Planning Board Item IV- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z17-03)

Board of Commissioners/Planning Board Public Hearing Date February 14, 2017

General Rezoning Application-Z17-03 for Various Parcels

Request:	This is a request to rezone Parcel Number 182912 from the (R-1) Single Family Limited Zoning District w/CH and US Overlays to (C-1) Light Commercial Zoning District w/CH and US Overlays.
Applicant:	Hailey Ratchford Stacy
Property Owner:	Hailey Ratchford Stacy and others
Mailing Address of Applicant:	1411 Hickory Grove Road, Gastonia, NC 28056

Site Information and Description of Area:

General Location:	1411 Hickory Grove Road, Gastonia, NC 28056
Tax Parcel Number(s):	182912
Township:	South Point
Current Use of Property	Residential
Total Acreage in Parcel(s):	.28 acres
Acreage for Map Change:	.28 acres
Current Zoning District(s):	(R-1) Single Family Limited with (CH) Corridor Highway Overlay and (US) Urban Standards Overlay
General Area Zoning Districts:	(R-1) Single Family Limited, (C-3) General Commercial, with (CH) Corridor Highway Overlay and (US) Urban Standards Overlay
General/Adjacent Land Use(s):	residential, commercial

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.

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.

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:
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
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.

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Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

2035 COMPREHENSIVE LAND USE PLAN:

Small Area Districts:
Northeast (Riverfront Gaston) Key issues: open space preservation, road improvements and better connectivity, increased job opportunities, maintaining the rural "feel" of the area, increased commercial opportunities.

STAFF COMMENTS: It is staff's opinion the request is consistent with the Comprehensive Land Use Plan.

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

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

ZONING SIGN PLACED ON PROPERTY: February 3, 2017

MAIL NOTIFICATION:
Notice of the hearing was sent to adjacent property owners on February 3, 2017. Comments, if any, from the notification will be provided during public hearing.

INFORMATION ATTACHED:
Rezoning application (copy), proposed zoning district list of uses; vicinity map, zoning/subject area maps, aerial map

TRANSPORTATION PLANNING INFORMATION:
Provided by GCLMPO (Gaston, Cleveland, Lincoln Metropolitan Planning Organization)

STAFF CONTACT:
Ron Smith, Development Services Planner (704) 866-3072), ron.smith@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 17-03

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

A. *APPLICANT INFORMATION

Name of Applicant: Hailey Ratchford Stacy (Print Full Name)

Mailing Address: 1411 Hickory Grove Rd. Gastonia NC 28056 (Include City, State and Zip Code)

Telephone Numbers: (704) 718 4359 (Area Code) Business (704) 718 4359 (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: Hailey Ratchford Stacy (Formerly) Hailey Marie Ratchford (Print Full Name)

Mailing Address: 1411 Hickory Grove Rd Gastonia NC 28056 (Include City, State and Zip Code)

Telephone Numbers: (704) 718 4359 (Area Code) Business (704) 718 4359 (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 1411 Hickory Grove Rd Gastonia NC 28056

Parcel Identification (PID): 182912

Acreage of Parcel: .28 +/- Acreage to be Rezoned: .28 +/- Current Zoning: RL w/CH & US Overlay

Current Use: Residential Proposed Zoning: CL w/CH & US Overlay

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Ronda C Armstrong

Mailing Address: 812 James Landing Ct Murrells Inlet SC 29576 (Include City, State and Zip Code)

Telephone: 704-616-3404 (Area Code)

Parcel: 182913 (If Applicable)

Ronda C Armstrong (Signature)

Name of Property Owner: William R. Armstrong

Mailing Address: 812 James Landing Ct. Murrells Inlet, S.C. 29576 (Include City, State and Zip Code)

Telephone: (704) 648-6032. (Area Code)

Parcel: 182912 (If Applicable)

William R. Armstrong (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) 182192
hereby give Hailey Ratchford Stacy (Hailey Marie Ratchford) consent to execute this proposed action.
(Name of Applicant)

William R. Armstrong
(Signature)

1/12/17
(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.

