

**Planning Board Item V – GENERAL PUBLIC HEARING INFORMATION (PCUP19-02)**  
**Board of Commissioners / Planning Board Public Hearing Date March 26, 2019**

**General Rezoning Application PCUP19-02**

Request: To rezone property parcels 154088 and 154087 from the (I-2) General Industrial and (RS-12) Single Family 12,000 Square Feet Zoning Districts with (US) Urban Standards Overlay to the (CU/C-1) Conditional Use / Light Commercial Zoning District with (US) Urban Standards Overlay (PCUP), in order to allow Multi Family Residential / Retail, -24,999 sq ft GFA

Applicant(s): John Walker

Property Owner(s): Crowders Mountain RV Park LLC, Bobby L. Heffner

Mailing Address of Applicant: 2130 Greenleaf Dr., Gastonia, NC 28054

**Site Information and Description of Area**

General Location: 418 Sparrow Springs Rd., Kings Mountain, NC

Parcel ID(s): 154088, 154087

Total Property Acreage: 7.91 acres

Acreage for Map Change: 7.91 acres

Current Zoning District(s): (I-2 ) General Industrial, (RS-12) Single Family 12,000 Square Feet, (US) Urban Standards Overlay

General Area Zoning District(s): (I-2 ) General Industrial, (RS-12) Single Family 12,000 Square Feet, (i-1) Light Industrial, (C-3) General Commercial, (RMF) Residential Multi Family, (US) Urban Standards Overlay

**Zoning District Information**

**Current Zoning District:**

**(I-2) General Industrial** – The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e. terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

**(RS-12) Single Family 12,000 Square Feet** – The purpose of the RS-12 District is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utility. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

**Proposed Zoning District:**

**(CU) Conditional Use** – There are many uses identified in Table 7.1-1 that are “uses by right” and that are allowed “by right” in each general zoning district subject to the use meeting certain area, height, yard and off-street

parking and loading requirements. In addition to these uses, there are some uses in these districts that are “conditional uses” and subject to the issuance of a conditional use permit. The purpose of having conditional uses is to ensure that these uses are compatible with surrounding development and are in keeping with the purposes of the general zoning district in which they are located. There may be some uses that prior to adoption of this Ordinance were allowed as “uses by right” but now are allowed subject to a conditional use permit. For these uses, any expansion or modification to the uses would be subject to the issuance of a conditional use permit.

**(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.

**(PCUP) parallel Conditional Use Permit** – The parallel conditional use rezoning process allows particular uses to be established, but only in accordance with a specific development project. The “parallel conditional use” district (PCUP) approval process is established to address those situations when a particular use may be acceptable but the general zoning districts which would allow that use would not be acceptable.

#### **Comprehensive Land Use Plan (Small Area District)**

**Area 5: Scenic Gaston/Southwest Gaston (Crowders Mountain State Park, Gastonia, and surrounding area)** Key issues for citizens in this area include preservation of open space; road improvements and better connectivity to other areas of the County; preservation of existing conditions while allowing low to moderate growth; repurpose vacant buildings and facilities for new economic opportunities; and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Rural

It is staff’s opinion that the request *is consistent* with the Comprehensive Land Use Plan. The proposed use, as presented to staff by the applicant, is in harmony with the Rural Land Use designation which emphasizes preservation of open space, preservation of existing conditions while allowing low to moderate growth, and the repurposing of vacant buildings and facilities for new economic opportunities.

#### **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**

March 8, 2019

#### **Information Attached**

Rezoning application; zoning district uses (current and proposed); vicinity map, aerial map, zoning/subject area maps, and adjacent property map with property owner list.

#### **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](mailto:sarah.penley@gastongov.com)

### PCUP19-02 CONDITIONS

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 permit shall be void and no effect.
3. Unless the Board of Commissioners issues a Conditional Use Permit which either is specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
4. Development shall meet all local, state and federal requirements.
5. The dumpster in the future commercial area (identified as Office/Store & Laundry & Restaurant) shall not deviate more than 10% without prior approval by the Zoning Administrator.
6. All proposed buildings encroaching on zoning setbacks shall comply with NC Building Code minimum required setbacks, for fire separation distance purposes, between the property line and the building. These adjustments, if approved, shall not be included as part of the Zoning Administrators 10% allowable deviation approval and shall be permitted.



# 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

## PARALLEL CONDITIONAL USE APPLICATION

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

Application Number: **PCUP 19-02**

### A. \* APPLICANT INFORMATION

Name of Applicant: **John Walker**

(Print Full Name)

Mailing Address: **2130 Greenleaf Dr., Gastonia, NC 28054**

(Include City, State and Zip Code)

Telephone Numbers: **(704)214-7814**

(Area Code) Business

(Area Code) Home

*\* If the applicant and property owner are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner or legal representative authorizing the Rezoning Application. An Authorization/Consent Form is a separate form, and shall be notarized. In addition, if there are additional property owners, please provide a list of those names with a complete mailing address including city, state and zip code along with a telephone number including area code.*

### B. OWNER INFORMATION

Name of Owner: **Crowders Mountain RV Park LLC, Attn. Bobby L. Heffner**

(Print Full Name)

Mailing Address: **3020 Robinwood Rd., Gastonia, NC 28054**

(Include City, State and Zip Code)

Telephone Numbers: **(704)616-7031**

(Area Code) Business

(Area Code) Home

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: **418 Sparrow Springs Rd. (Kings Mountain)**

Property Identification Number (PIN): **154088**

Acreage of Parcel: **5.89** +/- Acreage to be Rezoned: **5.89** +/-

Current Zoning: **(I-2) with (US) Overlay** Proposed Zoning: **(CU/C-1) with (US) Overlay (PCUP)**

Current Use: **Vacant** Proposed Use(s): **Multi-Family Res./Retail, 0-24,999 sq ft GFA**

D.

