

REZ-25-01-28-00211

Conditional Rezoning

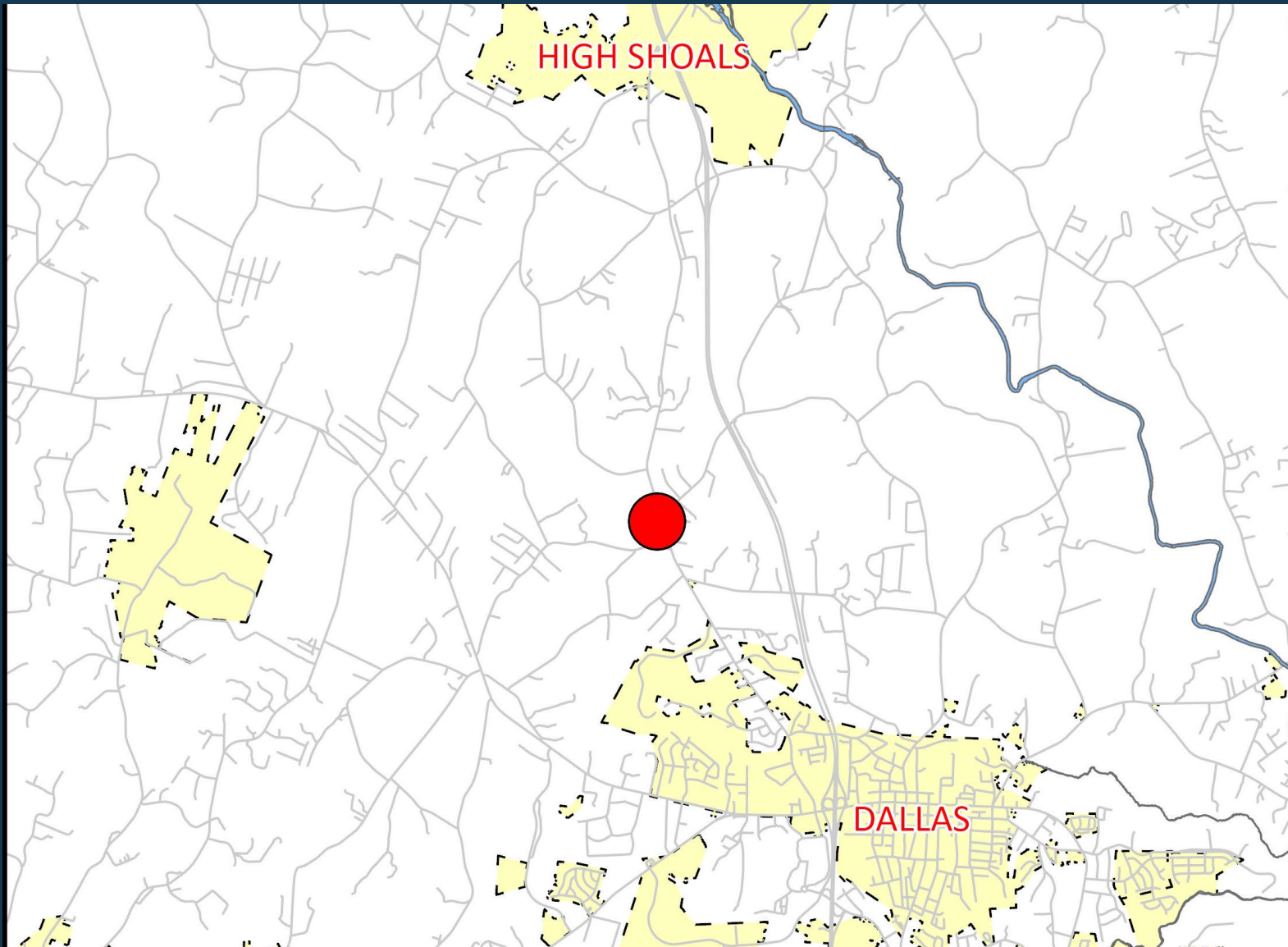
Applicant: Michael Boyd

PID: 168515

Request: Conditionally rezone from (R-1) with (US) to (CD/RS-12) with (US)



