



TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-10-30-00198, JONATHAN WILEY (APPLICANT); PROPERTY PARCEL: 166759, LOCATED AT 2235 PHILADELPHIA CHURCH RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE CD/(R-2) SINGLE FAMILY MODERATE CONDITIONAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on December 10, 2024 by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 166759
 Applicant(s): Jonathan Wiley
 Owner(s): Victory Hill Baptist Church
 Property Location: 2235 Philadelphia Church Rd., Dallas
 Request: Rezone from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change request, as conditioned, for parcel 166759, located at 2235 Philadelphia Church Rd., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District on November 20, 2024, based on: staff recommendation; as they felt it was a reasonable request and in the public interest and consistent with the goals of the Comprehensive Land Use Plan as it will keep the subject parcel as is and any future expansions/additions will maintain the look and feel of the area.

Motion: Sadler Second: Brooks Vote: Unanimous
 Aye: Brooks, Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams
 Nay: None
 Absent: None
 Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2024-418	12/10/2024	TK	AF	A	A	A	A	A	A	A	U

DISTRIBUTION:
 Laserfiche Users

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the subject parcel as is and any future expansions/additions will maintain the look and feel of the area.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 166759, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance to be rezoned to the CD/(R-2) Single Family Moderate Conditional Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:

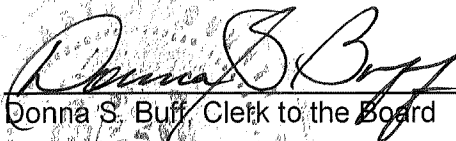
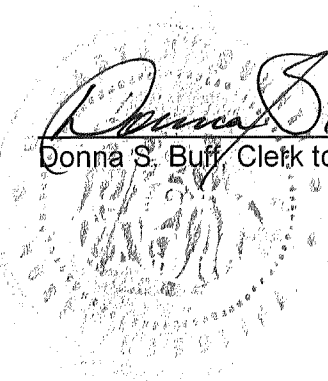

Donna S. Buff, Clerk to the Board

Exhibit A
Conditions of Approval
REZ-24-10-30-00198

- Any permitted uses and features shall be permitted in accordance with the site plan on file for this request.
- Any uses outlined in the site plan shall be interpreted as being uses by right, and shall not require the issuance of a Special Use Permit even if required by the UDO. All supplemental regulations for said uses outlined in the UDO, at the time of permitting, shall be met in order for a permit to be issued.
- The “dwelling, multi-family” use shall be limited to only permitting up to four multi-family units and shall be limited to one building.

GASTON COUNTY REZONING APPLICATION (REZ-24-10-30-00198)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To conditionally rezone the property from the (R-1) Single Family Limited Zoning District to the CD/ (R-2) Single Family Moderate Conditional Zoning District to allow for additional accessory uses to the primary church use.	
Applicant(s):	Property Owner(s):
Jonathan Wiley	Victory Hill Baptist Church
Parcel Identification (PID):	Property Location:
166759	2235 Philadelphia Church Rd.
Total Property Acreage:	Acreage for Map Change:
2.68	2.68
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited	CD/(R-2) Single Family Moderate Conditional District
Existing Land Use:	Proposed Land Use:
Church	Multiple Uses

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 Gaston
<p>Key issues for citizens in this area include:</p> <ul style="list-style-type: none"> • Preservation of open space • Road improvement 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 • Steer development towards existing infrastructure and areas immediately surrounding towns and cities
Comprehensive Plan Future Land Use:
Rural Community – Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel.
Staff Recommendation:
The application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

GCLMPO - There are no funded transportation improvement plans on the STIP, the MTP, or the CTP. Any new driveways will need to a driveway permit from NCDOT. A copy of the letter from the GCLMPO has been included in the staff packet.

Environmental Health - An Improvement Permit was applied for in June of this year. A copy has been included in the staff packet.

Natural Resources – Soil Erosion and Sedimentation Control (SE & SC) and Stormwater (SW) permitting will depend on the extent of the proposed land disturbance and will be reviewed each time a change is proposed to the site.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

This property is located off Philadelphia Church Rd, and north of Dallas City limits. The subject parcel currently includes the fellowship hall (built in 1964) and bus garage (which appears in the 2000 aerial photo collection on GIS) for Victory Hill Baptist Church. The main facilities (built in 2000) are located across the street at 2300 Philadelphia Church Rd.

Public Information Meetings

The applicant held two public information meetings on November 18 and November 19th. Only staff and the applicant were present at the November 18th meeting and one neighbor attended the November 19th meeting. Below are the questions and concerns shared by the neighbor along with the staff’s responses.

