Single Family Limited
- (R-2) Single Family Moderate
- (C-1) Light Commercial
- (C-3) General Commercial
- (CH) Corridor Highway Overlay
- (US) Urban Standards Overlay

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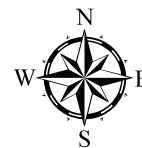
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**GASTON COUNTY
ZONING REVIEW MAP**

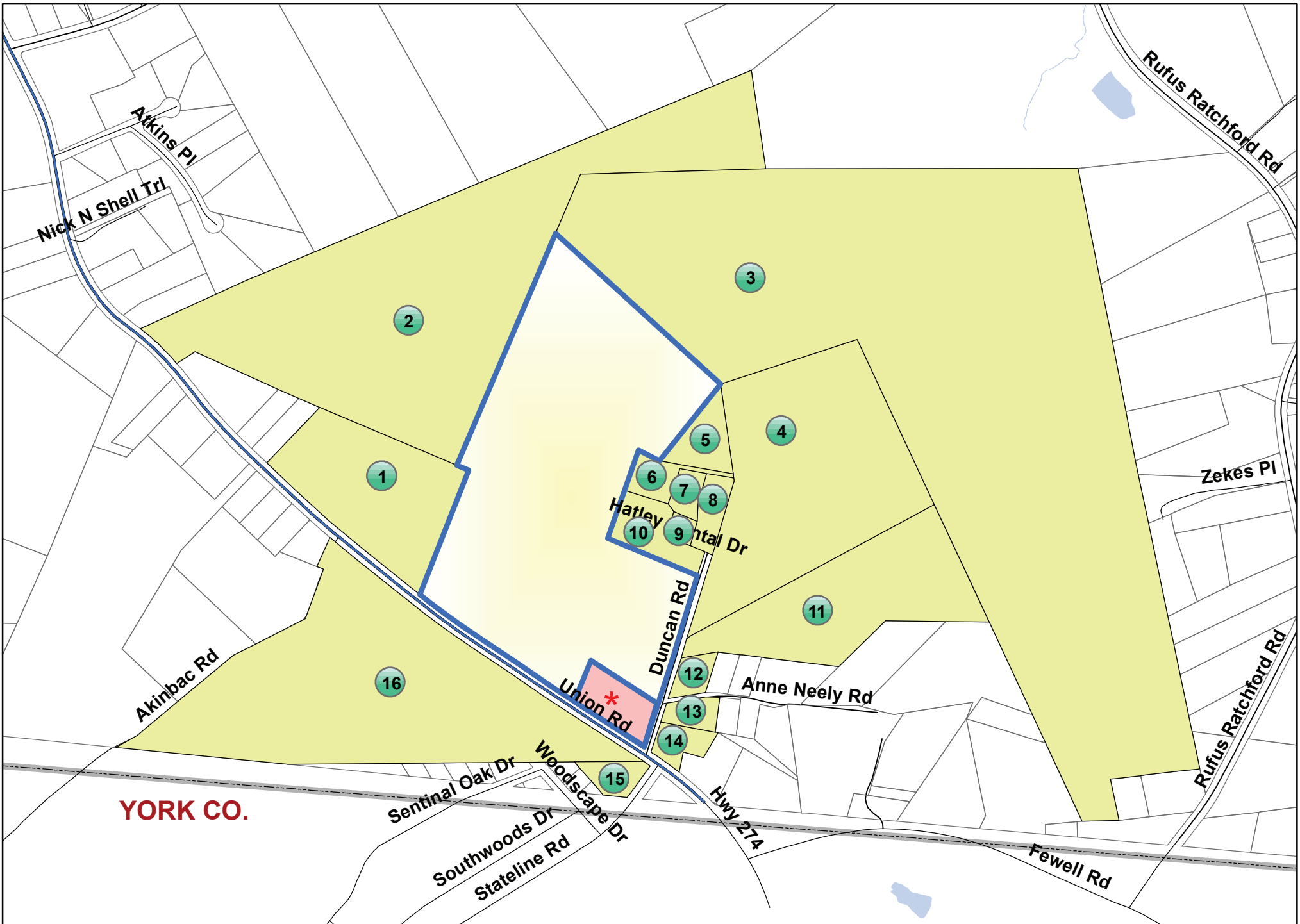
- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-1 Light Commercial
- C-3 General Commercial
- US Urban Standards Overlay
- CH Corridor Highway Overlay

Area of Consideration



Applicant: CD19-03
 Tax ID(s): 301564 (part of)
 Request Re-Zoning From:
 (R-1) Single Family Limited
 and (US) Urban Standards Overlays
 To: (CD/C-1) Conditional District/
 Light Commercial w/ (CH) Corridor
 Highway and (US) Urban Standards
 Overlays, in order to allow Retail,
 0-24,999 sq ft GFA

Map Date: 10/24/2019



CD19-03 Subject and Adjacent Properties Map

See reverse side for listing of property owners



**Area of
Consideration**

CD19-03 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>
*	301564	YELTON JAMES K		8034 CATAWBA COVE RD	BELMONT	NC	28012
1	301563	FIELDS TAMMY S	FIELDS TONY WADE	5113 WILLOW POND RD	CLOVER	SC	29710
2	194325	RATCHFORD GENE RATHUR	RATCHFORD SANDRA QUEEN	2048 SHADWELL CT	GASTONIA	NC	28054
3	301310	THOMPSON RECHELLE	THOMPSON GRADY ANDREW JR	8654 CATAWBA COVE DR	BELMONT	NC	28012
4	194346	GAINES SARA TRUST		934 BROMLEY RD	CHARLOTTE	NC	28207
5	194335	PHILLIPS RICKY DALE		111 DANA LN	GASTONIA	NC	28056
6	194336	PHILLIPS RICKY DALE	HARVEY RICHARD D JR	239 DUNCAN RD	GASTONIA	NC	28056
7	194337	WEATHERS DOROTHY P	C/O JOHN WEATHERS	22733 N 105TH DR	PEORIA	AZ	85383
8	194342	HARVEY JENNIFER LEIGH	HARVEY RICHARD DAVID JR	239 DUNCAN RD	GASTONIA	NC	28056
9	194326	HARVEY JENNIFER	HARVEY RICHARD &	239 DUNCAN RD	GASTONIA	NC	28056
10	194327	HATLEY ENTERPRISES LLC		800 RIDDLE MILL RD	CLOVER	SC	29710
11	194348	GAINES SARA TRUST		934 BROMLEY RD	CHARLOTTE	NC	28207
12	194329	DAVIS MARETHIA S &	DAVIS PERRY ANDRE	P O BOX 294	CRAMERTON	NC	28032
13	194340	GAINES SARA TRUST		934 BROMLEY RD	CHARLOTTE	NC	28207
14	194333	BUTTS GAIL E	BUTTS PHILIP J	1078 GALWAY LN	CLOVER	SC	29710
15	225204	ACG LAKE WYLIE III LLC		2054 KILDAIRE FARM RD STE 413	CARY	NC	27518
16	225620	MCGIRT STEPHEN PAUL		6922 PINE MOSS LN	CLOVER	SC	29710