

**Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z19-08)**  
**Board of Commissioners / Planning Board Public Hearing Date June 25, 2019**

**General Rezoning Application Z19-08**

Request: To rezone property parcel 207067 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant(s): Clayton Homes

Property Owner(s): Gary Clippard & Others, Lynn Slawter

Mailing Address of Applicant: 1810 Tom Sadler Rd., Charlotte, NC 28214

**Site Information and Description of Area**

General Location: 812 Dallas Spencer Mtn. Rd.

Parcel ID(s): 207067

Total Property Acreage: .97 ac

Acreage for Map Change: .97 ac

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

General Area Zoning District(s): (R-1) Single Family Limited, (C-1) Light Commercial, (C-3) General Commercial, (US) Urban Standards 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.

**(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 10-15 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:**

**(R-2) Single Family Moderate** – The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. 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.

**Comprehensive Land Use Plan (Small Area District)**

**Area 3: Riverfront Gaston (Stanley, Mt. Holly & NE Gaston County)**

Key issues for citizens in this area include preservation of open space; road improvements and better connectivity

to other areas of the County and throughout the region; increased job opportunities; maintaining the rural “feel” of the area; and increased commercial opportunities.

Comprehensive Plan Future Land Use: Rural

It is staff’s opinion that the request *is consistent* with the Comprehensive Land Use Plan.

**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**

June 14, 2019

**Information Attached**

Rezoning application; zoning district uses (current and proposed); vicinity map, aerial map, zoning/subject area maps, and adjacent property map with property owner list.

**Transportation Planning Information**

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

**Staff Contact**

Sarah Carpenter Penley, Development Services Planner, (704)866-3530 or [sarah.penley@gastongov.com](mailto: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

## GENERAL REZONING APPLICATION

Application Number: **Z 19-08**

Applicant  Planning Board (Administrative)  Board of Commission (Administrative)  ETJ

### A. \*APPLICANT INFORMATION

Name of Applicant: Clayton Homes #0081 REP - Bobbi Lasage  
(Print Full Name)  
Mailing Address: 1230 CONDIER BLVD W, CONDIER NC 28613  
(Include City, State and Zip Code)  
Telephone Numbers: 828-217-3168 828-465-3450  
(Area Code) Business (Area Code) Home

\* If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application

### B. OWNER INFORMATION

Name of Owner: Lynn Kale Slawter  
(Print Full Name)  
Mailing Address: 7908 Robin Crest Rd - CLT NC 28226  
(Include City, State and Zip Code)  
Telephone Numbers: 704-661-4911  
(Area Code) Business (Area Code) Home

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 812 DALLAS SPENCER MOUNTAIN RD.  
Parcel Identification (PID): 207067

Acreage of Parcel: .97 +/- Acreage to be Rezoned: .97 +/- Current Zoning: (R-1) (US) OVERLAY  
Current Use: VACANT Proposed Zoning: (R-2) (US) OVERLAY

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: GARY CLIPPARD Name of Property Owner: LYNN SLAWTER  
Mailing Address: 1810 TOM SADLER RD Mailing Address: 7908 ROBIN CREST RD  
CHARLOTTE NC 28214 CHARLOTTE NC 28226  
(Include City, State and Zip Code) (Include City, State and Zip Code)

Telephone: 704-807-0040 Telephone: 704-661-4911  
(Area Code) (Area Code)

Parcel: \_\_\_\_\_ (If Applicable) Parcel: \_\_\_\_\_ (If Applicable)

\_\_\_\_\_  
(Signature) Lynn Slawter  
(Signature)

**E. AUTHORIZATION AND CONSENT SECTION**

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the Gaston County Rezoning Application and having authorization/interest of property parcel(s) X PIN# hereby give Clayton Homes #0081 - Bobbi Lasage (Name of Applicant) consent to execute this proposed action

X Lynn Kale Slawter (Signature) 4-8-2019 (Date)

X \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date)

I, Hemali Khansheb, a Notary Public of the County of McClintock State of North Carolina, hereby certify that Lynn Kale Slawter personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 8th day of April, 2019.

