

PCUP19-02 John Walker

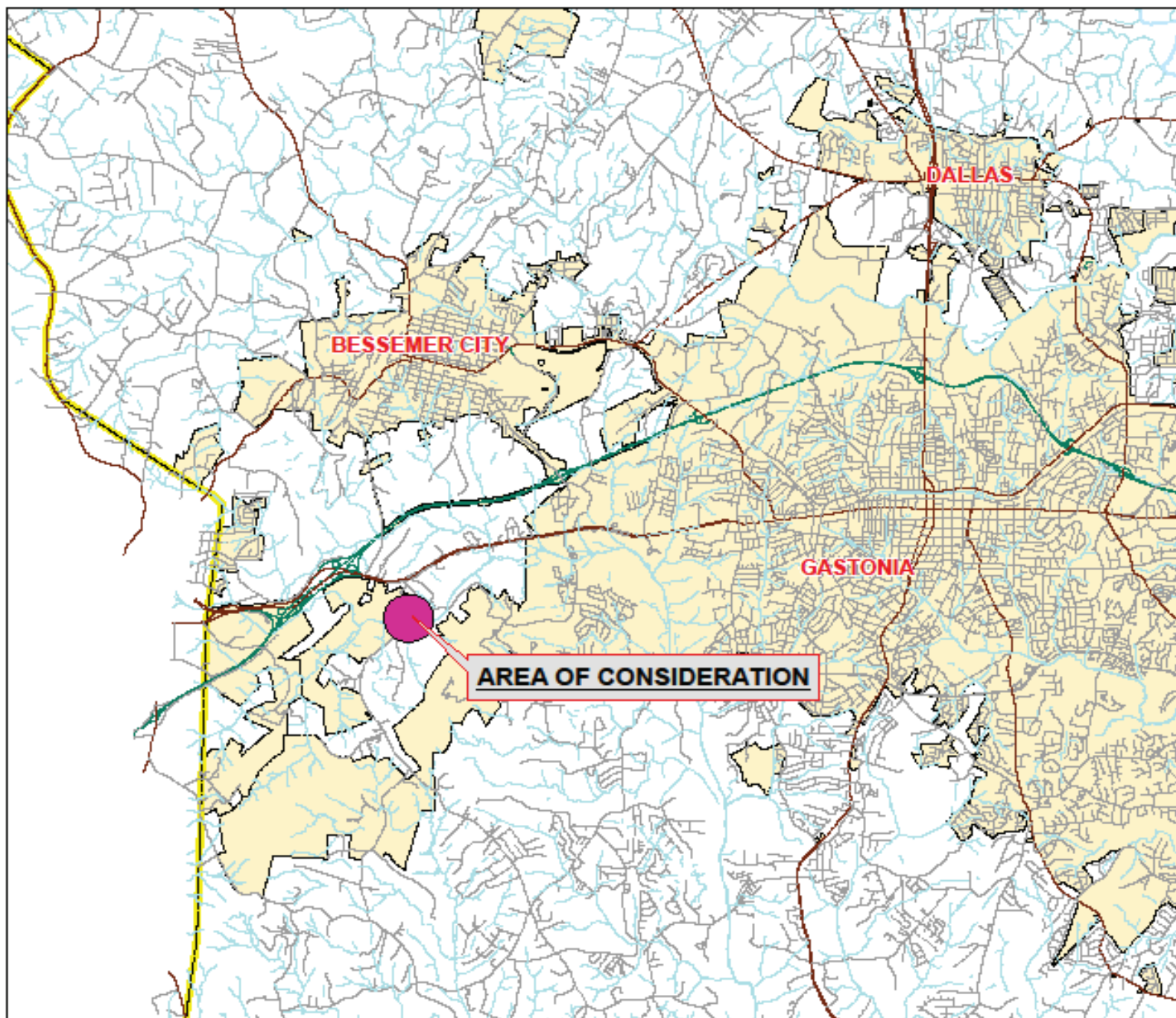
418 Sparrow Springs Rd., Kings Mountain

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

Proposed Zoning: (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



*Gaston County Department of Planning & Development Services
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



Gaston County
North Carolina

Vicinity Map
PCUP19-02

Legend

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

Although every attempt has been made to ensure the accuracy of this map, the user assumes all responsibility for any errors or omissions. The map may not be used for any purpose other than that for which it was prepared. The map is not a warranty, and the user assumes all responsibility for any errors or omissions.



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. It is not to be used for any other purpose.

Property lines, zoning designations and other map information were obtained from aerial photography. The data is presented as is and no warranty is made by the County. The County does not assume any liability for any errors or omissions on this map. The map is provided for informational purposes only.

