

**Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z19-04)**  
**Board of Commissioners / Planning Board Public Hearing Date March 26, 2019**

**General Rezoning Application Z19-04**

Request: To rezone property parcel 300441 from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

Applicant(s): Colleen Joy Abercrombie

Property Owner(s): Colleen Joy Abercrombie

Mailing Address of Applicant: 2312 Rufus Ratchford Rd., Gastonia, NC 28056

**Site Information and Description of Area**

General Location: 2340 Rufus Ratchford Rd., Gastonia, NC

Parcel ID(s): 300441

Total Property Acreage: 1.52 acres

Acreage for Map Change: 1.52 acres

Current Zoning District(s): (C-3) General Commercial, (US) Urban Standards Overlay

General Area Zoning District(s): (C-3) General Commercial, (R-1) Single Family Limited, (US) Urban Standards Overlay, (SV) Scenic View Overlay

**Zoning District Information**

**Current Zoning District:**

**(C-3) General Commercial** – The C-3 District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the C-2 district, the C-3 district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

**Proposed 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.

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

**Area 4: The Garden Gaston / Southeast Gaston (Belmont, Cramerton, and surrounding area)**

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; and continued coordination amongst local government agencies; and maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Rural Community

It is staff's opinion that the request *is consistent* with the Comprehensive Land Use Plan. The proposed use, as presented to staff by the applicant, is in harmony with the Rural Community Land Use designation which emphasizes residential buildings on smaller lots, built closer to the roadway.

**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**

March 8, 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 19-04**

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Colleen Joy Abercrombie

(Print Full Name)

Mailing Address: 2312 Rufus Ratchford Rd., Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers: (704)718-6633

(Area Code) Business

(Area Code) Home

Email: \_\_\_\_\_

*\* 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: Colleen Joy Abercrombie

(Print Full Name)

Mailing Address: 2312 Rufus Ratchford Rd., Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers: (704)718-6633

(Area Code) Business

(Area Code) Home

Email: \_\_\_\_\_

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2340 Rufus Ratchford Rd. (Gastonia)

Parcel Identification (PID): 300441

Acreage of Parcel: 1.52 +/- Acreage to be Rezoned: 1.52 +/- Current Zoning: (C-3) Gen Comm

Current Use: Vacant Proposed Zoning: (R-1) Single Family Limited

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: \_\_\_\_\_  
(Area Code)

Telephone: \_\_\_\_\_  
(Area Code)

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

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

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

## 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) \_\_\_\_\_ hereby give \_\_\_\_\_ consent to execute this proposed action.  
(Name of Applicant)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_  
State of North Carolina, hereby certify that \_\_\_\_\_  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Commission Expiration

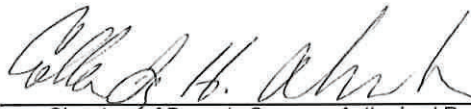
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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.*



\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

2-21-19

\_\_\_\_\_  
Date

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

### OFFICE USE ONLY

### OFFICE USE ONLY

### OFFICE USE ONLY

Date Received: 02/21/2019

Application Number: Z19-04

Fee: \$500.00

Received by Member of Staff: SCP

(Initials)

Date of Payment: 02/21/2019

Receipt Number: \_\_\_\_\_

☒ COPY OF PLOT PLAN OR AREA MAP  
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED  
☒ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_

Recommendation: \_\_\_\_\_

Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_

Date: \_\_\_\_\_

### Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.



## CURRENT USES:

### **(C3) GENERAL COMMERCIAL**

#### **(1) Uses allowed by right:**

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Bail Bond; Baseball Hitting Range; Billiard Parlor; Bowling Lanes; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; College / University; Contractor's Office & Operation Center; Crematorium; Day Care Center, Accessory; Distribution / Wholesale / Storage Operation; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage ; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999sqft GFA; Food Store, 10,000+sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Heavy, Industrial, Farm Equipment Sales / Service; Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Medical Offices, 50,000-99,999sqft GFA; Monument Sales; Moving & Storage Facilities; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Theater, indoor movie; Upholstery Shop; Warehouse, 0-99,999sqft GFA; Warehouse, 100,000+sqft GFA