Hemali Khansheb (Notary Public Signature) Aug 19, 2021 (Commission Expiration)

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making Zoning Review.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank) Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

**APPLICATION CERTIFICATION**

(I, We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

Clayton Homes #0081 Bobbi Lasage (Signature of Property Owner or Authorized Representative) 2/14/19 (Date)

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO

<b>OFFICE USE ONLY</b>	<b>OFFICE USE ONLY</b>	<b>OFFICE USE ONLY</b>
Date Received: <u>05/22/19</u>	Application Number: <u>219-08</u>	Fee: <u>\$500.00</u>
Received by Member of Staff: <u>BCP</u> (Initials)	Date of Payment: _____	Receipt Number: _____
<input checked="" type="checkbox"/> COPY OF PLOT PLAN OR ARI A MAP	<input checked="" type="checkbox"/> COPY OF DEED	
<input checked="" type="checkbox"/> NOTARIZED AUTHORIZATION	<input checked="" type="checkbox"/> PAYMENT OF FEE	
Date of Staff Review: _____	Date of Public Hearing: <u>06/25/2019</u>	
Planning Board Review: _____	Recommendation: _____	Date: _____
Commissioner's Decision: _____	Date: _____	



# GASTON COUNTY

Department of Planning & Development Services

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Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

## GENERAL REZONING APPLICATION

Application Number: **Z19-08**

### A. \*APPLICANT INFORMATION

Name of Applicant: CLAYTON HOMES #008! REP-BOBBI LASAGRE  
(Print Full Name)

Mailing Address: 1230 CONDUER BLVD W, CONDUER NC 28613  
(Include City, State and Zip Code)

Telephone Numbers: 828-217-3168 828-465-3450  
(Area Code) Business (Area Code) Home

*If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

### B. OWNER INFORMATION

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(Print Full Name)

Mailing Address: \_\_\_\_\_  
(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_  
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### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: \_\_\_\_\_  
812 DALLAS SPENCER MOUNTAIN RD.

Parcel Identification (PID) 207067

Acraege of Parcel .97 +/- Acraege to be Rezoned .97 +/- Current Zoning (R-1)(US) OVERLAY  
 Current Use VACANT Proposed Zoning (R-2)(US) OVERLAY

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner	<u>GARY CLIPPAID</u>	Name of Property Owner	<u>LYNN SLAWYER</u>
Mailing Address	<u>1810 TOM SADLER RD</u> <u>CHARLOTTE NC 28214</u>	Mailing Address	_____
Telephone	<u>704-807-0040</u>	Telephone	<u>704-661-4911</u>
Parcel	_____	Parcel	_____

**E. AUTHORIZATION AND CONSENT SECTION**

(I/We) being the property owner(s) or ne (s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) X PIN# hereby give Clayton Thomas #0081 - Bobbi LaSage consent to execute this proposed action

[Signature]  
 (Signature)  
4.10.19  
 (Date)

I Sylvia S. Smith a Notary Public of the County of Meck State of North Carolina, hereby certify that Gary Clippard personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal this the 10 day of April 20 19.

[Signature]  
 Notary Public  
12-17-19  
 Commission Expires

(I/We) also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making Zoning Review

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(I, We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

Clayton Thomas #0081 Bobbi LaSage  
 Signature of Property Owner or Authorized Representative  
2/14/19  
 Date

<b>OFFICE USE ONLY</b>		<b>OFFICE USE ONLY</b>		<b>OFFICE USE ONLY</b>	
Date Received	<u>05/22/19</u>	Application Number	<u>219-08</u>	Fee	<u>\$500.00</u>
Received by Member of Staff	<u>SCP</u> (Initials)	Date of Payment		Receipt Number	
<input checked="" type="checkbox"/> COPY OF ZONING PLAN OR ZONING MAP		<input checked="" type="checkbox"/> COPY OF ZONING MAP		<input checked="" type="checkbox"/> COPY OF ZONING MAP	
Date of Staff Review		Date of Public Hearing	<u>06/25/2019</u>		
Planning Board Review		Recommendation		Date	
Commissioner's Decision		Date			



