

Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (CD20-03)

Conditional District Application CD20-03

Request: To rezone property parcels 146377, 146376, 147285 (part of), and 147284 (part of), from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (350) lot residential development

Applicant(s): DR Horton

Property Owner(s): Highway 321 Forbes Rd LLC, Durboraw Irrev Trust

Mailing Address of Applicant: 8001 Arrowridge Blvd., Charlotte, NC 28273

Site Information and Description of Area

General Location: Forbes Rd. (Gastonia)

Parcel ID(s): 146377, 146376, 147285 (part of), 147284 (part of)

Total Property Acreage: 163.02 acres

Acreage for Map Change: 163.02 acres

Current Zoning District(s): (R-1) Single Family Limited, (I-2) General Industrial, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General, (RMF) Residential Multi Family, (C-1) Light Commercial, (I-2) General Industrial, (I-3) Exclusive Industrial, (US) Urban Standards Overlay, (CH) Corridor Highway Overlay

Zoning District Information

Current Zoning District:

(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.

(I-2) General Industrial – The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e. terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

(US) Urban Standards Overlay – 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 101-15 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 / Use:

(CD) Conditional Zoning Districts – The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be reference with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

(RS-8) Single Family 9,000 square feet – The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

(US) Urban Standards Overlay – (same as above)

Comprehensive Land Use Plan (Small Area District)

Area 4: The Garden Gaston / Southeast Gaston

This region is largely incorporated by Belmont, Cramerton, McAdenville, Lowell, and Gastonia. Because of this, only the southernmost portion of the County is under its jurisdiction. This land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. The major transportation routes also run through the municipalities and connect those locations to South Carolina.

Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Rural Community – areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.

It is staff’s opinion that the request is consistent with the Comprehensive Land Use Plan. Should the Board approve the request, Staff recommends that the attached conditions are adopted, as the conditions are designed to mitigate some of the effects of the development.

Technical Review Committee TRC

The request was reviewed by the TRC for comment and general compliance with applicable regulations and provisions. The TRC 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), County Fire Marshall, et cetera, which review all land use proposals and site plans requiring Planning Board approval and/or public hearing process.

Notification

Notice of public hearing was advertised in the Gaston Gazette in accordance with County policy

Zoning Sign Placement

September 4, 2020

Information Attached

Rezoning application; zoning /subject area maps, aerial map, vicinity map, and adjacent property map with property owner list; site plan; staff recommended conditions; citizen input.

Transportation Planning Information

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

Staff Contact

Sarah Carpenter Penley, Senior Planner, (704)866-3530 or sarah.penley@gastongov.com



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3966

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD 20-03

A.

APPLICANT INFORMATION

Name of Applicant: D.R. Horton

(Print Full Name)

Mailing Address: 8001 Arrowridge Blvd. Charlotte, NC 28273

(Include City, State and Zip Code)

Telephone Numbers: (980)-966-0326

(Area Code) Business

(Area Code) Home

B.

OWNER INFORMATION

Name of Owner: HIGHWAY 321 FORBES RD LLC, DURBORAW IRREV. TRUST

(Print Full Name)

Mailing Address: C/O SOUTHEAST LAND MGT. LLC, 2820 SELWYN AVE. STE 500, CHARLOTTE, NC 28209

(Include City, State and Zip Code)

Telephone Numbers: _____

(Area Code) Business

(Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: Forbes Rd. (Gastonia 28056)

Property Identification Number (PID): 146377, 146376, 147285 (p/o), 147284 (p/o)

Acreage of Parcel: 163.02 +/- Acreage to be Rezoned: 163.02 +/-

Current Zoning: (R-1)(I-2)(US)

Proposed Zoning: (CD/RS-8)(US)

Current Use: Vacant / Undeveloped

Proposed Use(s): Single Family Residences

D.