Clarifying question on #7 of the site plan – how many structures will be allowed?	As proposed, there is no maximum number of structures on the property – as long as all zoning, watershed, and other local and state requirements are met, there is no max. number of structures
Type A buffer – The neighbor expressed that he would like to see trees / cypress trees along the property line if / when something is built on the back portion of the property	Staff showed what the ordinance allows under the Type A buffer regulations – discussed that the applicant is proposing a privacy fence in lieu of the buffer.
Asked about next steps	Staff explained that the request will be presented to the Planning Board and then the Board of Commissioners

Site Plan

The site plan outlines the proposed uses for the site along with general areas for specific uses. Staff did assist the applicant with the site plan as there are no physical buildings or changes being proposed at this time. The rezoning request, if approved, would allow for new uses, restrict some uses, and it provides general regulations for location of the uses.

Proposed Features

UDO Section	Proposed	Staff Comment:
Chapter 7 – Overall Uses	<p>The applicant is proposing the following uses be the only permitted uses on the subject parcel:</p> <ul style="list-style-type: none"> • Assisted Living Center <ul style="list-style-type: none"> ○ Not allowed in (R-1) or (R-2), starts being allowed in (R-3) with the issuance of a SUP • Auditorium / Assembly Hall / Amphitheater <ul style="list-style-type: none"> ○ Not allowed in residential zoning districts 	<p>The proposed uses would allow the property to continue its current operations and allow for the expansion of new accessory uses to the main church use. These uses are typically seen in conjunction with churches. Staff finds that the proposed uses would be in harmony with the area and the principal use of lot.</p>

	<ul style="list-style-type: none"> ○ Less than 500 seats use is allowed in the (C-1) zoning district ● Charitable Service Facility <ul style="list-style-type: none"> ○ Not allowed in the residential zoning districts ● Church/ Place of Worship <ul style="list-style-type: none"> ○ Allowed in all zoning districts ○ **This is the current use ● Cemetery <ul style="list-style-type: none"> ○ Allowed in all residential districts with a Special Use Permit ● Conference / Retreat / Event Center <ul style="list-style-type: none"> ○ Allowed in all residential districts with a Special Use Permit ● Daycare Center <ul style="list-style-type: none"> ○ Allowed by right and with the issuance of a Special Use Permit depending on class of Daycare ● Dwelling, Detached / Dwelling, Single-Family <ul style="list-style-type: none"> ○ Allowed in all residential zoning districts ● Dwelling, Manufactured Home Class A and B <ul style="list-style-type: none"> ○ Allowed in (R-2) and (R-3) zoning districts ● Dwelling, Multi-family ● Essential Services <ul style="list-style-type: none"> ○ Allowed in all districts ● Flex Space <ul style="list-style-type: none"> ○ Allowed in all districts ● Food Catering Facility <ul style="list-style-type: none"> ○ Allowed in office and commercial districts ● Funeral Home <ul style="list-style-type: none"> ○ Allowed in office and commercial districts ● Schools <ul style="list-style-type: none"> ○ Allowed in all districts ● Small House Community <ul style="list-style-type: none"> ○ Allowed in all residential districts ● Special Events Facility <ul style="list-style-type: none"> ○ Allowed in residential districts with the issuance of a Special Use Permit 	
Chapter 7 – Bulk and Dimensional Standards	Setbacks for all other uses in the (R-2) District: Front: 50' Side: 25' Rear: 50'	All required setbacks will remain the same and apply to all uses
Chapter 10 – Parking	Each use in the UDO has its own parking requirement.	<p>The applicant is proposing a minimum of 20 parking spaces, not including the required ADA spaces, to be provided at all times.</p> <p>Staff is supportive of this request as it provides a minimum and allows the applicant to create and provide more</p>

		parking spaces as the site is developed. There is ample parking available on the property across the street as well that the applicant and property owner would be able to utilize.
Chapter 11 - Landscaping	The ordinance does not require additional landscaping between residential uses on separate properties	The applicant is proposing to add additional screening in between the subject property and the residential property to the south if a new residential structure and use is placed on the subject lot, in the area shown on the site plan. The intent is to provide a visual buffer/screen between residential uses on the subject property and the neighbor's property. The buffering option would be open to interpretation and approved by planning and zoning staff at the time of permitting. This is not a requirement and is being proposed by the applicant. Staff is supportive of this proposal.