#### **(2) Uses allowed by right with supplemental regulations:**

Adult Establishments; Animal Hospital, indoor kennel; Assisted Living Center; ATM (Automated Teller Machine); Automobile Body Shop; Automobile Detail Shop; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck , Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Automobile Towing & Wrecker Service; Bona Fide Farms; Car Wash, Automatic; Car Wash, Self Service; Cemetery; Charitable Service Facility; Church / Place of Worship; Club, private (without adult entertainment); Commercial Vehicle & Truck Storage; Convenience Store, closed 12AM to 5AM; Convenience Store, open up to 24 hours; Country Club; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Essential Services Class 2; Firing Range, indoors, principal use; Flea Market, indoor; Flea Market, outdoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Landfill, Beneficial Fill; Landfill, LCID, minor; Laundromat, closed 12AM to 5AM; Laundromat, open up to 24 hrs; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Military Reserve Center; Mini-Warehouse; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Unit Development (PUD); Portable Toilet Service; Produce Stand; Race Track, small; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Restaurant; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; Retail, 25,000-49,999sqft GFA; Retail, 50,000-99,999sqft GFA; School, vocational; Shopping Center, 0-24,999sqft GFA; Shopping Center, 25,000-49,999sqft GFA; Shopping Center, 50,000-99,999sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Telecommunication Tower, freestanding monopole, up to 199.9ft; Tire Sales, new or used; Wood Waste Grinding Operation

#### **(3) Uses allowed with a conditional use permit:**

Abattoir Class 1, Abattoir Class 2, Aircraft Sales & Service, Essential Services Class 3, Marina, Commercial, Offices, Excluding Medical, 100,000-199,999sqft GFA, Offices, Excluding Medical, 200,000+sqft GPA), School, Elementary & Middle (public & private), School, Senior High (public & private), Septic Tank Cleaning Service, Theater, outdoor movie, Transit Station, Zoo, Amusement Park, Check Cashing Establishment, open up to 24 hrs; Railroad Terminal & Yard, Truck Stop

#### **(4) Uses allowed with a conditional use permit, with supplemental regulations:**

Airport, Airstrip, Freight & Flying Service, Amusement and Sporting Facility, Outdoor, Animal Hospital (Indoor kennel) Animal Hospital (Outdoor kennel), Animal Kennel, Animal Shelter, Auditorium/Assembly Hall/Amphitheater/Community Center, 500 or more seats, Automobile Service Station, Automobile Towing and Wrecker Service, Bus and Train Terminal, Passenger, Camping and Recreational Vehicle Park, Car Wash, Self Service, Club, Private (without Adult Entertainment), Commercial Vehicle and Truck Storage, Continuing Care Facility, Correctional Facility, Farmers Market, Firing Range, Indoors, principal use, Food Catering Facility, Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0-9,999sqft GFA, Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA, Landfill, Land Clearing and Inert Debris, Lounge / Nightclub, Major, Motel, Park, Race Track, Large, restaurant, with drive thru, Retail, 100,000+sqft GFA, Rodeo/Accessory Rodeo, Shopping Center, 100,000+sqft GFA, Solid Waste & Septic Tank Vehicle Storage Facility, Stadium, Telecommunication Tower & Facilities, Tower and/or Station, Radio & Television Broadcast

#### **(5) Existing Use subject to supplemental regulations:**

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

#### **(6) By Conditional Zoning:** None

|   |
|---|
| <b><u>(7) By Conditional Zoning with supplemental regulations:</u></b> Planned Unit Development (PUD) |
| <b><u>(8) By Special Exception:</u></b> None  |
| <b><u>(9) By Special Exception with supplemental regulations:</u></b> None                            |

