

# REZ-23-04-03-00149

## Conditional Rezoning

Applicant: MBI Carolinas LLC

Owner(s): MBI Carolinas LLC

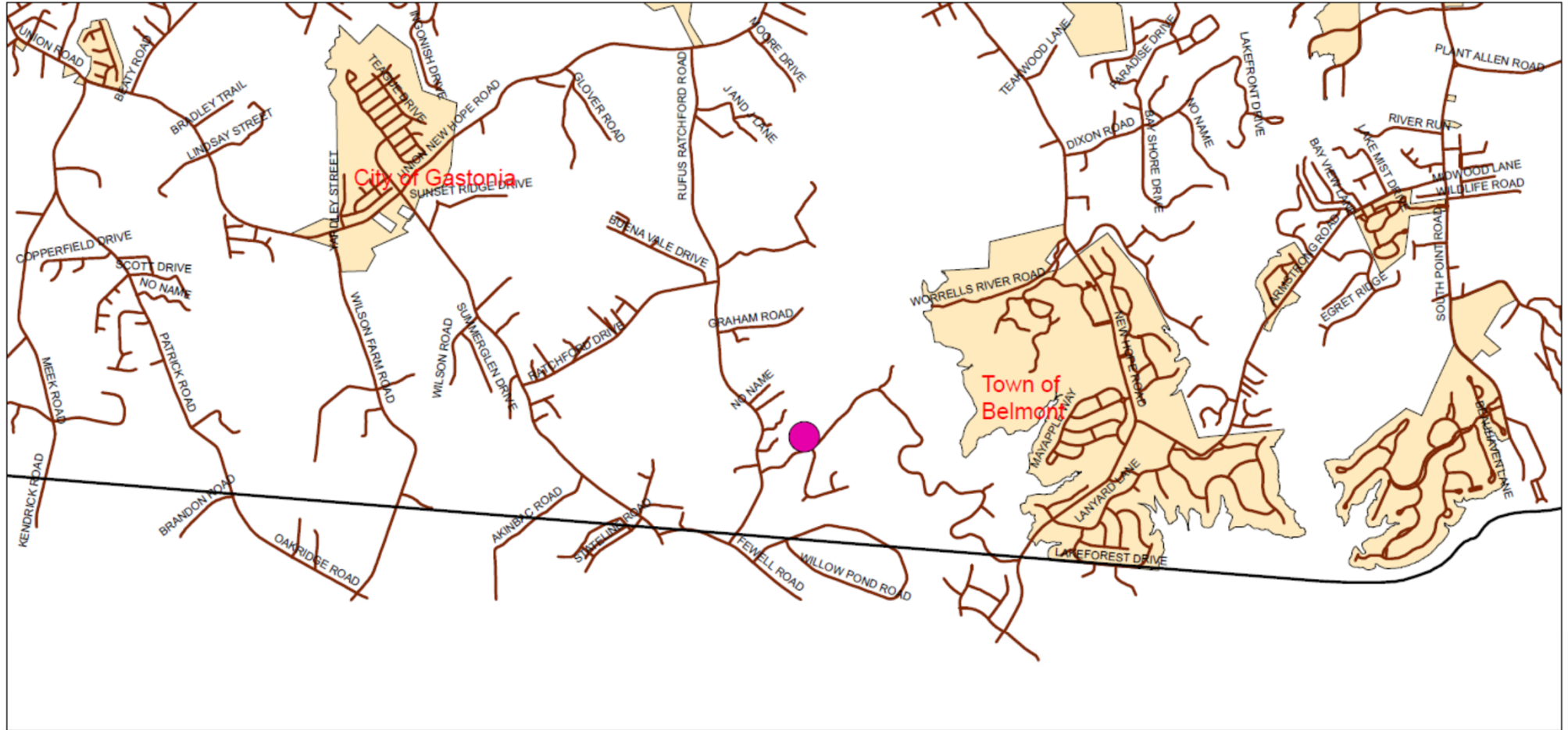
Parcel: 207357 & 207358

Location: 505 & 509 Catawba Point Way

Request: Rezone from (R-2) Single Family Moderate with (US) Urban Standards Overlay to (CD/C-1) Conditional District Light Commercial with (US) Urban Standards Overlay