Relief Requests

UDO Section	Required	Proposed
Chapter 2 – Definitions Dwelling, Manufactured Home Class A and B	<p>Class A -</p> <p>A manufactured home that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:</p> <p>(a) The minimum width (the width being the narrower of the two overall dimensions) of the main body of the manufactured home as assembled on the site shall be at least 22 feet for a distance extending along the length (the length being the longer of the two overall dimensions) of at least 20 feet.</p> <p>(b) The pitch of the roof of the manufactured home has a minimum vertical rise of two and two-tenths feet for each 12 feet of horizontal run; the roof is finished with a type of shingle that is commonly used in standard residential construction and which does not exceed the reflectivity of gloss white paint; the roof has an overhang (eave) extending at least ten inches from</p>	<p>If a manufactured home is placed on the lot for residential purposes (parsonage, guest housing, etc.) the manufactured home shall not be required to meet sections d and h in the definitions for manufactured dwellings</p> <p>Staff's Comment: Sections (d) and (h) are typically places of hardship for applicants and residents. These are zoning ordinance requirements and not required by the building code. Staff is supportive of this request as these regulations increase the overall applicant's cost of permitting and placing a manufactured home on a lot.</p>

	<p>each vertical exterior wall. A site-installed gutter may be counted in the width of the eave.</p> <p>(c) The exterior siding consists of wood, hardboard, vinyl, brick or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, and which does not exceed the reflectivity of gloss white paint.</p> <p>(d) A continuous, permanent masonry foundation or masonry curtain wall, un-pierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy.</p> <p>(e) The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.</p> <p>(f) The manufactured home is set up on the site in accordance with the standards set by the N.C. Department of Insurance.</p> <p>(g) Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the N.C. Department of Insurance.</p> <p>(h) An uncovered front porch with continuous permanent masonry foundation with concrete decking, a minimum of eight feet in width and eight feet in depth.</p> <p>Class B – A manufactured home that meets all of the criteria of a Class A Manufactured Home, except criteria (a), (b), and (c).</p>	
<p>Section 8.4.28 – Supplemental regulations for a Special Events Facility</p>	<p>A. Minimum Lot Area. 1. Special Events Facility - Five acres in the (R-1), (R-2), (R-3), and (RLD) districts.</p> <p>C. No Special Event Facility shall be located within 400 feet of a Church/Place of Worship, School,</p>	<p>Requesting relief from sections A and C</p>

	Elementary & Middle, or School, Senior High.	
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Recommended Conditions of Approval:

- Any permitted uses and features shall be permitted in accordance with the site plan on file for this request.
- Any uses outlined in the site plan shall be interpreted as being uses by right, and shall not require the issuance of a Special Use Permit even if required by the UDO. All supplemental regulations for said uses outlined in the UDO, at the time of permitting, shall be met in order for a permit to be issued.
- The “dwelling, multi-family” use shall be limited to only permitting up to four multi-family units and shall be limited to one building.

PLANNING BOARD MEETING DATE

Scheduled Meeting Date: November 20, 2024

Attachments: Application, Maps, Site Plan, and GCLMPO Letter



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-24-10-30-00198, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the subject parcel as is and any future expansions/additions will maintain the look and feel of the area.

These findings are supported by a 10-0 vote by the Gaston County Planning Board during its November 20, 2024 meeting.



GASTON COUNTY Department of Building & 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

Application Number: REZ-24-10-30-00198

A.

APPLICANT INFORMATION

Name of Applicant: Jonathan B Wiley
 Mailing Address: 2300 Philadelphia Church Rd (Print Full Name) Po Box 638 Dallas, NC 28034
 Telephone Numbers: 304-993-0809 (Area Code) Business (Area Code) Home

B.

OWNER INFORMATION

Name of Owner: Victory Hill Baptist Church
 Mailing Address: Po Box 638 (Print Full Name) Dallas, NC 28034
 Telephone Numbers: 704-922-7161 (Area Code) Business (Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2235 Philadelphia Church Road
 Property Identification Number (PID): 1166759
 Acreage of Parcel: _____ +/- Acreage to be Rezoned: _____ +/-
 Current Zoning: R1 Proposed Zoning: R2
 Current Use: _____ Proposed Use(s): _____

D.

ADDITIONAL INFORMATION REQUIRED

- | | |
|--|---|
| <input type="checkbox"/> Copy of Site Plan | <input type="checkbox"/> PIM 1st. Meeting Date: _____ |
| <input type="checkbox"/> Copy of Deed | <input type="checkbox"/> PIM 2nd. Meeting Date: _____ |
| <input type="checkbox"/> Notarized Authorization | <input type="checkbox"/> PIM Comments to Planning _____ |
| <input type="checkbox"/> Payment of Fee | |

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]
 Signature of property owner or authorized representative

9/16/24
 Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: 9/16/24 Application Number: REZ _____ Fee: _____
 Received by (Staff): JMK Meetings - Planning Board: _____ / BOC: _____
 (Initial)

**GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH**

Permit Number: 312632

IMPROVEMENT PERMIT

PID/Lot Identifier: 166759
 Owner: Victory Hill Baptist Church Applicant: Key Builders
 Property Location: Philadelphia Church Rd. Dallas NC 28034
 Subdivision (if applicable) _____ Lot #: _____ Block: _____ Property Size: _____
 New Expansion System Relocation Change of Use

