

REZ-23-08-02-00158

Conditional Rezoning

Applicant:

Thomas Springs

PID:

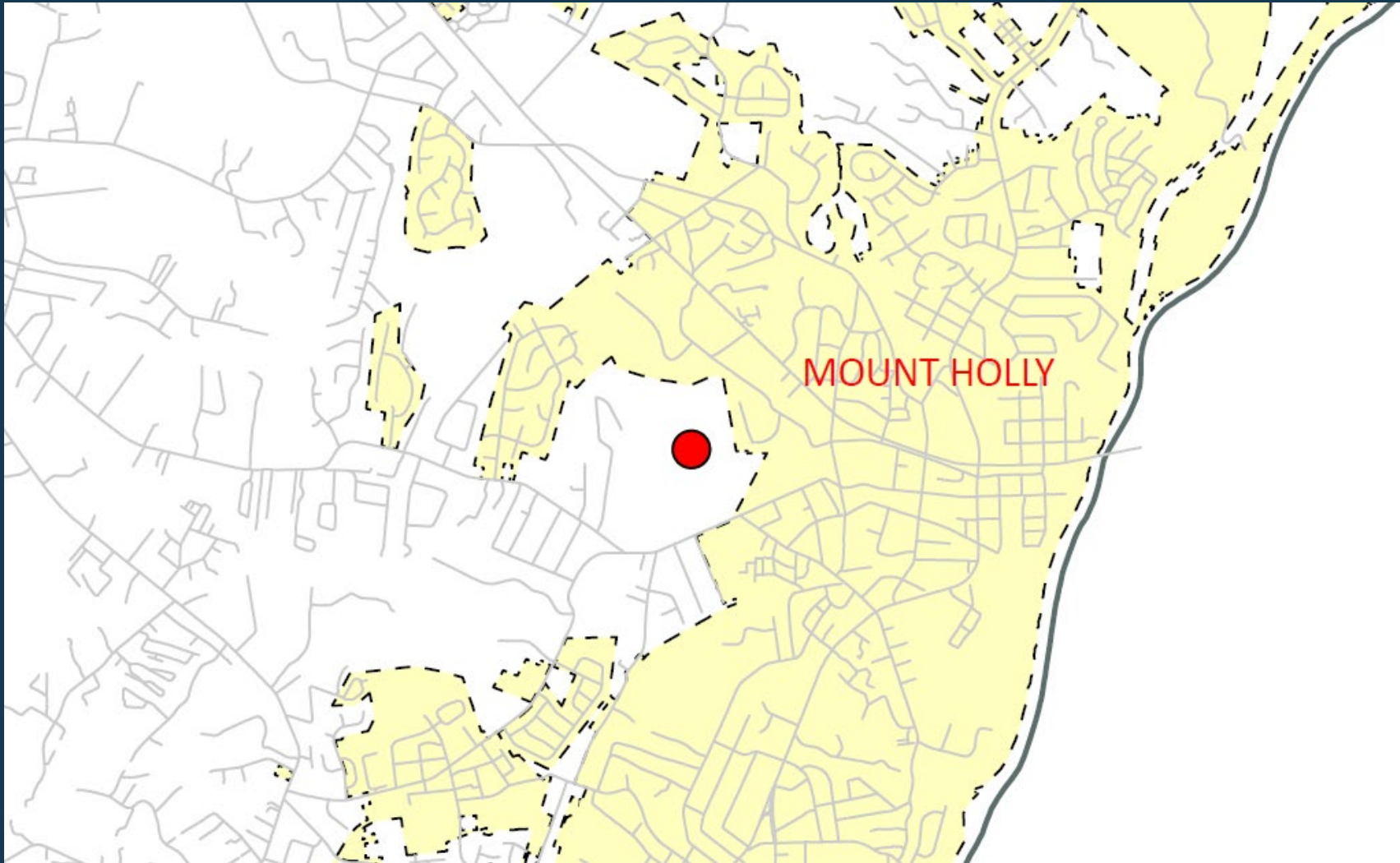
180092, 181214, 181225, 199264, 202690,
210290, 225889, 312830

Request:

Conditionally rezone from (R-1) and (RS-12)
with (US) Overlay to (CD/RS-8) with (US)
Overlay