ADDITIONAL INFORMATION REQUIRED

☒ Copy of Plot Plan or Area Map

☒ Copy of Deed

☒ Notarized Authorization

☒ Payment of Fee

☐ PIM 1st. Meeting Date: _____

☐ PIM 2nd. Meeting Date: _____

☐ PIM Comments to Planning _____

E.

CONDITIONS SET FORTH BY APPLICANT

See rezoning plans.

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.

W. Martin Davis

(Signature of property owner or authorized representative)

WMDavis@drhorton.com
(980) 666-0326

4-16-20

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number: PCUP: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____

(Initial)



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3908

Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: HIGHWAY 321 FORBES RD LLC, DURBORAW IRREV. TRUST

C/O SOUTHEAST LAND MGT. LLC, 2820 SELWYN AVE. STE 500, CHARLOTTE NC 28209

Subject:

☐ consent for variance / ☐ conditional use / ☐ appeal / ☐ subdivision variance / ☐ watershed variance / ☒ rezoning

Date: May 27, 2020

I, Scott Coblentz Authorized Person of SSP Southeast Land Management LLC, being the property owner of parcel(s) 146377, 146376, 147285, 147284, give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Scott M. Coblentz
Signature (owner)

5-27-2020
Date

North Carolina
Gaston County

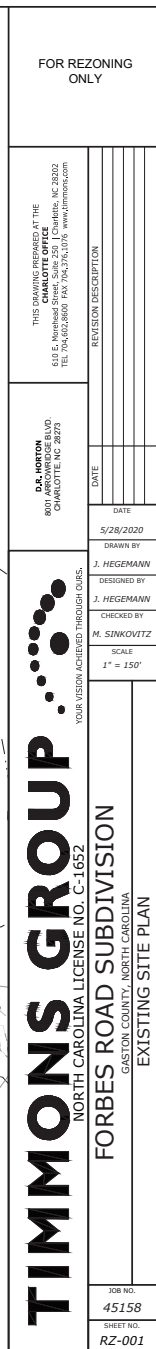
I, Bennette Cornwell Hopper, a Notary Public for the said County and State, do hereby certify that Scott M. Coblentz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 27 of May, 20 20.

Bennette Cornwell Hopper
Notary Signature

My commission expires: 4-25-2024

BENNETTE CORNWELL HOPPER
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 04-25-2024.



(CD20-03) DR HORTON
CONDITIONS FOR APPROVAL

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 or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan.
5. In accordance with Section 5.16.5(I) of the Unified Development Ordinance, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively per Section 5.16.4(I)(2) of the Gaston County Unified Development Ordinance.
6. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.
7. Before the preliminary subdivision plat will be approved, copies of 401/404 permits must be provided to the Floodplain Administrator.
8. Flood Development Permits must be obtained for any disturbance within the SFHA, including grading.
9. Outfall locations will not be allowed in the buffer areas and developer must allow for natural dissipation of water at outfall locations, when applicable.
10. The Subdivision Administrator shall be allowed flexibility not limited to, adjustments for location requirements and number of street trees required, and are at the sole discretion of the Subdivision Administrator.
11. Phasing shall be incorporated and limited as follows, in order to mitigate impacts on traffic, streams and wetlands, erosion control, and, the extension of public infrastructure, in a manner that promotes and enhances the community character: a) land construction and disturbance shall be permissible in two (2) parts, as indicated on the approved concept plan, which may occur simultaneously in order to allow for grading and the placement and installation of infrastructure; b) issuance of certificate of occupancy shall be limited to ninety percent (90%) of each phase, as indicated on the approved concept plan, prior to beginning the next phase. Building permits can be obtained in phase two (2) after ninety percent (90%) of the certificate of occupancies have been issued in phase one (1).