Facility Type: Single Family Home

Number of bedrooms: 4 Number of Occupants: 0 Other: _____

Design Wastewater Strength: Domestic High Strength Industrial Process Wastewater

Proposed Design Daily Flow: 480 GPD Proposed LTAR (Initial): .3 Proposed LTAR (Repair): .3

Proposed Wastewater System Type*: III g (Initial) Pump Required: Yes No May be required

Proposed Wastewater System Type*: III g (Repair) Pump Required: Yes No May be required

**Please include system classification for proposed wastewater system types in accordance with Rule .1301 Table XXXII*

Effluent Standard: DSE HSE NSF/ANSI 40 TS-I TS-II RCW

Saprolite System (Initial): Yes No Saprolite System (Repair): Yes No

Fill System (Initial): Yes No If yes, specify: New Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Fill System (Repair): Yes No If yes, specify: New Existing (when adding more than 6 inches of fill to system area provide a fill plan)

Usable Depth to LC (Initial)*: 48" Usable Depth to LC (Repair)*: 48" * Limiting Condition

Max. Trench Depth (Initial)*: 36" Max. Trench Depth (Repair)*: 36" * Measured on the downhill side of the trench

Artificial Drainage Required: Yes No If yes, please specify details: _____

Type of Water Supply: Private well Public well Shared well Municipal Supply Spring Other: _____

Drainfield location meets requirements of Rule .0508: Yes No Drainfield location meets requirements of Rule .0601: Yes No

Permit valid for: Five years (site plan submitted pursuant to GS 130A-334(13a)) No expiration (plat submitted pursuant to GS 130A-334(7a))

Permit conditions:
* Before AC is signed final lot lines must be surveyed and recorded.
* 1000 Gallon tank
* 400 LFT at 36"

Authorized Agent's Printed Name: Salvador Nava Expiration Date: 7/18/2029

Authorized Agent's Signature: [Signature] Date: 7/18/2024

See attached site sketch

The issuance of this permit in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is subject to revocation if the site plan, plat, or the intended use changes. The Improvement Permit shall not be affected by a change in ownership of the site. This permit is subject to compliance with the provisions of 15A NCAC 18E and to the conditions of this permit.