**BURDEN OF PROOF**

Section 5.16

**Section 5.16.4 - F.2 Parallel Conditional Use District Burden of Proof**

- a. The applicant has the burden of producing competent, material and substantial evidence tending to establish the facts and conditions that Subsections b(ii) and b(iv) below require. If any person submits competent, material, and substantial evidence allegedly contrary to any of the facts or conditions listed in Subsections i and iii below, the burden of proof for overcoming such evidence shall rest with the applicant.
- b. The Board of Commissioners may only issue a conditional use permit if it has evaluated an application and found each of the following findings of fact in the affirmative:
- i. The use will not materially endanger the public health or safety if located where proposed and developed according to plan; \_\_\_\_\_
- ii. The use meets all required conditions and specifications; \_\_\_\_\_
- iii. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity; \_\_\_\_\_ ; and \_\_\_\_\_
- iv. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners. Located in Area 5 (Scenic Gaston), the site would preserve existing conditions while allowing low to moderate growth, along with the refurbishment of facilities for new economic opportunities.

E.

**CONDITIONS SETFORTH 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.

\_\_\_\_\_  
Signature of property owner or authorized representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
*Please initial that you understand a recording fee for the Gaston County Register of Deeds will be required upon approval.*

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Application Number: PCUP: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

(Initials)

☐ Copy of Plot Plan or Area Map

☐ Copy of Deed

☐ Notarized Authorization

☐ Payment of Fee



# 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

## Public Hearing Consent Form

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

From: Crowders Mountain RV Park, LLC

Subject:

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

Date: 2/14/2019

I, Bobby L Heffner, being the property owner of parcel(s) 154088, give consent to John Walker to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Signature (owner)

Date

North Carolina  
Gaston County

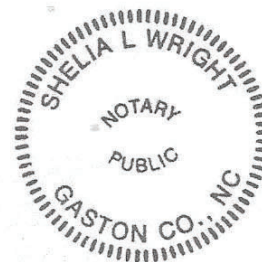
I, Shelia L Wright, a Notary Public for the said County and State, do hereby certify that Bobby L Heffner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 14<sup>th</sup> of February, 20 18.

Notary Signature

My commission expires:

July 13, 2019







# 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

## PARALLEL CONDITIONAL USE APPLICATION

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

Application Number: **PCUP 19-02**

### A. \* APPLICANT INFORMATION

Name of Applicant: **John Walker**

(Print Full Name)

Mailing Address: **2130 Greenleaf Dr., Gastonia, NC 28054**

(Include City, State and Zip Code)

Telephone Numbers: **(704)214-7814**

(Area Code) Business

(Area Code) Home

*\* If the applicant and property owner are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner or legal representative authorizing the Rezoning Application. An Authorization/Consent Form is a separate form, and shall be notarized. In addition, if there are additional property owners, please provide a list of those names with a complete mailing address including city, state and zip code along with a telephone number including area code.*

### B. OWNER INFORMATION

Name of Owner: **Bobby L. Heffner**

(Print Full Name)

Mailing Address: **3020 Robinwood Rd., Gastonia, NC 28054**

(Include City, State and Zip Code)

Telephone Numbers: **(704)616-7031**

(Area Code) Business

(Area Code) Home

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: **738 Ray St. (Kings Mountain)**

Property Identification Number (PIN): **154087**

Acreage of Parcel: **2.02** +/- Acreage to be Rezoned: **2.02** +/-

Current Zoning: **(RS-12) w/ (US) Overlay** Proposed Zoning: **(CU/C-1) with (US) Overlay (PCUP)**

Current Use: **Retail** Proposed Use(s): **Multi-Family Res./Retail, 0-24,999 sq ft GFA**

D.

**BURDEN OF PROOF**

Section 5.16

**Section 5.16.4 - F.2 Parallel Conditional Use District Burden of Proof**

- a. The applicant has the burden of producing competent, material and substantial evidence tending to establish the facts and conditions that Subsections b(ii) and b(iv) below require. If any person submits competent, material, and substantial evidence allegedly contrary to any of the facts or conditions listed in Subsections i and iii below, the burden of proof for overcoming such evidence shall rest with the applicant.
- b. The Board of Commissioners may only issue a conditional use permit if it has evaluated an application and found each of the following findings of fact in the affirmative:
- i. The use will not materially endanger the public health or safety if located where proposed and developed according to plan; \_\_\_\_\_
- ii. The use meets all required conditions and specifications; \_\_\_\_\_
- iii. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity; \_\_\_\_\_ ; and \_\_\_\_\_
- iv. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners. Located in Area 5 (Scenic Gaston), the site would preserve existing conditions while allowing low to moderate growth, along with the refurbishment of facilities for new economic opportunities.

E.