County Board of Commissioners

This map is for informational purposes only. It is not to be used for any other purpose.

County Board of Commissioners

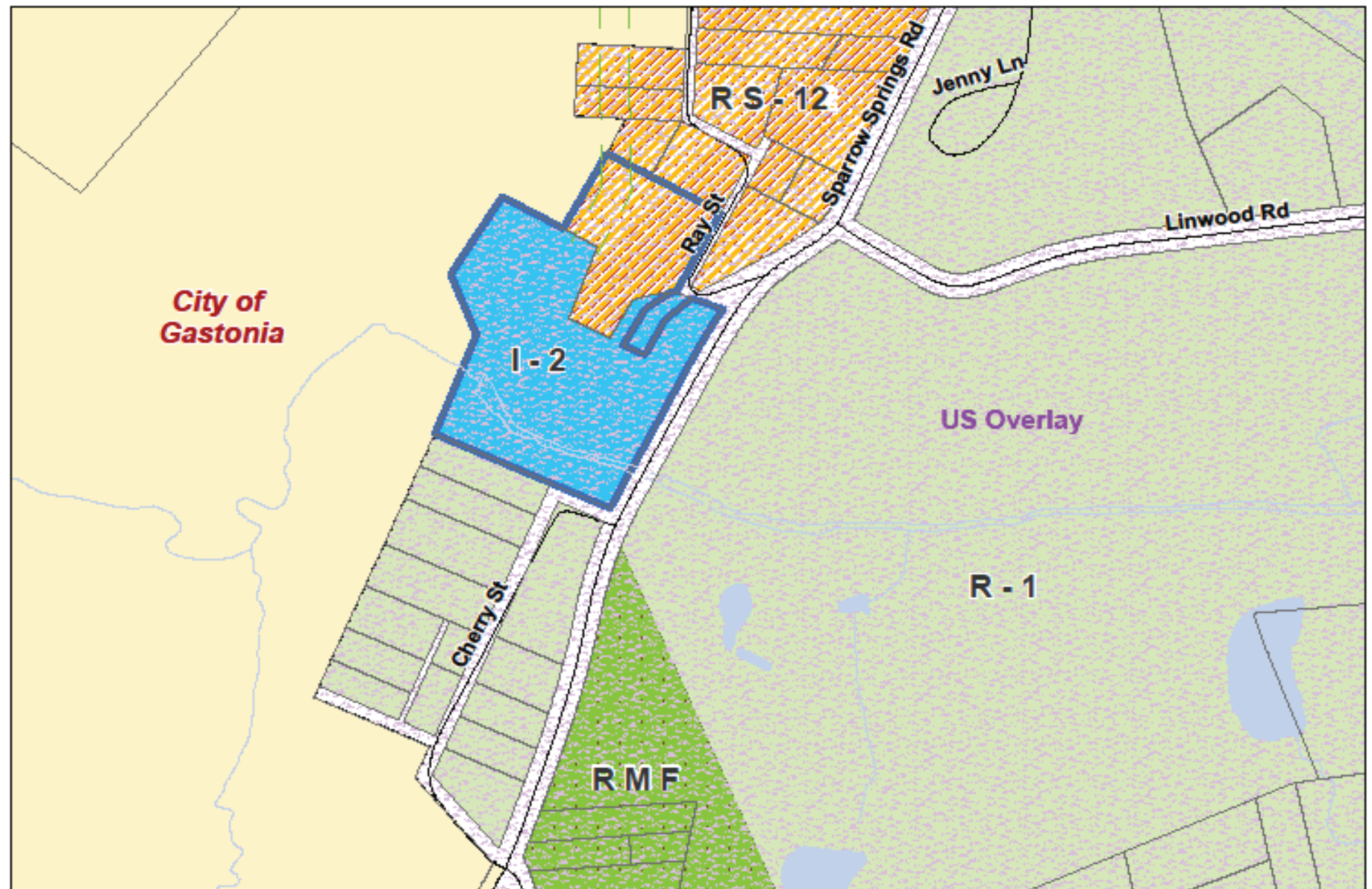
Property lines, zoning designations and other map information were obtained from aerial photography. The data is presented as is and no warranty is made by the County. The County does not assume any liability for any errors or omissions on this map. The map is provided for informational purposes only.

