

**Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z19-11)**

**General Rezoning Application Z19-11**

Request: To rezone property parcels 202079, 210367, and 139805 from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District

Applicant(s): Todd Pierceall

Property Owner(s): Pioneer Land Development Inc., Jimmie C. Gillespie/William W. Gillespie Jr.

Mailing Address of Applicant: 936 Dr. Martin Luther King Jr. Way, Suite 1D, Gastonia, NC 28054

**Site Information and Description of Area**

General Location: Neal Hawkins Rd. (Gastonia)

Parcel ID(s): 202079, 210367, 139805

Total Property Acreage: 12.82 ac

Acreage for Map Change: 12.82 ac

Current Zoning District(s): (RS-12) Single Family 12,000 sq ft, (CD/RMF) Conditional District/Residential Multi Family

General Area Zoning District(s): (RS-12) Single Family 12,000 sq ft, (CD/RMF) Conditional District/Residential Multi Family, (CU/O-M) Conditional Use/Office Medical, (C-3) General Commercial, (RMF) Residential Multi Family, (CU/R-2) Conditional Use/Single Family Moderate

**Zoning District Information**

**Current Zoning District:**

**(RS-12) Single Family 12,000 sq ft** – The purpose of the RS-12 district is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utility. 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.

**Proposed Zoning District:**

**(RMF) Residential Multi Family** – The purpose of this district is intended primarily as a residential district for the location of single family, two family and multi family dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of six (6) units per acre are allowed subject to the issuance of a Conditional Use Permit (CUP) by the Board of Adjustment. This district should have access to public or community water and sewer utilities.

**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 preservation of open space; 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: Suburban Development

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**

August 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 Phone: (704) 866-3195  
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

## GENERAL REZONING APPLICATION

Application Number: Z 19-11

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Todd Pierceall

(Print Full Name)

Mailing Address: 936 Dr. MLK Jr. Way, Ste 1D, Gastonia, NC 28054

(Include City, State and Zip Code)

Telephone Numbers: (704)313-5058

(980)329-6294 (cell)

(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: \_\_\_\_\_

(Print Full Name)

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

(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_

(Area Code) Business

(Area Code) Home

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

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Neal Hawkins Rd. (Gastonia)

Parcel Identification (PID): 202079, 210367, and 139805

Acreage of Parcel: 12.82 +/- Acreage to be Rezoned: 12.82 +/- Current Zoning: RS-12

Current Use: vacant/residential

Proposed Zoning: RMF

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Pioneer Land Development Inc

Name of Property Owner: Jimmie C Gillespie, William W Gillespie Jr

Mailing Address: PO Box 550-442

Mailing Address: PO Box 550442

Gastonia, NC 28055-0442

Gastonia, NC 28055

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: (704)868-9703, (704)685-4637  
(Area Code)

Telephone: (704)868-9703, (704)685-4637  
(Area Code)

Parcel: 202079, 210367

Parcel: 139805

(If Applicable)

(If Applicable)

(see reverse side)

(see reverse side)

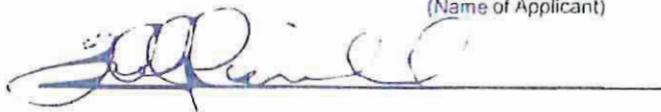
(Signature)

(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) #202079 and #210367 and #139805 hereby give Todd Pierceall consent to execute this proposed action.

(Name of Applicant)



7/1/2019

(Date)

(Signature)

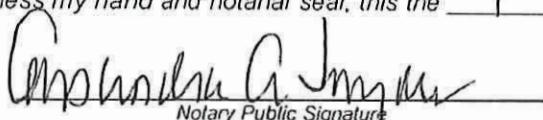
(Date)

Cassandra A. Snyder, a Notary Public of the County of Gaston

State of North Carolina, hereby certify that Daniel Todd Pierceall

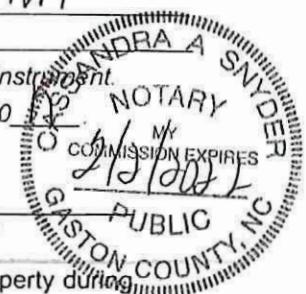
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 1 day of July, 2019.