Gaston County North Carolina

Vicinity Map

CD20-03

Legend

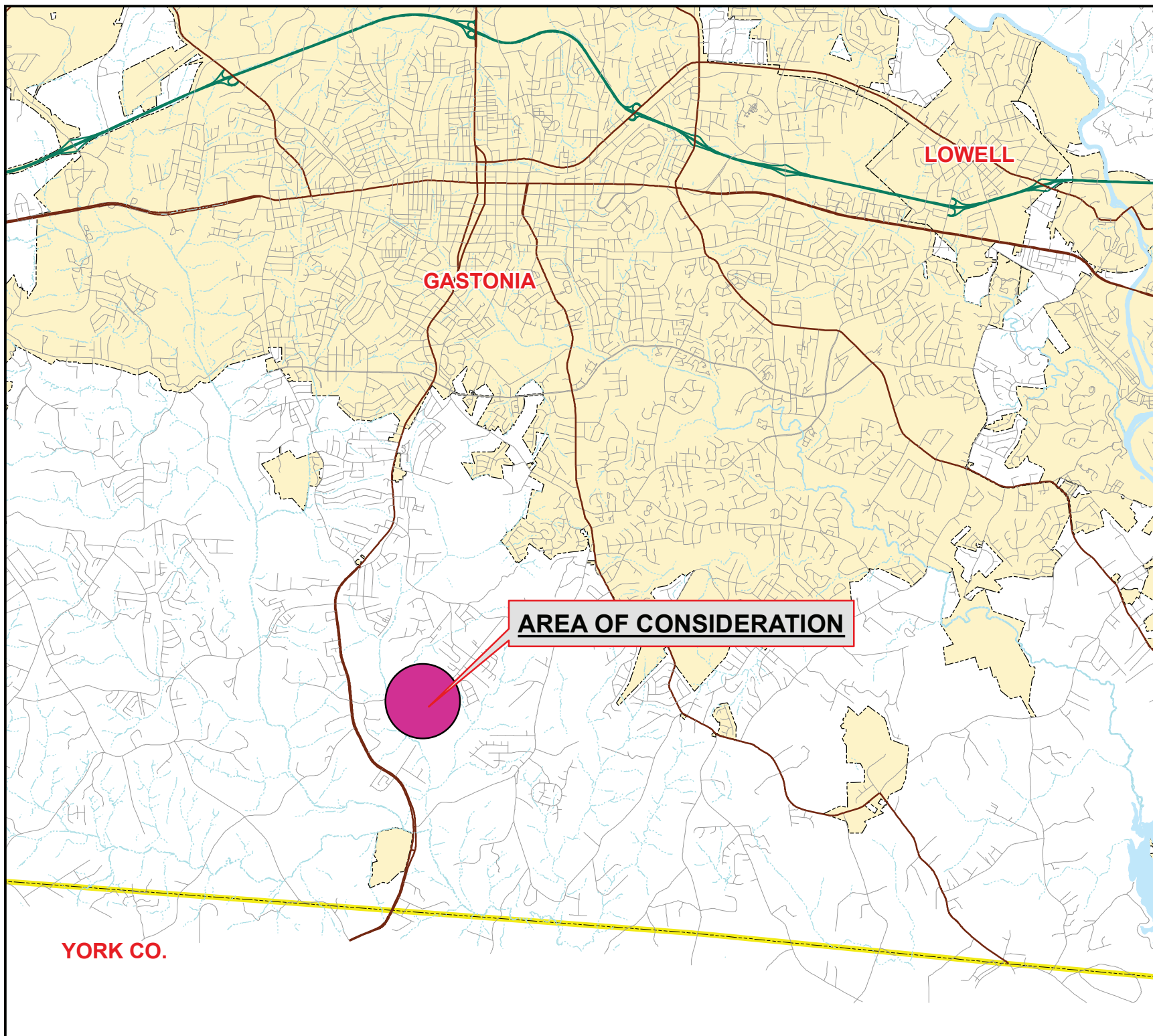
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



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Miles





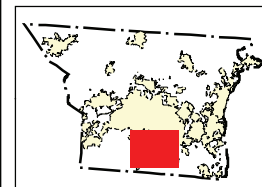
Gaston County Overview Map

2019 Orthophoto

CD20-03

Legend

-  Subject Area
-  Property Parcels



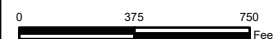
This map is intended for use by the Gaston County Board of Commissioners, in the review of mhp expansion requests.