**Gaston County  
North Carolina**

**Vicinity Map**

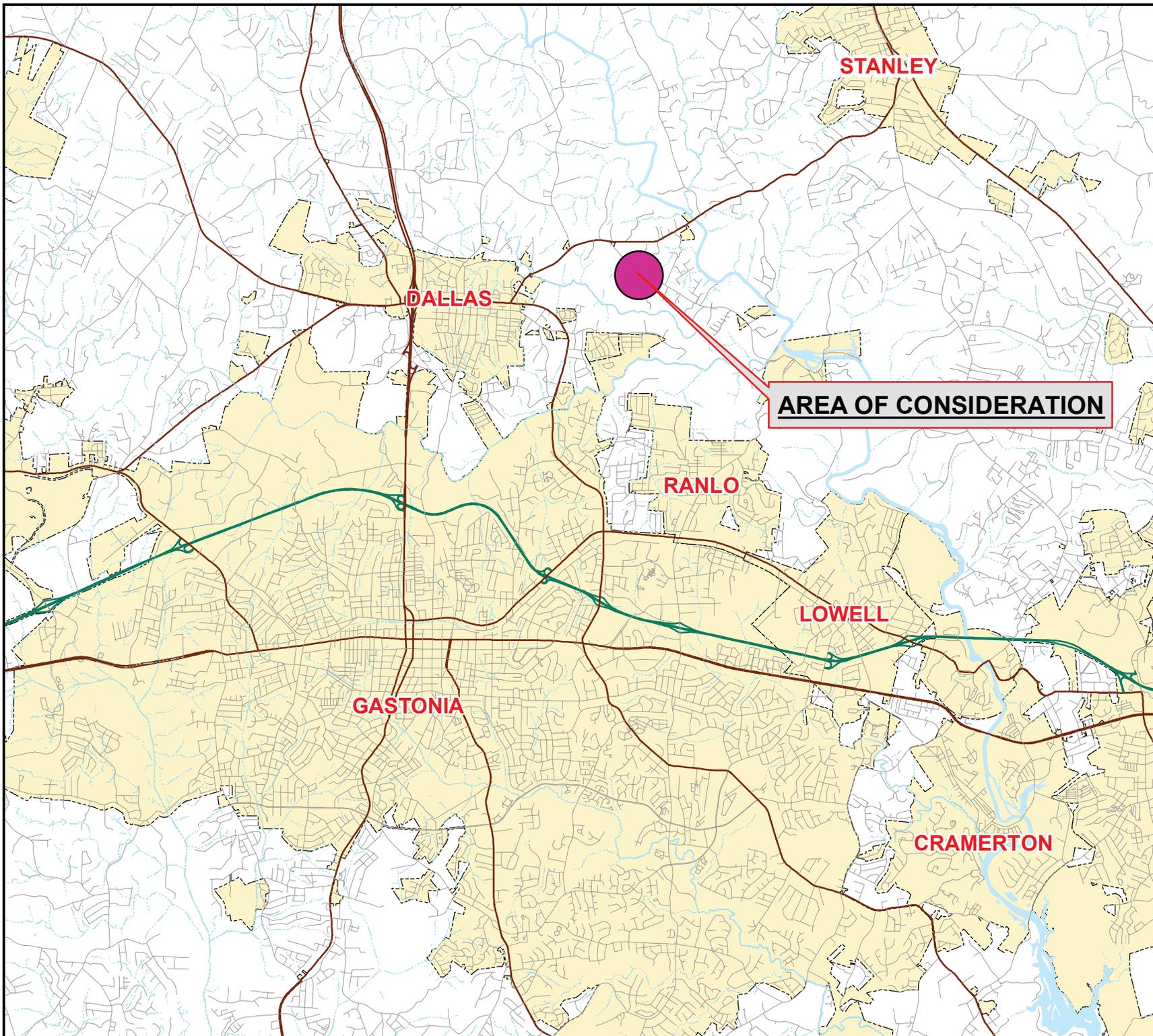
**Z19-08**

**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 read or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 152-10.





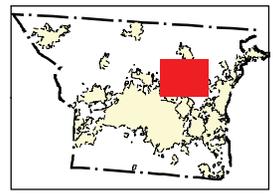
# Gaston County Zoning Review Overview Map

