

# CD22-03 Conditional Rezoning Request

Applicant: TowerCo 2013 LLC

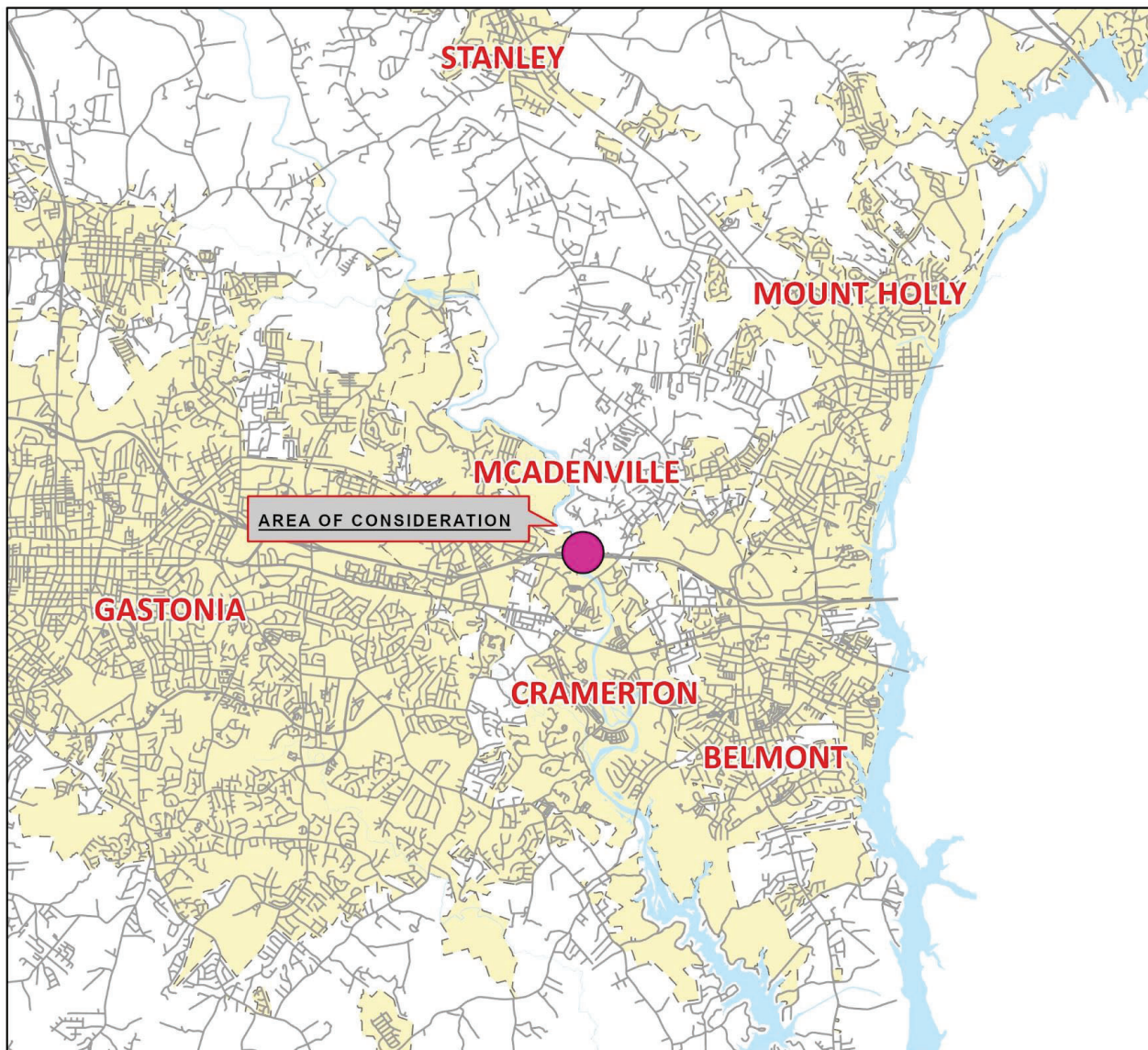
Property Owner(s): Lance and Kelly Theobald

Parcel: 183034

Location: 906 Pinhook Loop Rd.

Request: Rezone .23 acres of 23.8 acres from the (RS-20) Single Family 20,000 sqft. Zoning District with US Overlay to the (CD/C-1) Light Commercial Zoning District with US Overlay