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.

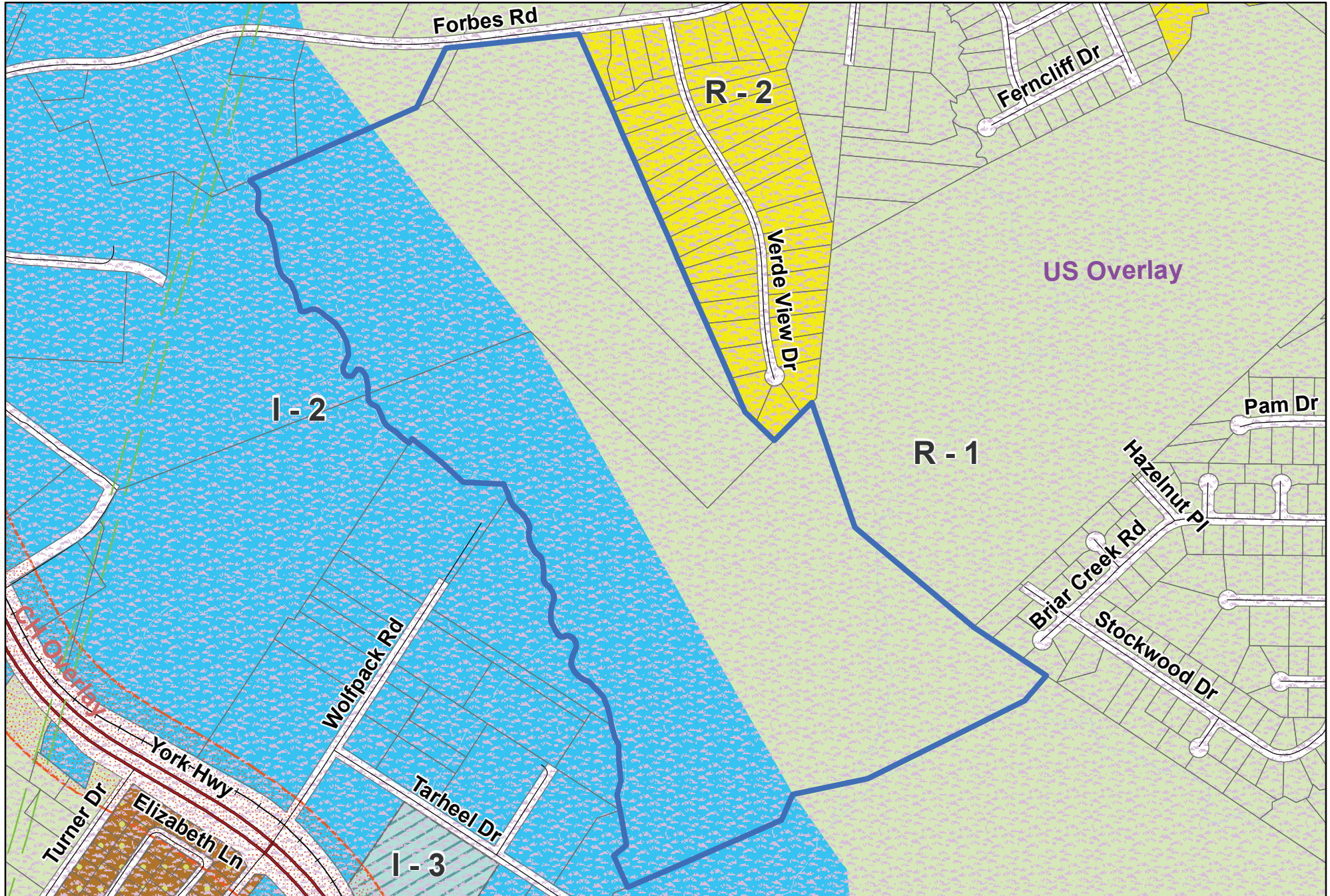
Gaston County does not make or imply warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

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.



