

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (Z20-17)

General Rezoning Application Z20-17

Request: To rezone property parcel 192557 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

Applicant(s): Duncan & Smith LLC

Property Owner(s): Duncan & Smith LLC

Mailing Address of Applicant: P.O. Box 39, Gastonia, NC 28053

Site Information and Description of Area

General Location: Union Rd. (Gastonia)

Parcel ID(s): 192557

Total Property Acreage: 1 ac

Acreage for Map Change: 1 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-3) General Commercial, (US) Urban Standards Overlay, (CH) Corridor Highway Overlay

Zoning District Information

Current Zoning District:

(R-1) Single Family General – 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.

(USO) Urban Standards Overlay District – 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:

(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.

(USO) Urban Standards Overlay District – (as described above)

Comprehensive Land Use Plan (Small Area District)

Area 4: The Garden Gaston / Southeast Gaston

This region is largely incorporated by Belmont, Cramerton, McAdenville, Lowell, and Gastonia. There are various pockets for Suburban Development highlighted along the border with Gastonia, Cramerton, and Belmont, supporting their growth. The major transportation routes also run through municipalities and connect those locations to South Carolina.

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

Comprehensive Plan Future Land Use: Rural Center – these areas can serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services.

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

October 28, 2020

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, Senior Planner, (704)866-3530 or 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 20-17**

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

A. *APPLICANT INFORMATION

Name of Applicant: Duncan & Smith LLC

(Print Full Name)

Mailing Address: P.O. Box 39, Gastonia, NC 28053

(Include City, State and Zip Code)

Telephone Numbers:

(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: _____

Same

(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: Union Rd. (Gastonia)

Parcel Identification (PID): 192557

Acreage of Parcel: 1 +/- Acreage to be Rezoned: 1 +/- Current Zoning: (R-1)(US)

Current Use: Vacant Proposed Zoning: (C-3)(US)

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.

Duncan & Smith LLC
by: _____
Signature of Property Owner or Authorized Representative

10-12-20

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: 09/29/2020 Application Number: Z20-17 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 09/29/2020 Receipt Number: _____
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP

☒ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☒ PAYMENT OF FEE

Date of Staff Review: 10/26/2020

Date of Public Hearing: 10/27/2020

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.