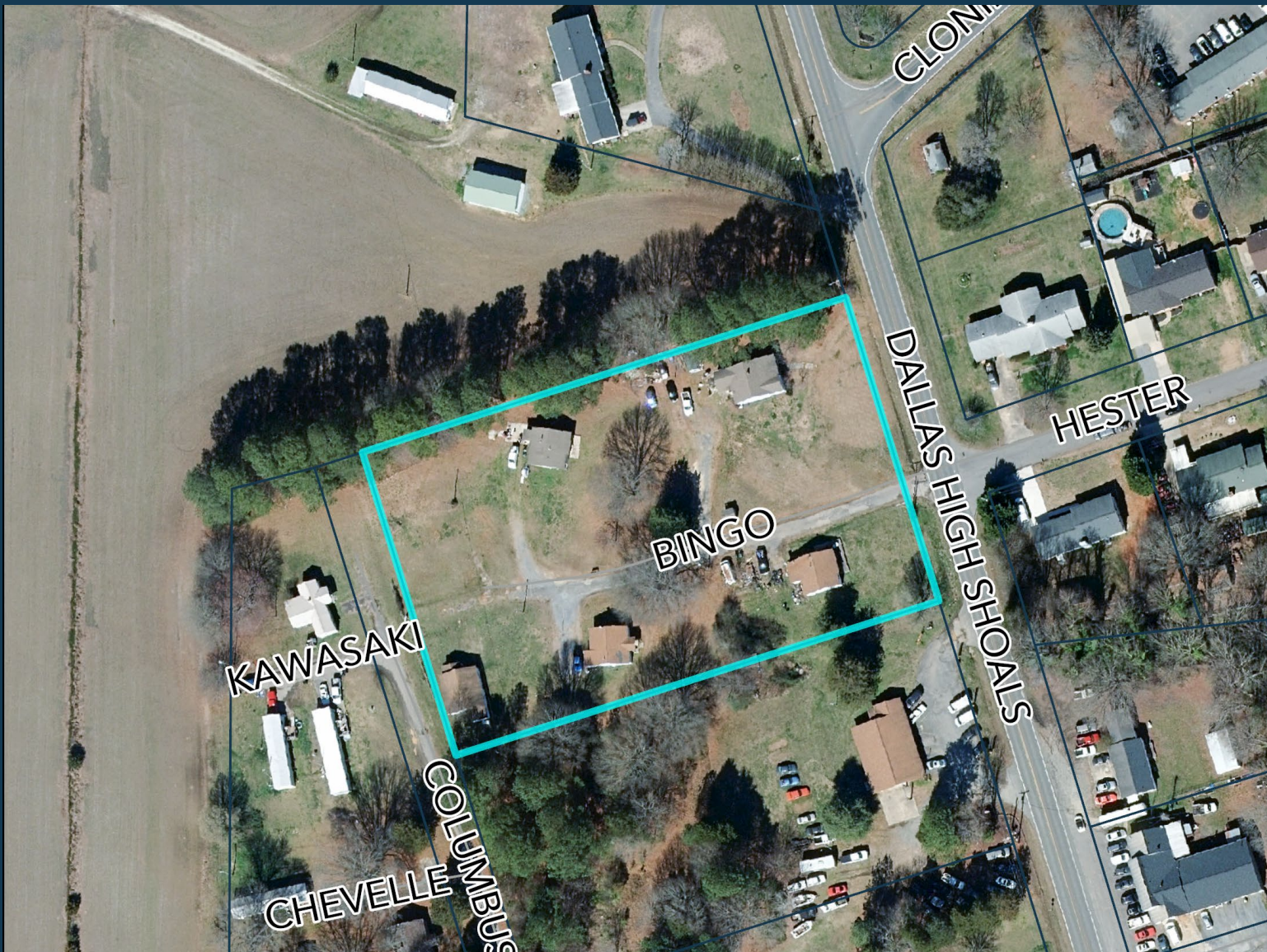
VICINITY MAP



LEGEND

- Roads
- ▭ Municipalities
- Subject Property

The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.

REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-1

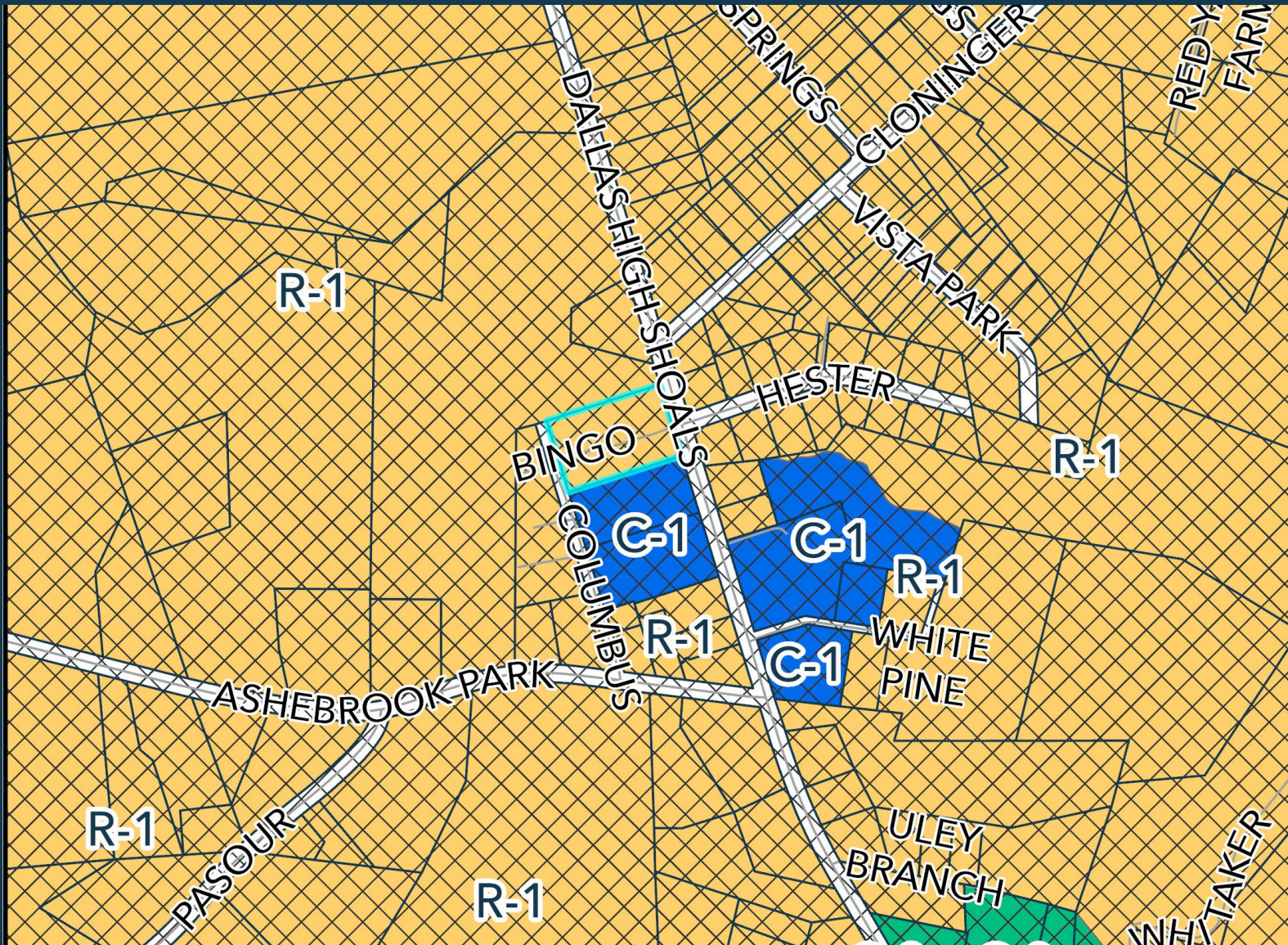
■ C-3

■ R-1

TYPE

×× US OVERLAY

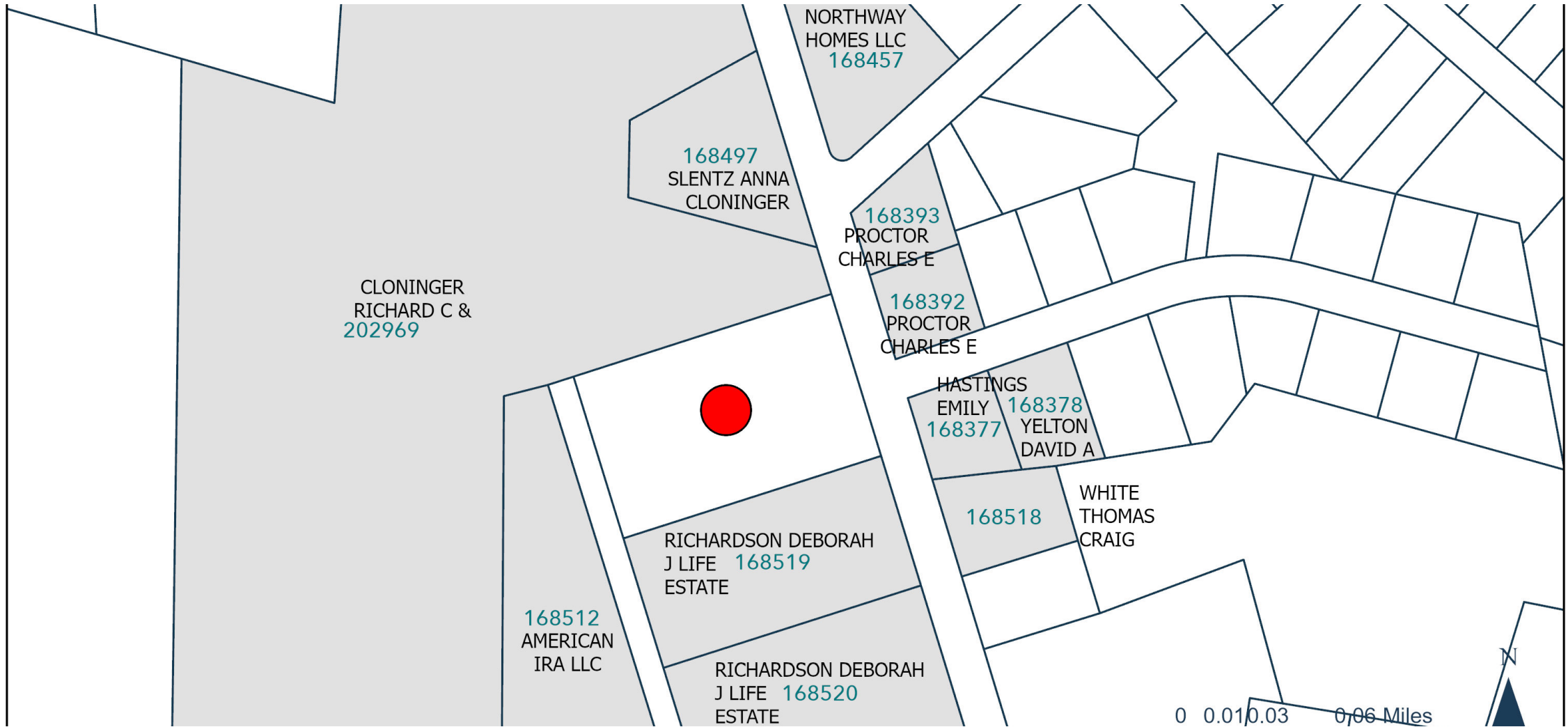
□ Subject Parcel



The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



SUBJECT & ADJACENT PARCELS



The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



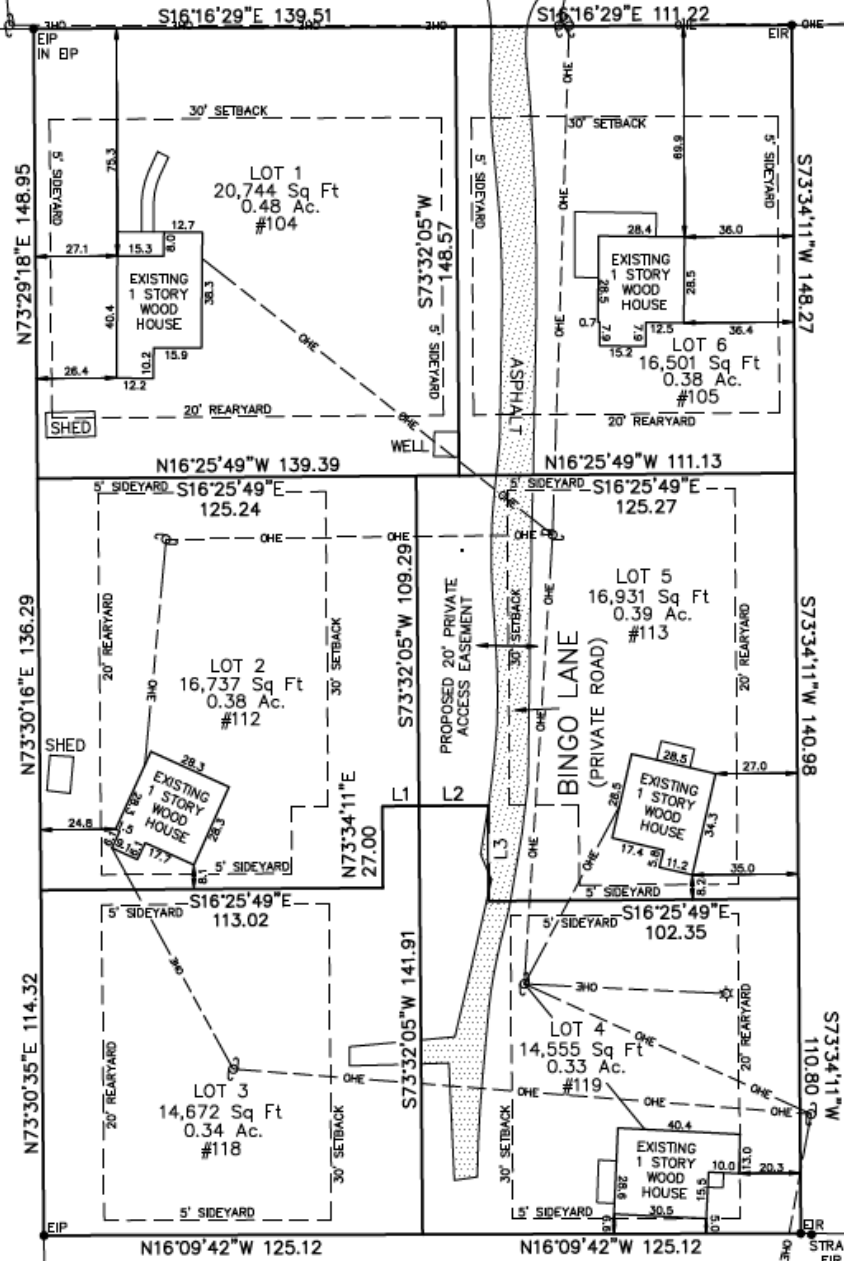
SUBJECT & ADJACENT PARCELS

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
168378	603 HESTER DR	YELTON DAVID A	YELTON MIEKO	603 HESTER DR		DALLAS	NC	28034
168497	4603 DALLAS HIGH SHOALS HWY	SLENTZ ANNA CLONINGER	SLENTZ NATHAN EDWARD	4603 DALLAS HIGH SHOALS HWY		DALLAS	NC	28034
202969	4601 DALLAS HIGH SHOALS HWY	CLONINGER RICHARD C &	CLONINGER MARK A	4603 DALLAS HIGH SHOALS RD		DALLAS	NC	28034
168518	4406 DALLAS HIGH SHOALS HWY	WHITE THOMAS CRAIG		1103 E PARK DR		GASTONIA	NC	28054