**GASTON COUNTY DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH**

Philadelphia Church Rd

SITE SKETCH

PID 166759

Permit Number 312632

Key Builders

Applicant's Name _____

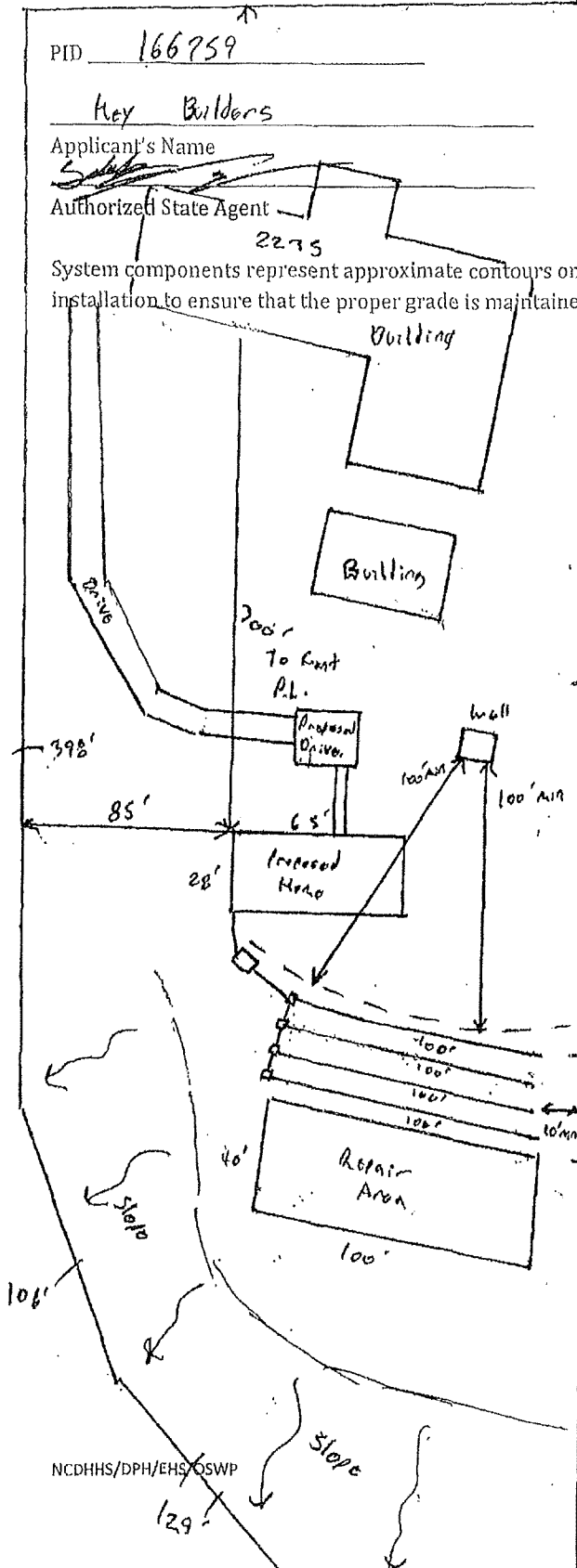
Subdivision/Section/Lot Number _____

Authorized State Agent _____

7/18/24

Date _____

System components represent approximate contours only. The contractor must flag the system prior to beginning the installation to ensure that the proper grade is maintained.



- * If well is shared, maintain a 100' min setback from septic and well.
- * Before AC can be signed final Lot division lines must be surveyed and Recorded.
- * 400LFT at 36" Deep.
- * Install via NC Rules and Regs.
- * 1000 gallon tank



VICTORY HILL BAPTIST CHURCH

2300 Philadelphia
Church Road Dallas,
NC 28034

vhbcoffices@gmail.com
(704)922-7161
jbretwiley@gmail.com
(304)993-0809

Sunday School
9:30a.m.

Sunday Morning Service
10:30a.m.

Sunday Evening
5:00p.m.

Wednesday Service
7:00p.m.

Pastor J. Bret Wiley

*"Unto him be glory
in the church by
Christ Jesus
throughout all ages,
world without end.
Amen."*

