

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (Z19-15)

General Rezoning Application Z19-15

Request: To rezone property parcel 167295 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant(s): Paul Windsor Bonham III

Property Owner(s): Paul Windsor Bonham III

Mailing Address of Applicant: 137 Dusty Hill Rd., Dallas, NC 28034

Site Information and Description of Area

General Location: 137 Dusty Hill Rd. (Dallas)

Parcel ID(s): 167295

Total Property Acreage: .48 ac

Acreage for Map Change: .48 ac

Current Zoning District(s): (R-1) Single Family Limited, (CU/C-1) Conditional Use/Light Commercial, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (CU/C-1) Conditional Use/Light 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.

(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.

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 – (as described above)

Comprehensive Land Use Plan (Small Area District)

Area 2: North 321 Gaston / North Central 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; more transportation alternatives; preservation of agriculture and maintaining the rural “feel” of the community; and, steer development towards existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan Future Land Use: Rural Center

It is staff’s opinion 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 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



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 19-15**

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

A. *APPLICANT INFORMATION

Name of Applicant: Paul Windsor Bonham III
(Print Full Name)

Mailing Address: 137 Dusty Hill Rd., Dallas, NC 28034
(Include City, State and Zip Code)

Telephone Numbers: (704)450-9901
(Area Code) Business (Area Code) Home

Email: _____

** 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: Paul Windsor Bonham III
(Print Full Name)

Mailing Address: 137 Dusty Hill Rd., Dallas, NC 28034
(Include City, State and Zip Code)

Telephone Numbers: (704)450-9901
(Area Code) Business (Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 137 Dusty Hill Rd. (Dallas)

Parcel Identification (PID): 167295

Acreage of Parcel: .48 +/- Acreage to be Rezoned: .48 +/- Current Zoning: (R-1)(US) Overlay

Current Use: Residential/Vacant (Recent Fire) Proposed Zoning: (R-2)(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: _____ Telephone: _____
(Area Code) (Area Code)

Parcel: _____ Parcel: _____
(If Applicable) (If Applicable)

(Signature) (Signature)