2/2/2022

Commission Expiration



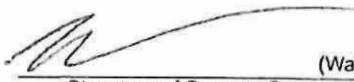
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making Zoning Review.

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.



(Wally Gillespie, Managing Partner)

Signature of Property Owner or Authorized Representative

7/1/2019

Date

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

### OFFICE USE ONLY

Date Received: 7/9/19

### OFFICE USE ONLY

Application Number: 219-11

### OFFICE USE ONLY

Fee: \$500.00

Received by Member of Staff: JP (Initials)

Date of Payment: \_\_\_\_\_

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: \_\_\_\_\_



**Gaston County  
North Carolina**

**Vicinity Map**

Z19-11

**Legend**

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

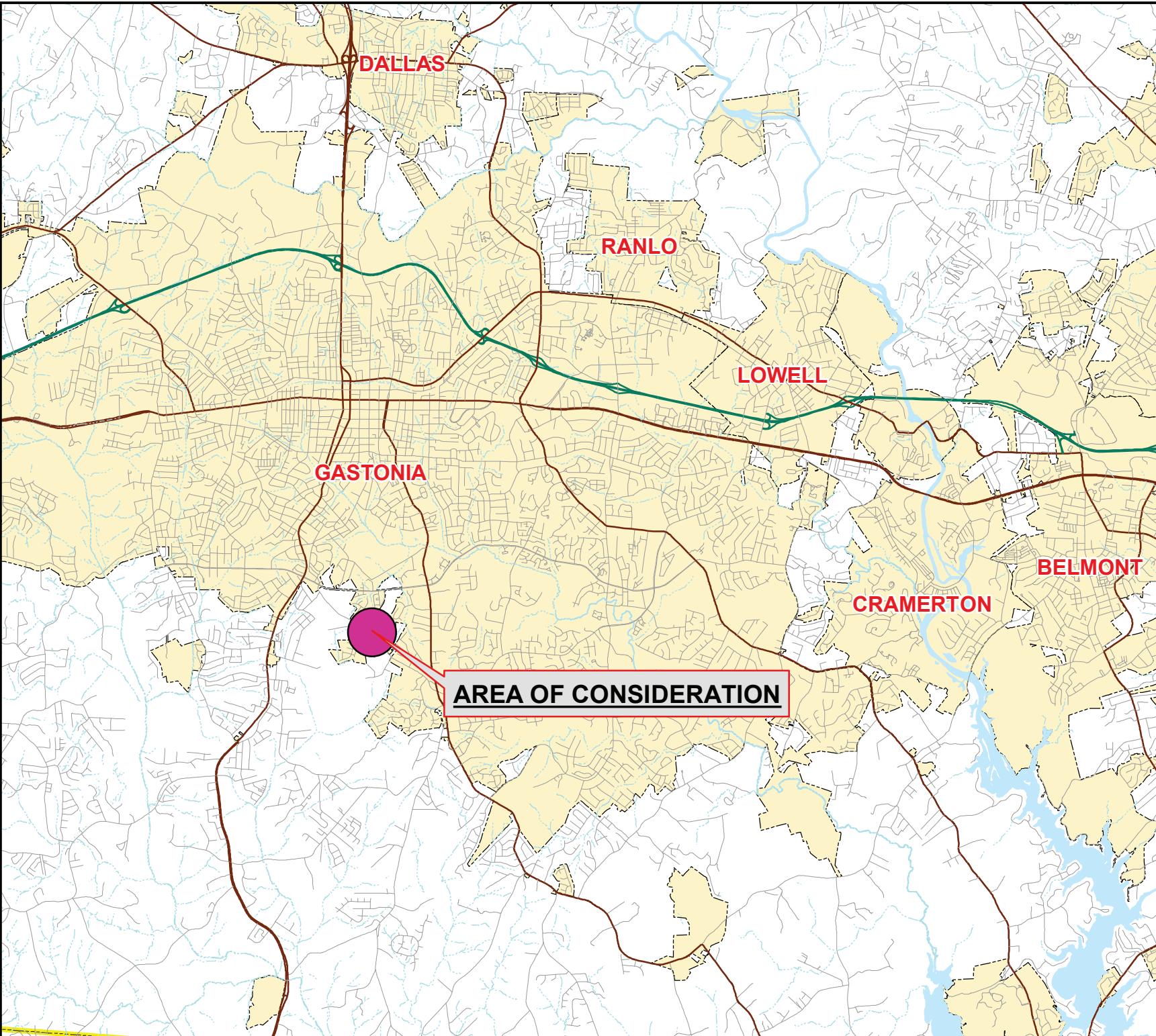
Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be resold or otherwise used for other or private purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



