



RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-02-00144, GINNA G. FARRIS (APPLICANT); PROPERTY PARCEL: 165781, LOCATED AT 3934 PUETTS CHAPEL RD, DALLAS, NC, REZONE FROM THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on April 25, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 165781
Applicant(s): Ginna G. Farris
Owner(s): Just Chillin Holdings, LLC
Property Location: 3934 Puetts Chapel Rd., Dallas
Request: Rezone from (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board did not recommend approval or disapproval of the map change for parcel ID 165781, located at 3934 Puetts Chapel Rd., Dallas, NC, from (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District on April 3, 2023 based on: the motion failed to carry due to a tied vote.

Motion: Marcantel Second: Houchard Vote: 4 to 4
Aye: Houchard, Hurst, Marcantel, and Vinson
Nay: Crane, Harris, Horne, and Magee
Absent: Brooks, Sadler
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-117	04/25/2023	CB	RW	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

Zoning Map Change: REZ-23-03-02-00144, Ginna G. Farris (Applicant); Property Parcel: 165781, Located at 3934 Puetts Chapel Rd, Dallas, NC, Rezone from the (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District

Page 2

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the existing parcel light commercial in nature as envisioned by the rural future land use designation and meets goal 8 of the CLUP, which focuses on increasing economic development by supporting and improving viable job opportunities.

The Commission considers this action to be reasonable and in the public interest, based on: compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 165781, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

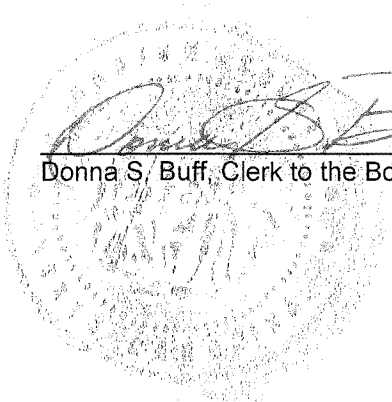


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board



GASTON COUNTY REZONING APPLICATION REZ-23-03-02-00144

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District.	
Applicant(s):	Property Owner(s):
Ginna G Farris 905 Toncin Ave Bessemer City, NC 28016	Ginna G Farris / Just Chillin Holdings, LLC 905 Toncin Ave, Bessemer City, NC 28016
Parcel Identification (PID):	Property Location:
165781	3934 Puetts Chapel Rd. in Dallas
Total Property Acreage:	Acreage for Map Change:
4.56	4.56
Current Zoning:	Proposed Zoning:
R-2	C-1
Current Use:	Proposed Use:
Commercial – Machine Shop	Commercial

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 Gaston / North Central Gaston
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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, and steering development towards existing infrastructure and areas immediately surrounding towns and cities
Comprehensive Plan Future Land Use:
Rural– This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. It is understood that this is the default use designation for Gaston County. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc.
This meets Goal 8 of increasing economic development throughout the County and improving viable job opportunities by focusing on retaining and growing small businesses with Gaston County.
Staff Recommendation:
The application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.

A proposed unfunded Minor Road Improvement to Puetts Chapel Rd is included in the MPO's CTP to modernize the roadway, widening the existing travel lanes to 12 ft. with wide shoulders. The existing right-of-way along Puetts Chapel Rd is sufficient for this proposed improvement.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in the northwest area of the county between Dallas Cherryville Hwy and Ike Lynch Rd on Puetts Chapel Rd.

This parcel had a commercial building constructed between 1968 and 1979. A second structure was built in 1994 for Mundy Machine Company.

The owner wants to make the zoning, and the current use (machine shop) conform, and possibly add another structure in the future.

If approved, any allowed uses in the C-1 zoning district would be allowed per the UDO.

PLANNING BOARD MEETING DATE

Meeting Date: April 3, 2023 – recommendation of approval was not supported by a vote of 4 to 4.