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

Applicant: CD20-03

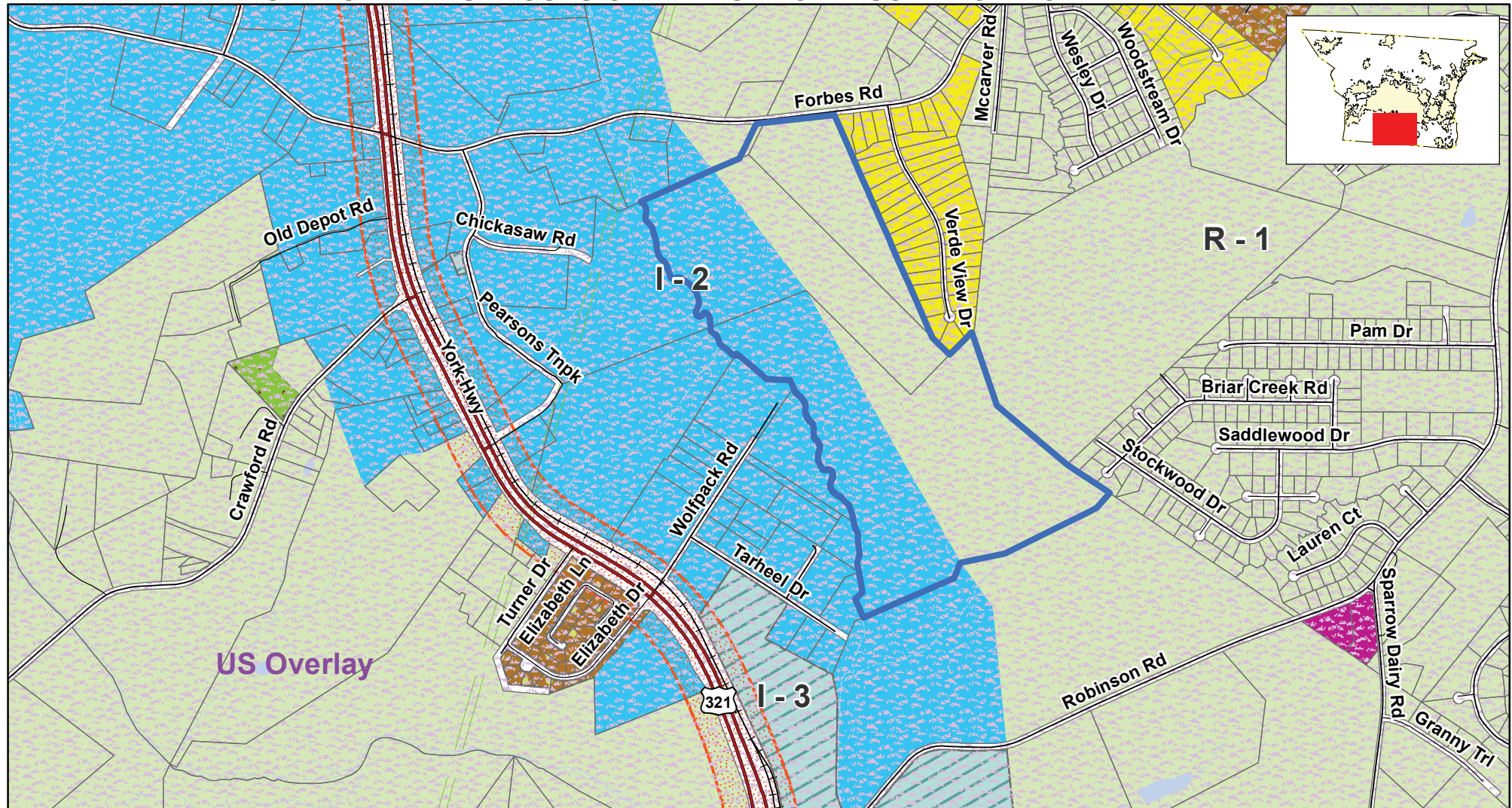
 Subject Area



0 200 400 800 Feet

(R-1) Single Family Limited
(R-2) Single Family Moderate
(R-3) Single Family General
(I-2) General Industrial
(I-3) Exclusive Industrial
(US) Urban Standards Overlay
(CH) Corridor Highway

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.

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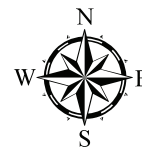
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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- RMF Residential Multi Family
- C-1 Light Commercial
- I-2 General Industrial
- I-3 Exclusive Industrial