Hailey R. Stacy
Signature of Property Owner or Authorized Representative

1/11/2017
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: 1-12-2017	Application Number: Z-17-03	Fee: $ 500.00

Received by Member of Staff: _____ (Initials) Date of Payment: 1-12-17 Receipt Number: _____

- [x] COPY OF PLOT PLAN OR AREA MAP
- [x] NOTARIZED AUTHORIZATION
- [x] COPY OF DEED
- [x] PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 2-14-07

Planning Board Review: 2-14-07 Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

C1 LIGHT COMMERCIAL

(1) Uses allowed by right:

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Baseball Hitting Range; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; Contractor's Office & Operation Center; Day Care Center, Accessory; Dwelling, Single Family; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage ; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999 sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Monument Sales; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Upholstery Shop

(2)Uses allowed by right with supplemental regulations:

Animal Hospital, indoor kennel; ATM (Automated Teller Machine); Auction House; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck , Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Bed and Breakfast Inn; Bona Fide Farms; Car Wash, Self Service; Church / Place of Worship; Club, private (without adult entertainment); Convenience Store, closed 12AM to 5AM; Day Care Center Class A; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Dwelling, Two Family; Essential Services Class 2; Family Care Home; Flea Market, indoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Laundromat, closed 12AM to 5AM; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Multi Family Development; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Residential Infill Development; Restaurant; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; School, Elementary & Middle (public / private); School, Senior High (public / private); Shopping Center, 0-24,999 sqft GFA; Shopping Center, 25,000-49,999 sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Traditional Neighborhood Development (TND)

(3)Uses allowed with a conditional use permit:

Billiard Parlor; College / University; Food Store, 10,000+ sqft GFA; Medical Offices,50,000-99,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Transit Station

(4)Uses allowed with a conditional use permit, with supplemental regulations:

Amusement & Sporting Facility, Outdoor; Animal Hospital, indoor kennel; Animal Hospital, outdoor kennel; Assisted Living Center; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, 500 or more seats; Automobile Service Station; Body Piercing Establishment & Tattoo Parlor; Bus & Train Terminal, Passenger; Car Wash, Self Service; Club, Private (without adult entertainment); Convenience Store, open up to 24 hrs; Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Group Home; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Laundromat, open up to 24 hrs; Lounge / Nightclub; Maternity Home; Mini-Warehouse; Park; Restaurant, with drive thru; Riding Stables; Rodeo / Accessory Rodeo; School, Vocation; Stadium; Telecommunication Tower & Facilities; Wood Waste Grinding Operation

(5) Existing Use subject to supplemental regulations:

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

(6) By Conditional Zoning: None

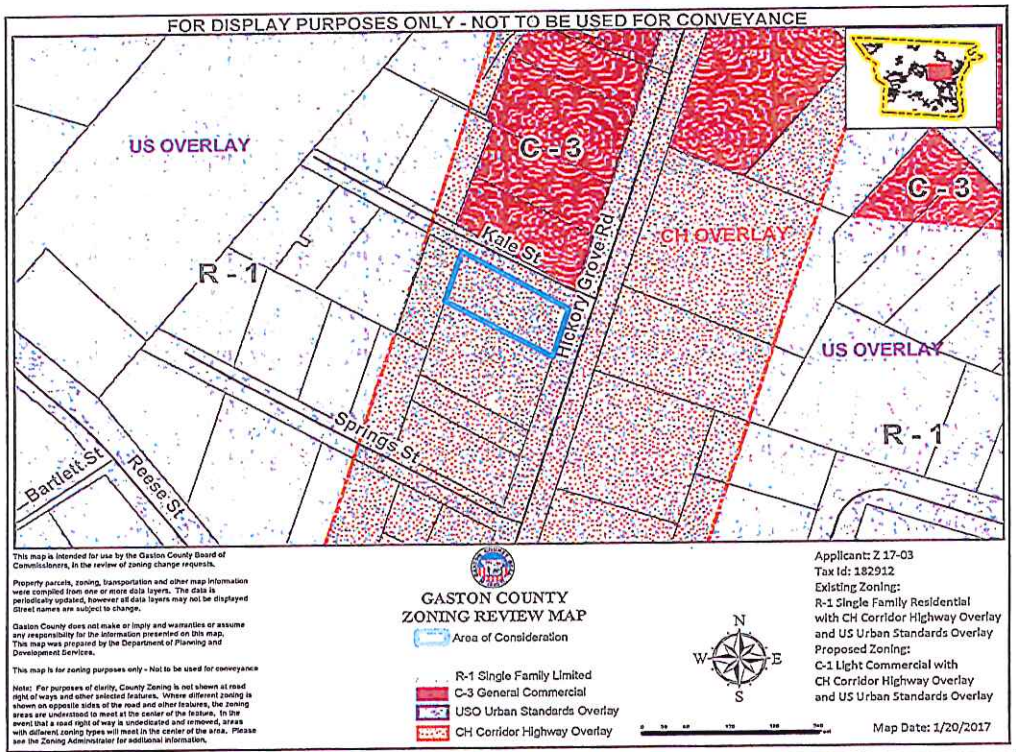
(7) By Conditional Zoning with supplemental regulations:

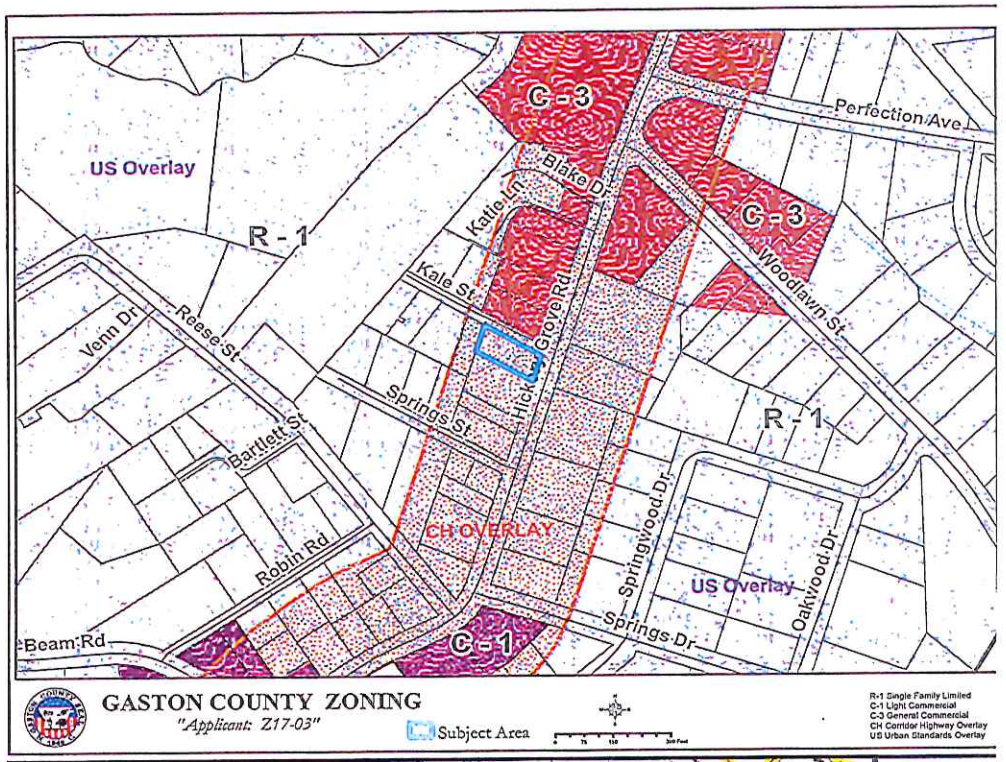
Multi Family Development; Planned Residential Development (PRD); Planned Unit Development (PUD); Residential Infill Development; Traditional Neighborhood Development (TND)