**CONDITIONS SETFORTH 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.

\_\_\_\_\_  
Signature of property owner or authorized representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
*Please initial that you understand a recording fee for the Gaston County Register of Deeds will be required upon approval.*

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Application Number: PCUP: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

(Initials)

☐ Copy of Plot Plan or Area Map

☐ Copy of Deed

☐ Notarized Authorization

☐ Payment of Fee





# 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) 866-3908

## Public Hearing Consent Form

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

From: Bobby L Heffner

Subject:

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

Date: 2/14/2019

I, Bobby L Heffner, being the property owner of parcel(s) 154087, give consent to John Walker to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Signature (owner)

Date

North Carolina  
Gaston County

I, Shelia L Wright, a Notary Public for the said County and State, do hereby certify that Bobby L Heffner personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 14<sup>th</sup> of February, 20 18.

Shelia L Wright  
Notary Signature

My commission expires:

July 13, 2019



## FINDINGS OF FACT

- I. The use will not materially endanger the public health or safety if located where proposed and developed according to plan;

The intended use of the property is to provide a scenic and relaxing atmosphere for visitors to our area who desire accommodations within close proximity to Crowders Mountain State Park. The unique, individual structures (homes) will be built to NC State Building Code and the grounds overall will not pose any public health or safety risk to individuals onsite or in the surrounding area.

- II. The use meets all required conditions and specifications;

The General Contractor and Engineer are working closely with the Zoning/Building Departments to ensure all Zoning Regulations and NC Building Codes are met and satisfactory for approval.

- III. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity;

The property formerly housed a manufacturing plant that had been abandoned for quite some time prior to purchase. With the building having been demolished and removed, this project will enhance the property and make considerable improvements both in value and aesthetics.

- IV. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners.

Located in Area 5 (Scenic Gaston), the site would preserve existing conditions while allowing low to moderate growth, along with the refurbishment of facilities for new economic opportunities.



## Gaston County North Carolina

### Vicinity Map

PCUP19-02

#### Legend

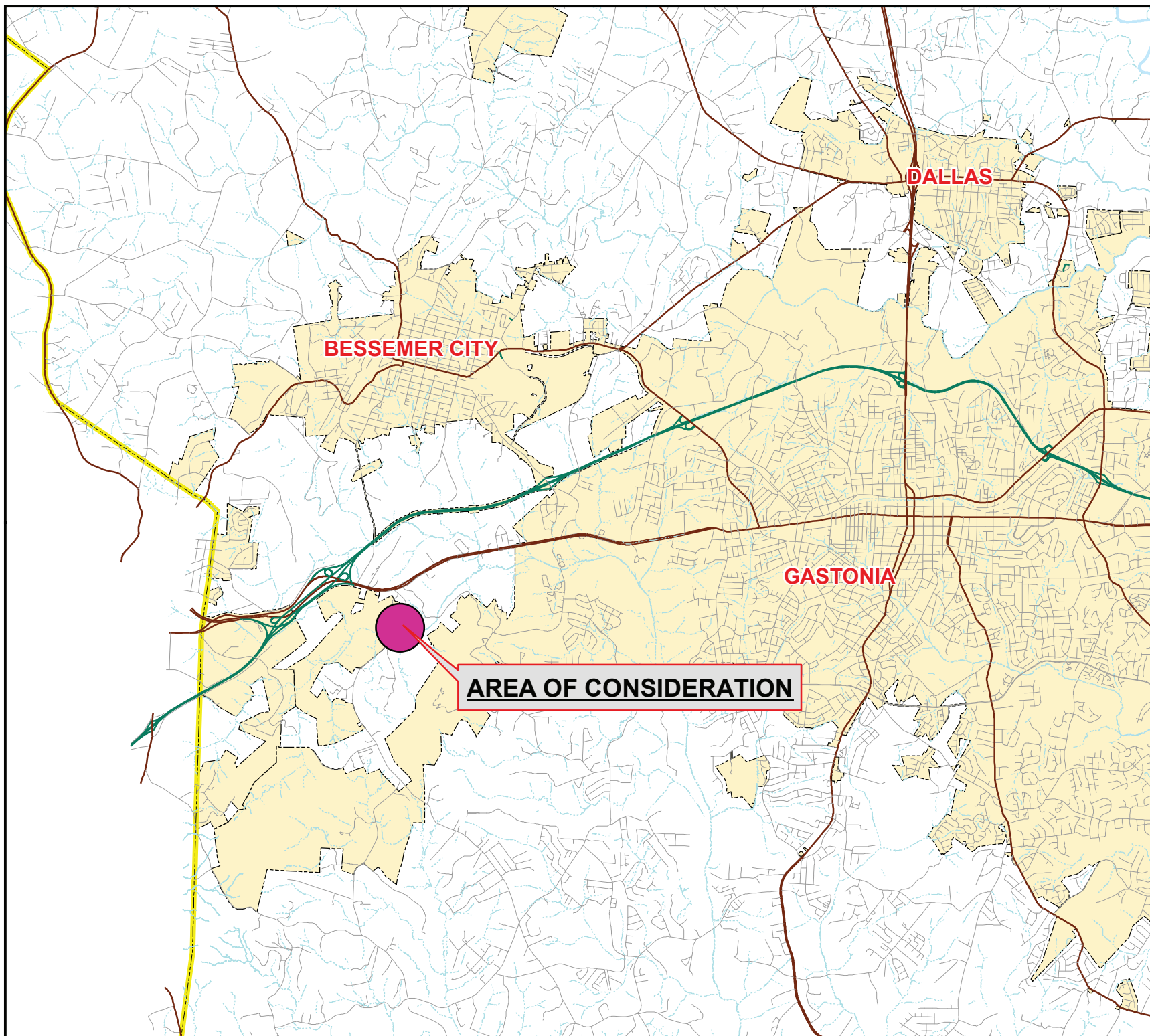
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 150-10.