Gaston County North Carolina

Vicinity Map

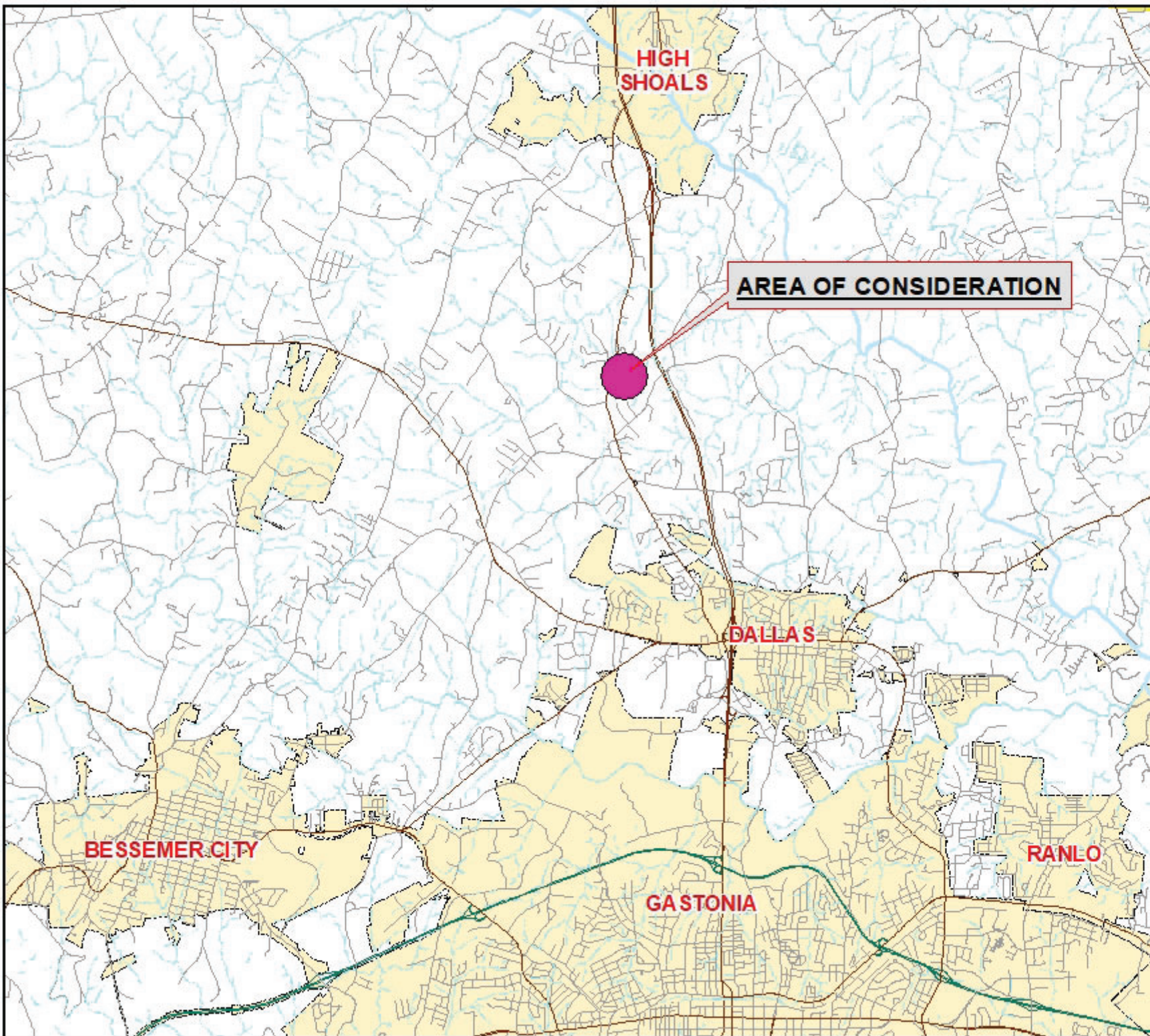
Z19-15

Legend

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

Although all of necessary standards have been employed in the compilation of this map, Gaston County does not warrant or imply any accuracy or assume any responsibility for the information contained herein or the accuracy thereof.

This map may not be used for other purposes without the approval and consent of Gaston County. In accordance with North Carolina General Statute 160A-212.






Gaston County Overview Map

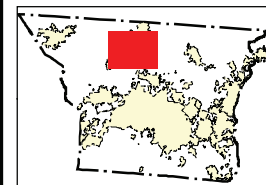
2018 Pictometry

Z19-15

Legend

 Subject Area

 Property Parcels



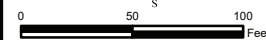
This map is intended for use by the Gaston County Board of Commissioners, in the review of mhp expansion requests.

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.