**Gaston County
North Carolina**

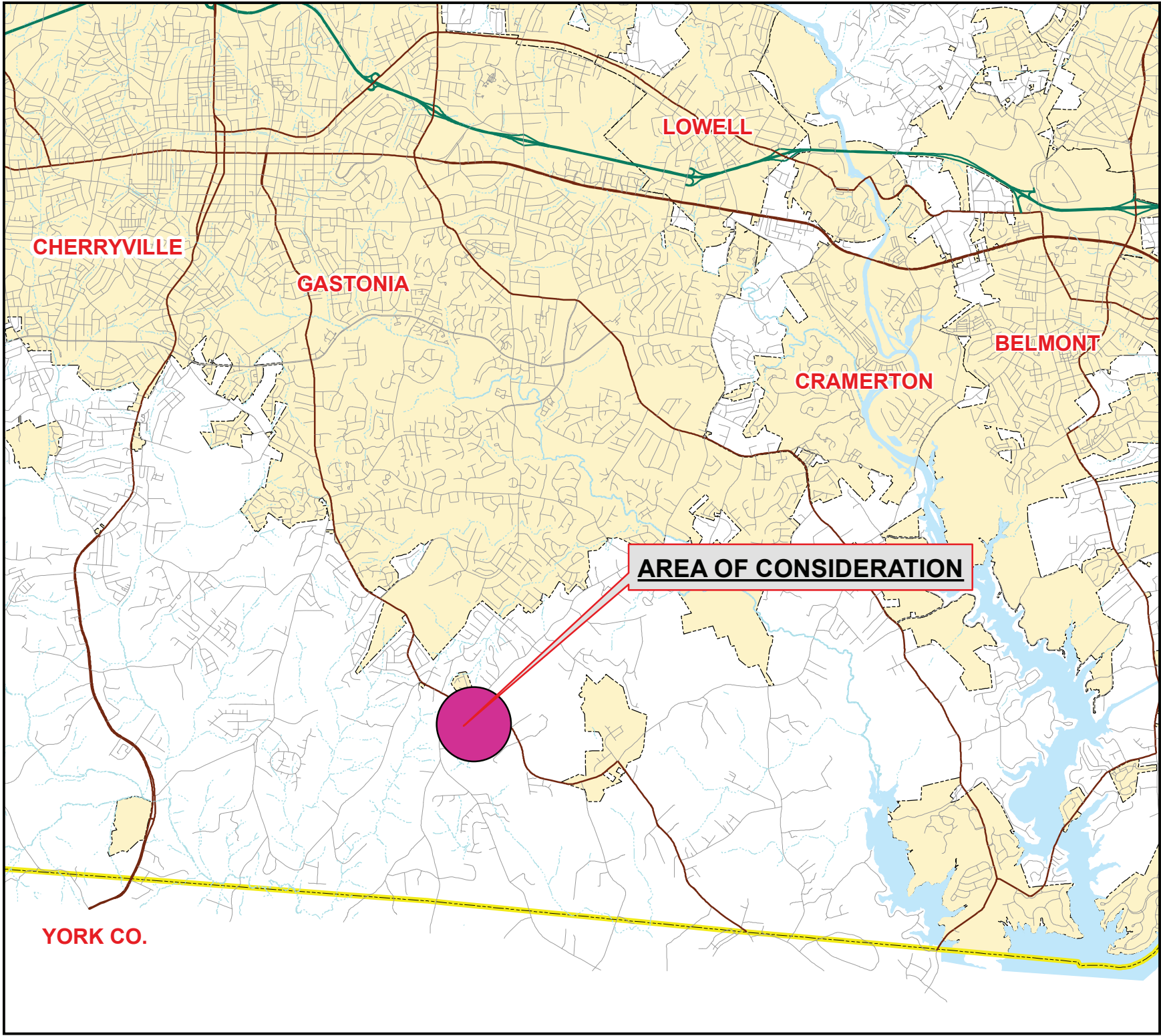
Vicinity Map
Z20-17

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 132-10.





Gaston County Overview Map

2019 Orthophoto

Z20-17

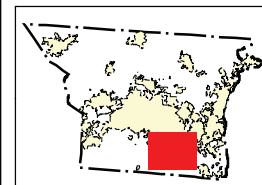
Legend



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 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 undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.