0 1  
Miles








# Gaston County Zoning Review Overview Map

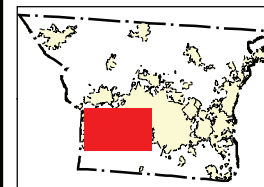
2018 Pictometry

PCUP19-02

## 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.

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 Planning and Development Services.

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

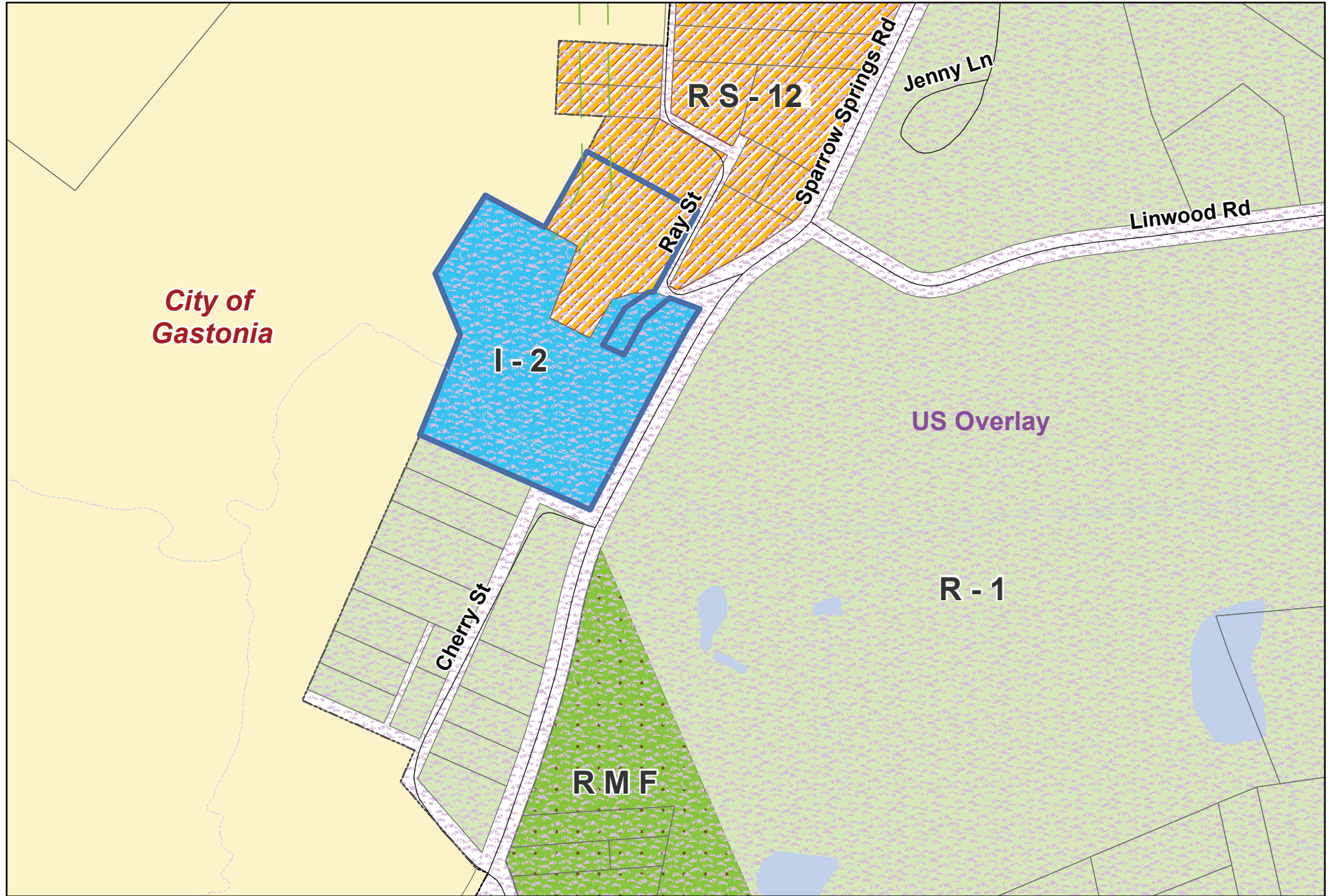
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is underlaid and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