VICINITY MAP

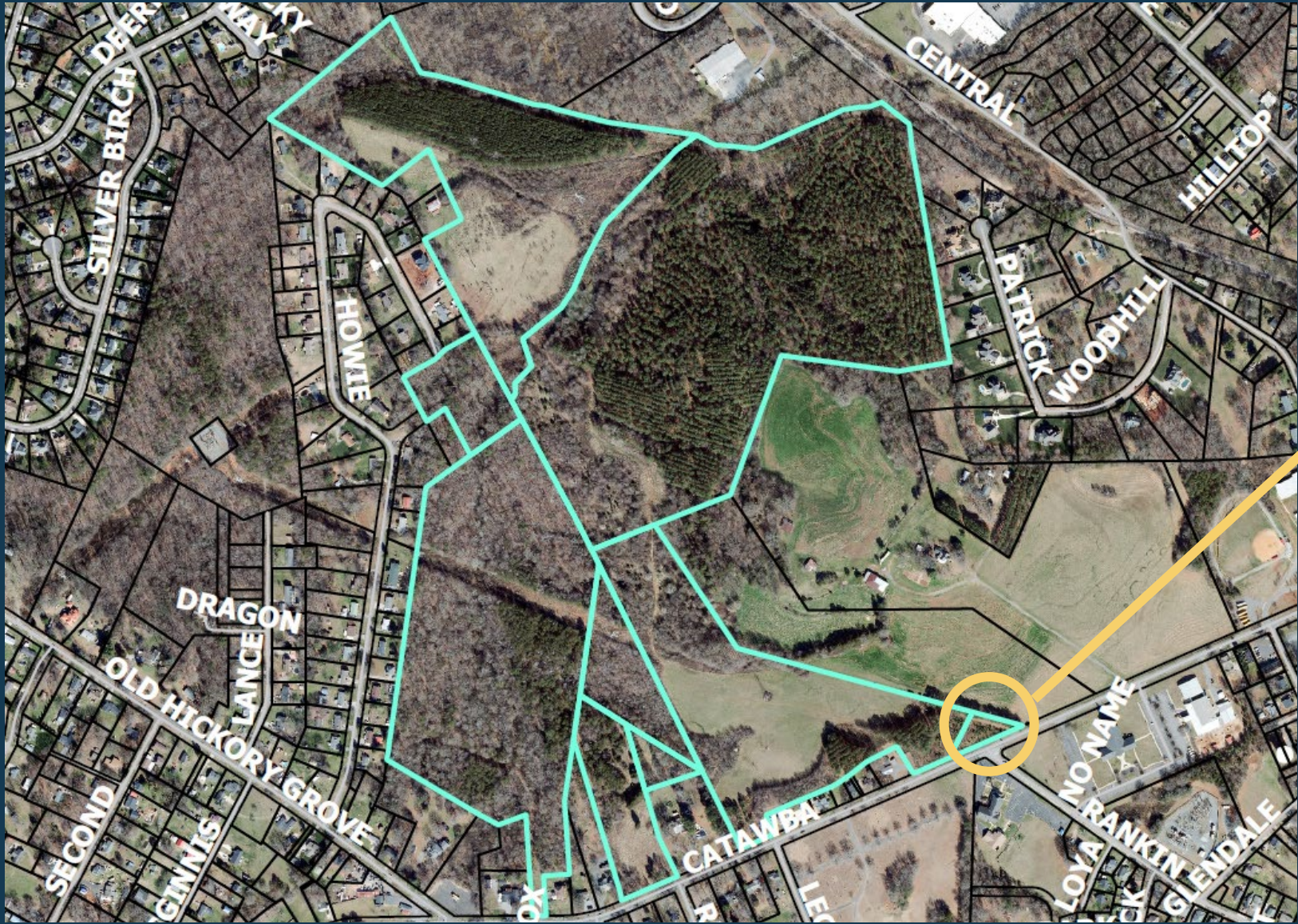


LEGEND

- Roads
- ▭ Municipalities
- Subject Property

The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.