# VICINITY MAP

CD22-03

## Request:

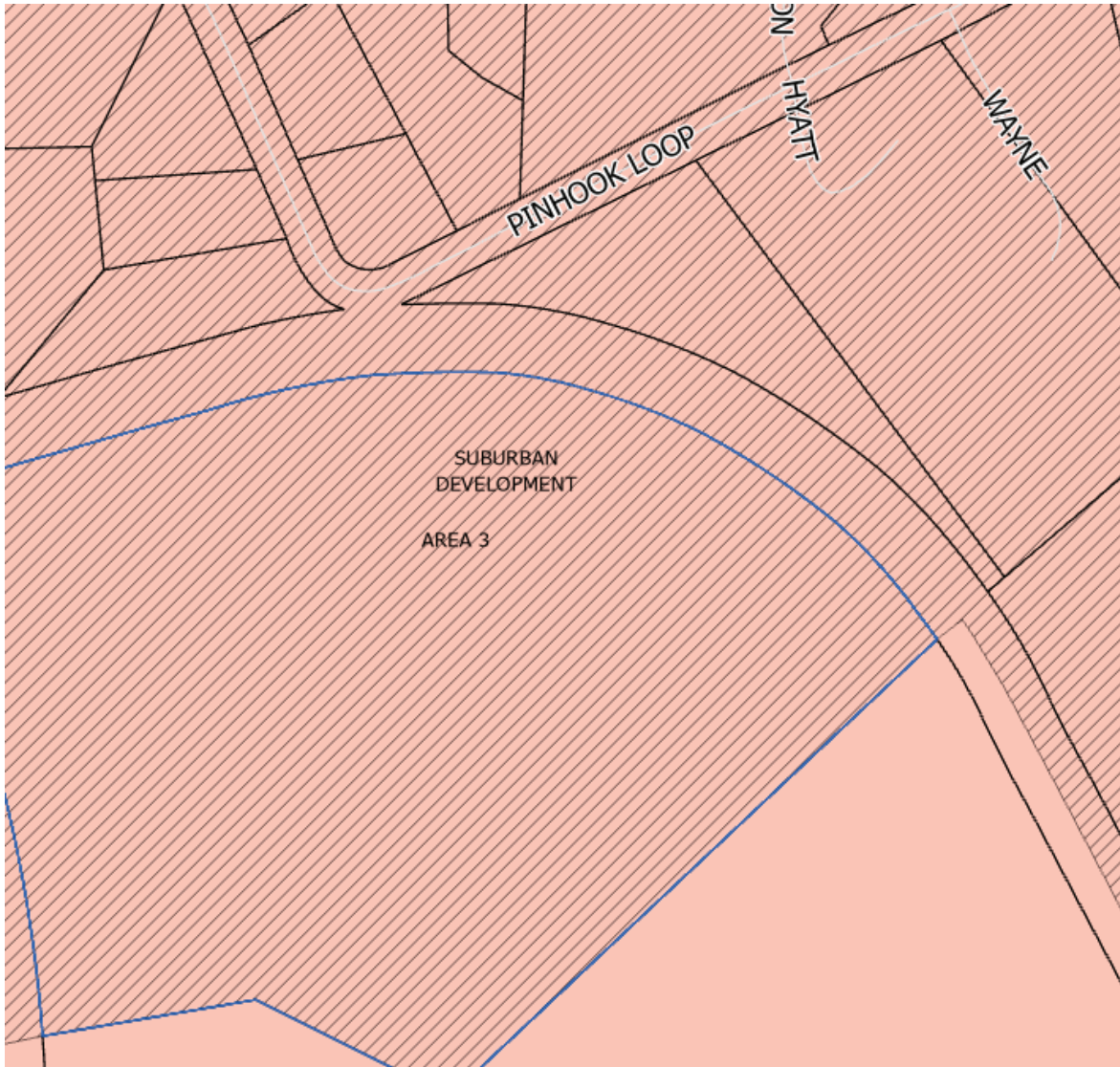
Rezone .23 acres of 23.8 acres from the (RS-20) Single Family Zoning District with US Overlay to the (C-1) Light Commercial Zoning District with US Overlay

## Current Use of Zoning Area:

Vacant

## Proposed Use of Zoning Area:

Telecommunication Tower



### AREA 3: Northeast Riverfront Gaston Area

Key issues for this area include:

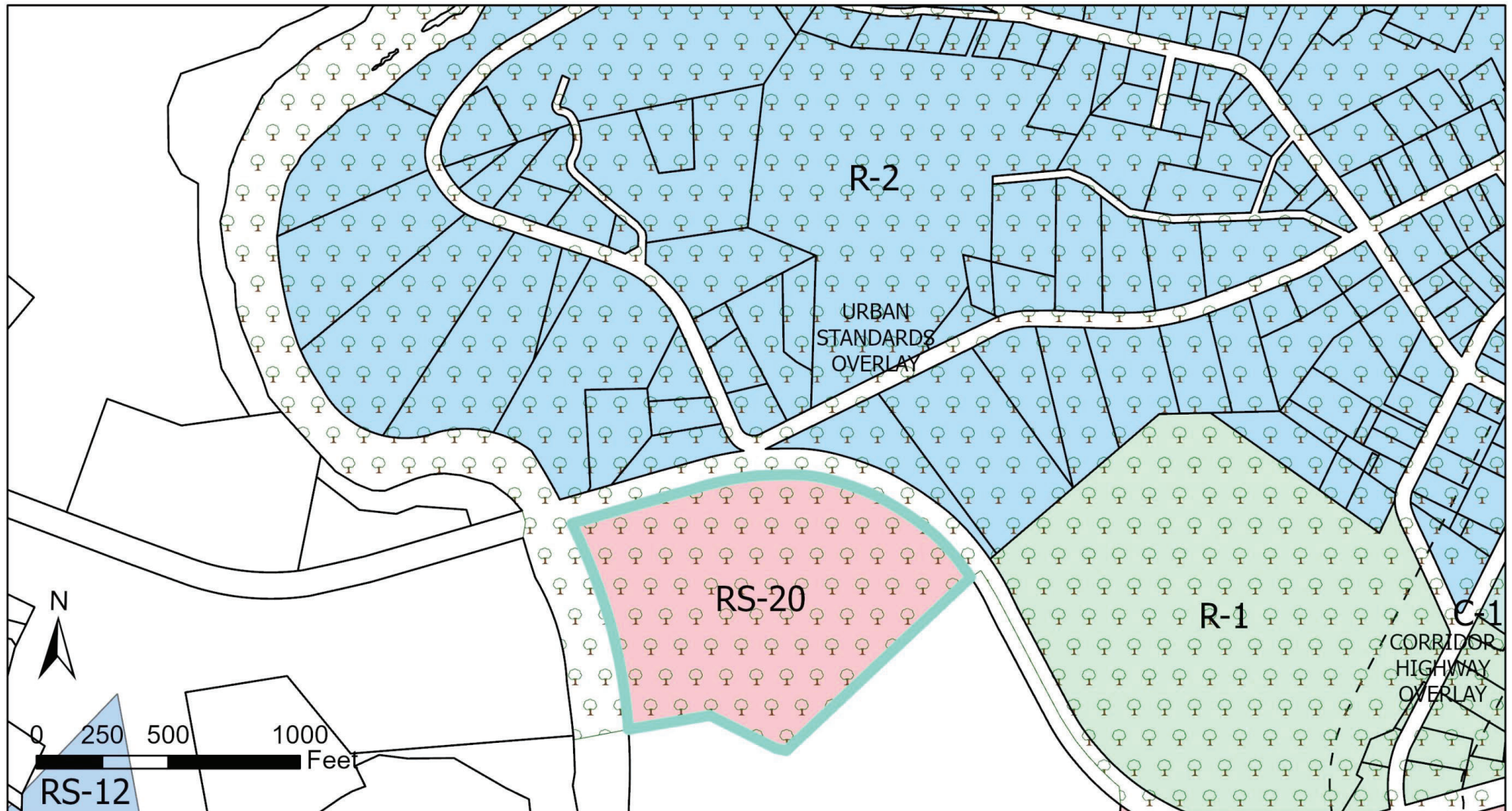
- Preservation of open space
- Road improvements and better connectivity
- Increased job opportunities
- Maintaining the “rural” feel”
- Increased commercial opportunities