0 112.5 225 Feet



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



# GASTON COUNTY Zoning Map

Applicant: PCUP19-02

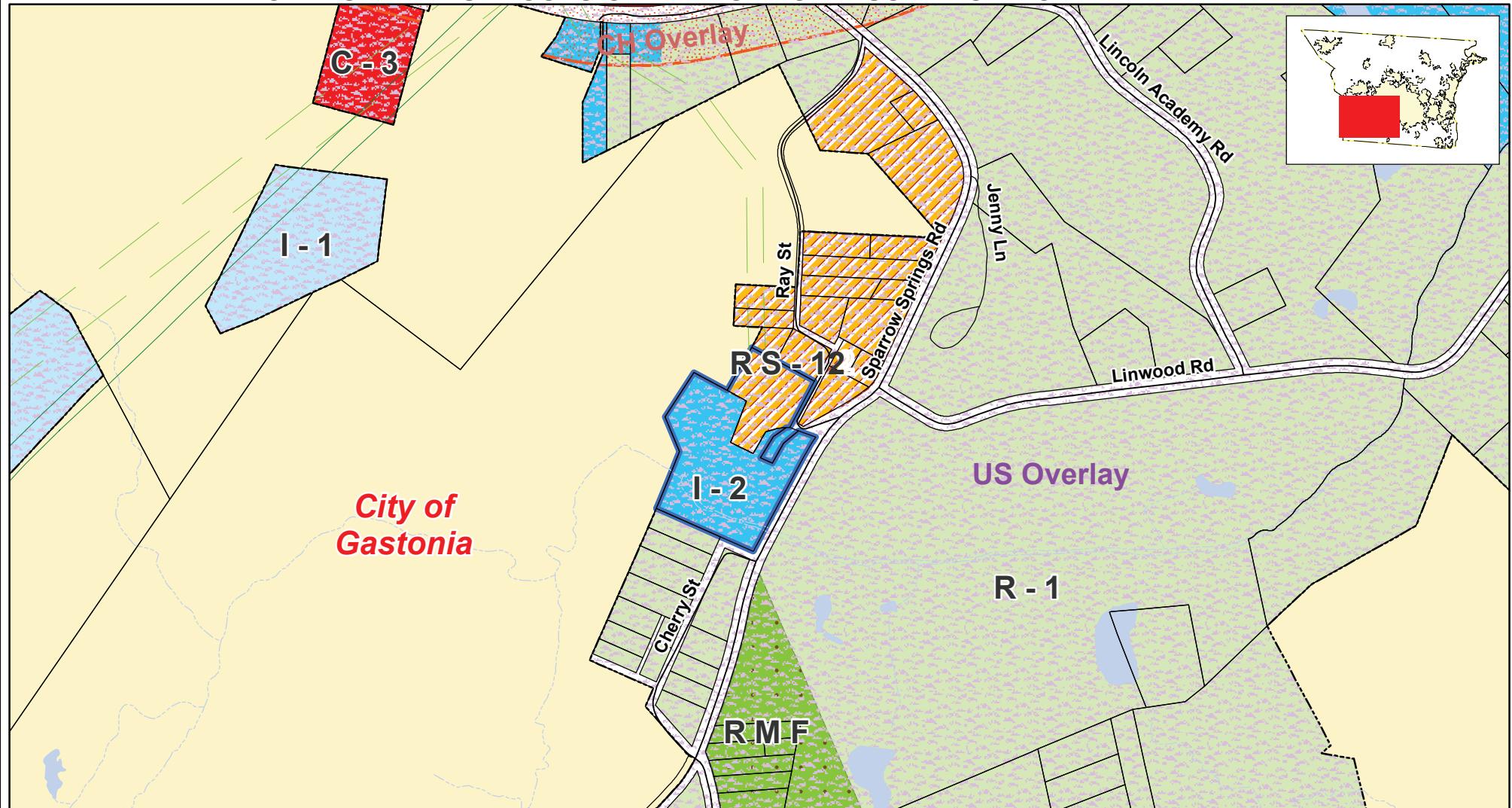
 Subject Area



0 90 180 360 Feet

R-1 Single Family Limited  
RS-12 Single Family 12,000 Sq Ft  
RMF Residential Multi Family  
I-2 General Industrial  
US Urban Standards Overlay

# 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.

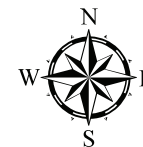
This map is for zoning purposes only - Not to be used for conveyance.

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

- R-1 Single Family Limited
- RS-12 Residential 12,000 Square Feet
- I-1 Light Industrial
- I-2 General Industrial
- C-3 General Commercial
- RMF Residential Multi Family
- Area of Consideration