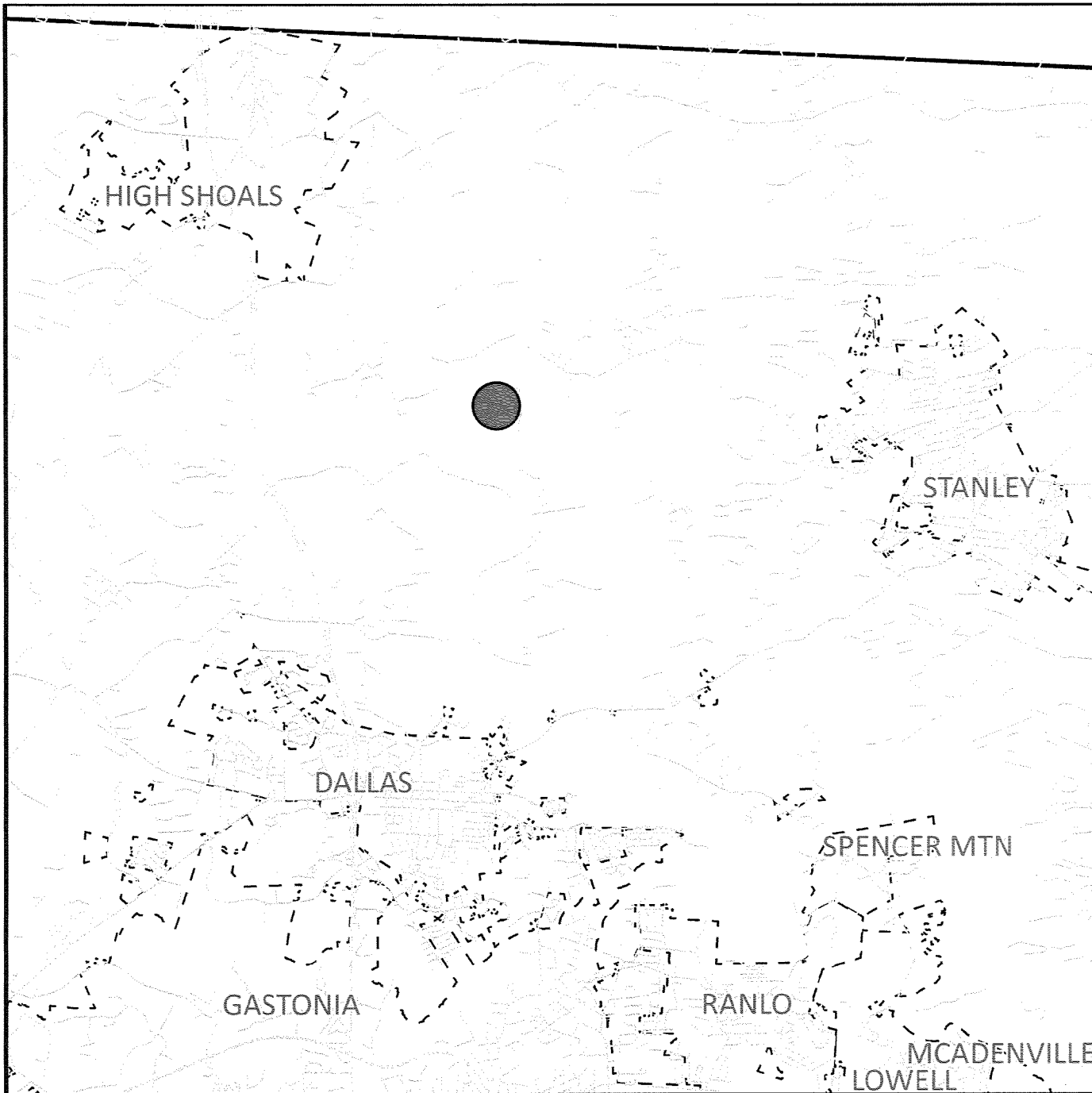
Ephesians 3:21

June 5, 2024

To whom it may concern:

As of March 2023, Jonathan Bret Wiley became pastor of
Victory Hill Baptist Church and is authorized by the church and trustees
to carry out business, make financial decisions, and sign
on the church's behalf.

Regards,
Sandy Brest
Church Secretary
704.718.4782



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-24-10-30-00198

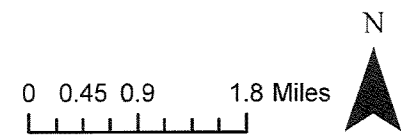
LEGEND

Roads

[- - -] Municipalities

● Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS 132-10.





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-24-10-30-00198

LEGEND

- Roads
- Parcels
- Subject Parcel(s)

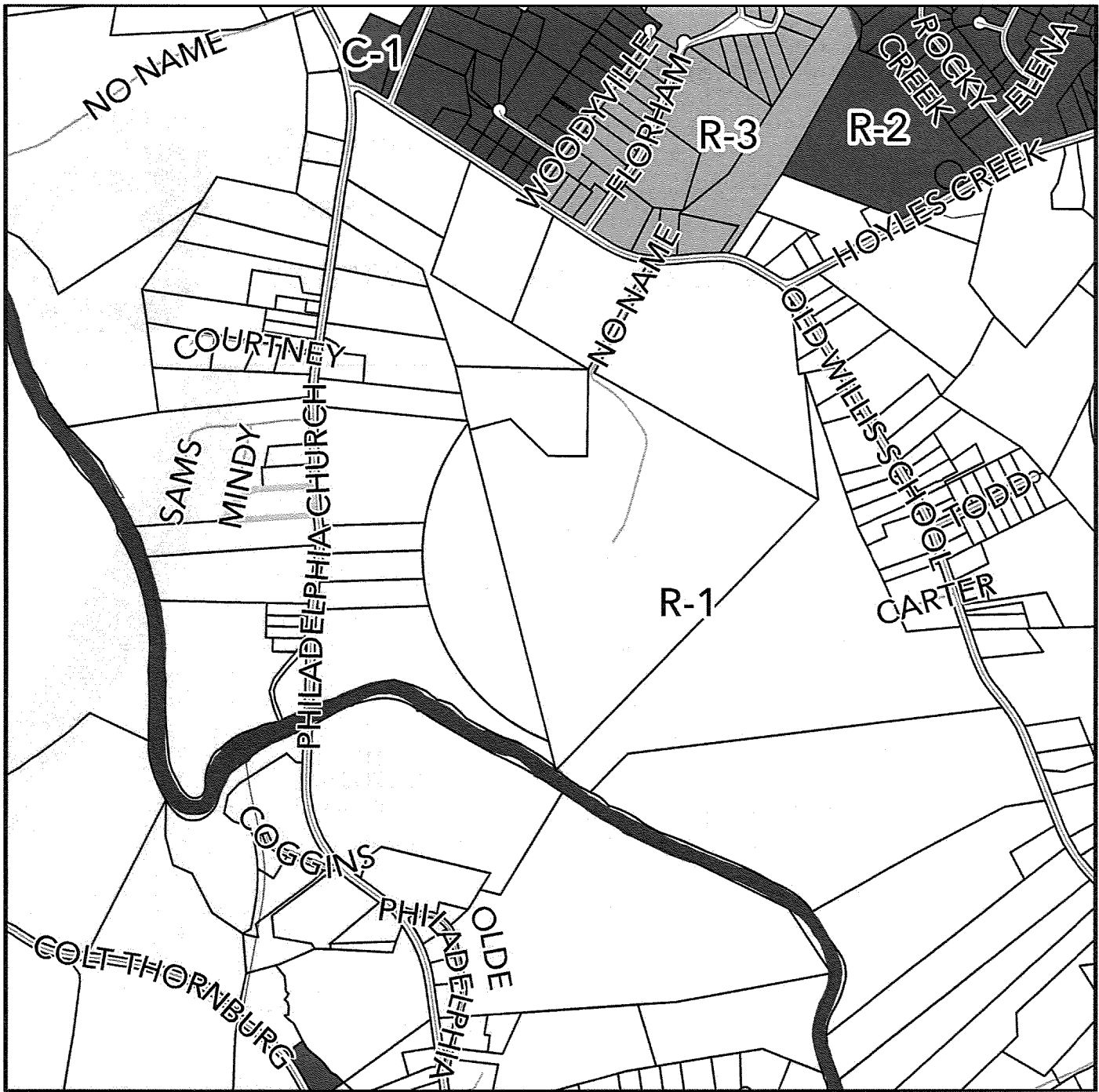
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0 0.010.03 0.06 Miles