PROPOSED USES:

|  |
|--|
| <b>(R-1) SINGLE FAMILY LIMITED</b>   |
| <b><u>(1) Uses allowed by right:</u></b><br>Dwelling, Single-Family; Essential Services Class 1; Recycling Deposit Station, accessory; and Taxidermy.  |
| <b><u>(2) Uses allowed by right with supplemental regulations:</u></b><br>Automobile Hobbyist; Bona Fide Farms, Botanical Garden; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marina, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Private Residential Quarters (PRQ); Produce Stand; Restaurant within other facilities; Schools, Elementary & Middle (public & private); School, Senior High (public & private); Stadium; Telecommunication Antennae and Equipment Buildings; and Traditional Neighborhood Development (TND). |
| <b><u>(3) Uses allowed with a conditional use permit:</u></b><br>Library; Museum; and Zoo  |
| <b><u>(4) Uses allowed with a conditional use permit, with supplemental regulations:</u></b><br>Bed and Breakfast; Cemetery; Country Club; Day Care Center, Class B; Essential Services Class 4; Fraternal & Service Organization Meeting Facility (non- or not-for profit) 0-9,999 sq. ft. GFA; Golf Course, Golf Driving Range, Golf Miniature; Maternity Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Stadium; Tower and/or Station, Radio; and Wood Waste Grinding Operation.   |
| <b><u>(5) Existing Use subject to supplemental regulations:</u></b><br>Dwelling, Manufactured Home Class C; and Dwelling, Manufactured Home Class D, Manufactured Home Park.   |
| <b><u>(6) By Conditional Zoning:</u></b> Marina, Commercial  |
| <b><u>(7) By Conditional Zoning with supplemental regulations:</u></b><br>Planned Residential Development (PRD); and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND).   |
| <b><u>(8) By Special exception:</u></b> None   |
| <b><u>(9) By Special exception with supplemental regulations:</u></b> Family Care Home   |







**Gaston County  
North Carolina**

**Vicinity Map**

**Z19-04**

**Legend**

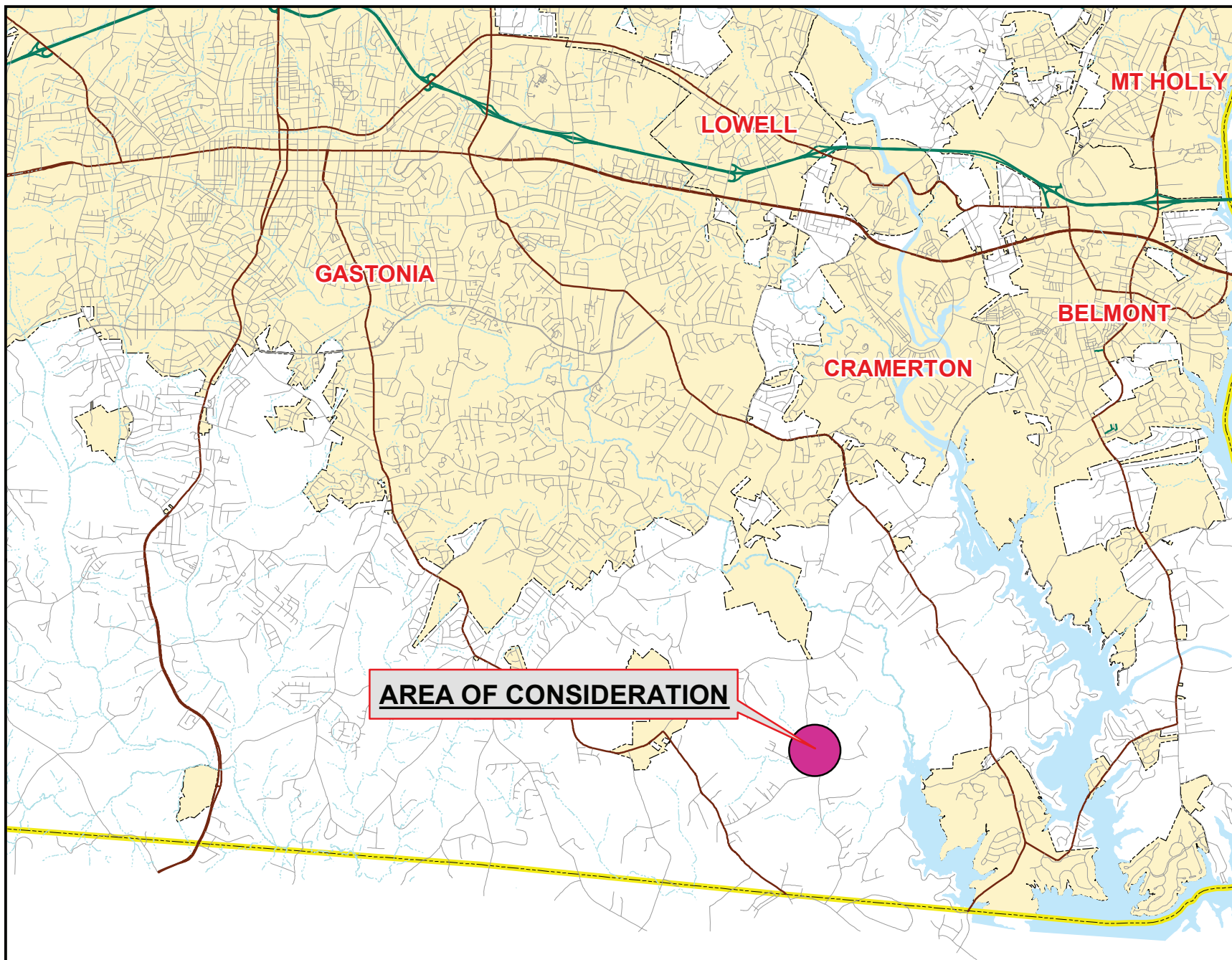
-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