ORTHOPHOTO MAP

Mount
Holly Parcel

LEGEND

-  Subject Parcel
-  Property Parcels

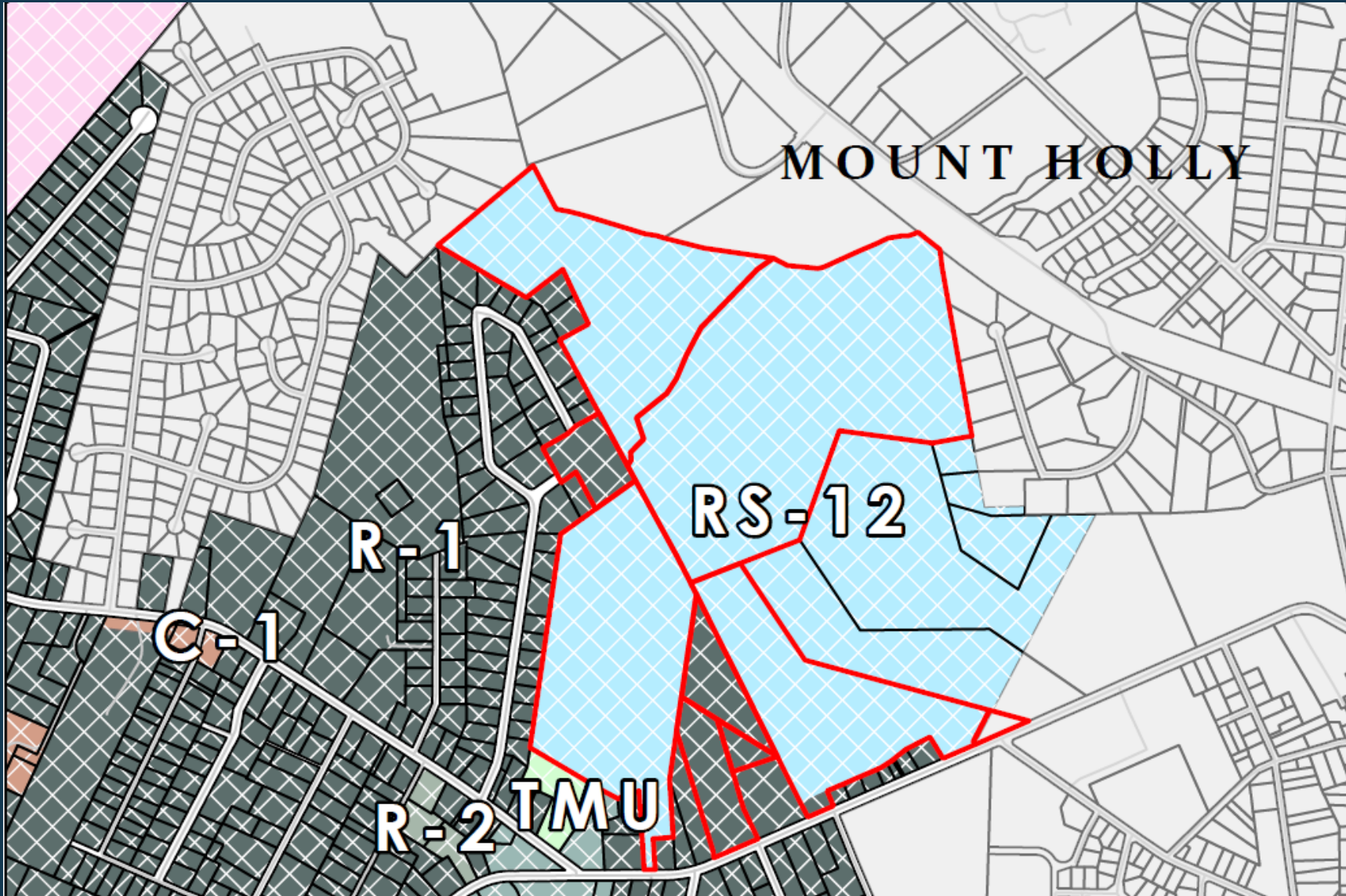
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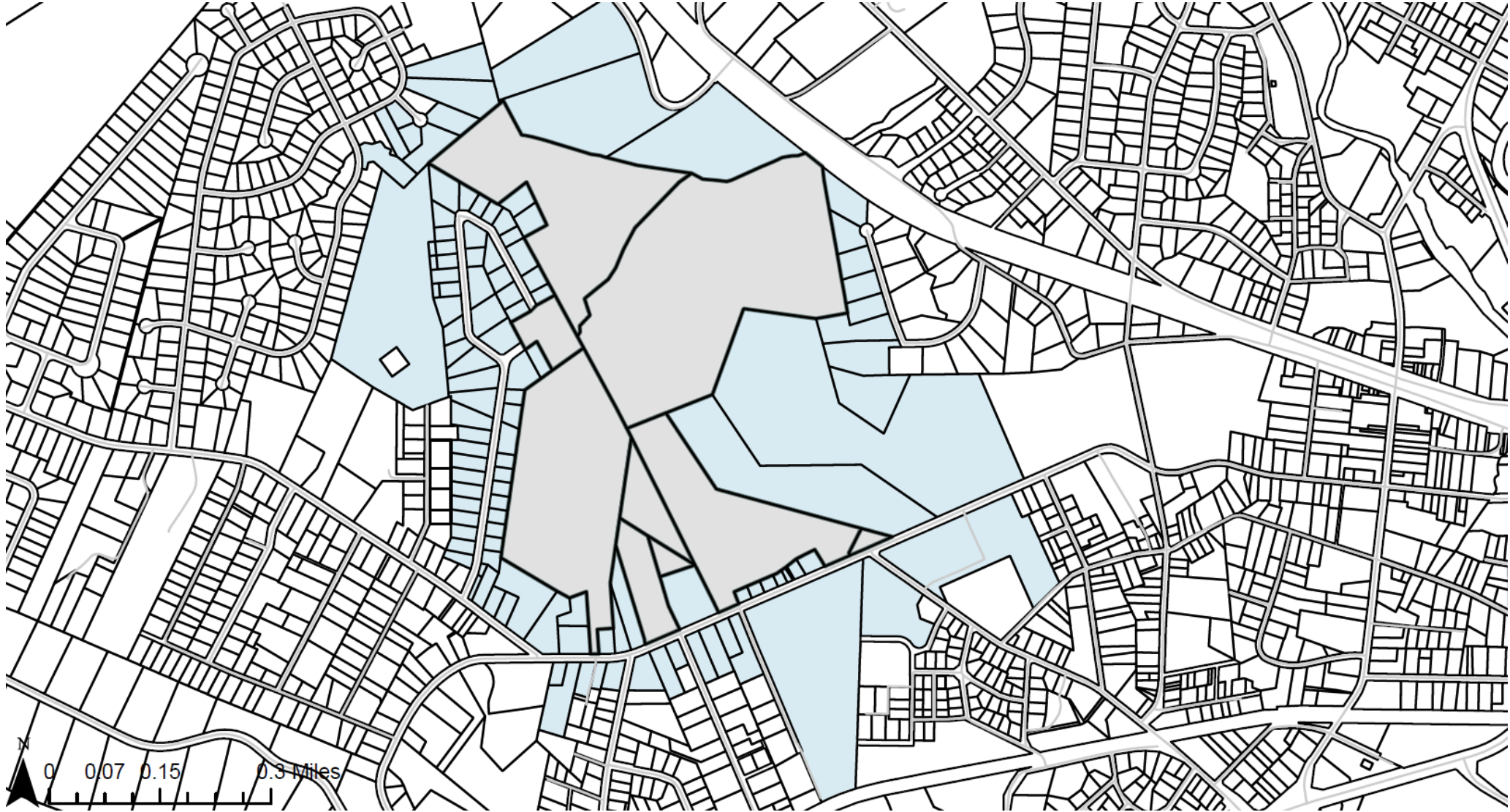
REZONING MAP