County Board of Commissioners




0 112.5 225 Feet

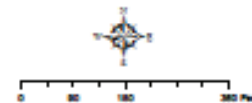
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

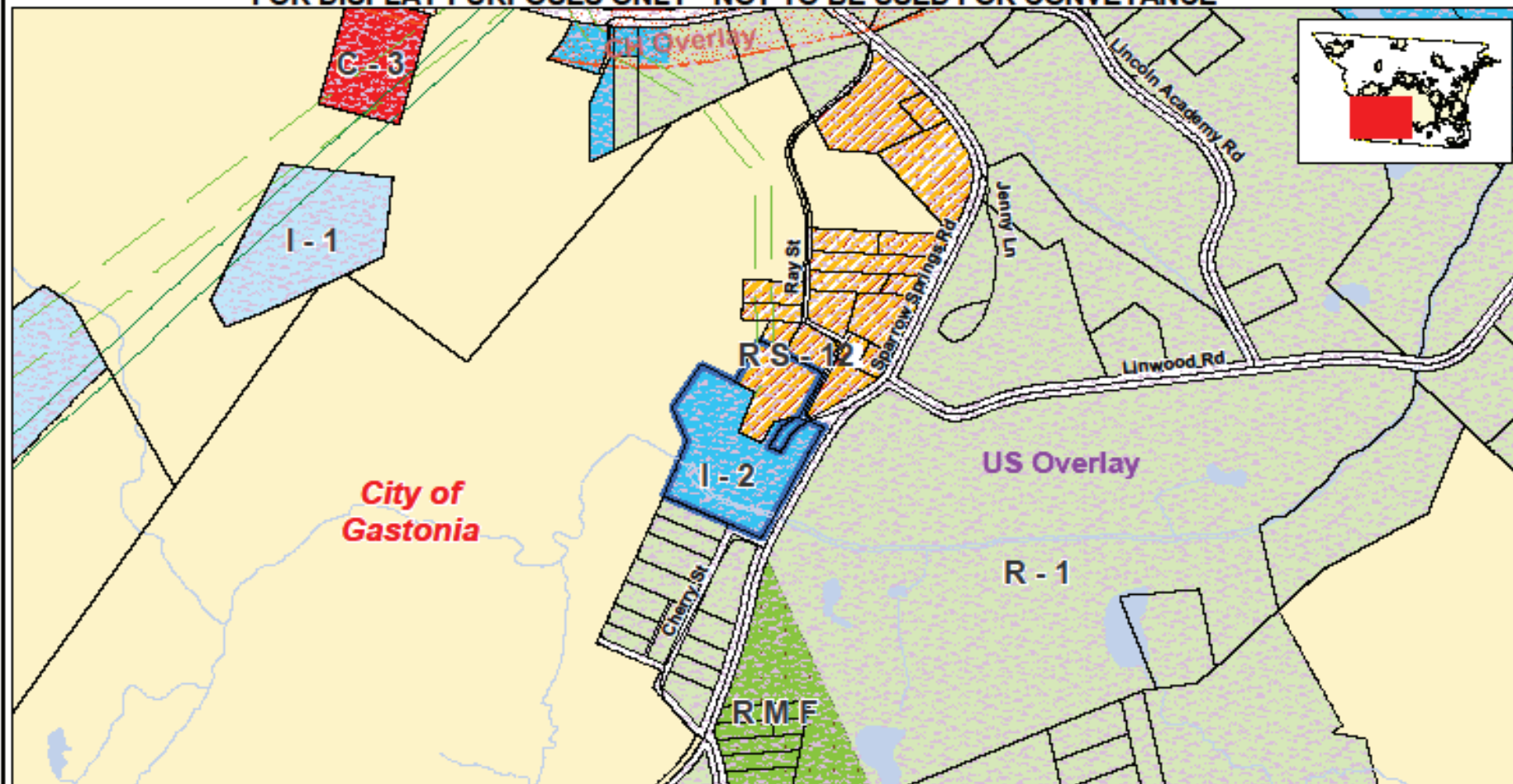
Applicant: PCUP19-02

 Subject Area



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 any 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