(8) By Special exception: None

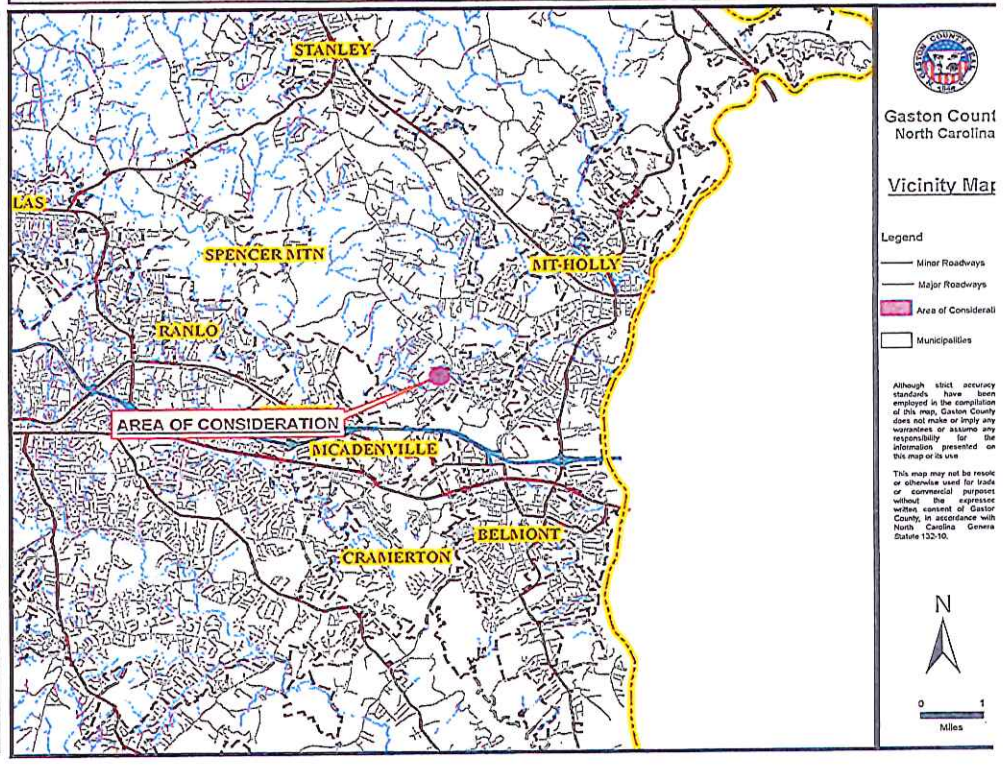
(9) By Special exception with supplemental regulations:

Family Care Home


FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE
US OVERLAY
C-3
C-3
CH OVERLAY
R-1
Kale St
Hickory Grove Rd
US OVERLAY
R-1
Springs St
Bartlett St
Reese St
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
USO Urban Standards Overlay
CH Corridor Highway Overlay
N
W
E
S
Applicant: Z 17-03
Tax Id: 182912
Existing Zoning:
R-1 Single Family Residential with CH Corridor Highway Overlay and US Urban Standards Overlay
Proposed Zoning:
C-1 Light Commercial with CH Corridor Highway Overlay and US Urban Standards Overlay
Map Date: 1/20/2017


US Overlay
C-3
C-3
Perfection Ave
Blake Dr
Katie Ln
R-1
Kale St
Woodlawn St
Venn Dr
Reese St
Hickory Grove Rd
Springs St
Bartlett St
R-1
Springwood Dr
CH OVERLAY
Robin Rd
US Overlay
Oakwood Dr
Springs Dr
Beam Rd
C-1
GASTON COUNTY ZONING
"Applicant: Z17-03"
Subject Area
R-1 Single Family Limited
C-1 Light Commercial
C-3 General Commercial
CH Corridor Highway Overlay
US Urban Standards Overlay

Kale St
Hickory Grove Rd
Springs St
Gaston County
Zoning Review
Overview Map
2015 Aerial Imagery
Z17-03
Legend
Subject Area
Property Parcels
0
62,500'
125,000
Feet