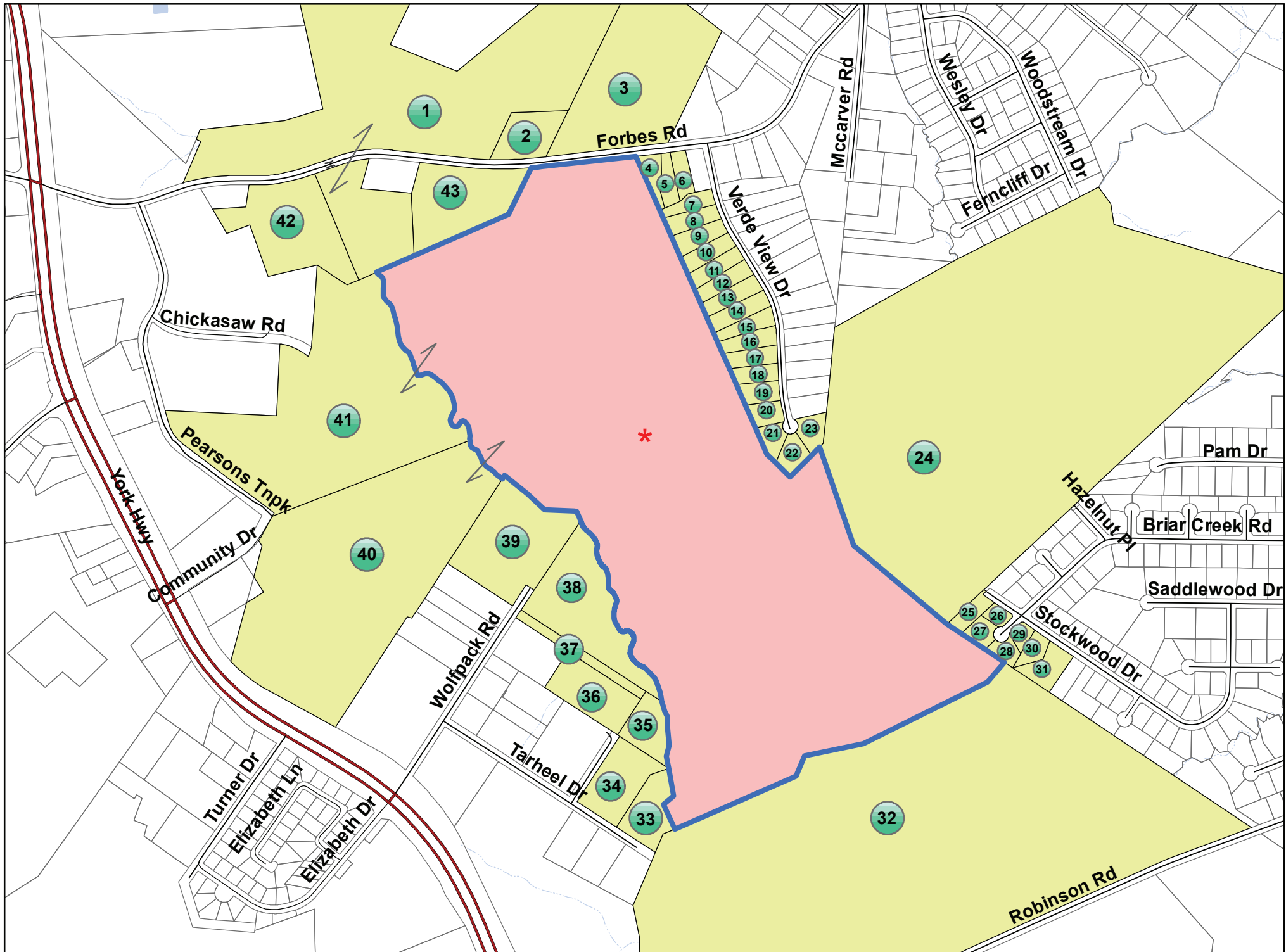
Area of Consideration



0 310 620 1,240 1,860 2,480 Feet

Applicant: CD20-03
Tax ID(s): 146377, 146376, 147285 (part of), 147284 (part of)
Request Re-Zoning From:
(R-1) Single Family Limited/
(I-2) General Industrial
w/ (US) Urban Standards
Overlay
To: (CD/RS-8) Conditional
District/Single Family 8,000
sq ft w/ (US) Urban Standards
Overlay