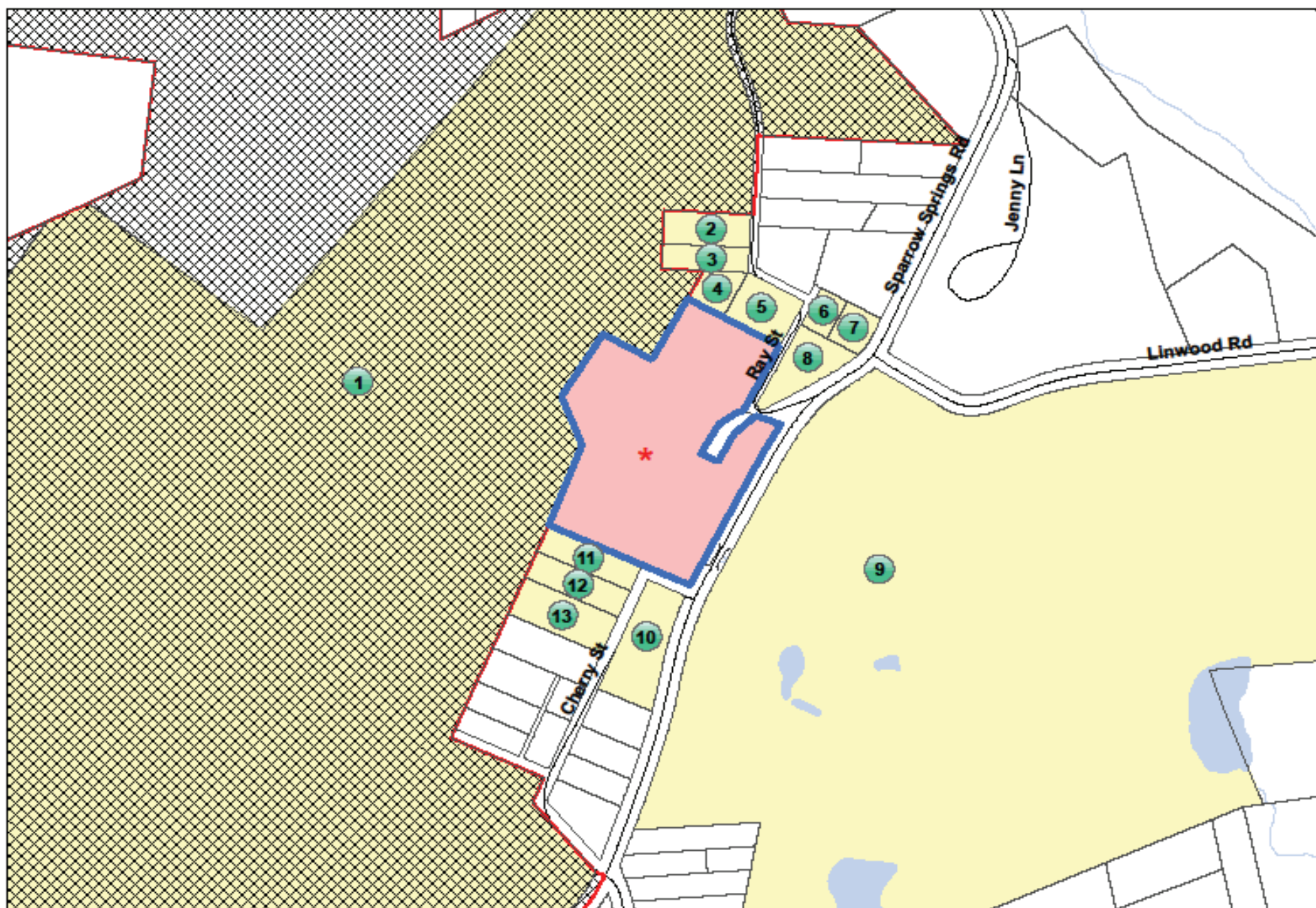
- R-1 Single Family Limited
- RS-12 Residential 12,000 Square Feet
- I-1 Light Industrial
- I-2 General Industrial
- C-3 General Commercial
- RMF Residential Multi Family
- Area of Consideration