LEGEND

— Roads	OLC
Gaston County Overlays	R-1
TYPE	R-2
US OVERLAY	RS-12
Gaston County UDO	RS-20
ZONE TYPE	TMU
C-1	MUNICIPALITIES
C-3	Subject Parcels
I-1	Parcels



SUBJECT & ADJACENT PARCELS



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Utilities & Streets



- **Public Systems**

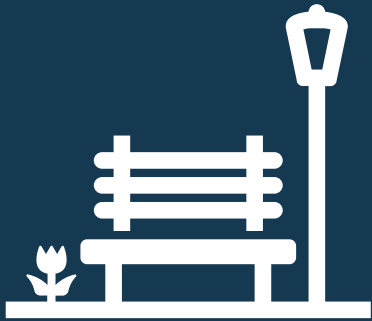
- Privately owned and operated
- On-site water treatment and distribution



- **NCDOT**

- Access roads are NCDOT owned and maintained
- Internal roads have been reviewed by NCDOT

Open Space



Required	Proposed
20% of the site	>60% which is roughly 85 acres

Density – Dwelling Units/Acre



Allowed through CD Process	Proposed
8 dwelling units per acre	1.85 dwelling units per acre

Traffic Impact



- **TIA completed in October of 2023 at time of application**
- **Mitigation:**
 - 100' internal protected step along access #1 on W. Catawba and a roundabout at access #2
 - Both have been included in the site plan

Emergency Services

- Access roads
- Utilities



Relief Requested

(RS-8) Lot Size Requirements	Proposed:
Min. Lot size: 8,000 sqft.	Min. Lot Size: 6,000 sqft.
Front: 30'	Front: 20'
Side: 7'	Side: 6' with an additional 10' for corner lots
Rear: 20'	Rear: 25'

Relief Requested

Road Frontage Requirements	Proposed:
50' minimum	22' minimum for townhome lots 35' minimum for single family detached lots (cul-de-sac lots)

Relief Requested

Garage Setback	Proposed:
Shall be set back 12' back from front building line	Shall not project more than 2' in front of the front door