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Miles

**AREA OF CONSIDERATION**





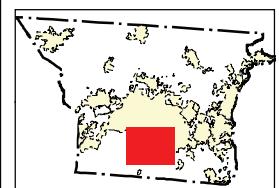
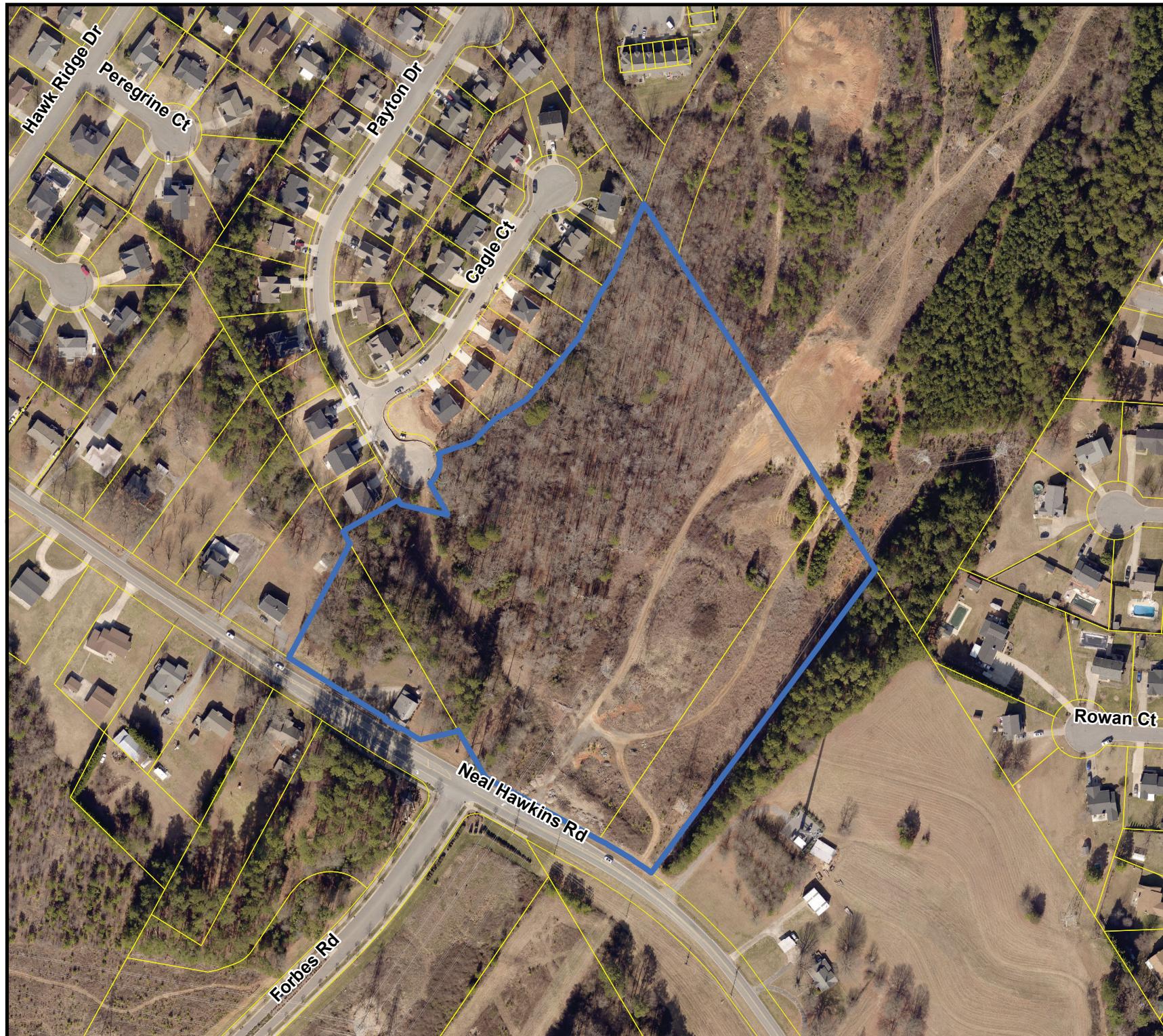
## Gaston County Overview Map

2018 Pictometry

Z19-11

### Legend

- Subject Area
- Property Parcels

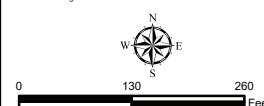


This map is intended for use by the Gaston County Board of Commissioners, in the review of right of way expansion requests.