The Planning Board had a good discussion on the impact of the existing use and any expansion of it versus other allowed uses in the proposed zoning district. There was some concern about increased traffic impacting the neighbors with a change of use. Some board members felt that some of the uses allowed in the (C-1) zoning district would impact the neighbors more than others and questioned why the applicant wasn't pursuing the conditional rezoning process. Staff informed the board that we could not require an applicant to go through the conditional rezoning process and that both rezoning options were shared with the applicant. Staff also explained that the current use has been on the property for several decades, which makes it an existing nonconforming situation. Bringing the property's use into compliance with zoning regulations is in line with the UDO and the Comprehensive Land Use Plan.

The motion made was to recommend approval of the request as presented based on the fact that the request is reasonable and in the public interest and is consistent with the goals of the comprehensive land use plan, as it will keep the existing parcel light commercial in nature as envisioned by the rural future land use designation and meets goal 8 of the CLUP which focuses on increasing economic development by supporting and improving viable job opportunities. This motion did not pass with a 4-4 vote.

Attachments: Application, Maps



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-23-03-02-00144, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the existing parcel light commercial in nature as envisioned by the rural future land use designation and meets goal 8 of the CLUP, which focuses on increasing economic development by supporting and improving viable job opportunities

The motion and findings did not carry, as the vote was tied 4-4 by the Gaston County Planning Board during its April 3, 2023, meeting.

X = Permitted use by right | CD = Conditional Zoning required | E = Existing use subject to limitations | SP = Special Use Permit required | s = Supplemental regulations listed in addition to X, CD, E, SP

Use	C-1	Use	C-1	Use	C-1
Bus and Train Terminal, Passenger	SPs	Restaurant	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Baseball Hitting Range	X	School, Vocation	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Farm Supply Store, with outdoor storage	X	Special Events Facility	Xs	Funeral Homes	X
Farm Supply Store, without outdoor storage	X	Special Events Facility, Accessory	Xs	Furriers	X
Dwelling, Manufactured Home Class C	Es	Telecommunication Antennae & Equipment Buildings	Xs	Game Room	X
Dwelling, Manufactured Home Class D	Es	Wood Waste Grinding Operation	SPs	Glass & Mirror Shop	X
Manufactured Home Park	Es	Paint Ball / Laser Tag Facility	Xs	Golf Course; Golf Driving Range; Golf Miniature	Xs
Transit Station	SP	Restaurant, within other facilities	Xs	Grooming Services	X
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Planned Unit Development (PUD)	Xs/CDs	Group Home	SPs
Flea Market, Indoor	Xs	Auction House	Xs/SPs	Gunsmith, Gun & Ammunition Sales	X
Flea Market, Outdoor	SPs	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Hardware Store	X
Telecommunication Tower & Facilities	SPs	Club, Private (without Adult Entertainment)	Xs/SPs	Health and Behavioral Care Facility	Xs/SPs
Farmers Market	SPs	Lounge / Nightclub	Xs/SPs	Health Club, Spa, Gymnasium (principal use)	X
Building Material and Lumber Sales	X	Park	Xs/SPs	Home Occupation, Customary	Xs
Business Services	X	Restaurant, with drive thru	Xs/SPs	Home Occupation, Rural	Xs
Contractor's Office	X	ABC Store	X	Hotel or Full Service Hotel	SPs
Contractor's Office and Operation Center	X	Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Laundromat, Closed 12AM to 5AM	Xs
Day Care Center, Accessory	X	Amusement and Sporting Facility, Outdoor	SPs	Laundromat, Open Up to 24 hrs	SPs
Essential Services Class 1	X	Amusement Arcade	X	Library	X
Essential Services Class 4	X	Animal Grooming Service for household pet (indoor kennels)	X	Maternity Home	Xs/SPs
Financial Institution (excluding principal use ATM)	X	Animal Hospital (Outdoor kennel)	SPs	Multi Family Development	Xs/CDs
Laboratories - Dental, Medical	X	Animal Hospital, (indoor kennel)	Xs/SPs	Museum	X
Medical Offices, 0-49,999sqft GFA	X	Art Gallery	X	Nursery (Garden)	Xs
Medical Offices, 50,000-99,999sqft GFA	SP	Assisted Living Center	SPs	Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	Personal Business Services	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP	Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Planned Residential Development (PRD)	Xs/CDs
Post Office	X	Bed and Breakfast Inn	Xs	Private Residential Quarters (PRQ)	Xs
Recycling Deposit Station, accessory	X	Billiard Parlor	SP	Produce Stand	Xs
Sign Shop	X	Body Piercing Establishment and Tattoo Parlor	SPs	Recreation Center and Sports Center	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X	Brew Pub	X	Residential Infill Development	Xs/CDs
Photo finish Laboratory	X	Car Wash, Self Service	Xs/SPs	Retail, 0-24,999sqft GFA	Xs
Lawn and Garden Center	X	Cleaning & Maintenance Service	X	Riding Stables	SPs
Monument Sales	X	College / University	SP	Rodeo / Accessory Rodeo	SPs
ATM (Automated Teller Machine)	Xs	Conference / Retreat / Event Center	X	School for the Arts	X
Automobile Hobbyist	Xs	Day Care Center, Class A	Xs	School, Elementary & Middle (public & private)	Xs
Bona Fide Farms	Xs	Day Care Center, Class B	Xs	School, Senior High (public & private)	Xs
Church / Place of Worship	Xs	Day Care Center, Class C	Xs	Shopping Center, 25,000-49,999sqft GFA	Xs
Convenience Store, Closed 12AM to 5AM	Xs	Dwelling, Mixed Use	Xs	Shopping Center, 0-24,999sqft GFA	Xs
Convenience Store, Open up to 24 hours	SPs	Dwelling, Single Family	X	Small House Community	SP
Essential Services Class 2	Xs	Dwelling, Two Family	Xs	Stadium	Xs/SPs
Flex Space	Xs	Exterminators Office	X	Swimming Pool, Sales, Service & Supplies	Xs
Machine, Metal, Wood Working, Welding Shop	Xs	Family Care Home	Xs/SPs	Tourist Home	X
Manufactured Goods, Class 1	Xs	Food Catering Facility	Xs/SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Mini-Warehouse	SPs	Food Pantry	X	Upholstery Shop	X
Parking Lot	Xs	Food Store, 0-9,999sqft GFA	X		
Recycling Deposit Station, principal use	Xs	Food Store, 10,000+sqft GFA	SP		