### FUTURE USE: Suburban Development

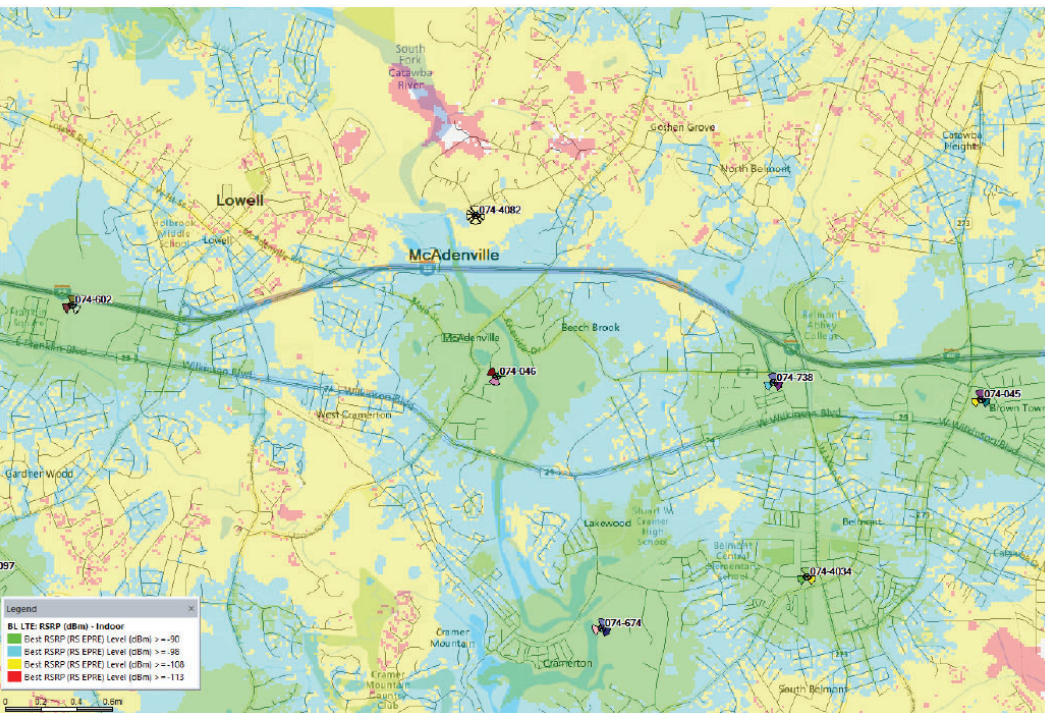
These areas are mean to house multi-family housing types and support services for the neighborhoods