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







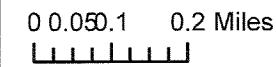
GASTON COUNTY
PLANNING AND DEVELOPMENT SERVICES

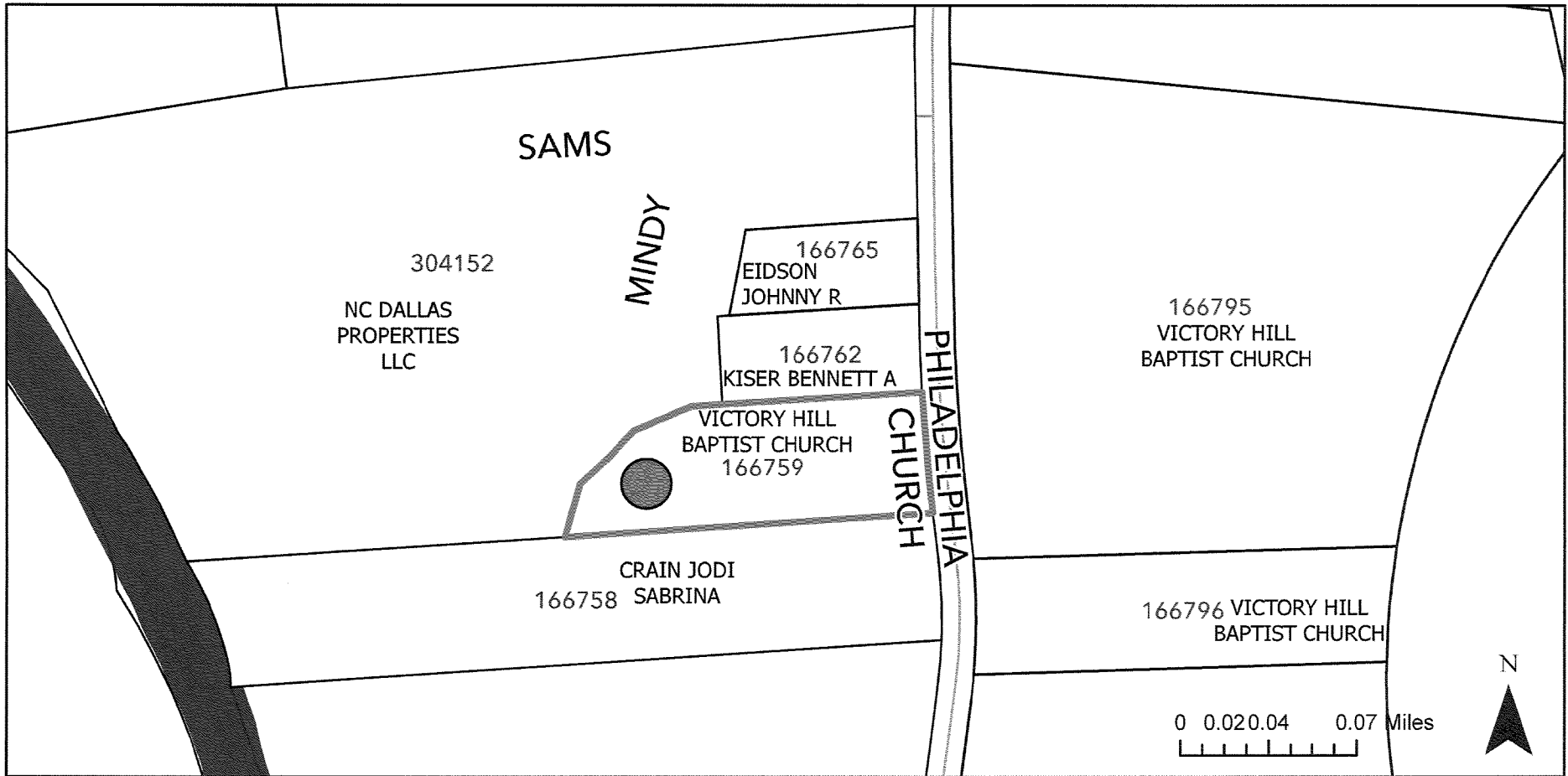
ZONING MAP REZ-24-10-30-00198

LEGEND

-  Subject Parcel
-  Roads
-  Parcels
- ZONE TYPE**
-  C-1
-  R-1
-  R-2
-  R-3
-  Rivers