0 145 290
Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE

City of
Gastonia

Union Rd

Beaty Rd

CH Overlay

C - 3

US Overlay

R - 1

Applicant: Z20-17

 Subject Area



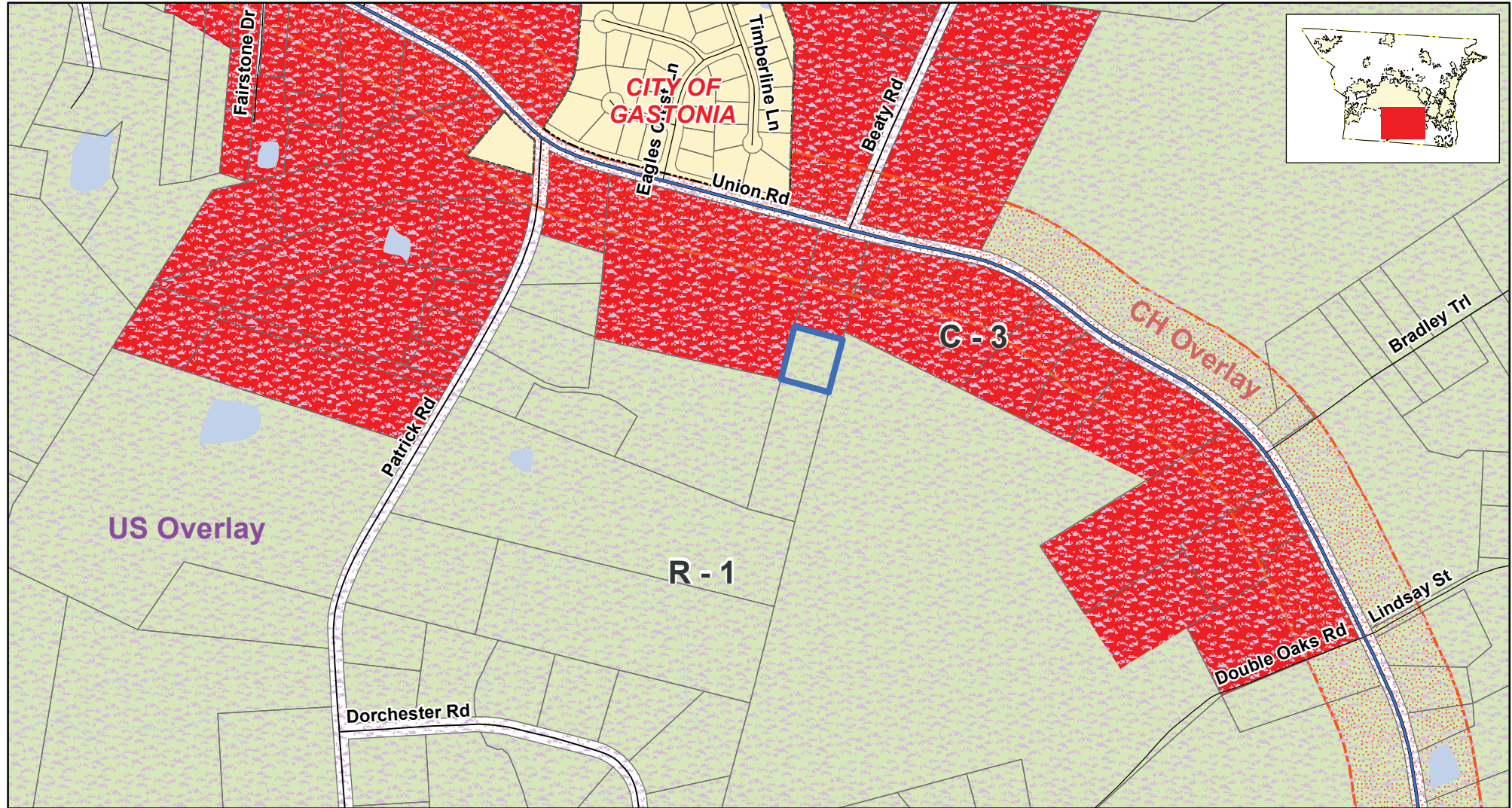
0 55 110 220 Feet

(R-1) Single Family Limited
(C-3) General Commercial
(US) Urban Standards Overlay
(CH) Corridor Highway Overlay



GASTON COUNTY
Zoning Map

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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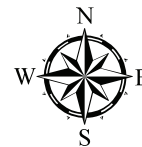
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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- C-3 General Commercial
- US Urban Standards Overlay
- CH Corridor Highway Overlay