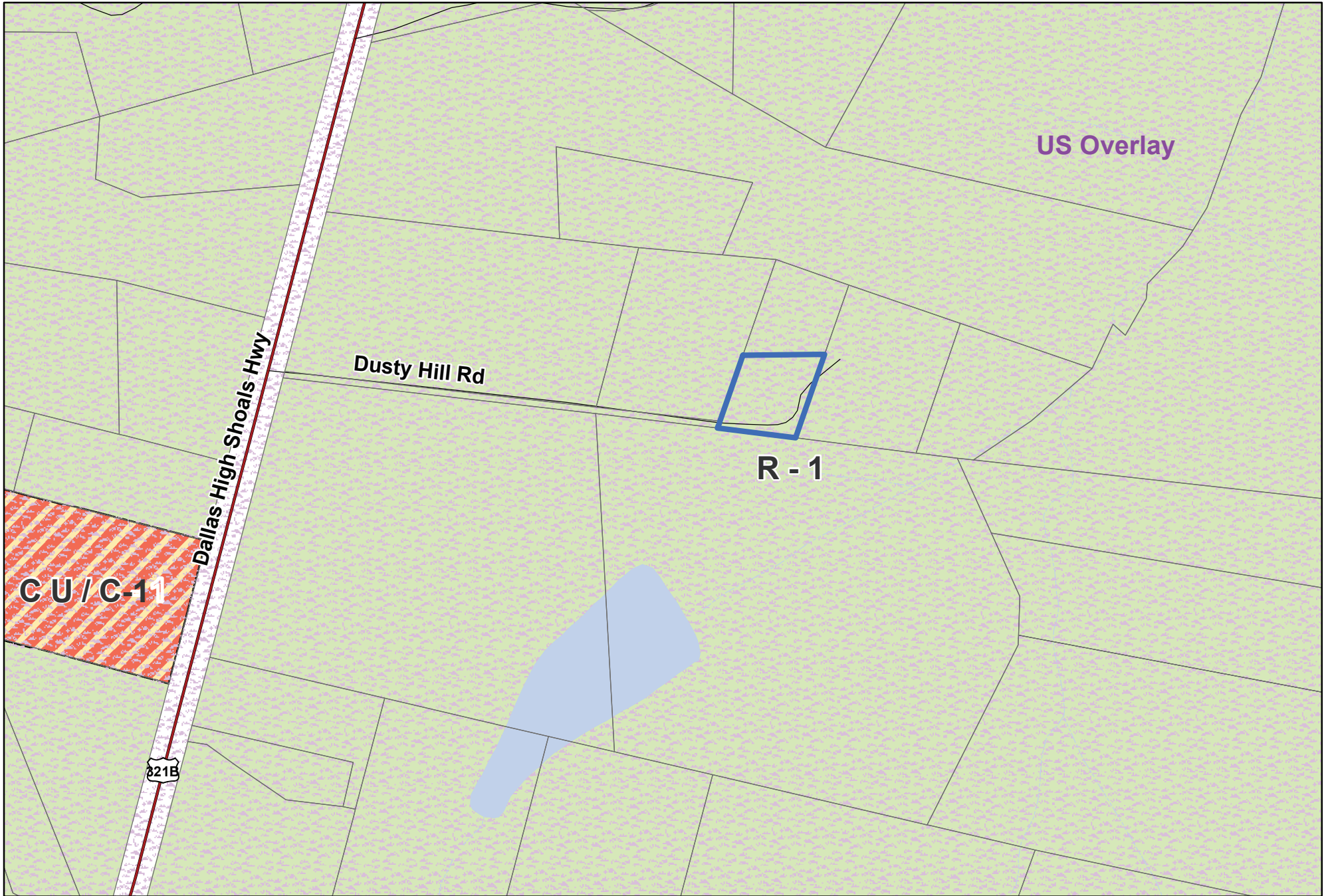
Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