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 150-10.



0 1  
Miles








## Gaston County Zoning Review Overview Map

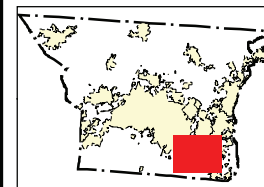
2018 Pictometry

Z19-04

### 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.

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This map is for zoning purposes only - Not to be used for conveyance.

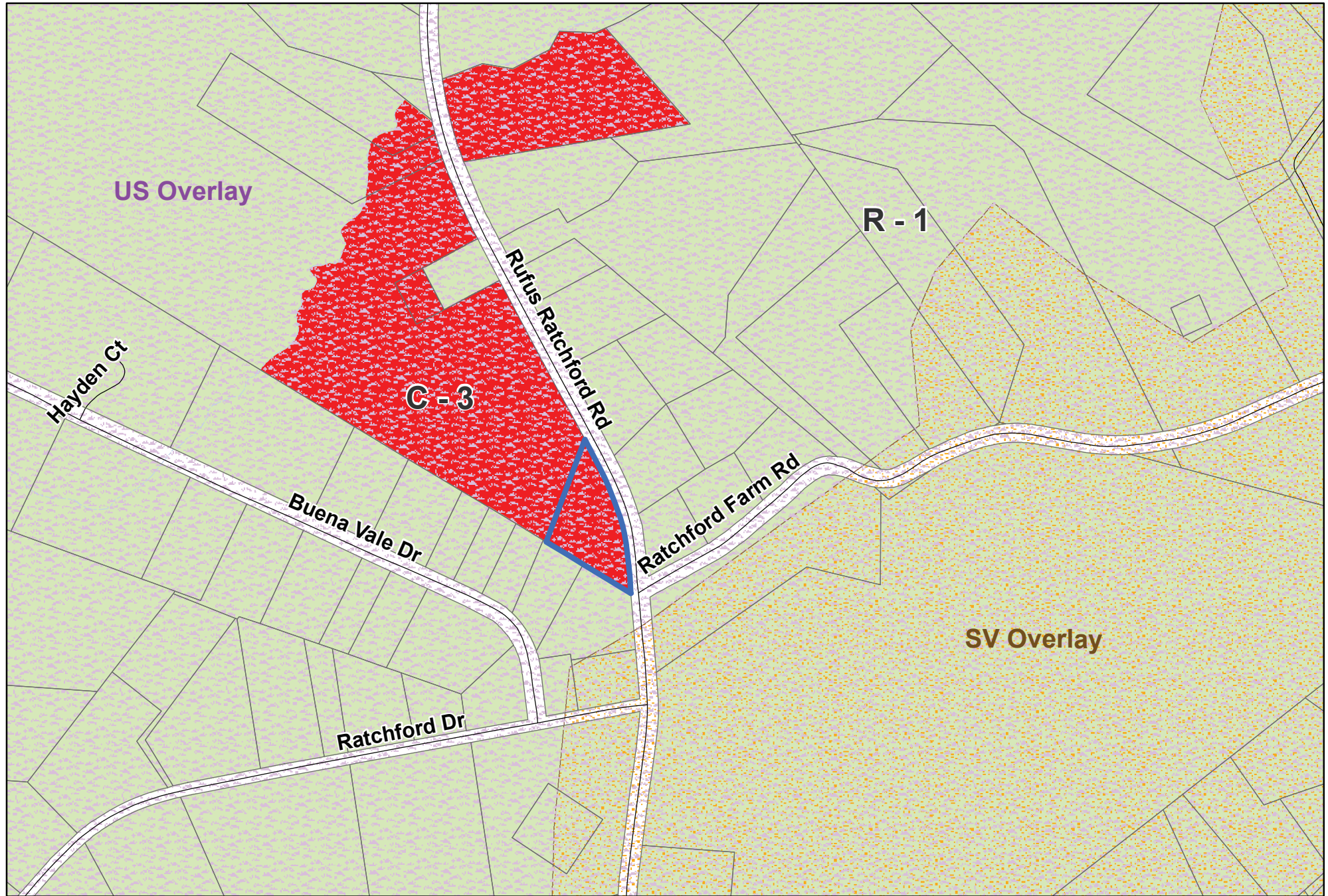
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undelineated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