# REZ-23-04-03-00149 Vicinity Map



## Legend

- Area of Consideration
- Municipalities

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0 850 1,700 3,400 Feet



## REZ-23-04-03-00149 Aerial Map



Legend



Area of Consideration



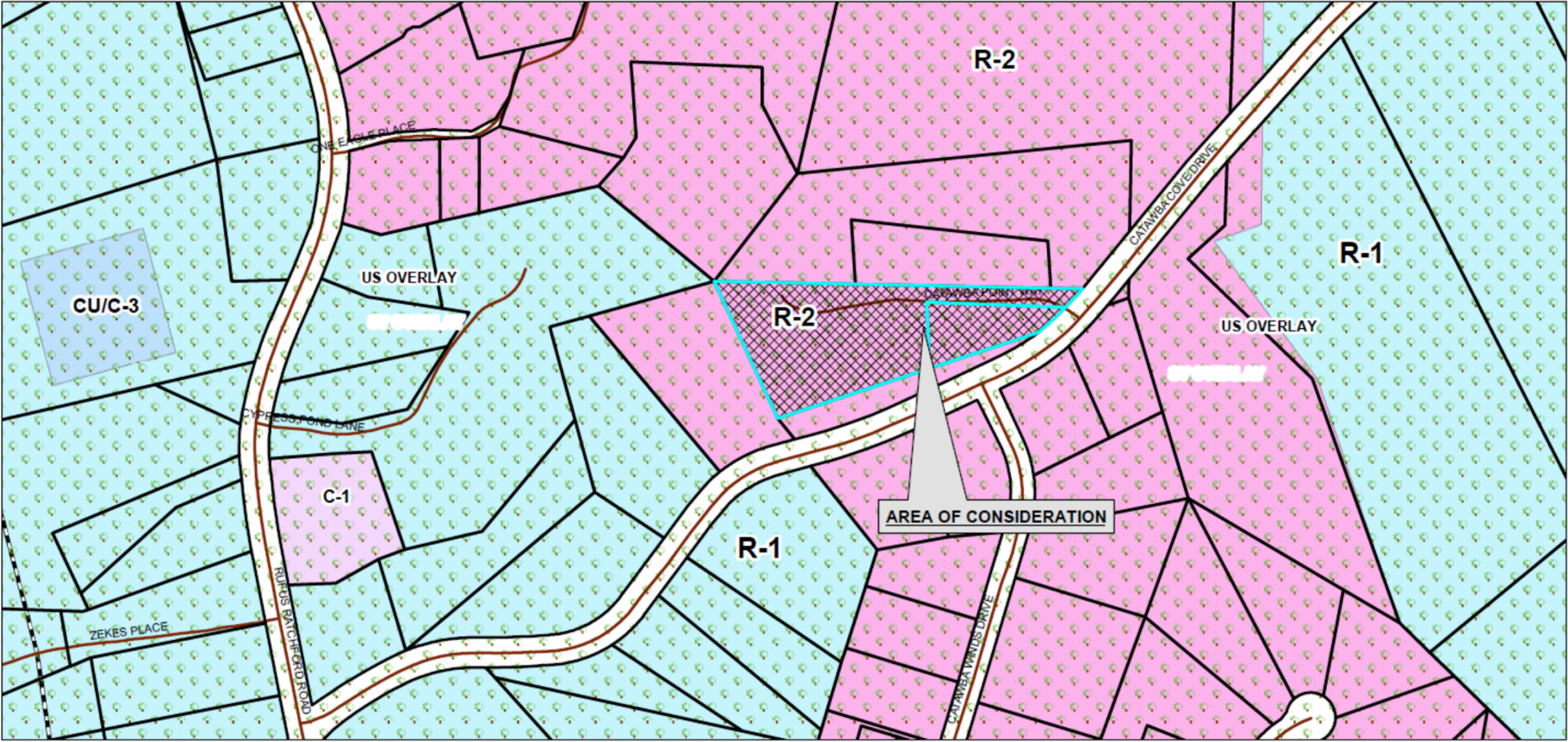
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0 65 130 260 Feet