Map Date: 08/31/2020



CD20-03 Subject and Adjacent Properties Map

See reverse side for listing of property owners

 **Area of consideration**

CD20-03 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	146377	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	C/O SOUTHEAST LAND MGT LLC			
	146376			2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
	147285						
	147284						
1	146370	BRANDON ALFRED D	LOVE MARCIA BRANDON & OTHER	2580 FORBES RD	GASTONIA	NC	28056
2	146378	BRANDON ALFRED D	CLARK JANET BRANDON	2580 FORBES RD	GASTONIA	NC	28056
3	146369	BRANDON ALFRED D	LOVE MARCIA BRANDON	2580 FORBES RD	GASTONIA	NC	28056
4	146389	WADE SHANDRA RENEE		2630 FORBES RD	GASTONIA	NC	28056
5	146391	M & W INDUSTRIES		PO BOX 8	LITTLE RIVER	SC	29566
6	146393	GILES SHARI CAROLE		2638 FORBES RD	GASTONIA	NC	28056
7	146380	SCOTT CATALINA PEREZ		4810 VERDE VIEW DR	GASTONIA	NC	28056
8	146397	ALLEN JERRY		PO BOX 1588	SHELBY	NC	28151
9	146399	ESTRADA EMILY		316 CEDAR BROOK DR	KANNAPOLIS	NC	28081
10	146401	WHITE JERICA CLAYTE		4822 VERDE VIEW DR	GASTONIA	NC	28056
11	146403	RHYNE WAYNE SAMUEL	RHYNE SHERRY PAULA	4826 VERDE VIEW DR	GASTONIA	NC	28056
12	146405	SANTIAGO DAVIDE ITURBIDE		4830 VERDE VIEW DR	GASTONIA	NC	28056
13	146407	ARCOS JOSE VILLAGOMEZ	BADILLO MIGUELINA MARTINEZ	4834 VERDE VIEW DR	GASTONIA	NC	28056
14	146408	CRISTINO MARIA		727 N CALDWELL AVE	NEWTON	NC	28658
15	146410	EQUITY TRUST CO CUSTODIAN		PO BOX 45290	WESTLAKE	OH	44145
16	147358	MORALES ALFREDO B	BECERRIL ESMERALDA A	7819 LOWWOOD CIR	CHARLOTTE	NC	28214
17	147360	RIFFE SELENA MARSHALL		4850 VERDE VIEW DR	GASTONIA	NC	28056
18	147361	PRUITT FLOYD L		4854 VERDE VIEW DR	GASTONIA	NC	28056
19	147363	BAKER BRENDA N	BAKER JAMES T	4858 VERDE VIEW DR	GASTONIA	NC	28056
20	147365	VELZQUEZ LUIS SIERRA	C/O LUIS SIERRA VALAZQUEZ	2607 CRESCENT LANE	GASTONIA	NC	28052
21	147367	WATERMAN RICHARD V	WATERMAN RUTH J	4866 VERDE VIEW DR	GASTONIA	NC	28056
22	147369	MARLOWE JEFFREY SCOTT		4300 BEDFORDSHIRE DR	GASTONIA	NC	28056
23	147371	DIAMONDBACK PROPERTIES LLC		PO BOX 8	LITTLE RIVER	SC	29566
24	147319	SLATER A J II		101 N SEWALLS POINT RD	STUART	FL	34996
25	147325	DENESEUS DEVON		3037 STOCKWOOD DR	GASTONIA	NC	28056
26	147324	MAULDIN DUSTIN ALEXANDER	STACY MADISON STOWE	111 BRIAR CREEK RD	GASTONIA	NC	28056
27	147323	TORRES JUAN & WIFE	ORTIZ ARGELIA BLASQUEZ	101 BRIAR CREEK RD	GASTONIA	NC	28056
28	147322	GRANT GREGORY F	GRANT SUZANNE M	100 BRIAR CREEK RD	GASTONIA	NC	28056
29	147321	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28056
30	147320	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28056
31	147357	PHERRERA ANDERSSON	HERRERA SINDRY	2921 STOCKWOOD DRIVE	GASTONIA	NC	28056