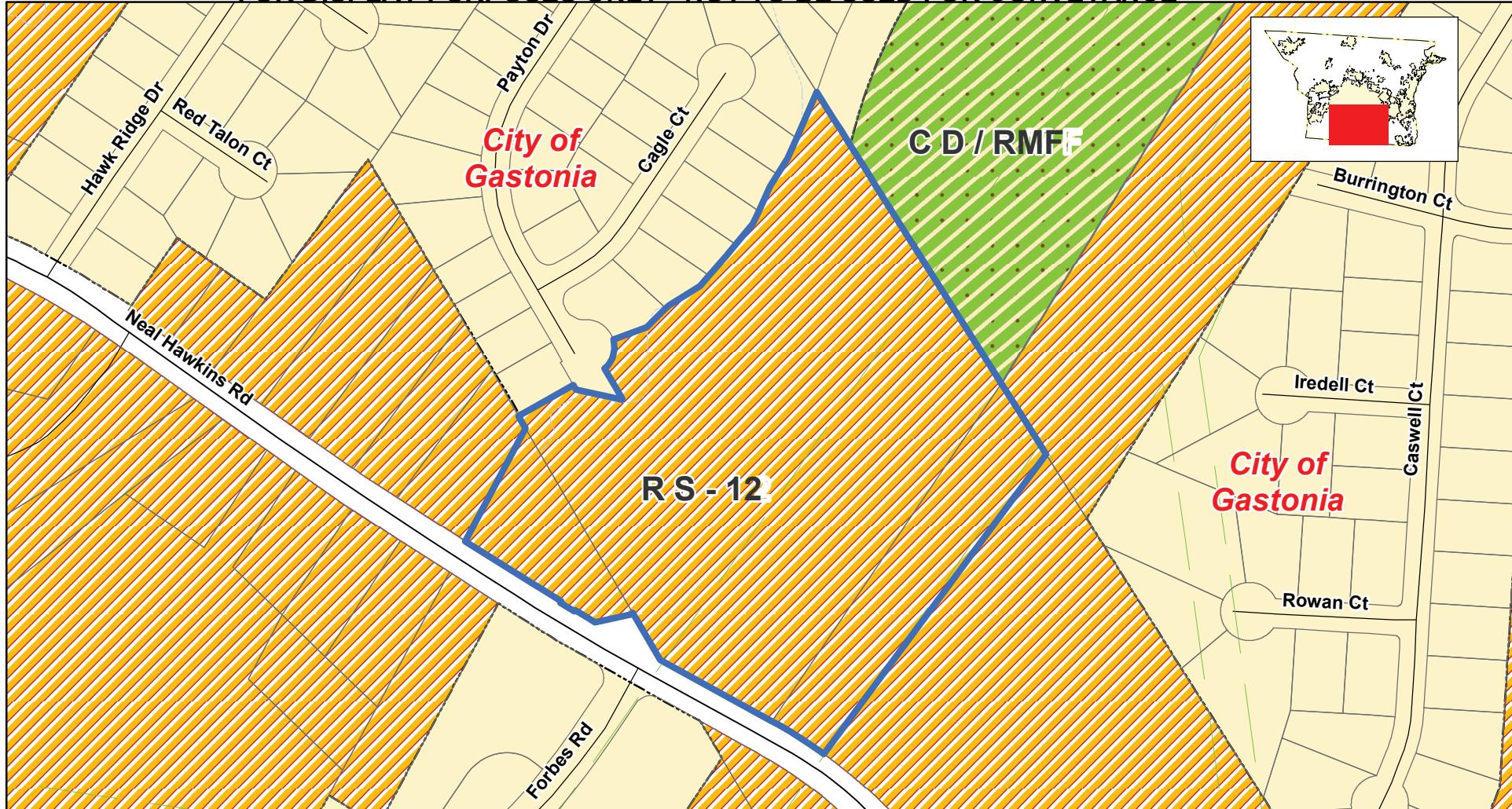
Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is being updated annually and some data layers may not be displayed. Street names are subject to change.