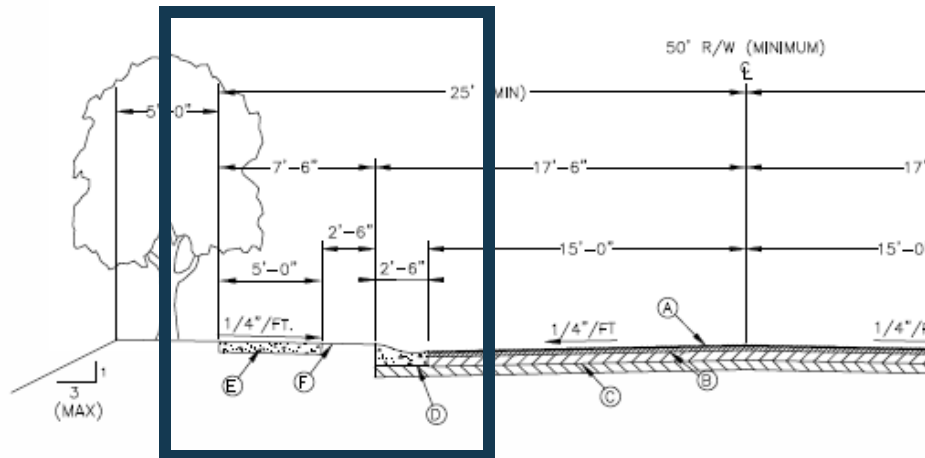
Relief Requested

Road Typical

Greenstrips shall be at least 3' in width

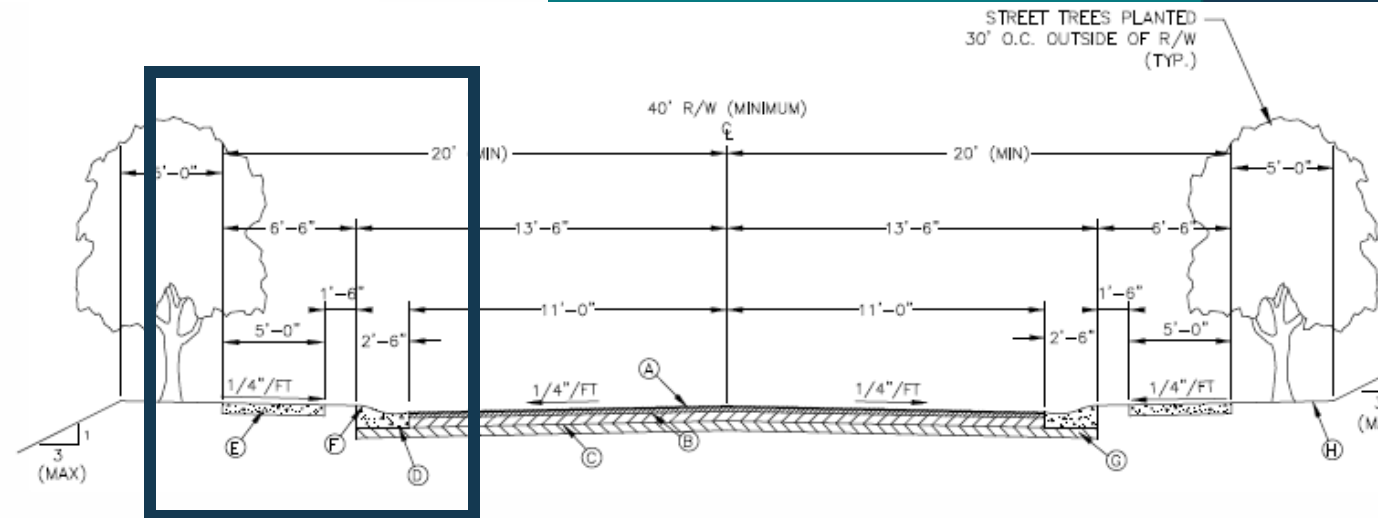
Proposed:

Proposed less than 3' in width
Have been reviewed and signed off by
NCDOT – Approval will be needed
during the Construction review phase



TYPICAL ROAD SECTION - COLLECTOR STREET

50' PUBLIC ROW



TYPICAL ROAD SECTION - RESIDENTIAL STREET

40' PUBLIC ROW

Relief Requested

Residential Signage	Proposed:
Ground and wall signs: 6 sqft – max. sign area 5' max sign height	Total design may be up to 20' in width and 8' in height * Not including landscaping



Overview

- **Area 3: Riverfront Gaston / Northwest Gaston**
- **Future Land Use: Suburban Development**
- **TRC Comments**



Action Requested

- **Receive staff report and presentation**
- **Receive applicant's presentation**
- **Make a motion to recommend :**
 - a) Approval as presented
 - b) Approval as modified
 - c) Deny the request