REZ-23-04-03-00149 Zoning Map



 Area of Consideration

Legend

R-1 Single Family Limited      R-2 Single Family Moderate  
CU/C-3 General Commercial Conditional District  
C-1 Light Commercial      US Urban Standard Overlay

REZ - 23-04-03-00149  
Applicant: MBI Carolinas LLC      Owner: MBI Carolinas LLC  
PID: 207357 & 207358  
Existing Zoning: R-2/US  
Proposed Zoning: CD/C-1/US  
Map Date: 4/12/23

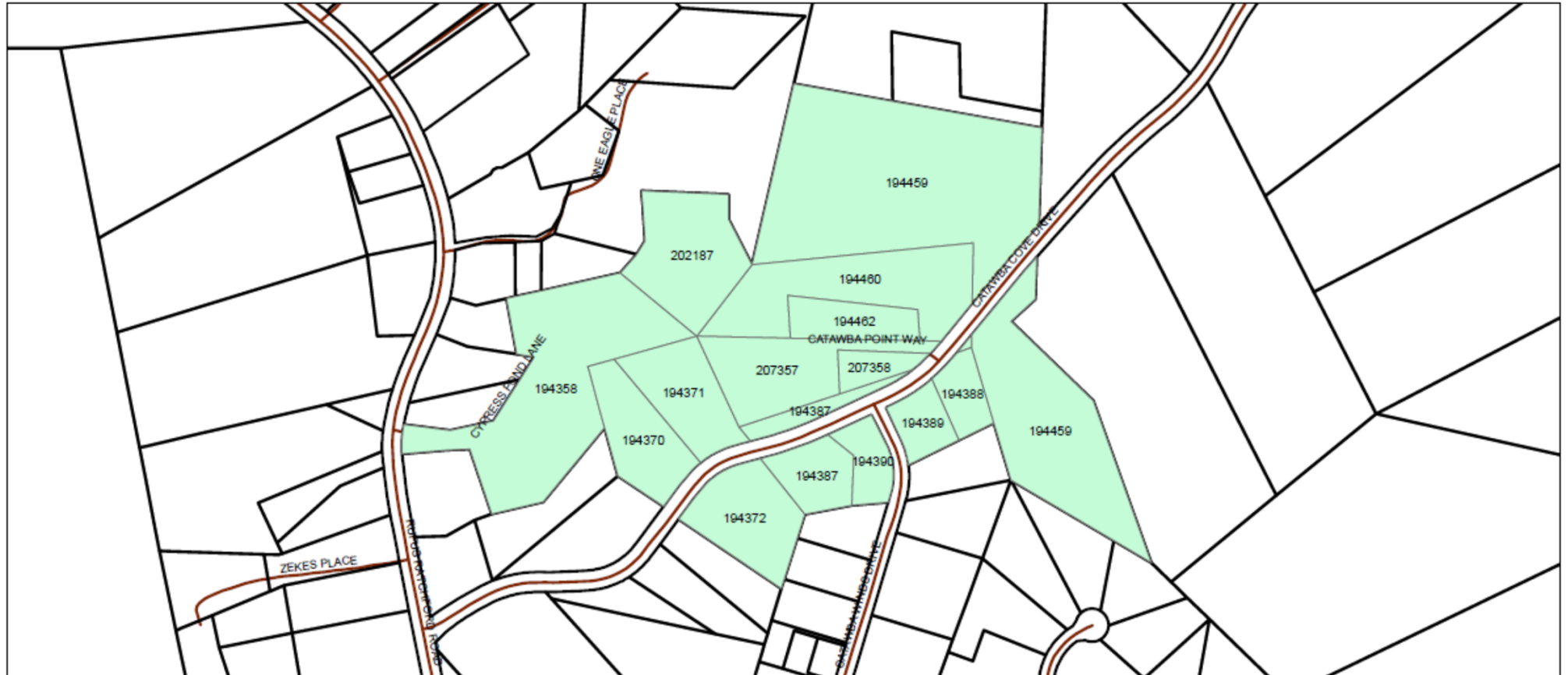
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0 65 130 260 Feet