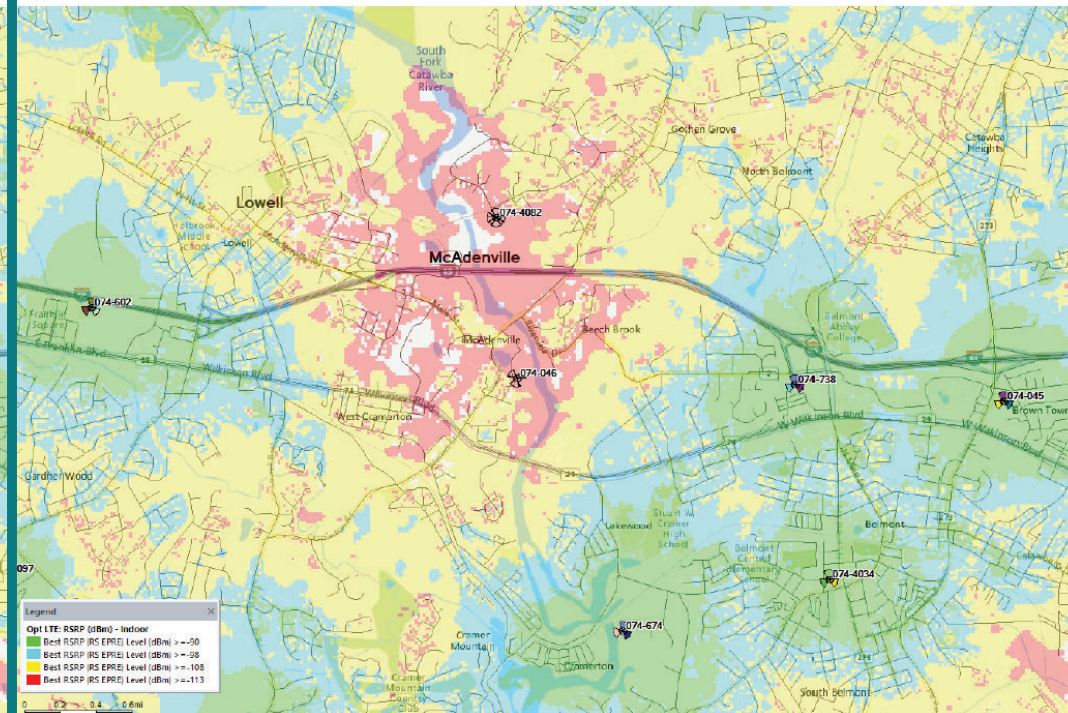
**FOR DISPLAY PURPOSES ONLY -- NOT TO BE USED FOR CONVEYANCE**





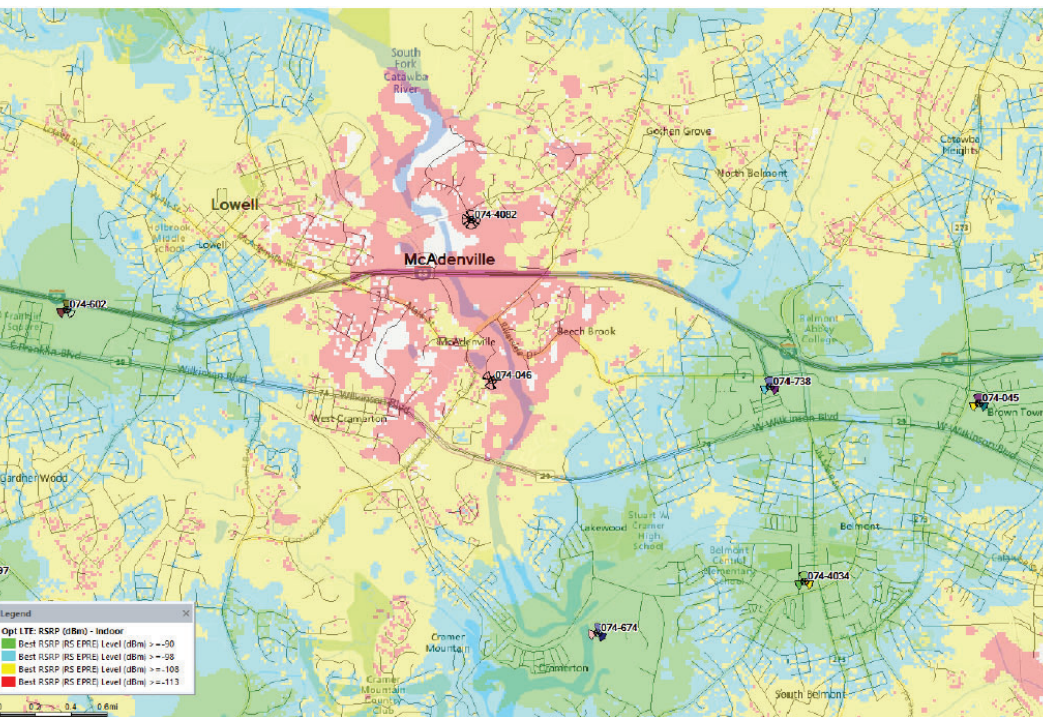


Coverage with Current Tower

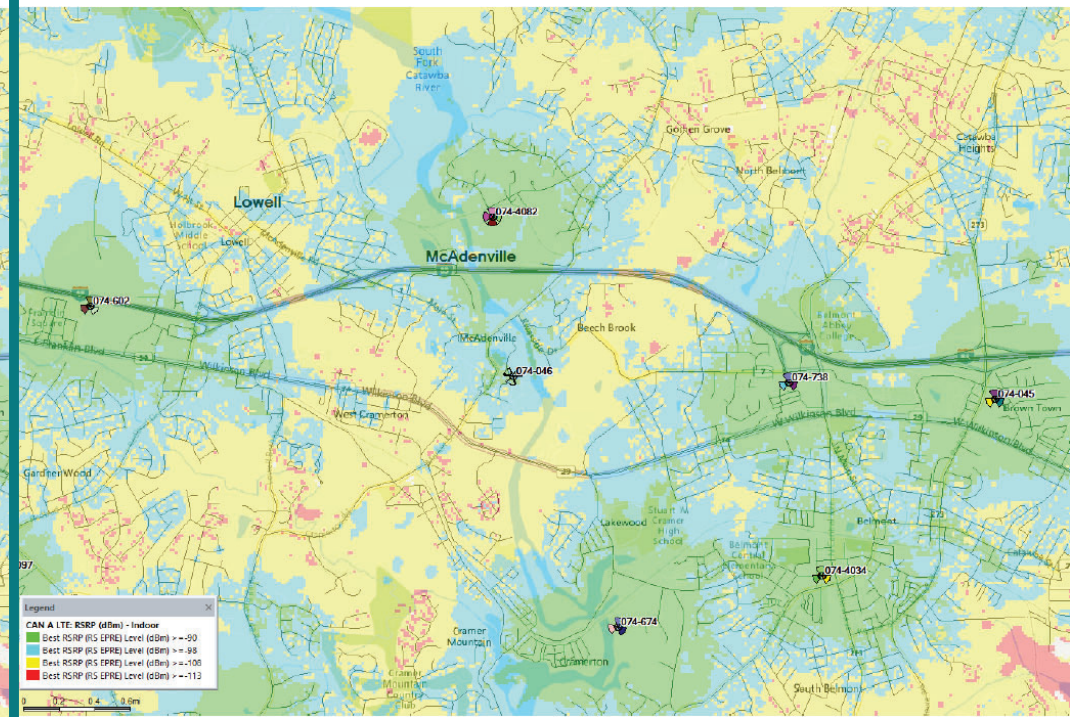


Coverage without Current Tower