STANLEY
LAS
SPENCER MTN
MT HOLLY
RANLO
AREA OF CONSIDERATION
MCADENVILLE
BELMONT
CRAMERTON
Gaston Count
North Carolina
Vicinity Map
Legend
Minor Roadways
Major Roadways
Area of Considerati
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 Geners Statute 133-10.
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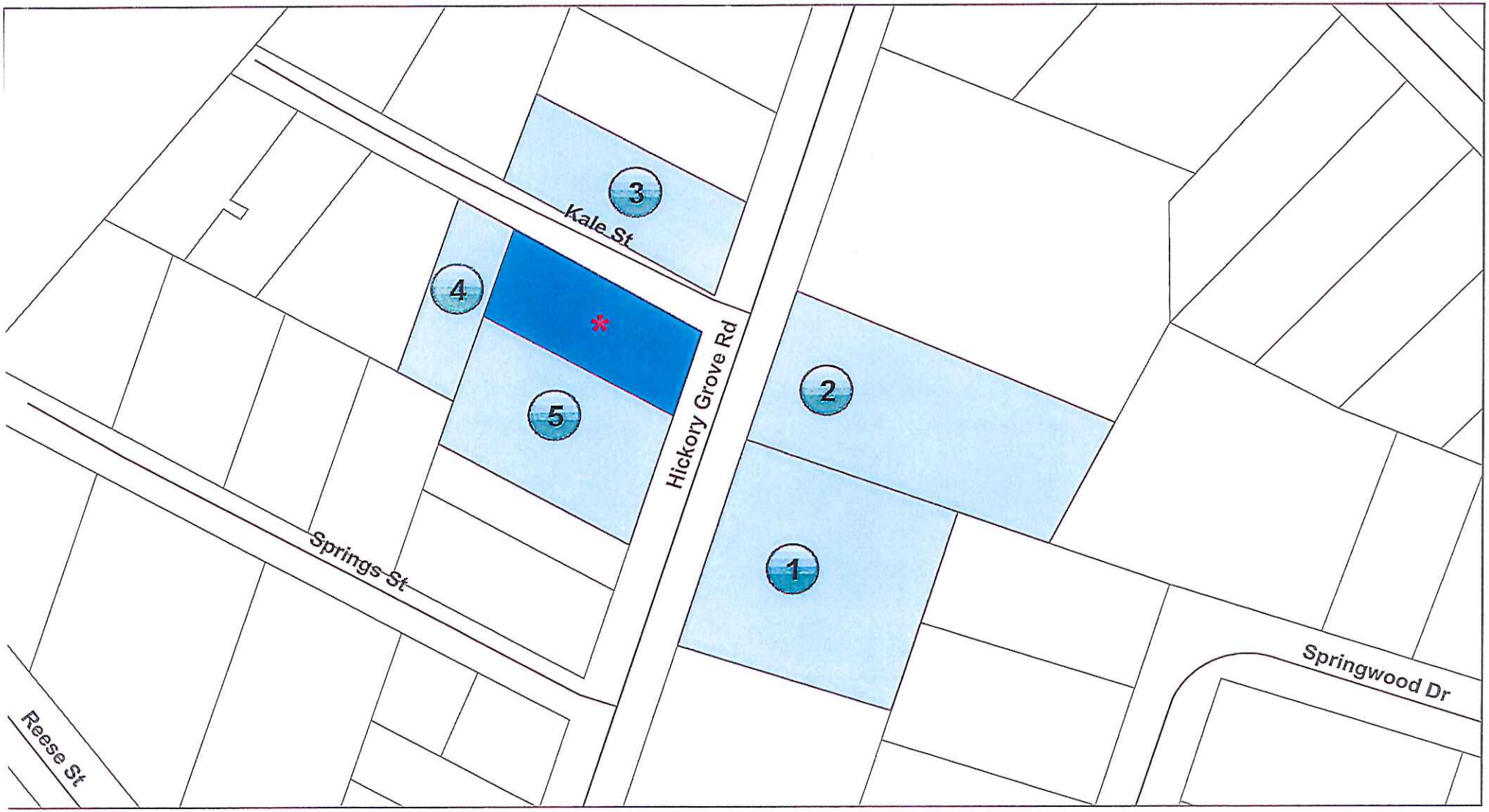

Z17-03 and Adjacent Properties

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	ADDRESS 2	CITY	STATE	ZIP
*	182912	RATCHFORD HAILEY M	ARMSTRONG W RODGER & PENNLA C	1411 HICKORY GROVE RD		GASTONIA	NC	28056-0000
1	182936	JUSTO ROBERTO CARLOS CAMACHO	ALEJOS NOYELLI SANCHEZ	1406 HICKORY GROVE RD		GASTONIA	NC	28056-9424
2	182896	ESPARZA GERARDO		1412 HICKORY GROVE RD		GASTONIA	NC	28056-0000
3	182905	CLANTON DAVID S	CLANTON FUJIKO T	114 SCHOOL ST		BELMONT	NC	28012-0000
4	182911	PORCH RODNEY D HEIRS		C/O BRIAN D PORCH	2441 SALUDA DR	GASTONIA	NC	28054-7736
5	182913	STARK THEODORE E	STARK SHARON E	1405 HICKORY GROVE RD		GASTONIA	NC	28056-0000