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 of 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 as road right of ways and other selected features. While different zoning is shown for these features, the zoning and boundaries for the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undeveloped and removed, areas shown as zoning may change in the future. Please see the Zoning Administrator for additional information.



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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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.



## GASTON COUNTY ZONING REVIEW MAP

-  CD/RMF Conditional District
-  RS-12 Residential 12,000 sq ft
-  City of Gastonia

 Area of Consideration

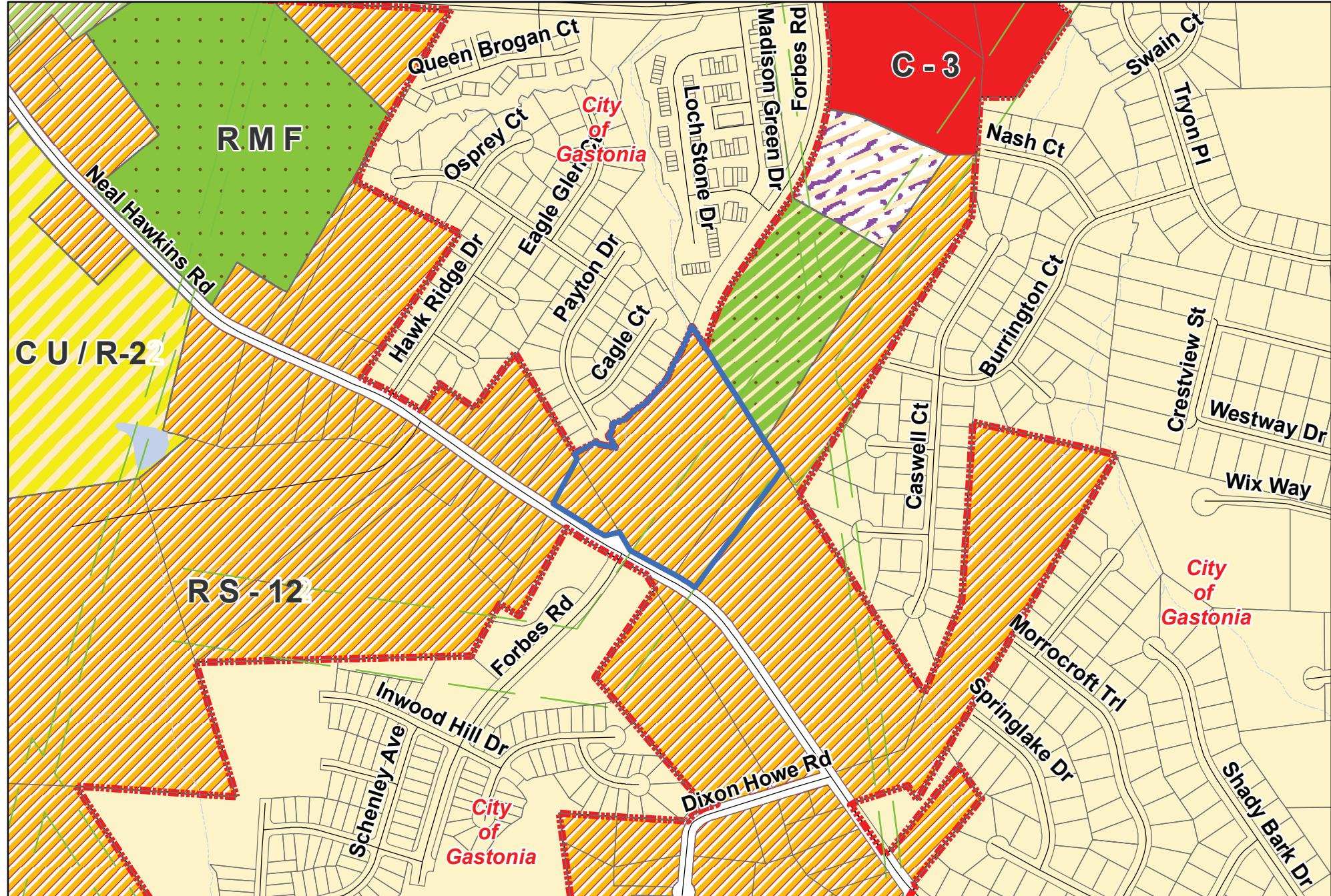


0 60 120 240 360 480  
Feet

Applicant: Z19-11  
Tax ID: 202079, 210367, 139805  
Request Re-Zoning  
From: (RS-12) Single Family  
12,000 sq ft to (RMF) Residential  
Multi Family