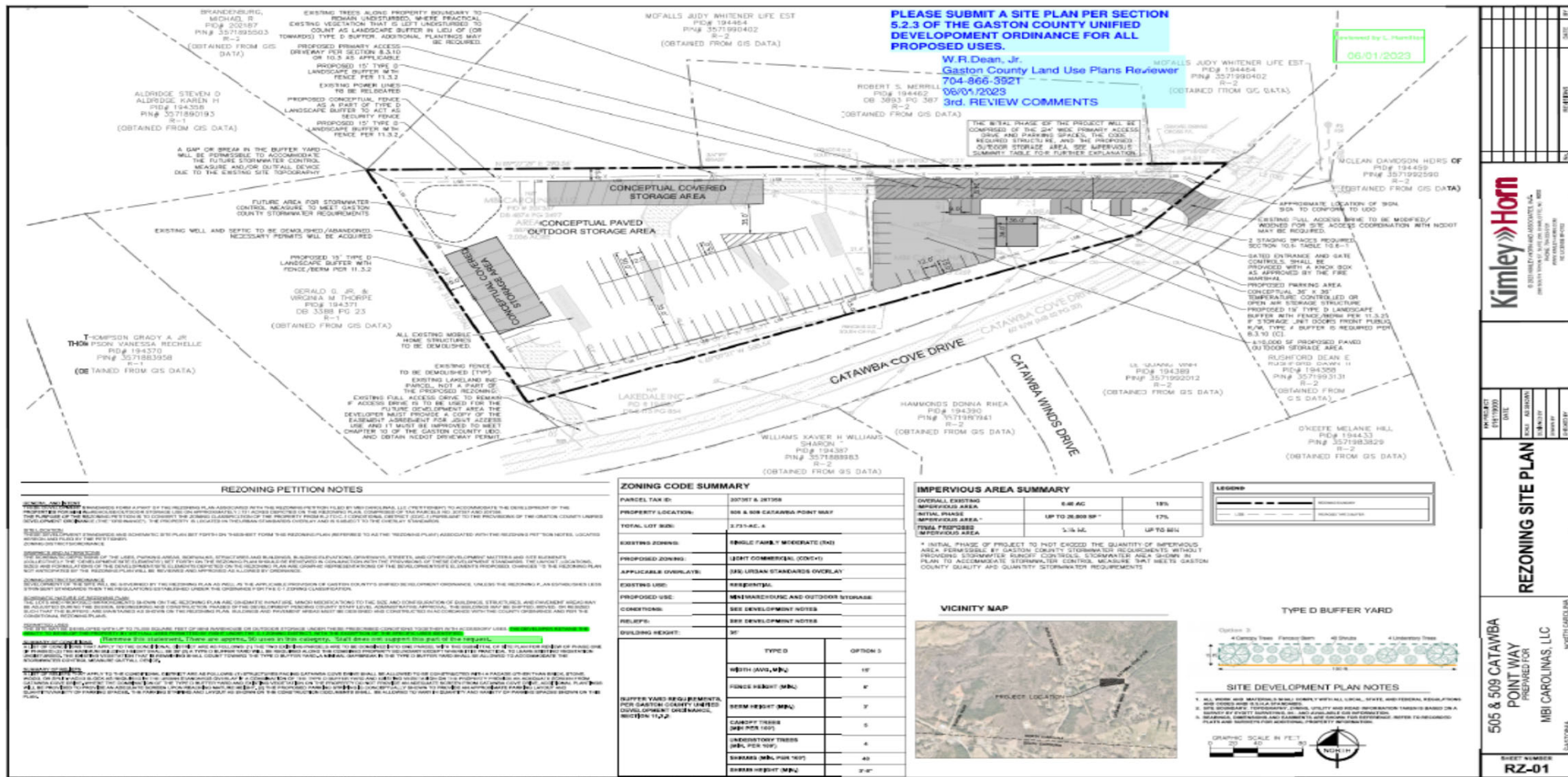
## REZ-23-04-03-00149 Subject and Adjacent Properties Map