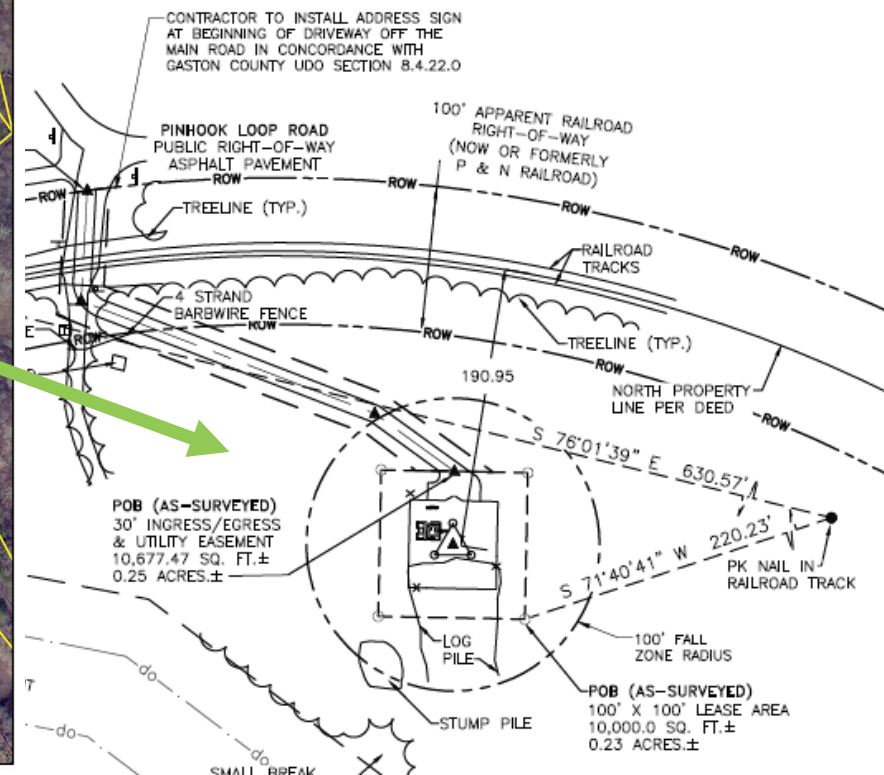
Coverage without Current Tower



Coverage with PROPOSED Tower



# SITE PLAN



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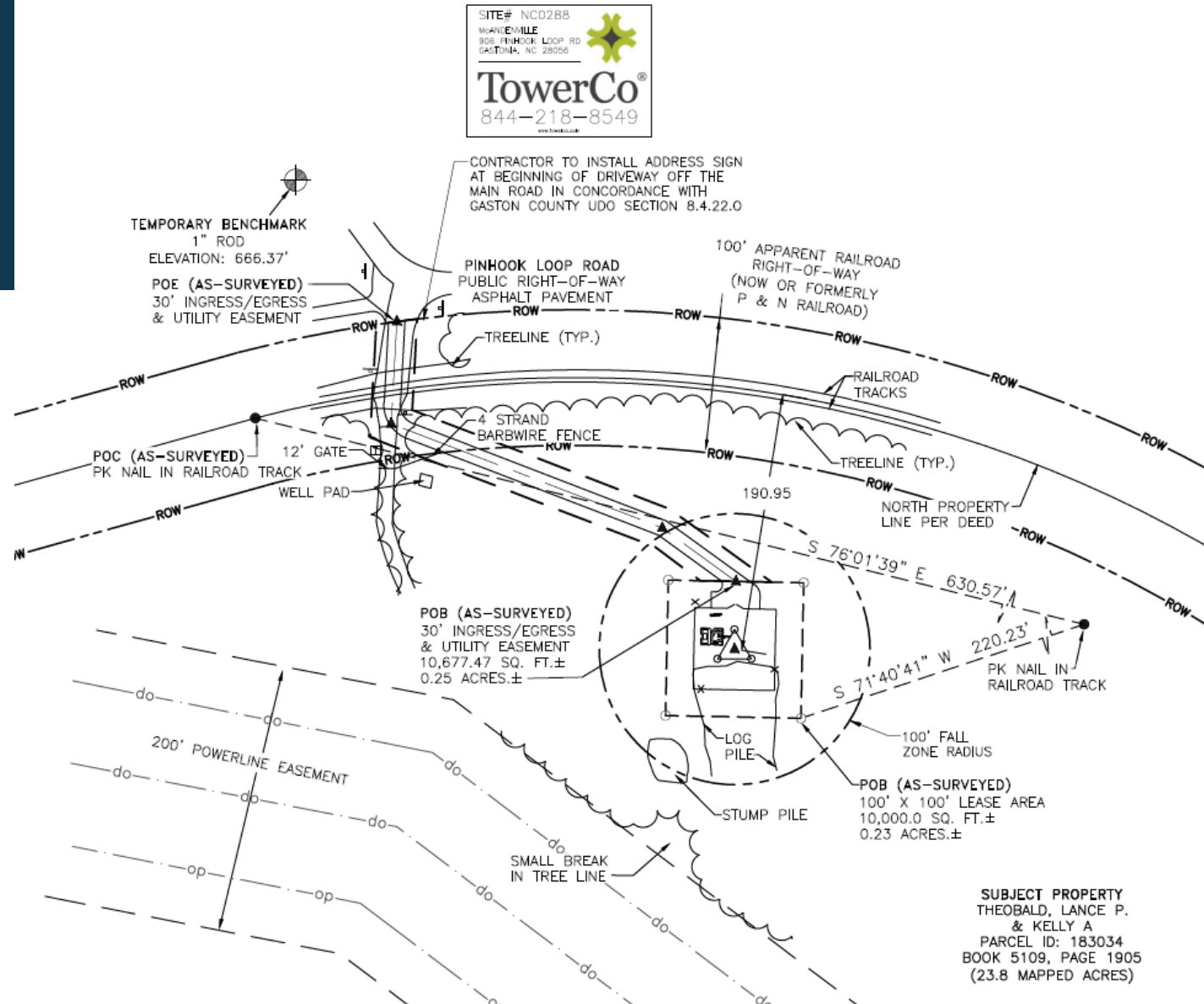
## DETAILS