GASTON COUNTY SEPTIC TANK INSPECTION RECORD
ENVIRONMENTAL HEALTH DIVISION

S.T. ID # 11354

CODE/SUB Machine Shop

DATE: 9/30/94

Owner Name: Mundy Machine
Address: 3934 Ruth Chapel Rd
City/St.: Dallas
Zip: _____
Prev. Owner: _____

No. of Tanks: 1 Cap: 1000
No. of Tanks: _____ Cap: _____
Type Sewer System: TIA (Sand, Pump)
Site Class: P.S. (S, PS, N)
WATER SYSTEM #: _____

SEPTIC TANK I.D. #: _____
Date Installed: 9/30/94
Improve. Permit #: 12003
Type Dwelling: Business
No. of Bedrooms: _____
Users/Tot. People: 12
Garbage Disposal: N (Y/N)
Basement N Plumbing: N (Y/N)
Est. Daily Flow: 300 gpd

Sys. Name: _____
Loc/SubDiv.: New metal Building
Behind old shop
Type Well: C Lot # _____ Block # _____
Lot Area: 4.5 Ac
Contractor: Denver Plumbing PH # _____
Precast Contractor: Oellinger

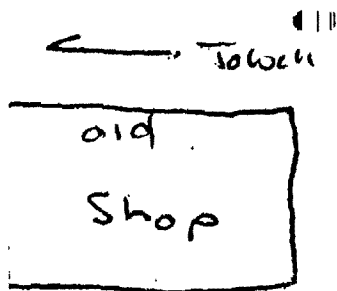
No. of Trenches: 3 Sq. Ft.: 900 Lin. Ft.: 300 Width: 36" Max. Depth: 36"
[Repair] # Trenches: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____
Sep. Trench/Wash: _____ Sq. Ft.: _____ Lin. Ft.: _____ Width: _____ Max. Depth: _____