## REZ-23-04-03-00149 Subject and Adjacent Properties

| PID    | CURR_NAME1                     | CURR_NAME2                | CURR_ADDR1             | CURR_CITY   | CUR | CURR_ZIPCO | PHYSSTRADD            |
|--------|--------------------------------|---------------------------|------------------------|-------------|-----|------------|-----------------------|
| 194358 | ALDRIDGE STEVEN D              | ALDRIDGE KAREN H          | 824 CYPRESS POND LN    | GASTONIA    | NC  | 28056      | 824 CYPRESS POND LN   |
| 202187 | BRANDENBURG MICHAEL R          |                           | 208 FRONT ST           | CRAMERTON   | NC  | 28032      | 122 ONE EAGLE PL      |
| 194390 | HAMMONDS DONNA RHEA            |                           | 806 W GRANVILLE ST     | DUNN        | NC  | 28334      | 8635 CATAWBA COVE DR  |
| 194389 | LE QUANG VINH                  |                           | 8627 CATAWBA COVE DR   | BELMONT     | NC  | 28012      | 8627 CATAWBA COVE DR  |
| 207357 | MBI CAROLINAS LLC              |                           | 2764 PLEASANT RD 10437 | FORT MILL   | SC  | 29708      | 509 CATAWBA POINT WAY |
| 207358 | MBI CAROLINAS LLC              |                           | 2764 PLEASANT RD 10437 | FORT MILL   | SC  | 29708      | 505 CATAWBA POINT WAY |
| 194460 | MCFALLS JUDY WHITENER LIFE EST |                           | 324 NEW HAVEN DR       | GASTONIA    | NC  | 28052      | 520 CATAWBA POINT WAY |
| 194459 | MCLEAN DAVIDSON HEIRS OF       | C/O JAMES A CRAWFORD      | 1311 N 44TH ST.        | KANSAS CITY | KS  | 66102      | CATAWBA COVE DR       |
| 194462 | MERRILL ROBERT S               |                           | 110 GARDEN VIEW CT     | BELMONT     | NC  | 28012      | 8614 CATAWBA COVE DR  |
| 194388 | RUSHFORD DEAN E                | RUSHFORD DAWN H           | 8621 CATAWBA COVE DR   | BELMONT     | NC  | 28012      | 8621 CATAWBA COVE DR  |
| 194370 | THOMPSON GRADY A JR            | THOMPSON VANESSA RECHELLE | 8654 CATAWBA COVE DR   | BELMONT     | NC  | 28012      | 8654 CATAWBA COVE DR  |
| 194372 | THOMPSON GRADY ANDREW JR       | THOMPSON VANESSA RECHELLE | 8654 CATAWBA COVE DR   | BELMONT     | NC  | 28012      | 8665 CATAWBA COVE DR  |
| 194371 | THORPE GERALD G JR             | THORPE VIRGINIA M         | 8648 CATAWBA COVE DR   | BELMONT     | NC  | 28012      | 8648 CATAWBA COVE DR  |
| 194387 | WILLIAMS XAVIER H              | WILLIAMS SHARON T         | 4505 UNION ROAD        | GASTONIA    | NC  | 28056      | 8643 CATAWBA COVE DR  |









## Proposed Conditions – REZ 00149

1. The use is for a Mini Warehouse Facility only.
2. The development shall meet all federal, state, and local codes and requirements (not relieved) and conditions outlined in the attached site plan.
3. Maximum building height shall be 35ft.
4. The two existing parcels are to be combined into one parcel with the submittal of site plan for review of phase one (if phased).
5. A Type D buffer yard will be required along the combines property boundary except where it is practical to leave existing vegetation undisturbed. The existing vegetation that is remaining shall count toward the Type D buffer yard. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.



## Proposed Reliefs – REZ 00149

1. Structures facing Catawba Cove Dr shall be allowed to be constructed with a façade other than brick, stone, wood, or split-faced block as required in the Urban Standards (US) Overlay if a combination of the Type D buffer yard and existing vegetation on the property provide an adequate screen from Catawba Cove Dr. Where the combination of the Type D buffer yard and existing vegetation on the property do not provide an adequate screen from Catawba Cove Drive, additional plantings will be provided to provide adequate screen upon reaching mature height.
2. The proposed parking striping is conceptually shown to provide an approximate parking layout and quantity / variety of parking spaces. The parking striping and layout as shown on the construction documents shall be allowed to vary in quantity and variety of parking spaces shown on this plan.
3. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