168519	4411 DALLAS HIGH SHOALS HWY	RICHARDSON DEBORAH J LIFE ESTATE		503 GEORGIA TRAIL		LINCOLNTON	NC	28092
168515	104 BINGO LN	DUCK A DUCK TRUST		1610 DALE EARNHARDT BLVD		KANNAPOLIS	NC	28083
168392	602 HESTER DR	PROCTOR CHARLES E		251 ASHEBROOK PARK RD		DALLAS	NC	28034
168457	3524 CLONINGER RD	NORTHWAY HOMES LLC		1800 CAMDEN ROAD	STE 107-240	CHARLOTTE	NC	28203
168520	4401 DALLAS HIGH SHOALS HWY	RICHARDSON DEBORAH J LIFE ESTATE		503 GEORGIA TRAIL		LINCOLNTON	NC	28092
168377	601 HESTER DR	HASTINGS EMILY	HASTINGS BRYCE	601 HESTER DRIVE		DALLAS	NC	28034
168512	502 CYCLE LN	AMERICAN IRA LLC		135 BROAD ST		ASHEVILLE	NC	28801
168393	NO ASSIGNED ADDRESS	PROCTOR CHARLES E		602 HESTER DR		DALLAS	NC	28034

The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



DALLAS HIGH SHOALS HWY
(60' PUBUC R/W)



Relief Requested

UDO SECTION	REQUIRED	PROPOSED