Depth of Stone: 12" Other Materials: _____
Tax Book #: 13 Tax Map #: 30 Tax Parcel #: 3.01
Code #: 4 X Coordinates: _____ Y Coordinates: _____

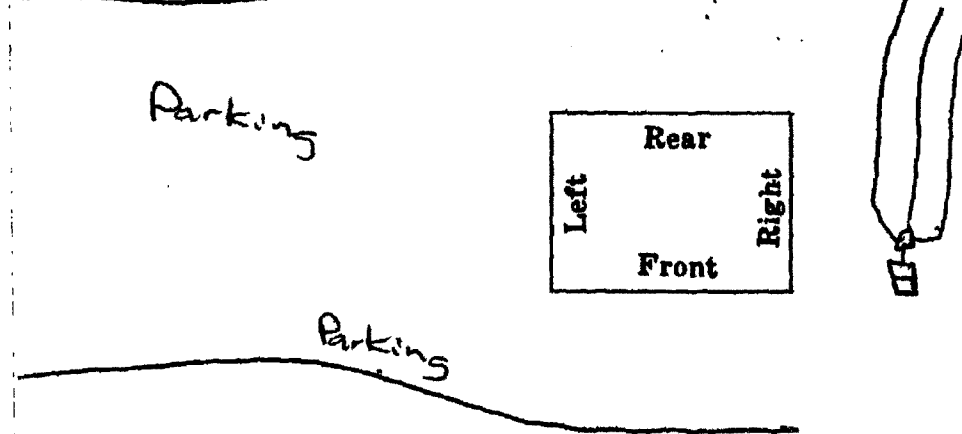
(A) Public Comm. (B) Public Non-Comm. ☒ (C) Priv. (D) Comm. (E) Municipal

IP Issued By: ME Smith

Inspected By: [Signature] R.S.



LOCATION



HOUSE SEWER: _____ feet from right, left, front, rear corner. ^{⊗ well}

SEPTIC TANK: Front, rear right side, left side of building.
Perpendicular, parallel, angle 25 feet from building.

DISTRIBUTION BOX: 2 feet from end, side, corner of
septic tank.

NITRIFICATION FIELD OR FILTER: 15 feet from
building at nearest point.

WELL (IF ANY): 90 feet from septic tank
and 100 feet from disposal field.

SOIL APPEARANCE: Suitable, Provisionally suitable

REMARKS: _____



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 REZ 23-03-02-00144**

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

A. *APPLICANT INFORMATION

Name of Applicant: Ginna Grahl Farris

(Print Full Name)

Mailing Address: 905 Toncin Ave Bessemer City, NC 28016

(Include City, State and Zip Code)

Telephone Numbers: (704) 860-8396 (704) 629-3051

(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: Ginna G. Farris Just Chillin Holdings, LLC

(Print Full Name)

Mailing Address: 905 Toncin Ave Bessemer City, NC 28016

(Include City, State and Zip Code)

Telephone Numbers: (704) 860-8396 (704) 629-3051

(Area Code) Business

(Area Code) Home

Email: GFarris1@carolina.rr.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 3934 Puett's Chapel Rd

Dallas, NC 28034

Parcel Identification (PID): 165781

Acreage of Parcel: 4.56 +/- Acreage to be Rezoned: 4.56 +/- Current Zoning: R-2

Current Use: Manufacturer Proposed Zoning: C-1

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: _____

Telephone: _____

(Area Code)

(Area Code)

Parcel: _____

Parcel: _____

(If Applicable)

(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

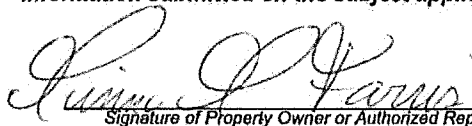
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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

3-2-23
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: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

- ☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

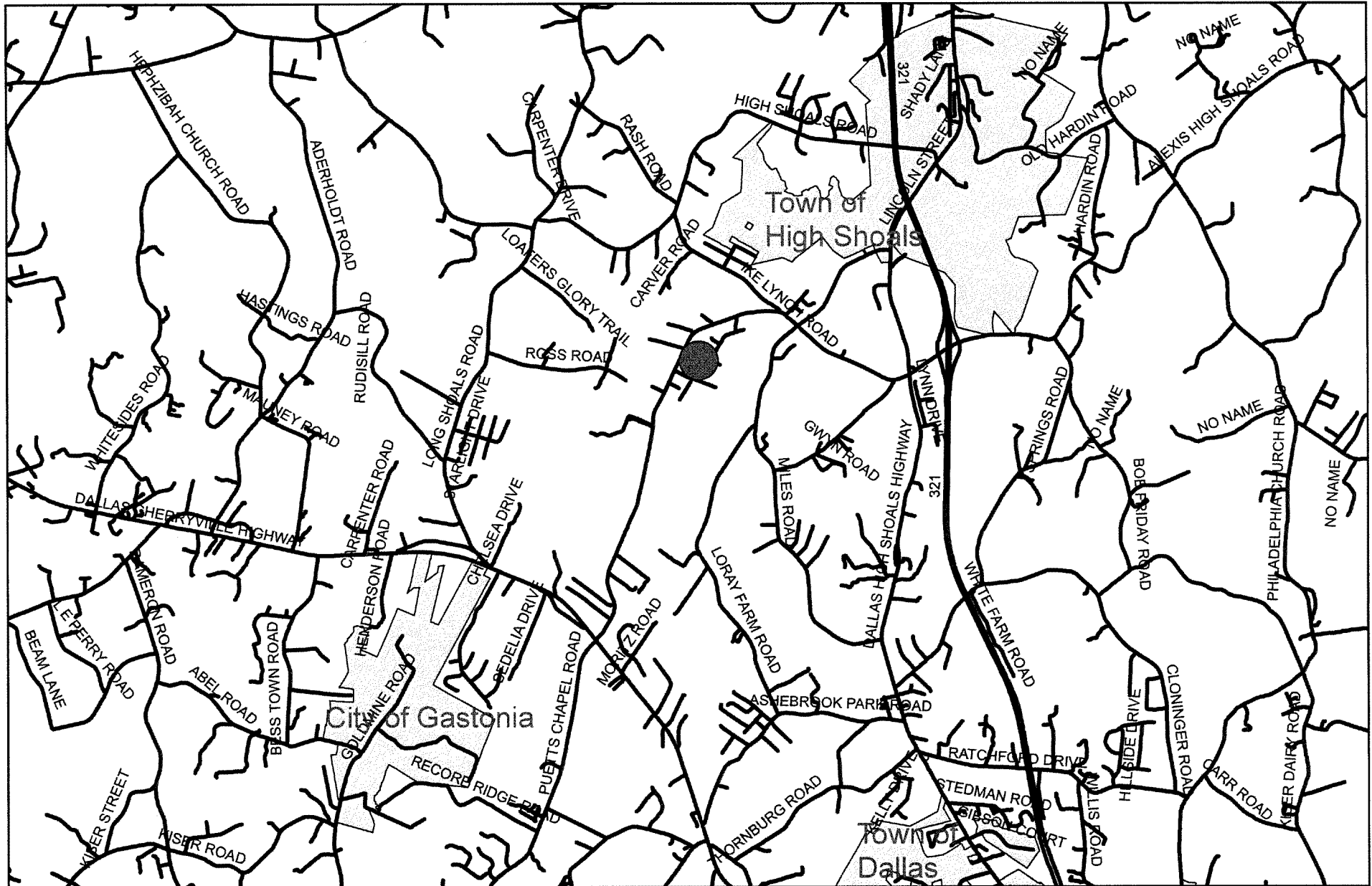
Planning Board Review: _____ Recommendation: _____ Date: _____

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.