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-10-30-00198

LEGEND

 Subject Parcel(s)

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PROPERTY INFORMATION: 2235 PHILADELPHIA CHURCH RD, DALLAS, NC
 FID # 166759
 Dallas Township
 Owner: Victory Hill Baptist Church
 2.66 ACRES
 Current Zoning: (R-1) Single Family Limited
 Proposed Zoning: CD/(C-1) Conditional District / Light Commercial
 Existing Use: Church
 Floodplain/Flood Hazard Area: No
 Watershed: South Fork Protected IV Watershed

PERMITTED USES:
 Assisted Living Center
 Auditorium/Assembly Hall/Amphitheatre
 Charitable Service Facility
 Church/Place of Worship
 Cemetery
 Conference/Retreat/Event Center
 Daycare Center
 Dwelling, Detached
 Dwelling, Manufactured Home Class A and B
 Dwelling, Multi-family
 Essential Services
 Flex Space
 Food Catering Facility
 Funeral Home
 Schools
 Small House Community
 Special Events Facility

PROPOSED CONDITIONS OF APPROVAL

1. Any uses on this proposed uses list shall be allowed to be permitted on the site so long as all supplemental regulations for each use are met or a supplemental regulation has been waived through the approval of the conditional district.
2. If a detached residential structure is placed on the lot, it shall be limited to the area shown on this site plan.
3. If a manufactured home is placed on the property it shall not be required to meet sections d and h in the definitions of manufactured homes.
4. The existing building on site may be up-fitted to allow any of the uses on the list of allowed uses.
5. Any accessory uses shall be permitted as allowed in the Gaston County Unified Development Ordinance.
6. Overall parking for the site shall be reviewed and approved administratively as uses are added or changed, however at no point shall the number of parking spaces be less than 20 spaces, not included the required number of accessible parking spots.
7. There shall be no max. number of structures allowed so long as all watershed requirements are being met.
8. Only a maximum of four (4) multifamily units may be permitted for the site and shall be limited to one structure.
8. Setbacks for the site as a whole shall be as follows:
 Front: 50'
 Side: 25'
 Rear: 50'

LEGEND

- Address
- Roads
- ▨ NCS.GISADMIN.FloodHazardArea
- Gaston County Line
- ▭ PARCEL DATA
- Creeks

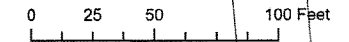
Detached Residential Structures shall be limited to this area

Existing building may be redeveloped and up-fitted to allow any of the uses listed in the proposed use list

Additional tree buffer to extend the depth of any new buildings to be reviewed and administratively approved at the time of permitting

Min. Type A Buffer - with option of a privacy fence in lieu of landscape buffer if a detached residential structure is added to the lot

PRELIMINARY DRAWING - FOR ZONING HEARING ONLY - LINES AND SHAPES ARE NOT TO SCALE
 ZONING ADMINISTRATOR SHALL USE DISCRETION WHEN PERMITTING USES IN THE SHAPES ABOVE
 THE INTENT IS TO HAVE DETACHED RESIDENTIAL USES BEHIND THE EXISTING BUILDING
 THE EXISTING BUILDING MAY BE REDEVELOPED AS NEEDED TO ACCOMMODATE FOR ANY USES LISTED ON THIS SITE PLAN
 ALLOWED USES SHALL BE PERMITTED SO LONG AS ALL REQUIREMENTS OF THE UDO IN EFFECT AT THE TIME OF PERMITTING ARE MET ALONG WITH ALL OTHER APPLICABLE STATE AND LOCAL LAWS



PHILADELPHIA CHURCH



2241

2235



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6837

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Jamie Mendoza Kanburoglu, Director of Planning and Zoning, Building and Development Services
From: Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO
Date: November 12th, 2024
Subject: TRC Review – Philadelphia Church Rd—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a propose conditional rezoning located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

1. The proposed development is located at PID: 166759
 - A. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
 - B. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
 - C. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 24-571

Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-24-10-30-00198, Jonathan Wiley (Applicant); Property Parcel: 166759, Located at 2235 Philadelphia Church Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Jonathan Wiley (Applicant); Property Parcel: 166759, Located at 2235 Philadelphia Church Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the CD/(R-2) Single Family Moderate Conditional Zoning District. A public hearing was advertised and held on December 10, 2024, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on November 20, 2024, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, Site Plan, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKelgher	SShehan	Vote
2024-418	12/10/2024	TK	AF	A	A	A	A	A	A	A	U

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