0 100 200 300 400 500 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**

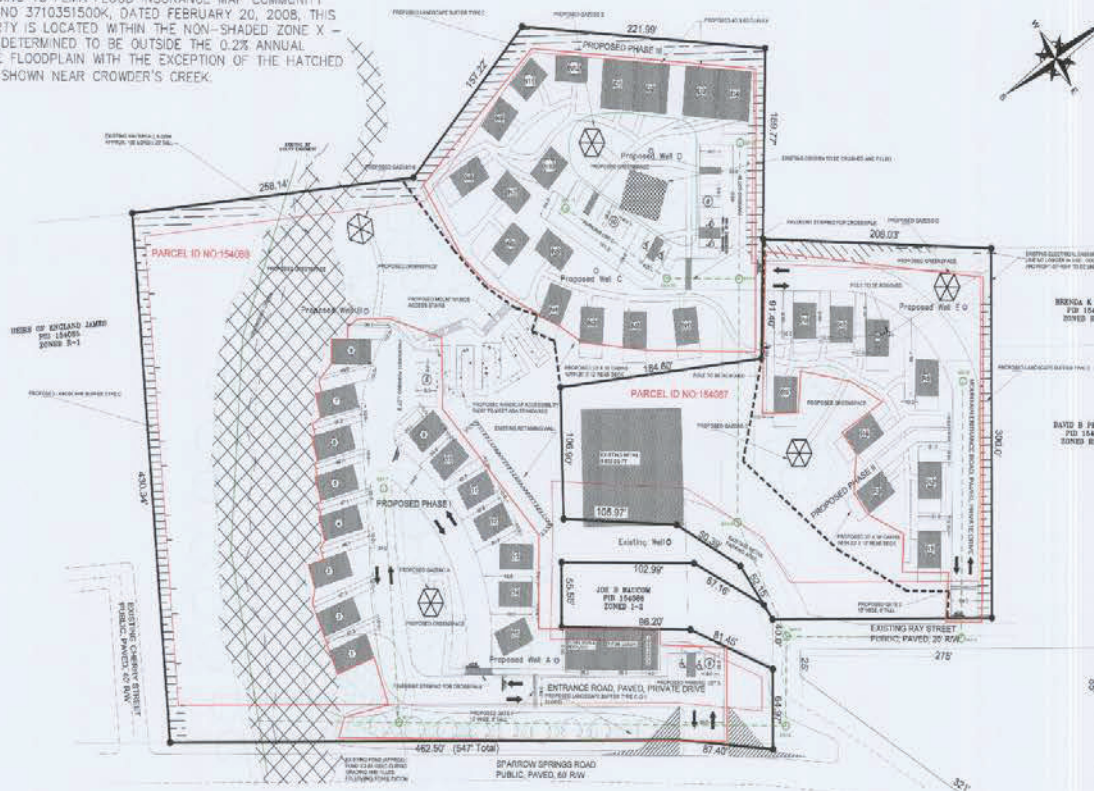
PCUP19-02 Owner and Adjacent Property Listing

<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.

WATKINS 100 LAND AC 191
PID 154328
GASTONIA, NORTH CAROLINA 28054



WELL SERVICE	
WELL A	UNITS 1-15
WELL B	UNITS 16-30
WELL C	UNITS 31-45
WELL D	UNITS 46-60
WELL E	UNITS 61-75

LEGEND:

- Property Center
- Property Line
- Right-of-Way / Easement
- Setback Line / Buffer
- Roadway Centerline
- Adjacent Property Line
- Existing Centerline
- Centerline of Creek
- Overhead Utility
- Phase Boundary
- Area of Grading Approximate
- Existing Sanitary Sewer Line
- Existing Water Line
- Proposed Sanitary Sewer Line
- Proposed Water Line
- Proposed Sanitary Main
- Proposed Fire Hydrant
- Proposed Sanitary Mainline
- 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 UDO
LEGAL DESCRIPTION: PARCEL # 154087 BOBBY L. HEFFNER 3020 ROBINWOOD ROAD GASTONIA, NC 28054
PROPERTY OWNER: BOBBY L. HEFFNER
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: CROWDERS MOUNTAIN RV PARK LLC
CURRENT ZONING: I-2 (INDUSTRIAL)
PROPERTY ADDRESS: 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

482.5 LF-PROPERTY LINE
CANOPY TREES (1/20 LF) = 24
&
UNDERSTORY (1/25 LF) = 19
&
SHRUBS (1/3 LF) = 155

FOCAL POINT ALONG SPARROW SPRINGS ROAD:
15' W X 4' HIGH (3:1 SIDE SLOPES) LANDSCAPED BERM

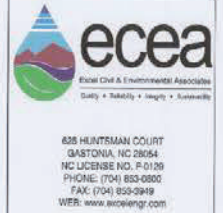
LANDSCAPED BUFFER TYPE C

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



PROJECT #: 2019007
DRAWN BY: BP
DESIGN BY: ACL
DATE: 1/28/2019
SCALE: 1" = 50'

REZONING PLAN FOR SPARROW SPRINGS



Z:\ECEA\2019007\SPARROWSPRINGS\DMTHOMES

Date of Revision:
2/22/2019 - Per Gaston County Comments
2/26/2019 - Per Gaston County Comments

SHEET 1 of 1

SPARROW SPRINGS

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.
7. Similar construction materials and layouts must be used, as presented on submitted elevations (see exhibits A, B, and C).
8. A letter of intent from the City of Gastonia confirming availability and provision of sewer utilities must be provided prior to issuance of any permits.
9. The use of wells scheduled for the number of dwelling units provided must be reviewed and approved by the Health Department prior to the issuance of any permits.