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



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

Applicant: Z19-15

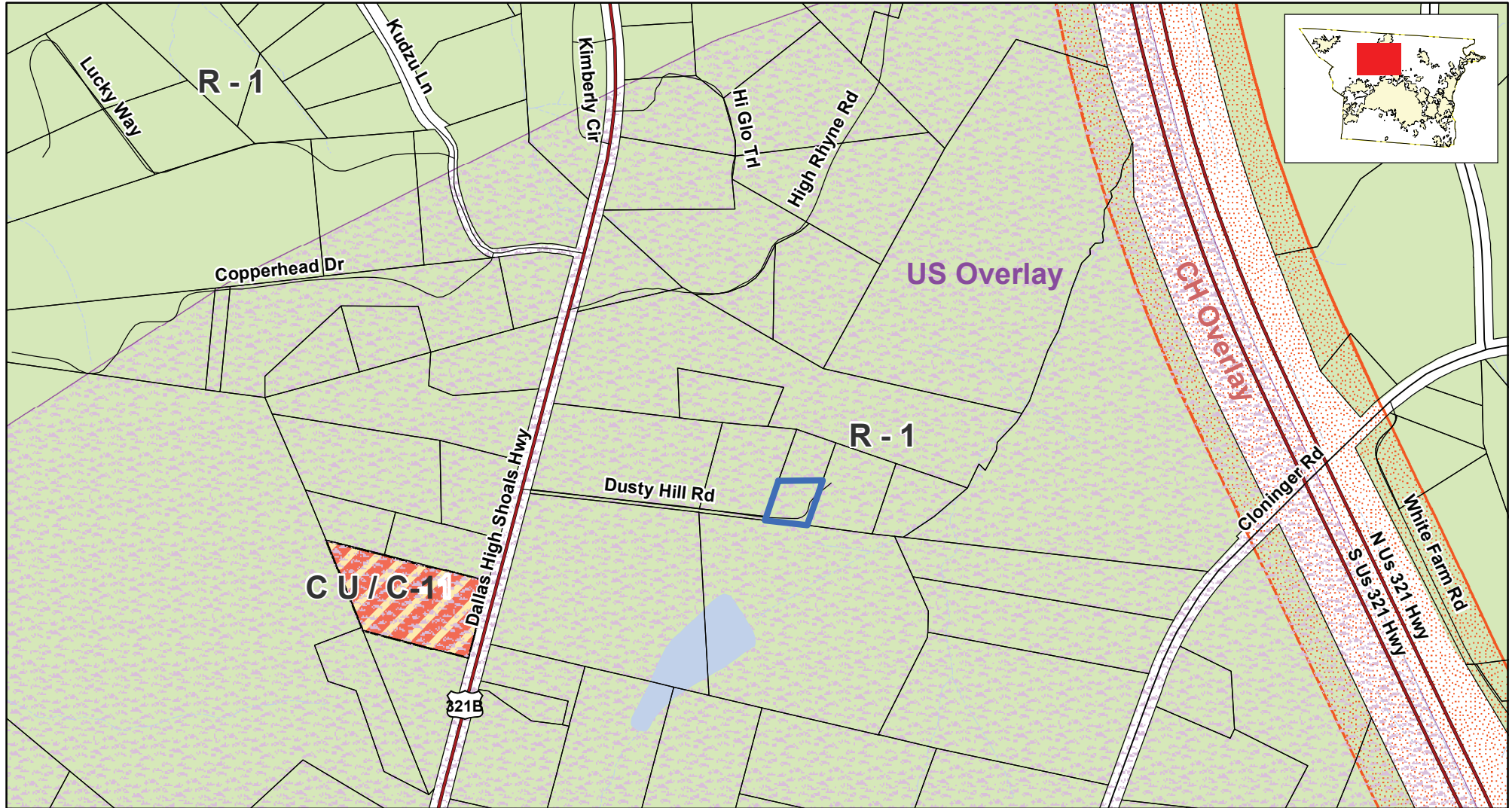
 Subject Area



0 70 140 280 Feet

(R-1) Single Family Limited
(CU/C-1) Conditional Use/Light Commercial
(US) Urban Standards Overlay

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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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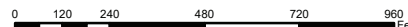
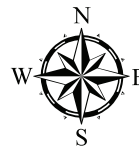
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**GASTON COUNTY
ZONING REVIEW MAP**

-  R-1 Single Family Limited
-  CU/C-1 Conditional Use/Light Commercial
-  US Urban Standards Overlay
-  CH Corridor Highway Overlay
-  Area of Consideration



Applicant: Z19-15
 Tax ID(s): 167295
 Request Re-Zoning From:
 (R-1) Single Family Limited
 w/ (US) Urban Standards Overlay
 To: (R-2) Single Family Moderate
 w/ (US) Urban Standards Overlay

Map Date: 10/23/2019



Z19-15 Subject and Adjacent Properties Map
See reverse side for listing of property owners



**Area of
Consideration**

Z19-15 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>
*	167295	BONHAM PAUL WINDSOR III		137 DUSTY HILL RD	DALLAS	NC	28034
1	167207	HIGH ELIZABETH H		129 DUSTY HILL RD	DALLAS	NC	28034
2	167296	YARBOROUGH LARRY	YARBOROUGH MELANIE	141 DUSTY HILL RD	DALLAS	NC	28034
3	167292	BONHAM PAUL III		137 DUSTY HILL RD	DALLAS	NC	28034
4	218875	BONE JEREMY LEE	BONE SARA H	1252 PECAN SPRINGS CT	DALLAS	NC	28034