REZ-23-03-02-00144 Vicinity Map



Legend

-  Area of Consideration
-  Municipalities

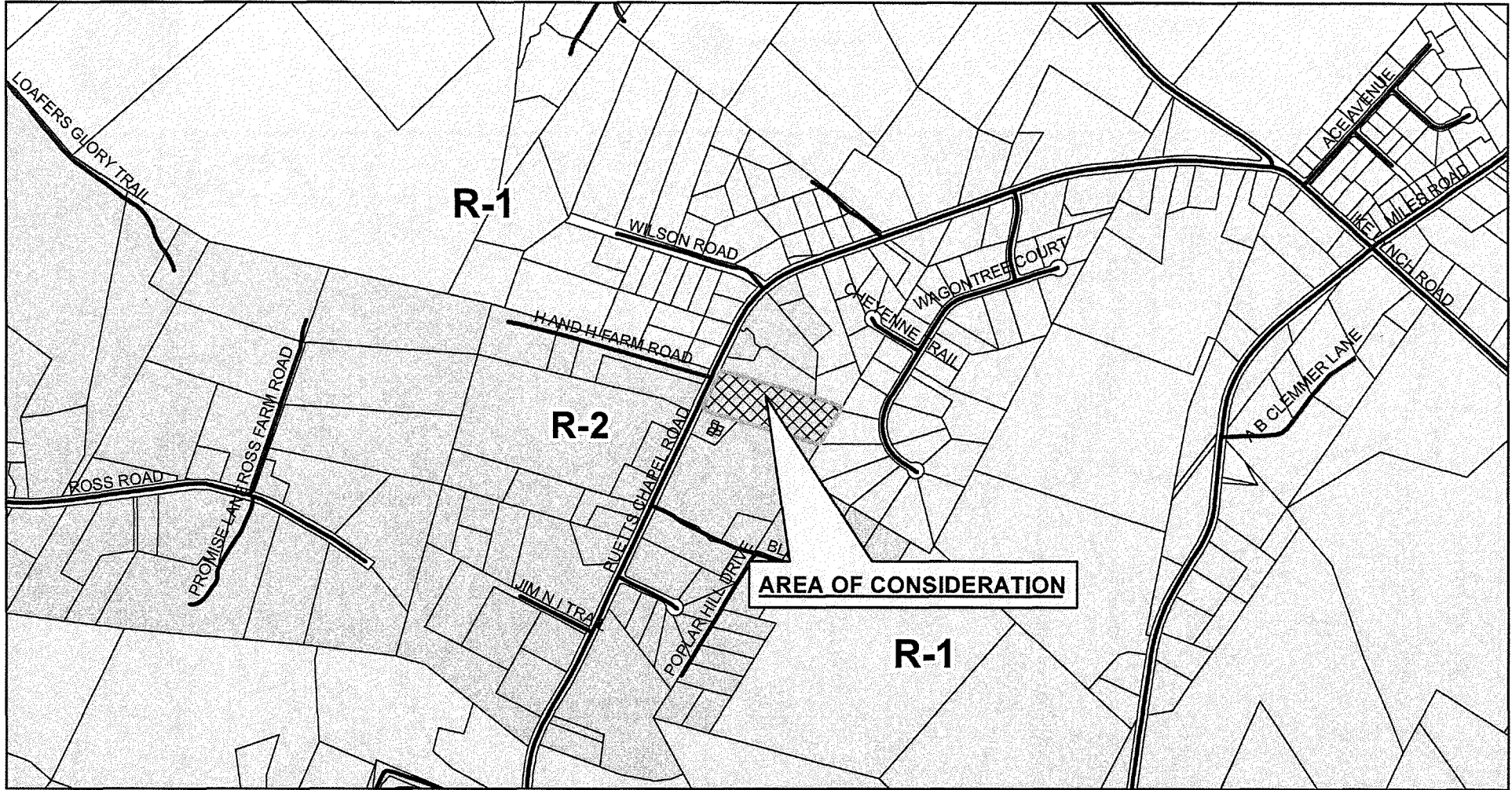
Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be used or otherwise used for public or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 153-10.