### Utilities:

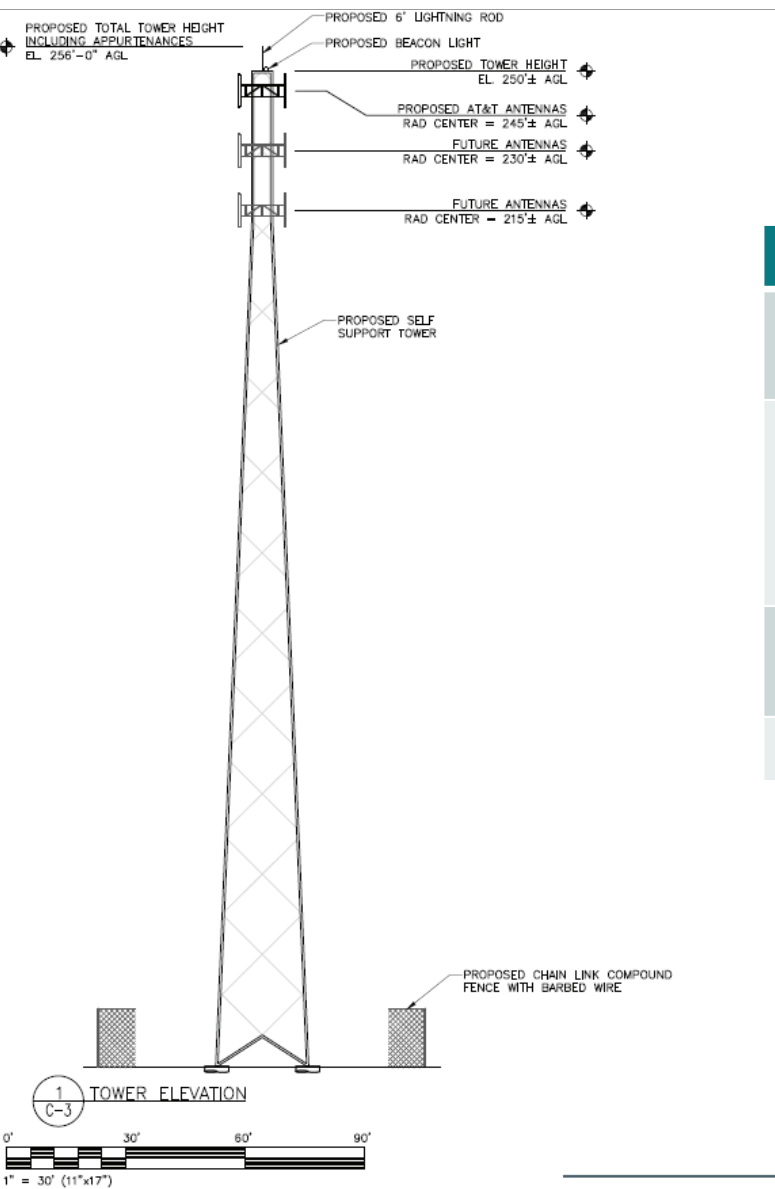
Lot has well/septic, no utilities proposed for this site

### Road Maintenance:

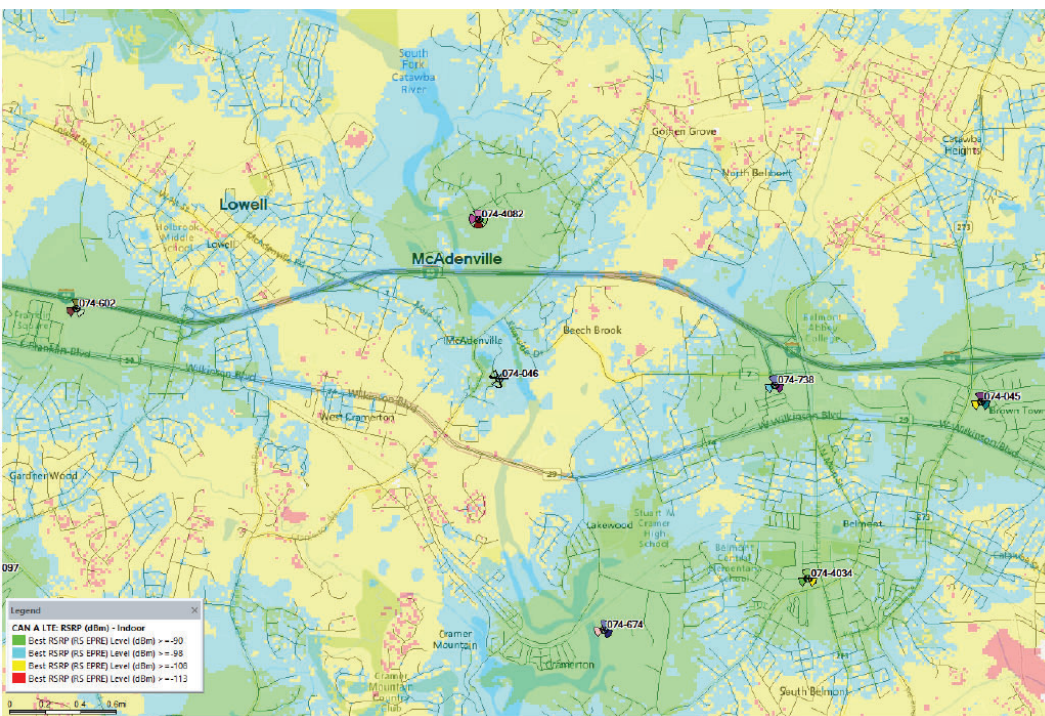
Pinhook Loop Rd. – NCDOT Access Easement will be maintained as outlines in the maintenance agreement submitted