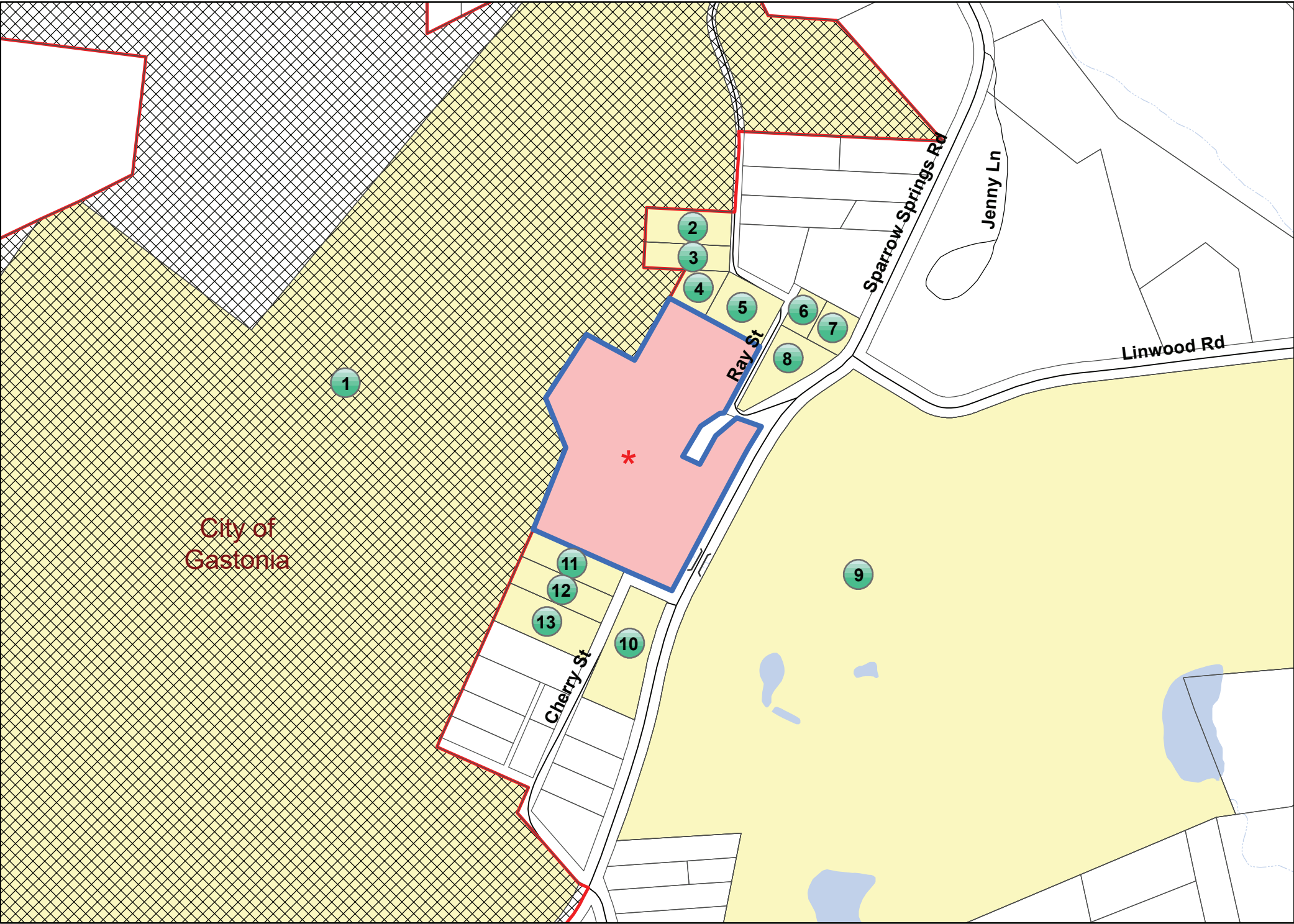


0 150 300 600 900 1,200 Feet

Applicant: PCUP19-02  
Tax ID: 154088, 154087  
Request Re-Zoning From:  
(I-2) General Industrial and  
(RS-12) Single Family 12,000  
sq ft with (US) Urban Standards  
Overlay to (CU/C-1) Conditional  
Use/Light Commercial with (US)  
Urban Standards Overlay (PCUP)  
in order to allow Multi Family  
Residential /Retail, 0-24,999 sq ft GFA