2018 Pictometry

Z19-08

### 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.

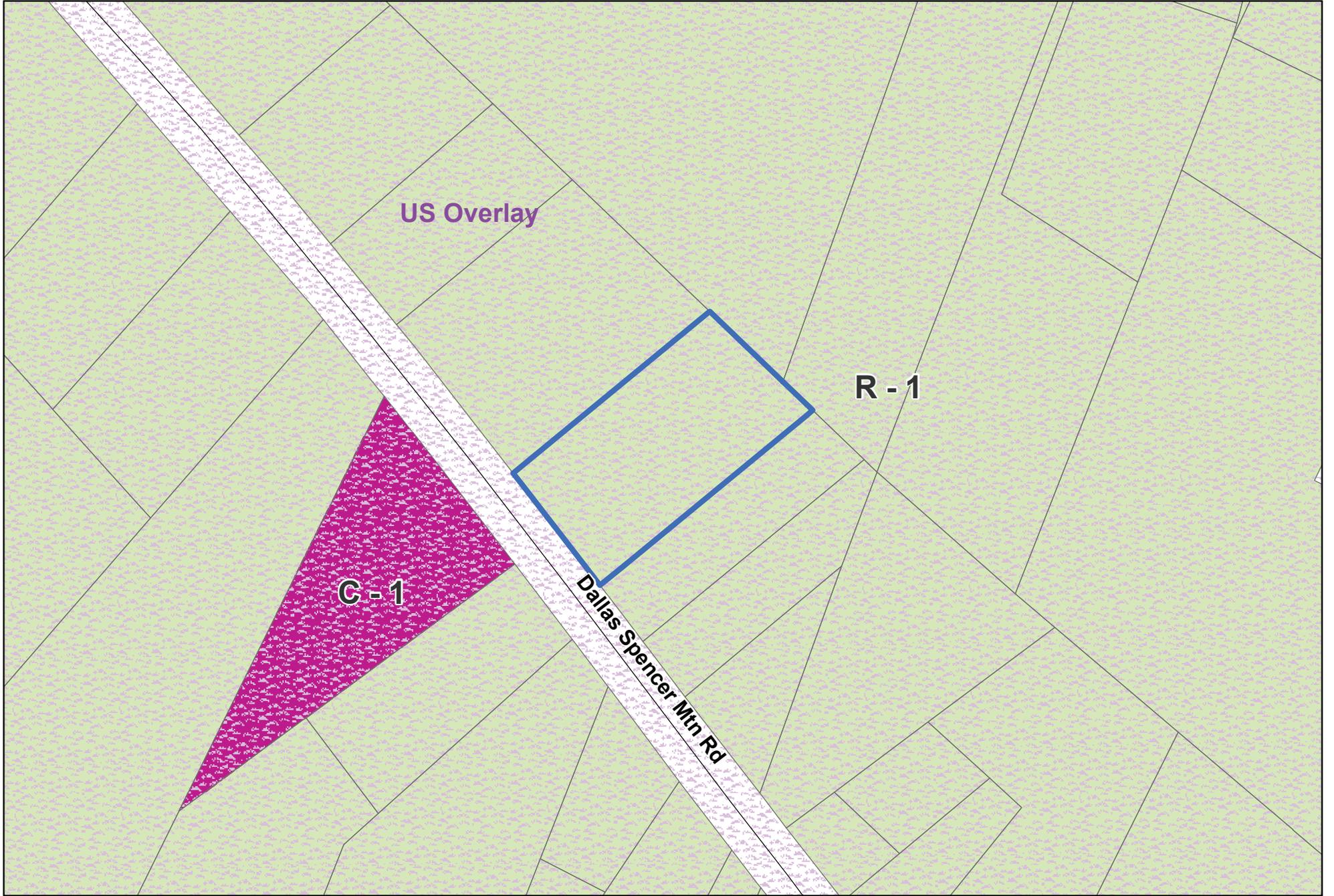
Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and 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 undesignated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.

