

GASTON COUNTY REZONING APPLICATION (REZ-23-04-03-00149)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-2) Single-Family Moderate Zoning District with (US) Urban Overlay to the (CD/C-1) Conditional District/Light Commercial Zoning District with (US) Urban Standards Overlay.

Applicant(s):

MBI Carolinas LLC

Property Owner(s):

MBI Carolinas LLC

Parcel Identification (PID):

207357 & 207358

Property Location:

509 & 505 Catawba Point Way

Total Property Acreage:

2.73

Acreage for Map Change:

2.73

Current Zoning:

R-2 with US Overlay

Proposed Zoning:

CD/C-1 with US Overlay

Existing Land Use:

Manufactured Home Park / Manufactured Home

Proposed Land Use:

Mini Warehouse Facility

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County, continued coordination amongst local government agencies, maintaining enhanced quality of life.

Comprehensive Plan future Land Use:

Rural— Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. Residential homes are located on large lots and are set back from the roads they front upon

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan. It meets Goal 2 by allowing a place to put large items people own so as to not make their neighborhoods congested and Goal 4 of enhancing the quality of life to allow persons to have items while keeping their properties looking nice and supporting a standard of development within the county.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation

Technical Review Committee (TRC):

Comments from the Gaston Cleveland Lincoln MPO:

-According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this site.

-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.

Comments from other agencies:

-No comment at this time from – Natural Resources, Emergency Management, Environmental Health, Building Inspections.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a mixed-use area in the southern region of the county. The immediate area is primarily residential and wood/forestry in nature with different housing types and styles included. The general area is varying home styles, farms, commercial uses, and wooded land.

If approved, staff would recommend that the Conditions of Approval be implemented, as presented or modified by the Board, to mitigate any impact on surrounding properties.

Public Information Meetings (PIMs)

The development team advertised and held two public interest meetings as required by the UDO. The meetings were held on May 16th from 4:00 p.m. to 6:00 p.m. and May 17th from 4:00 p.m. to 6:00 p.m. on site. The PIMs staff report is included in the staff packet. As a result of the meetings and public input, some items have been incorporated into the conditional rezoning plan.

Proposed Conditions:

1. The use is for a Mini Warehouse Facility only.
2. The development shall meet all federal, state, and local codes and requirements (not relieved) and conditions outlined in the attached site plan.
3. Maximum building height shall be 35ft.
4. The two existing parcels are to be combined into one parcel with the submittal of site plan for review of phase one (if phased).
5. A Type D buffer yard will be required along the combines property boundary except where it is practical to leave existing vegetation undisturbed. The existing vegetation that is remaining shall count toward the Type D buffer yard. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Proposed Reliefs:

1. Structures facing Catawba Cove Dr shall be allowed to be constructed with a façade other than brick, stone, wood, or split-faced block as required in the Urban Standards (US) Overlay if a combination of the Type D buffer yard and existing vegetation on the property provide an adequate screen from Catawba Cove Dr. Where the combination of the Type D buffer yard and existing vegetation on the property do not provide an adequate screen from Catawba Cove Drive, additional plantings will be provided to provide adequate screen upon reaching mature height.
2. The proposed parking striping is conceptually shown to provide an approximate parking layout and quantity / variety of parking spaces. The parking striping and layout as shown on the construction documents shall be allowed to vary in quantity and variety of parking spaces shown on this plan.
3. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

PLANNING BOARD MEETING DATE**Meeting Date: June 5, 2023****After hearing the presentation and accepting comment from neighbors, the Planning Board recommended DISAPPROVAL of the request with a vote of 8 to 0 in favor of the motion to disapprove.****Attachments: Application, Maps**