Map Date: 08/09/2019

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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

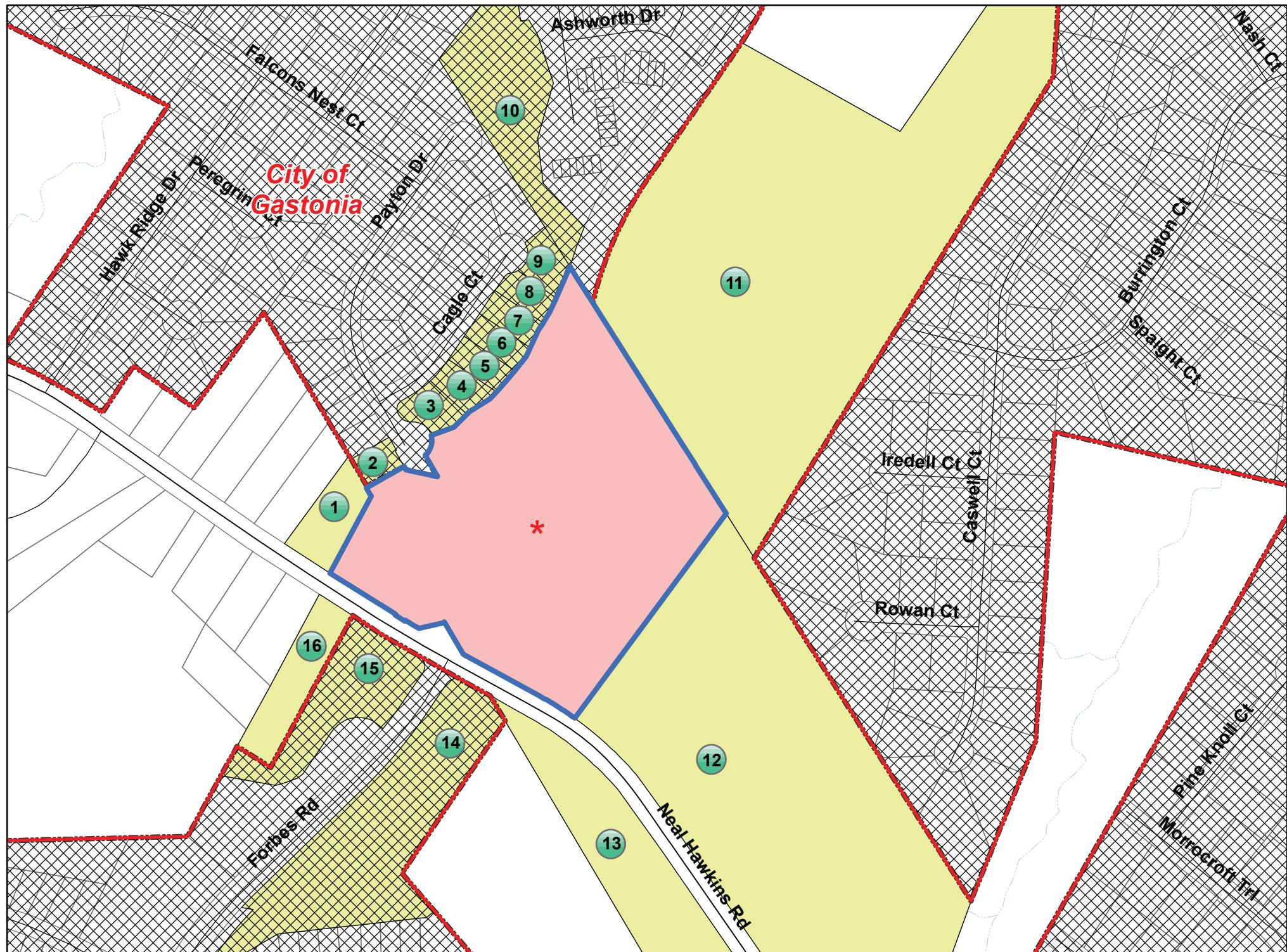
Applicant: Z19-11

Subject Area



0 170 340 680 Feet

RS-12 Residential 12,000 sq ft  
CD/RMF Conditional District/Residential Multi Family  
CU/R-2 Conditional Use/Single Family Moderate  
CU/O-M Conditional Use/Office Medical  
RMF Residential Multi Family  
C-3 General Commercial