32	147687	CARDENAS MEREDITH J		96 POOLE RD E	NEW HILL	NC	27562
33	147308	STARNES MICHAEL R		101 BELWOOD DR	BELMONT	NC	28012
34	218114	CHAMPION THREAD COMPANY		165 BLUE DEVIL DR	GASTONIA	NC	28056
35	147316	CROWN ATLANTIC COMPANY LLC		4017 WASHINGTON RD PMB 353	MCMURRAY	PA	15317
36	207549	BINGHAM PROPERTIES LLC		323 DOVER RD	KINGS MTN	NC	28086
37	147314	BINGHAM PROPERTIES LLC		323 DOVER RD	KINGS MTN	NC	28086
38	147301	RABB BRYAN E		PO BOX 6009	GASTONIA	NC	28056
39	213179	COLLMAR HOWARD J JR		P O BOX 645	BOWLING GREEN	SC	29703
40	147284	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
41	147285	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
42	146375	BLACK JANET BRANDON		2522 FORBES RD	GASTONIA	NC	28056
43	146373	LOVE THOMAS F JR	LOVE MARCIA B	2580 FORBES RD	GASTONIA	NC	28056

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: Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston County Planning & Development Services
From: Julio Paredes, Planner
Date: August 13, 2020
Subject: CD20-03 - GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed site plan located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site plan in accordance with our adopted Comprehensive Transportation Plan (CTP) and the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The proposed development is located at Forbes Rd. PID: 146377, 146376, 147285, 147284. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
2. The GCLMPO Highway CTP shows a proposed freeway facility to the east of Verde View Drive. A recommended freeway from US 321 north of Gastonia to NC 279 is also included in the MPO's long-range transportation plans. What was once referred to as the Garden Parkway, the project is an unfunded project that is shown on the GCLMPO's Comprehensive Transportation Plan (CTP), previously known as the Thoroughfare Plan. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.
3. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.
4. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.
5. Note that this is a very preliminary identification of a route, which is subject to change upon further design.
6. The CTP shows a recommended multi-use path along the creek corridor. The site plan indicates the construction of a soft surface trail, but the developer should work with the Gaston County Planning and Development Services on any requirements to reserve an easement for a future paved greenway.



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

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

7. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the 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.