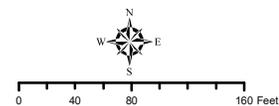




**GASTON COUNTY**  
**Zoning Map**

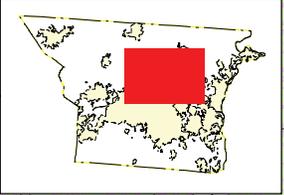
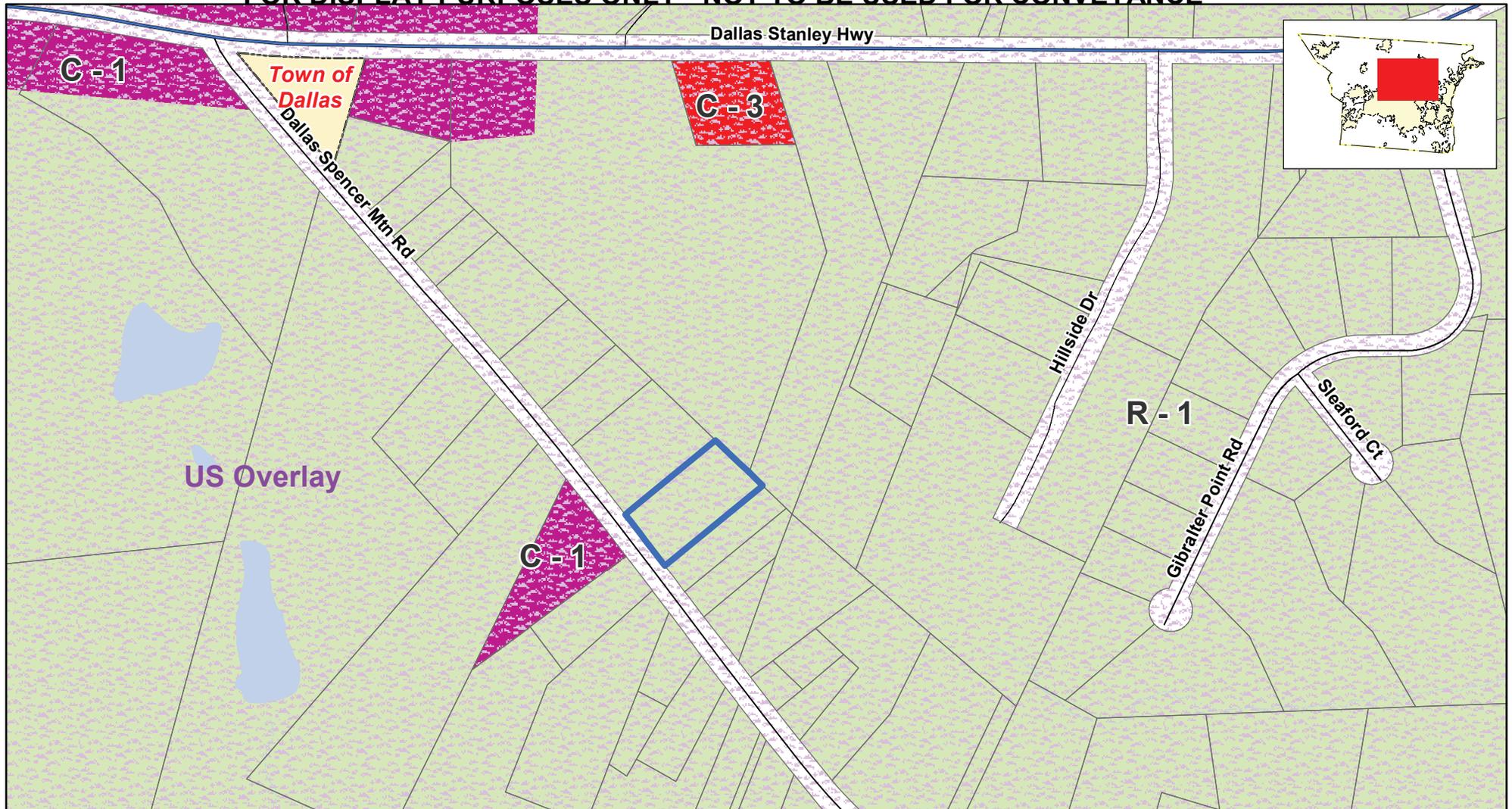
Applicant: Z19-08