**Z19-11 Subject and Adjacent Properties Map**

See reverse side for listing of property owners

**Z19-11 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>
*	139805	GILLESPIE JIMMIE C	GILLESPIE WILLIAM W JR	P O BOX 550442	GASTONIA	NC	28055
	202079	PIONEER LAND DEVELOPMENT INC		PO BOX 550-442	GASTONIA	NC	28055
	210367	PIONEER LAND DEVELOPMENT INC		PO BOX 550-442	GASTONIA	NC	28055
1	139631	HOLLAND GREGORY SCOTT	HOLLAND TANYA SHULER	2105 VIRGINIA ELLEN CT	STANLEY	NC	28164
2	209224	ROUSE HENRIETTA L		2481 PAYTON DR	GASTONIA	NC	28056
3	209225	CUNNINGHAM WENDY	CUNNINGHAM AUSTIN BOYD	2448 CAGLE CT	GASTONIA	NC	28056
4	209226	JOSEPH WYNDRELL	STROUD AMBER &	2440 CAGLE CT	GASTONIA	NC	28056
5	209227	CUMMINGS QUINCY		2432 CAGLE CT	GASTONIA	NC	28056
6	209228	MARTINEZ WENDY	MARTINEZ RAMON	2424 CAGLE CT	GASTONIA	NC	28056
7	209229	CAROLINA INVST CHARLOTTE LLC		2053 FITZHUGH LN	MATTHEWS	NC	28104
8	209230	WOODS ALISON	WOODS JOSEPH WILLIAM	2408 CAGLE CT	GASTONIA	NC	28056
9	209231	RAUF ABIDA S		2400 CAGLE CT	GASTONIA	NC	28056
10	199748	CITY OF GASTONIA		PO BOX 1748	GASTONIA	NC	28053
11	198293	FORBES HBD LLC		1507 MYERS PARK DR	CHARLOTTE	NC	28207
12	210366	DIXON ANDREW SEAN		2911 DIXON HOWE RD	GASTONIA	NC	28056
13	141587	DIXON CHARLES R	DIXON GILDA P	4432 OLD FORGE DR	GASTONIA	NC	28056
14	221346	AGSC PARKSIDE LLC	936 DR MARTIN LUTHER KING JR WAY	SUITE 1D	GASTONIA	NC	28054
15	221349	AGSC PARKSIDE LLC	936 DR MARTIN LUTHER KING JR WAY	SUITE 1D	GASTONIA	NC	28054
16	139632	OAKLAND AVENUE INVESTMENTS LLC		117 SILVERCLIFF DR	MT HOLLY	NC	28120

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, Gaston Co. Dept of Planning and Devpt. Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** August 12, 2019  
**Subject:** Z19-11 Neal Hawkins Rd—GCLMPO Comments