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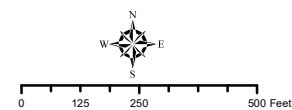
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



# GASTON COUNTY Zoning Map

Applicant: Z19-04

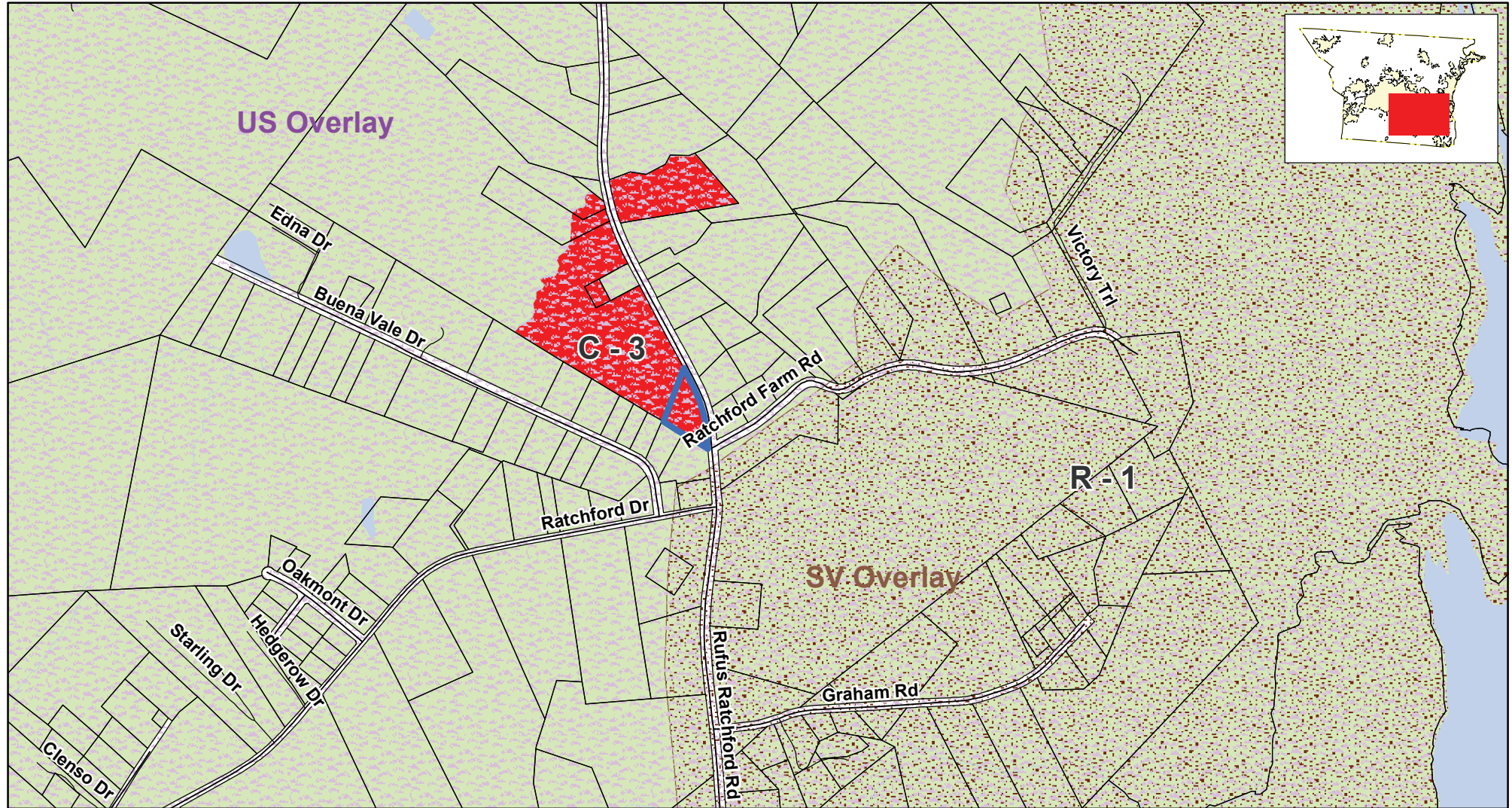
 Subject Area



R-1 Single Family Limited  
C-3 General Commercial  
US Urban Standards Overlay  
SV Scenic View Overlay



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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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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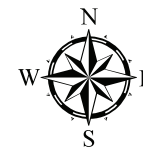
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## GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- C-3 General Commercial
- US Urban Standards Overlay
- SV Scenic View Overlay