Map Date: 03/04/2019





**PCUP19-02 Subject and Adjacent Properties Map**

See reverse side for listing of property owners

 **Subject Property**

**PCUP19-02 Owner and Adjacent Property Listing**

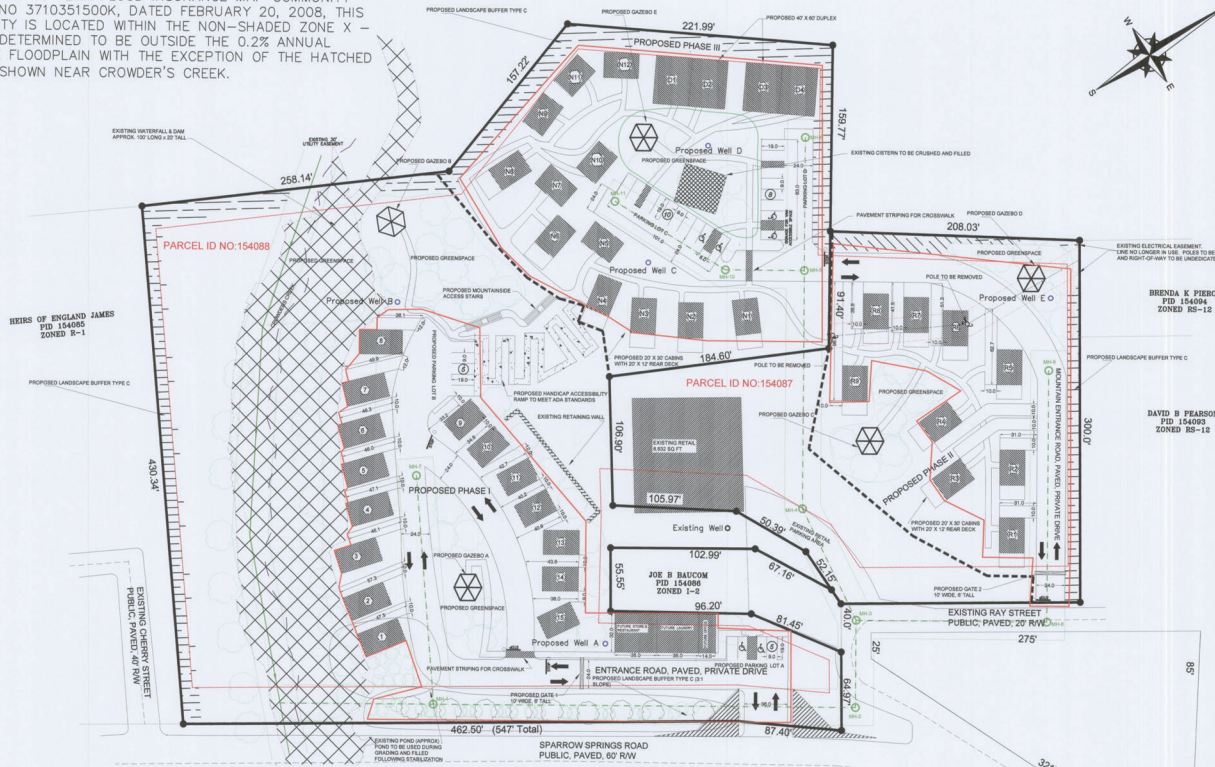
<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	154088	CROWDERS MOUNTAIN RV PARK LLC		3020 ROBINWOOD RD	GASTONIA	NC	28054
*	154087	BOBBY L HEFNER		3020 ROBINWOOD RD	GASTONIA	NC	28054
1	154338	WALTON US LAND AC LP	WALTON NC LLC & OTHERS	PO BOX 2249	CUMMINGS	GA	30028
2	154096	WILLIAMS KASEY HEIRS	C/O RICHARD L MITCHELL	716 RAY ST	KINGS MOUNTAIN	NC	28086-9667
3	154095	PIERCE BRENDA K		724 RAY ST	KINGS MOUNTAIN	NC	28086-9667
4	154094	PIERCE BRENDA K		724 RAY ST	KINGS MOUNTAIN	NC	28086-9667
5	154093	PEARSON BRADLEY DAVID		2349 SOUTHSIDE RD	LINCOLNTON	NC	28092-9386
6	154092	CARSON MEMORIAL BAPTIST CHURCH		262 SPARROW SPRINGS RD	KINGS MOUNTAIN	NC	28086
7	154091	CARSON MEMORIAL BAPTIST CHURCH		262 SPARROW SPRINGS RD	KINGS MOUNTAIN	NC	28086
8	300805	PARSONS JAMES STEVENSON	PARSONS MELISSA ANNETTE	2204 W FRANKLIN BLVD	GASTONIA	NC	28052
9	154405	YOUNG ERIC P LIFE ESTATE		255 LINCOLN ACADEMY RD	KINGS MOUNTAIN	NC	28086
10	154396	MOUNTAIN VIEW AGAPE CHURCH INC		506 SPARROW SPRINGS RD	KINGS MOUNTAIN	NC	28086
11	154085	ENGLAND JAMES A HEIRS OF		1004 CHERRY ST	KINGS MOUNTAIN	NC	28086
12	154404	ENGLAND JAMES A HEIRS OF		1004 CHERRY ST	KINGS MOUNTAIN	NC	28086
13	154403	BARBER JIMMY WAYNE		3310 WEST END AVE STE 400	NASHVILLE	TN	37203-1074



# FLOOD HAZARD OVERLAY:

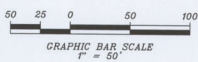
ACCORDING TO FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NO 3710351500K, DATED FEBRUARY 20, 2008, THIS PROPERTY IS LOCATED WITHIN THE NON-SHADED ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH THE EXCEPTION OF THE HATCHED AREAS SHOWN NEAR CROWDER'S CREEK.

WALTON US LAND AC LP1  
PID 154358  
GASTONIA ZONING RS-8



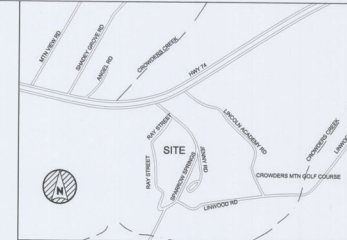
WELL SERVICE	
WELL A	UNITS S-15
WELL B	UNITS 1-8
WELL C	UNITS N1-N8
WELL D	UNITS N9-N12 & D1-D4
WELL E	UNITS R1-R9

- LEGEND:**
- Property Corner
  - Property Line
  - Right-of-Way / Easement
  - Setback Line / Buffer
  - Roadway Centerline
  - Adjacent Property Line
  - 778 Existing Contour
  - Centerline of Creek
  - Overhead Utility
  - Phase Boundary
  - Area of Grading Approximate
  - Existing Sanitary Sewer Line
  - Existing Water Line
  - Proposed Sanitary Sewer Line
  - Fire Hydrant
  - Existing Sanitary Manhole (XMH)
  - Proposed Sanitary Manhole
  - Utility Pole
  - Proposed Stop Sign