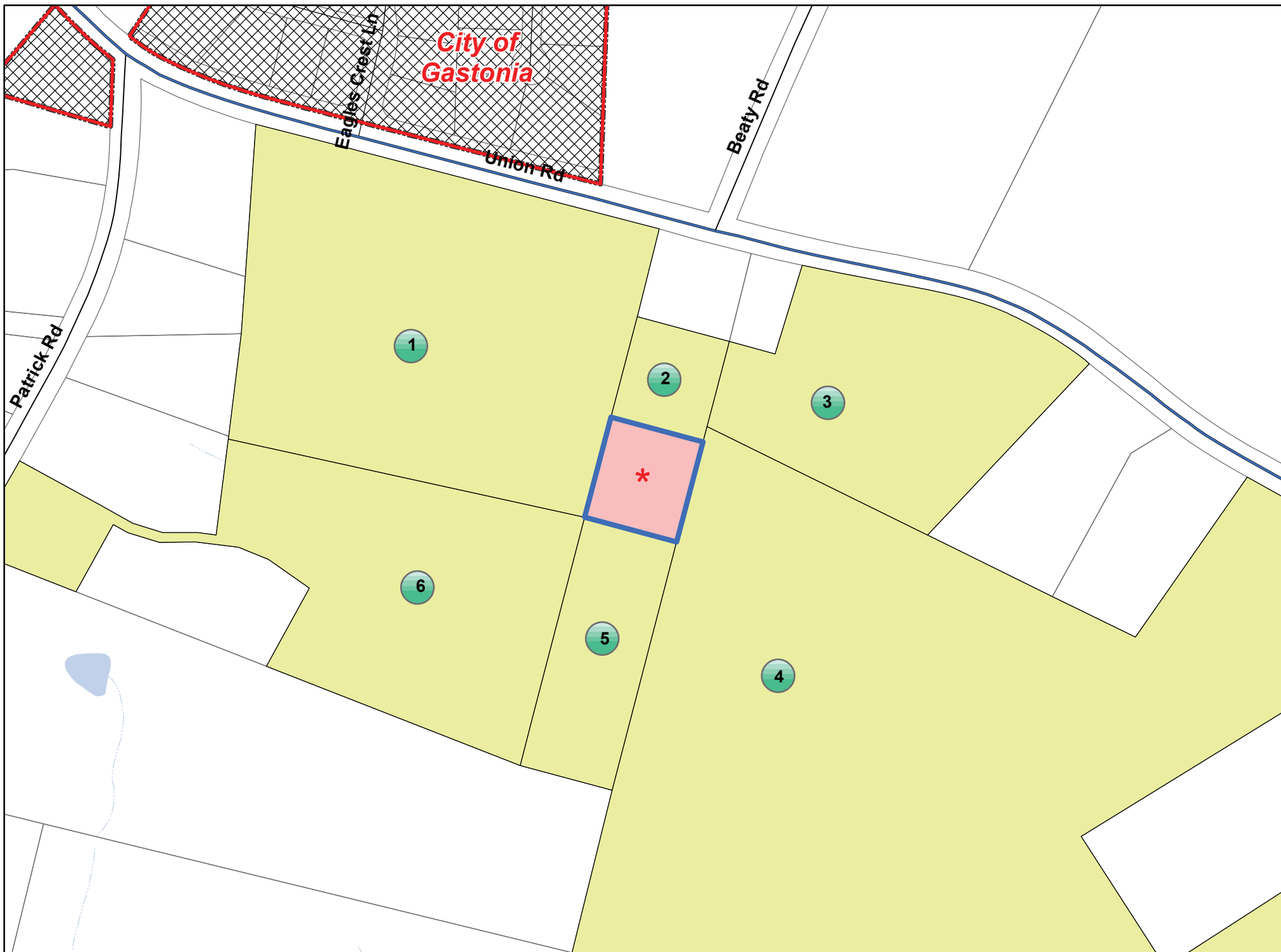
Area of Consideration



0 145 290 580 870 1,160 Feet

Applicant: Z20-17
Tax ID(s): 192557
Request Re-Zoning
From: (R-1) Single Family Limited
w/ (US) Urban Standards Overlay
To: (C-3) General Commercial
w/ (US) Urban Standards Overlay

Map Date: 10/20/2020



Z20-17 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z20-17 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>
*	192557	DUNCAN & SMITH LLC		PO BOX 39	GASTONIA	NC	28053
1	192555	GLENN HARRY NEIL & OTHERS	GLENN JUDY GLOVER	136 PATRICK RD	GASTONIA	NC	28056
2	192556	DUNCAN & SMITH LLC		PO BOX 39	GASTONIA	NC	28053
3	192585	MCHENRY PUTNAM		PO BOX 688	KINGS MOUNTAIN	NC	28086
4	192579	WILSON LEONARD M	WILSON PATRICIA J	160 DOUBLE OAKS RD	GASTONIA	NC	28056
5	192562	GLENN FAMILY IRREVOCABLE TRUST		136 PATRICK RD	GASTONIA	NC	28056
6	203556	GLENN JUDY GLOVER		121 PATRICK RD	GASTONIA	NC	28056