Area of Consideration

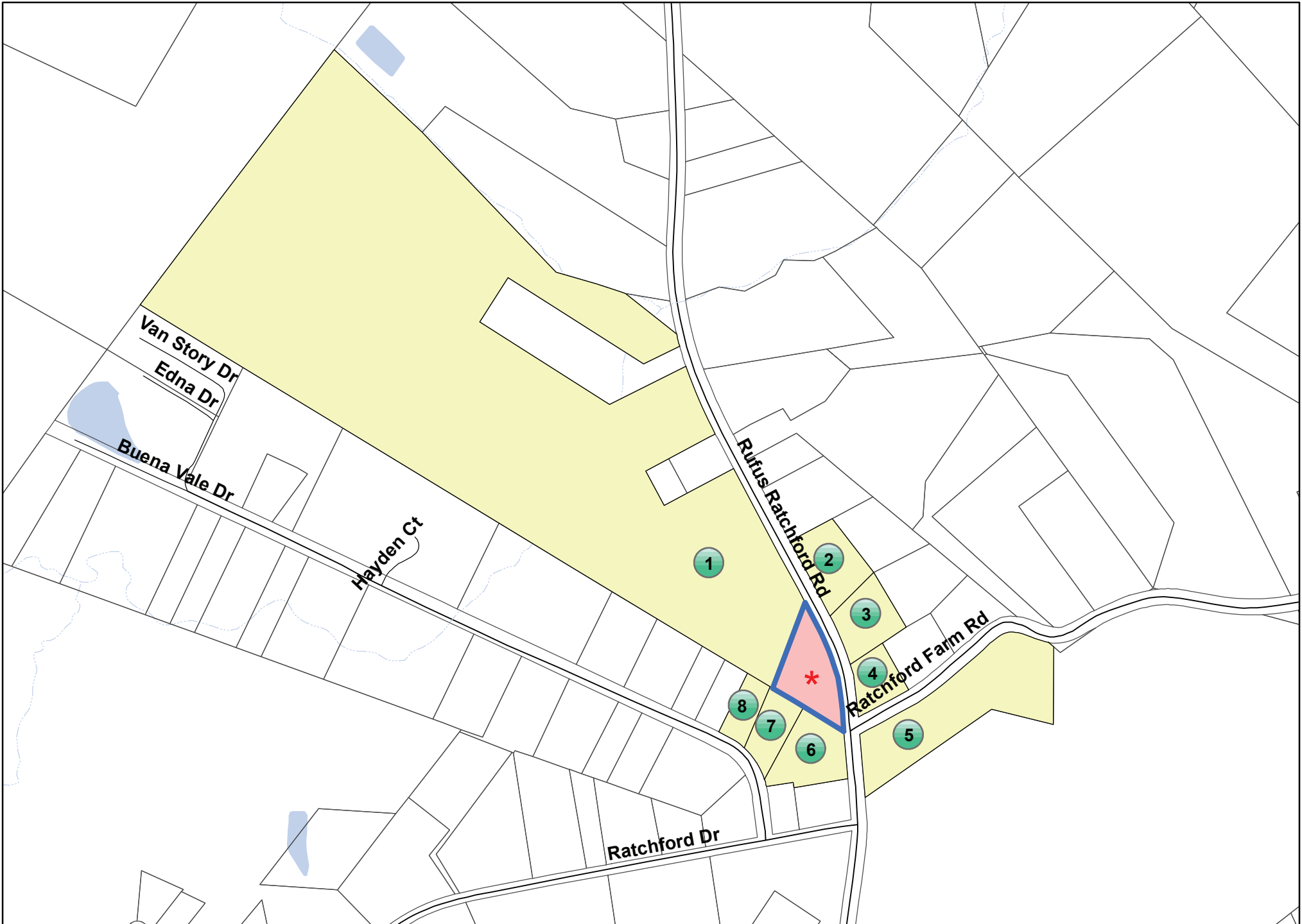


0 220 440 880 1,320 1,760 Feet

Applicant: Z19-04  
Tax ID: 300441  
Request Re-Zoning  
From: (C-3) General Commercial  
with (US) Urban Standards Overlay  
To: (R-1) Single Family Limited  
with (US) Urban Standards Overlay

Map Date: 03/05/2019





**Z19-04 Subject and Adjacent Properties Map**

See reverse side for listing of property owners

 **Subject Property**

Z19-04 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> |
|------------|---------------|---------------------------|--------------------------------|-------------------------|-------------|--------------|------------|
| *          | 300441        | COLLEEN JOY ABERCROMBIE   |                                | PO BOX 1657             | BELMONT     | NC           | 28012      |
| 1          | 300440        | HOOVER JO HARRIET         |                                | 2312 RUFUS RATCHFORD RD | GASTONIA    | NC           | 28056      |
| 2          | 202976        | TORRENCE TONY B           |                                | 6618 UNION RD           | GASTONIA    | NC           | 28056-8137 |
| 3          | 202978        | KUMMER PROPERTIES LLC     |                                | 14005 HATTON CROSS DR   | CHARLOTTE   | NC           | 28278-7842 |
| 4          | 205190        | KUMMER PROPERTIES LLC     |                                | 14005 HATTON CROSS DR   | CHARLOTTE   | NC           | 28278-7842 |
| 5          | 193171        | RATCHFORD WALTER BOYCE JR | RATCHFORD KATHRYN CECILE FEEMS | 2407 RUFUS RATCHFORD RD | GASTONIA    | NC           | 28056      |
| 6          | 208876        | RASH KAREN SIMPSON        | RASH DAVID E                   | 3509 RATCHFORD DR       | GASTONIA    | NC           | 28056      |
| 7          | 208877        | RATHMAN MICHELE S         | RATHMAN PHILIP W               | 114 BUENA VALE DR       | GASTONIA    | NC           | 28056      |
| 8          | 193192        | BARBER RICHARD LEE        |                                | 116 BUENA VALE DR       | GASTONIA    | NC           | 28056      |



## Memorandum

**To:** Sarah Penley, Devpt. Services Planner, Gaston County Dept. of Planning & Devpt. Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** March 19, 2019  
**Subject:** Z19-04 Abercrombie—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 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 development is located at 2340 Rufus Ratchford Rd, Gastonia, NC 28056.
  - 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.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).