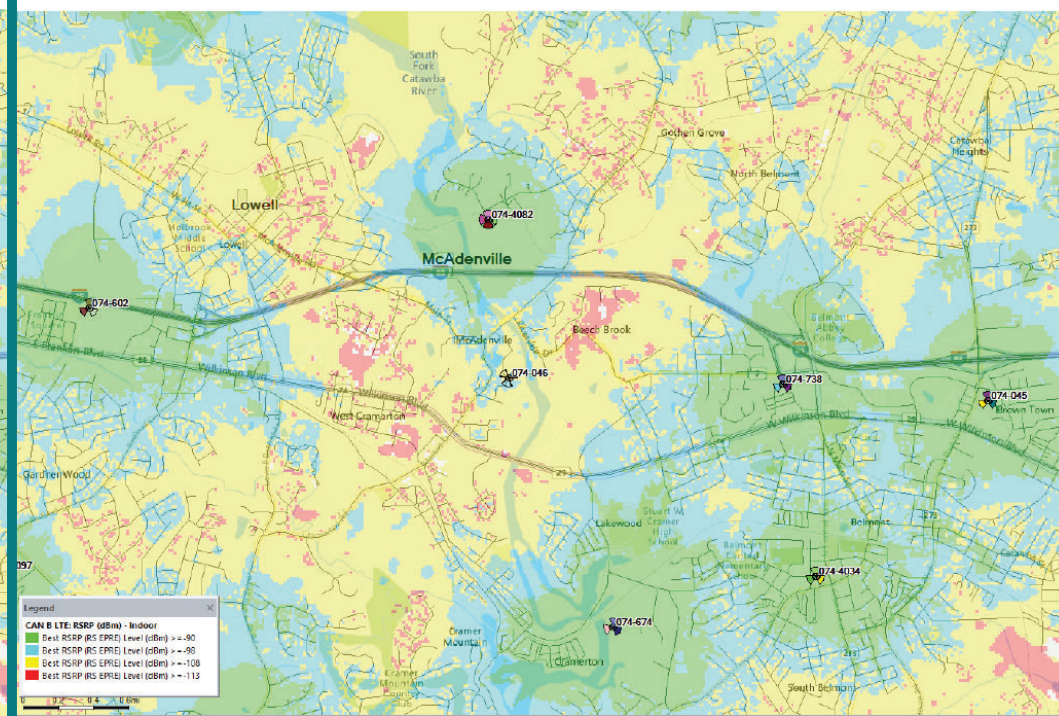




Regulation	Required	Proposed
Tower height	Max. height of 199.9'	250' tower with a 6' lightening rod at the top
Tower location	Towers shall be located in the rear yard if there is an existing principal use on the lot	Tower would be located in the front yard of the house that is being constructed
Landscape Buffer	Type B buffer with a 5' planting strip	No landscape Buffer
Structure Type	Monopole Design	Lattice Design



Coverage with PROPOSED Tower



Coverage IF Tower Height was Decreased



Regulation  
Required  
Proposed

Tower location

Towers shall be located in the rear yard if there is an existing principal use on the lot

Tower would be located in the front yard of the house that is being constructed







Regulation	Required	Proposed
Landscape Buffer	Type B buffer with a 5' planting strip	No landscape Buffer