0 1,450 2,900 5,800 Feet

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 rezoning 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 and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Building & Development Services Department.

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.



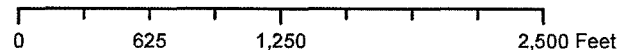
GASTON COUNTY REZONING REVIEW MAP

R-1 Single Family Limited

R-2 Single Family Moderate



Area of Consideration



REZ -23-03-02-00144

Applicant:

GINNA G. FARRIS

Owner:

GINNA G. FARRIS /

JUST CHILLIN HOLDINGS LLC

PID: 165781

Existing Zoning: R-2

Proposed Zoning: C-1

Map Date: 03/21/23

REZ-23-03-02-00144 Aerial Map



AREA OF CONSIDERATION



Area of Consideration

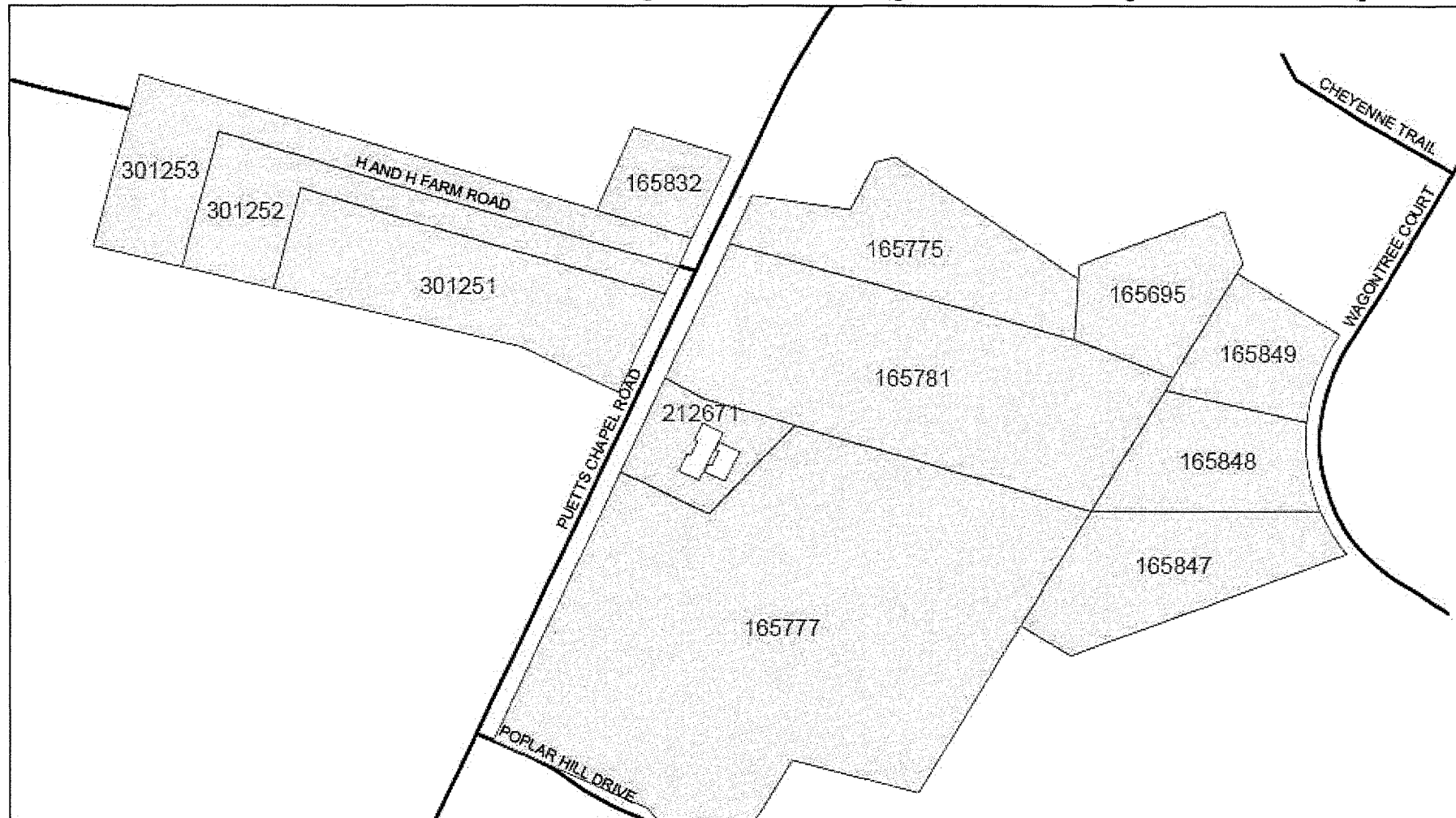
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0 50 100 200 Feet