## NOTES:

- PROPOSED GATES 1 & 2 WILL BE LOCKED WITH ACCESS CODES REQUIRED FOR ENTRY. THEY WILL BE SIREN ACTIVATED FOR EMERGENCY RESPONDERS.
- EXISTING RETAIL HAS ONE (1) EMPLOYEE AND OPERATES FROM 9AM - 5PM.
- PROPOSED OFFICE SHALL HAVE TWO (2) EMPLOYEES. PROPOSED RESTAURANT SHALL HAVE TWO (2) EMPLOYEES.
- ANY CONSTRUCTION OR GRADING INSIDE THE FLOODPLAIN SHALL REQUIRE FLOOD REVIEW AND FLOOD PERMITS.
- A LANDSCAPED AREA WILL BE PROVIDED AT LEAST FOUR FEET IN WIDTH ALONG THE ENTIRE LENGTH OF THE FRONT OF EACH BUILDING. THERE SHALL BE AT LEAST ONE (1) SHRUB PER SIX LINEAR FEET OF BUILDING.
- ALL PROPOSED HOMES IN PHASE I SHALL HAVE A 36" FRONT AND REAR DOOR.
- ALL PROPOSED HOMES IN PHASE II AND III SHALL HAVE A 36" FRONT DOOR.
- ALL DRIVING AND PARKING SURFACES SHALL BE ASPHALT.
- ALL DRIVEWAYS FOR DWELLINGS SHALL BE CONCRETE.
- ALL WALKING PATHS WILL BE GRAVEL. WALKING PATHS IN COMMON SPACES SHALL BE IN ACCORDANCE WITH GASTON COUNTY UDO 11.7.
- COMMON SPACE SHALL BE IN ACCORDANCE WITH GASTON COUNTY UDO 11.7.
- PROPOSED LIGHTING SYSTEM SHALL BE IN ACCORDANCE WITH GASTON COUNTY UDO 9.13. NOISE SHALL BE IN ACCORDANCE WITH GASTON COUNTY UDO 9.23.
- ODOR SHALL BE IN ACCORDANCE WITH GASTON COUNTY UDO 9.22.
- LIMITS OF GRADING AS SHOWN = 3.76 ACRES.
- PHASE II AND PHASE III SHALL COMMENCE 12-18 MONTHS AFTER PHASE I IS COMPLETED.



## VICINITY SKETCH NTS

### PROPERTY DATA:

PROPERTY TAX ID NOS: 154087 & 154088  
CURRENT USE: VACANT  
PROPOSED USE: MULTI-FAMILY DEVELOPMENT  
PARCEL SIZE: 2.02 (+/-) ACRES FOR PID 154087 & 5.89 (+/-) ACRES FOR PID 154088  
PROPOSED ZONING: CU/C-1 WITHIN USO  
LEGAL DESCRIPTION: PARCEL # 154087  
PROPERTY OWNER: BOBBY L. HEFFNER  
3020 ROBINWOOD ROAD  
GASTONIA, NC 28054  
CURRENT ZONING: RS-12 RESIDENTIAL DISTRICT  
LEGAL DESCRIPTION: PARCEL # 154088  
BOOK # 4840 PAGE # 0151  
CROWDERS MOUNTAIN RV PARK LLC  
3020 ROBINWOOD ROAD GASTONIA NC, 28054  
PROPERTY OWNER: I-2 (INDUSTRIAL)  
418 SPARROW SPRINGS ROAD KINGS MOUNTAIN NC, 28086 & 738 RAY STREET, KINGS MOUNTAIN NC, 28086

### MINIMUM ZONING SETBACKS:

FRONT = 30'  
REAR = 10'  
SIDE = 20'

### PARKING DATA:

PARKING PROVIDED: 22 SPACES + 6 HANDICAP VAN ACCESSIBLE

### COMMON SPACE REQUIREMENT:

10% OF TOTAL ACREAGE = 0.791 ACRES  
COMMON SPACE = 1.29 ACRES AS SHOWN

### LANDSCAPE DATA

LANDSCAPED BUFFER TYPE C WITH BERM

#### 462.5 LF-PROPERTY LINE

CANOPY TREES (1/20 LF) = 24  
&  
UNDERSTORY (1/25 LF) = 19  
&  
SHUBS (1/3 LF) = 155

#### FOCAL POINT ALONG SPARROW SPRINGS ROAD:

15' W X 4' HIGH (3:1 SIDE SLOPES) LANDSCAPED BERM

#### LANDSCAPED BUFFER TYPE C

#### 1735 LF-PROPERTY LINE

CANOPY TREES (1/25 LF) = 70  
&  
UNDERSTORY TREES (1/33 LF) = 53  
&  
SHRUBS (1/3 LF) = 579

EXISTING TREE COUNTS TO BE SURVEYED AROUND PERIMETER OF PROPERTY TO REDUCE AMOUNT OF REQUIRED TREES.

EVERGREEN SHRUBS (HOLLY SPECIES OR EQUAL)  
UNDERSTORY TREES (CAPE MYRTLE OR EQUAL)

NOT FOR CONSTRUCTION - FOR REZONING PURPOSES ONLY



625 HUNTSMAN COURT  
GASTONIA, NC 28054  
NC LICENSE NO. P-0129  
PHONE: (704) 853-0800  
FAX: (704) 853-3949  
WEB: www.excelengr.com

PROJECT #: 2019007

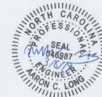
DRAWN BY: BP

DESIGN BY: ACL

DATE: 1/29/2019

SCALE: 1" = 50'

# REZONING PLAN FOR SPARROW SPRINGS



Z:\ECEA\JOBS\2019007\SPARROWSPRINGS\GDM\TNN\0001

Date of Revisions  
2/22/2019 - Per Gaston County Comments  
2/25/2019 - Per Gaston County Comments

SHEET 1 of 1

SPARROW SPRINGS