 Subject Area



R-1 Single Family Limited  
C-1 Light Commercial  
US Urban Standards Overlay

**FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE**



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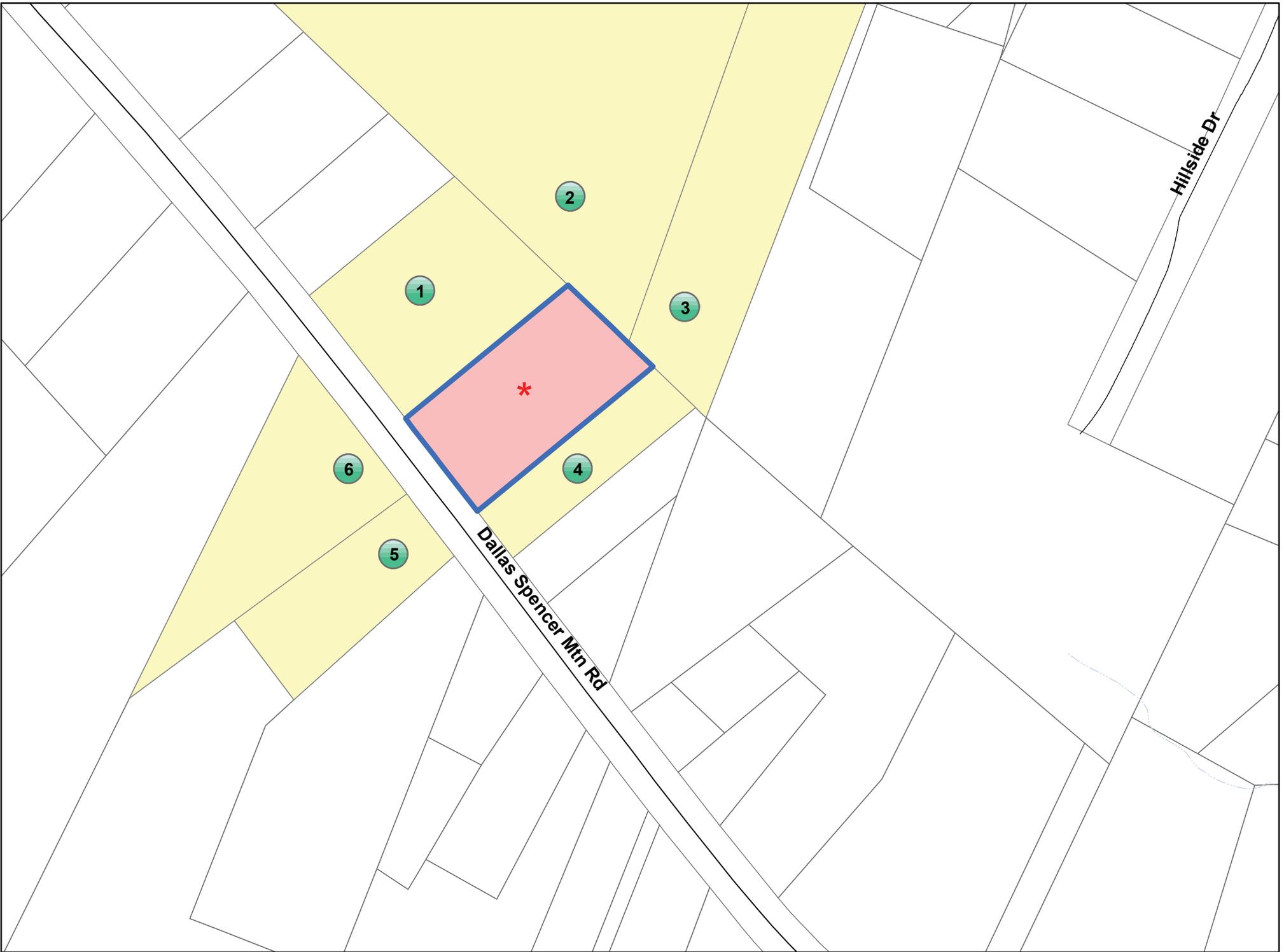
**GASTON COUNTY  
ZONING REVIEW MAP**

- R-1 Single Family Limited
- C-1 Light Commercial
- C-3 General Commercial
- Area of Consideration



Applicant: Z19-08  
 Tax ID: 207067  
 Request Re-Zoning  
 From: (R-1) Single Family Limited  
 w/ (US) Urban Standards Overlay  
 To: (R-2) Single Family Moderate  
 w/ (US) Urban Standards Overlay

Map Date: 06/09/2019



**Z19-08 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Subject Property**

**Z19-08 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>
*	207067	GARY CLIPPARD & OTHERS	LYNN SLAWTER	1810 TOM SADLER RD	CHARLOTTE	NC	28214
1	169759	MICHAEL G DUNCAN		824 DALLAS SPENCER MTN RD	DALLAS	NC	28034
2	169745	INTERNATIONAL CH OF FOURSQUARE		PO BOX 905	DALLAS	NC	28034
3	169744	NANCY G SZUMSKI	C/O NANCY G GARDNER	1054 DALLAS STANLEY HWY	DALLAS	NC	28034
4	207068	MISTY L DORSEY		810 DALLAS SPENCER MTN RD	DALLAS	NC	28034
5	204201	NOVASTAR HOME EQUITY LOAN SERIES 2005-1 C/O ALTISOURCE ATTN: ASSET RESOLUTION		PO BOX 105130	ATLANTA	GA	30348
6	169762	ANDREW M JENKINS & OTHERS	DARYL SCOTT CARPENTER	122 DALLAS BESSEMER CITY RD	DALLAS	NC	28034

## Memorandum

**To:** Sarah Carpenter Penley, Senior Planner, Gaston County Dept. of Planning & Devpt. Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** June 19, 2019  
**Subject:** Z19-08 Clayton Homes—GCLMPO Comments

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

1. The proposed site is located at 812 Dallas Spencer Mountain Rd
  - A. The proposed development will not generate daily trips of significant concern to the adjacent roadway network.
  - B. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
  - C. The CTP does not show any future improvements on any streets adjacent to the subject properties.
  - D. 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.