REZ-23-03-02-00144 Subject and Adjacent Properties Map



AKPA	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CUI	CURR_ZI
165847	ALMOND FRANK E JR	ALMOND LISA B	350 WAGONTREE CT		DALLAS	NC	28034
165848	CLARK DAVID P	CLARK JANICE L	348 WAGONTREE CT		DALLAS	NC	28034
301253	EGGLESTON SEAN MICHAEL	EGGLESTON DANNIELLE SEIGLER	139 H AND H FARM ROAD		DALLAS	NC	28034
301251	HULL WILLIAM E	HULL AMANDA D	131 H AND H FARM RD		DALLAS	NC	28034
301252	HULL WILLIAM E	HULL AMANDA D	131 H AND H FARM RD		DALLAS	NC	28034
165781	JUST CHILLIN HOLDINGS LLC		905 TONCIN AVENUE		BESSEMER CITY	NC	28016
212671	MOUNTAIN HOLLOW CONDO ASSOC		C/O ALFRED R CARPENTER	804 TONCIN AVE	BESSEMER CITY	NC	28016
165849	SHEPARD JEFFERY S	SHEPARD GWENDOLYN J	344 WAGONTREE CT		DALLAS	NC	28034
165695	SHEPARD JEFFERY SCOTT	SHEPARD GWENDOLYN	344 WAGONTREE COURT		DALLAS	NC	28034
165777	STRADER DANNY ALLEN JR	STRADER ANGEL MCGINNIS	115 POPLAR HILL RD		DALLAS	NC	28034
165775	TAYLOR LOIS JOAN		3942 PUEITTS CHAPEL RD		DALLAS	NC	28034
165832	WILSON WILMA MILLER		3951 PUEITTS CHAPEL RD		DALLAS	NC	28034



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Laura Hamilton – Planner III, Gaston County Building & Development Services
From: Julio Paredes, Planner
Date: March 7, 2023
Subject: REZ 00144 – Puetts Chapel Rd- GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 3934 Puetts Chapel Rd, Dallas, NC 28034. Parcel ID# 165781. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. A proposed unfunded Minor Road Improvement to Puetts Chapel Rd is included in the MPO's CTP to modernize the roadway, widening the existing travel lanes to 12 ft. with wide shoulders. The existing right-of-way along Puetts Chapel Rd is sufficient for this proposed improvement.

The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.

CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.

3. The CTP shows bicycle facilities improvements along Puetts Chapel Rd.

GASTON-CLEVELAND-LINCOLN



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

4. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

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



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 23-100

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-23-03-02-00144, Ginna G. Farris (Applicant); Property Parcel: 165781, Located at 3934 Puetts Chapel Rd. in Dallas, NC, Rezone from (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District

STAFF CONTACT

Laura Hamilton - Planner III - 704-866-3090

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Ginna G Farris (Applicant); Property Parcel: 165781 Located at 3934 Puetts Chapel Rd. in Dallas, NC, Rezone from (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District. A public hearing was advertised and held on April 25, 2023 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation to not approve was made on April 3, 2023, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution, Staff Report, Application Packet, Maps & GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-117	04/25/2023	CB	RW	A	A	A	A	A	AB	A	U

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