Section 6.2.1.E	This district is primarily for developing single-family residential homes with a standard minimum lot size of 12,000 square feet.	<p>To allow the manufactured home building form at 118 Bingo Lane, or Lot 3 on the site plan.</p> <p>The applicants are requesting the option to replace the previously existing manufactured home on the property at Lot 3, if approved.</p>

Relief Requested

UDO SECTION	REQUIRED	PROPOSED
Section 7.5 – Table 7.1-2(D) Minimum Side Yard Setback	8 feet	5 feet
Section 13.15.3.C.1	Each such resultant lot is a minimum of three acres in size, outside all easements and/or rights-of-way.	14,555 square feet

Utilities & Streets



- **Private community well**
- **Private individual septic**



- **Dallas High Shoals Hwy – NCDOT**
- **Bingo Lane – private drive**

Traffic Impact

- **The GCLMPO reviewed this project on May 2nd, and provided the following comments:**



- No funded transportation projects, of any kind, within the vicinity of the site.

TRC Comments and PIMs

- **TRC Comments**

- Office of Capital Improvements
- Environmental Health

- **Public Information Meetings**

- May 6th from 1:00 p.m. to 3:00 p.m.
- May 8th from 1:00 p.m. to 3:00 p.m.

Proposed Conditions of Approval

- Septic easement agreements must be recorded and shown on the final plat prior to final approval.
- Any uses allowed in the (RS-12) Single-Family 12,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
- Accessory structures are permitted in accordance with Section 9.9 of the UDO.
- Minor modifications are permitted in accordance with Section 5.15 of the UDO.
- A road maintenance agreement must be recorded with the final plat.

Overview

- **Area 2:** North 321 Gaston / North Central Gaston
- **Future Land Use:** Rural Center
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.