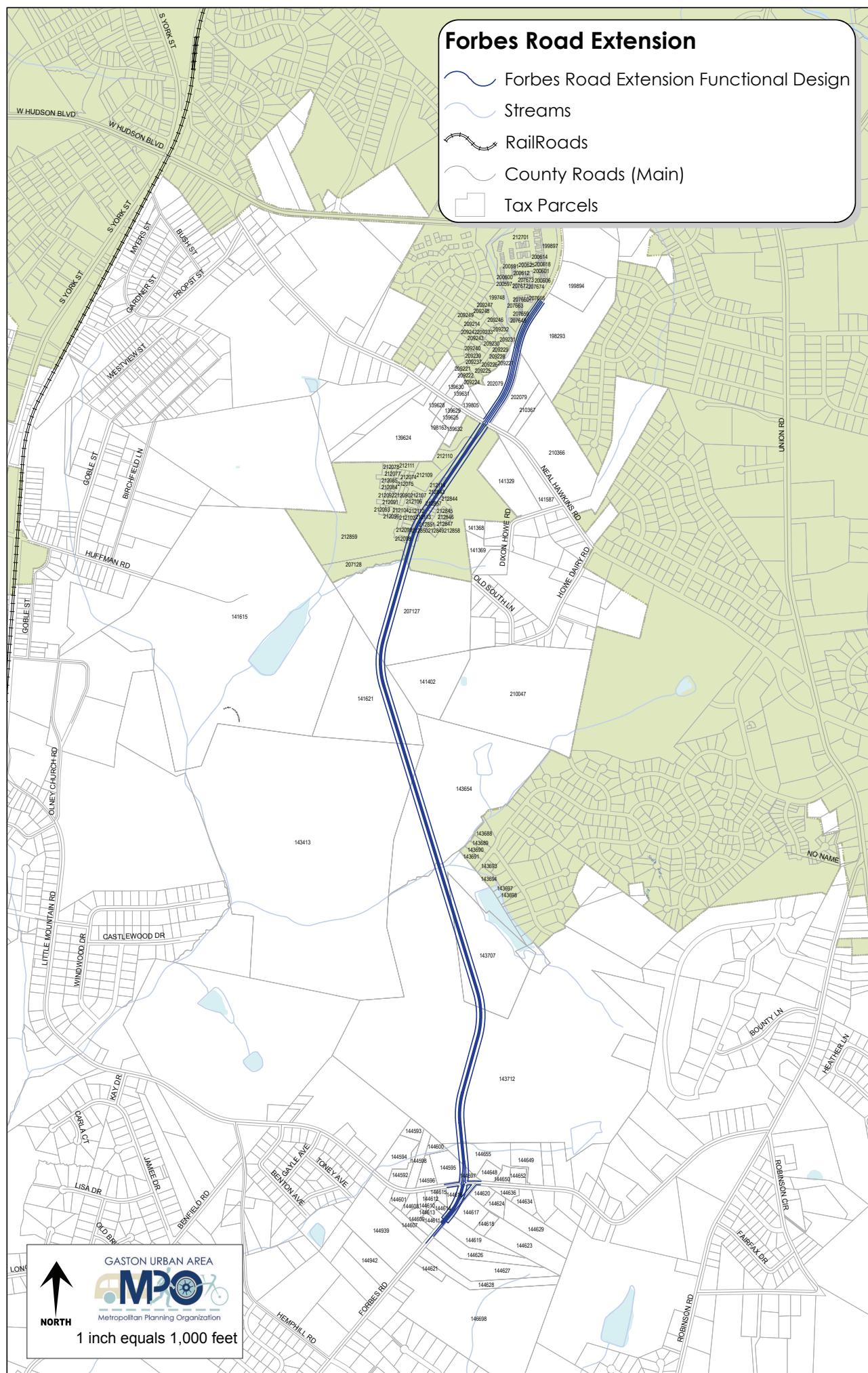
Thank you for the opportunity to provide transportation comments on a proposed site located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site in accordance with our adopted Comprehensive Transportation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

1. The proposed development is located near Neal Hawkins Rd. PIDs: 202079, 210367, 139805
  - A. According to NCDOT's 2020-2029 State Transportation Improvement Program (STIP) and the 2045 MTP, there are no funded transportation improvement projects in the immediate vicinity of this project.
  - B. A proposed new 4-lane divided Boulevard Road, part of the Forbes Rd. Extension is included in the MPO's CTP. The widening of Forbes Rd —boulevard needs improvement (2 lane divided) is included in the MPO CTP.
  - C. CTP projects shown as "Boulevard Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project. If a project shown on the CTP becomes a funded project, NCDOT will acquire necessary right of way in compliance with 49 CFR Code of Federal Regulations as well as NC General Statutes. Note that this is a very preliminary identification of a route, which is subject to change upon further design.
  - 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.
  - E. Attached you can also find a roadway functional design for the Forbes Road Extension. For more information regarding any roadway functional designs please contact the GCLMPO office.

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).

## Forbes Road Extension

- Forbes Road Extension Functional Design
- Streams
- RailRoads
- County Roads (Main)
- Tax Parcels



1 inch equals 1,000 feet