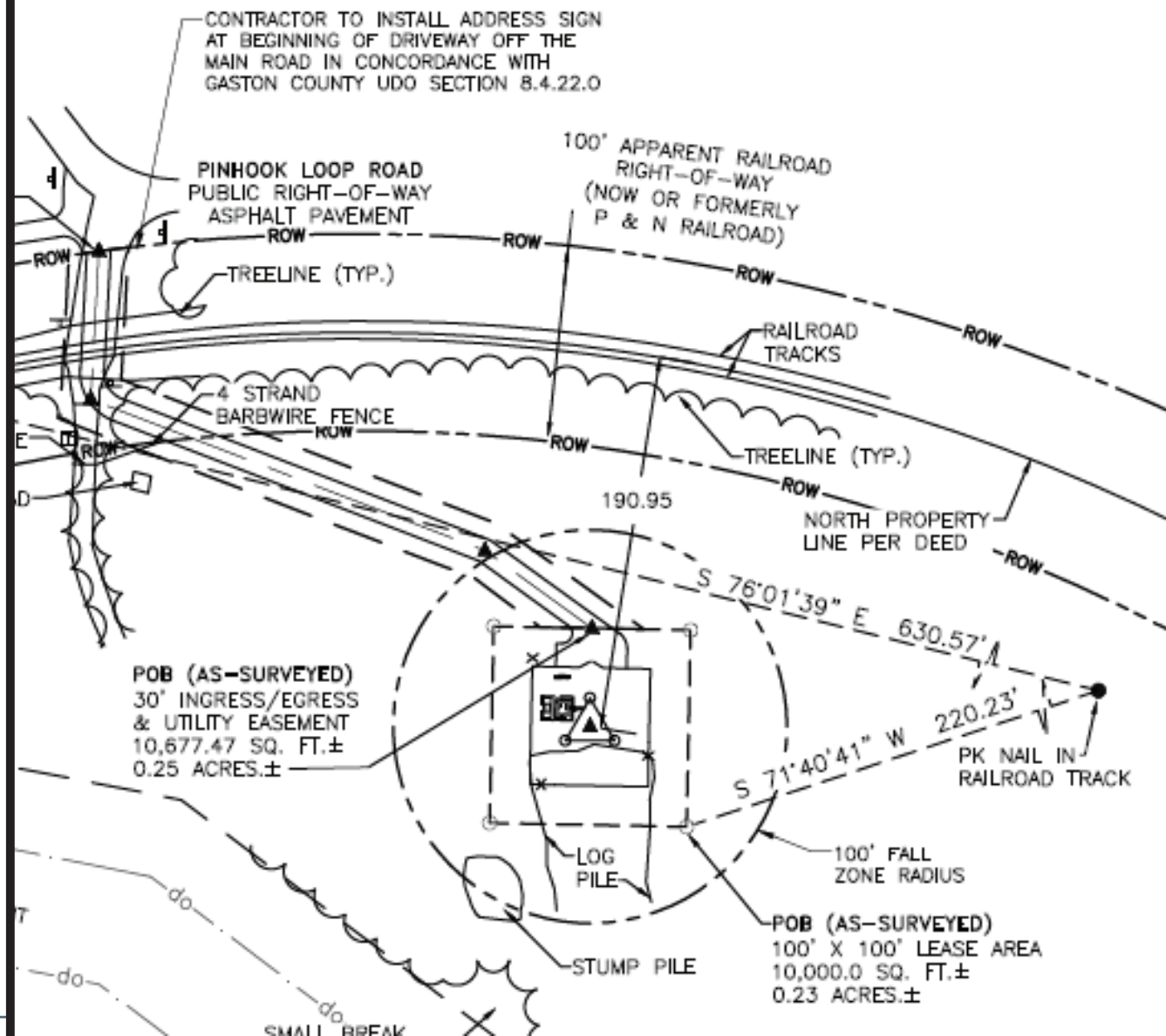
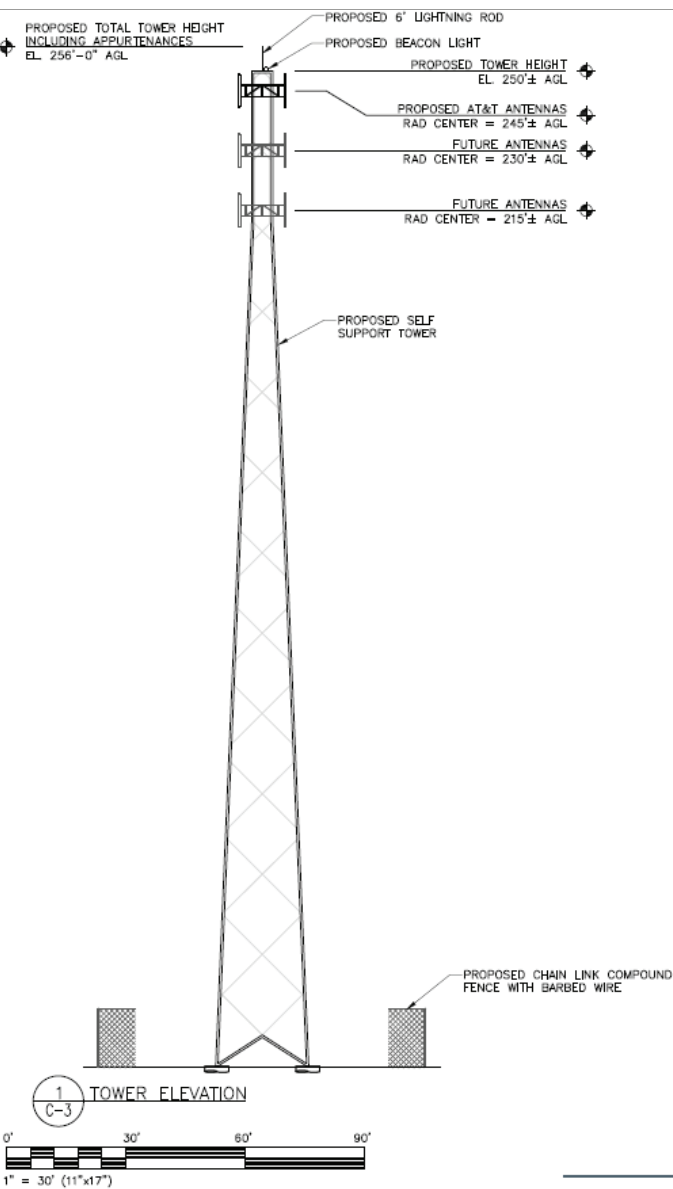
Remaining  
natural  
landscape  
buffer

Lease lot  
is mostly  
cleared  
and  
staked out



HYATT DONALD WAYNE JR  
PARCEL ID: 3585098451







### Conditions of Approval:

1. The proposed development shall be in compliance with the County UDO with the following reliefs:
  - a) Tower height
  - b) Location of tower
  - c) Landscape buffer
  - d) Tower design
2. Any major changes will require an amendment to the conditional district
3. Application for colocations will be permitted by right as long as tower height is not increased
4. Gravel access road shall be maintained quarterly
5. Applicant will install landscape buffer if natural buffer is removed by property owner
6. Upon abandonment, all structures shall be removed
7. Applicant shall coordinate with Duke Energy and NCDOT as required and obtain all necessary building permits.
8. Conditional zoning site plan approval shall be valid for a period of 24 months.