## Planning Board Item II- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z17-01)

**Board of Commissioners/Planning Board Public Hearing Date February 14, 2017**

**General Rezoning Application-Z17-01 for Various Parcels**

| | |
|---|---|
| Request: | This is a request to rezone Parcel Number 212710 from the (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District |
| Applicant: | James R. Stroupe |
| Property Owner: | James R. Stroupe |
| Mailing Address of Applicant: | 3157 Puetts Chapel Road, Dallas, NC 28034 |

**Site Information and Description of Area:**

| | |
|---|---|
| General Location: | 3201 Puetts Chapel Road, Dallas, NC 28034 |
| Tax Parcel Number(s): | 212710 |
| Township: | Dallas Township |
| Current Use of Property | Commercial |
| Total Acreage in Parcel(s): | 2.65 |
| Acreage for Map Change: | 2.65 |
| Current Zoning District(s): | (R-1) Single Family Limited |
| General Area Zoning Districts: | (R-1) Single Family Limited, (C-1) Light Commercial, (CH) CH Corridor Highway Overlay |
| General/Adjacent Land Use(s): | residential, commercial, |

**Zoning District Information:**

**Current Zoning District(s):**

**R-1 SINGLE FAMILY LIMITED**

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.

**Proposed Zoning District:**

**C-1 LIGHT COMMERCIAL**

The C-1 Light Commercial District is designed to accommodate a large variety of retail uses designed to meet the needs of individual neighborhoods, or other relatively small geographic areas. Stores and shopping complexes are therefore relatively small in size and are designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district is not intended to accommodate retail uses which attract persons from outside the neighborhood or which attract large numbers of passing motorists.

**2035 COMPREHENSIVE LAND USE PLAN:**

**Small Area Districts**:

North Central (North 321 Gaston) Key issues: open space preservation, road improvements and better connectivity, more transportation alternatives, preservation of agriculture and maintaining the rural moderate "feel" of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities.

**STAFF COMMENTS:** It is staff's opinion the request is consistent with the Comprehensive Land Use Plan.

**TECHNICAL REVIEW COMMITTEE (TRC):**

Request was reviewed by TRC for comment and general compliance with applicable regulations and provisions. The Technical Review Committee 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); Fire Marshall, etc. which reviews all land use proposals and site plans requiring Planning Board approval, and/or public hearing process.

**NOTIFICATION:**
Newspaper advertisement of public hearing was advertised in Gaston Gazette in accordance with County policy.

**ZONING SIGN PLACED ON PROPERTY:** February 3, 2017

**MAIL NOTIFICATION:**
Notice of the hearing was sent to adjacent property owners on February 3, 2017. Comments, if any, from the notification will be provided during public hearing.

**INFORMATION ATTACHED:**
Rezoning application (copy), proposed zoning district list of uses; vicinity map, zoning/subject area maps, aerial maps

**TRANSPORTATION PLANNING INFORMATION:**
Provided by GCLMPO (Gaston, Cleveland, Lincoln Metropolitan Planning Organization)

**STAFF CONTACT:**
Ron Smith, Development Services Planner (704) 866-3072), ron.smith@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 17 - 001

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

## A. *APPLICANT INFORMATION

Name of Applicant: JAMES R. STROUPE (Print Full Name)

Mailing Address: 3157 Poetts Chapel Road Dallas, NC 28034 (Include City, State and Zip Code)

Telephone Numbers: 704-747-7432 (Area Code) Business (Area Code) Home

*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: JAMES R. STROUPE (Print Full Name)

Mailing Address: 3157 Poetts chapel Rd, Dallas NC 28034 (Include City, State and Zip Code)

Telephone Numbers: 704-747-7432 (Area Code) Business (Area Code) Home

## C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 3201 Poetts Chapel Road Dallas NC 28034

Parcel Identification (PID): 212710

Acreage of Parcel: ~~1.87~~ 2.65 +/- Acreage to be Rezoned: ~~1.87~~ 2.65 +/- Current Zoning: R-1

Current Use: Machine Shop Proposed Zoning: Machine Shop C-1

## D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner:

Mailing Address:

(Include City, State and Zip Code)

Telephone: (Area Code)

Parcel: (If Applicable)

(Signature)

Name of Property Owner:

Mailing Address:

(Include City, State and Zip Code)

Telephone: (Area Code)

Parcel: (If Applicable)

(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.***

James R Stroupe
*Signature of Property Owner or Authorized Representative*

1-4-2017
*Date*

***OFFICE USE ONLY*** ***OFFICE USE ONLY*** ***OFFICE USE ONLY***

Date Received: 1-4-17 Application Number: Z-17-001 Fee: $ 500.00

Received by Member of Staff: _____ (Initials) Date of Payment: 1-4-17 Receipt Number: _____

- [x] COPY OF PLOT PLAN OR AREA MAP
- [ ] NOTARIZED AUTHORIZATION
- [x] COPY OF DEED
- [x] PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 2-28-17

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.

## C1 LIGHT COMMERCIAL

**(1) Uses allowed by right:**

ABC Store; Amusement & Sporting Facility, indoor; Amusement Arcade; Animal Grooming Service for household pet, indoor kennels; Art Gallery; Auditorium, Assembly Hall, Amphitheater, Community Center, <500 seats; Baseball Hitting Range; Building Material & Lumber Sales; Business Services; Check Cashing Establishment, closed 12AM to 5AM; Cleaning & Maintenance Service; Contractor's Office & Operation Center; Day Care Center, Accessory; Dwelling, Single Family; Electric, Heating, Air conditioning, Ventilating, Plumbing Supplies & Equipment Sales; Essential Services Class 1; Essential Services Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage ; Financial Institution (excluding principal use ATMs); Food Pantry; Food Store, 0-9,999 sqft GFA; Funeral Homes; Furriers; Game Room; Glass & Mirror Shop; Grooming Services; Gunsmith, Gun & Ammunition Sales; Hardware Store; Health Club, Spa Gymnasium (principle use); Laboratories – Dental, Medical; Lawn & Garden Center; Library; Medical Offices, 0-49,999sqft GFA; Monument Sales; Museum; Offices, excluding Medical, 0-49,999sqft GFA; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Upholstery Shop

**(2)Uses allowed by right with supplemental regulations:**

Animal Hospital, indoor kennel; ATM (Automated Teller Machine); Auction House; Automobile Hobbyist; Automobile Repair Shop; Automobile Service Station; Automobile, Truck , Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales & Rental; Bed and Breakfast Inn; Bona Fide Farms; Car Wash, Self Service; Church / Place of Worship; Club, private (without adult entertainment); Convenience Store, closed 12AM to 5AM; Day Care Center Class A; Day Care Center Class B; Day Care Center Class C; Dwelling, Mixed Use; Dwelling, Two Family; Essential Services Class 2; Family Care Home; Flea Market, indoor; Flex Space; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Golf Course, Golf Driving Range, Golf Miniature; Health & Behavioral Care Facility; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Laundromat, closed 12AM to 5AM; Lounge / Nightclub; Machine, Metal, Wood Working, Welding Shop; Manufactured Goods, class 1; Maternity Home; Multi Family Development; Nursery (Garden); Nursing Home, Rest Home; Paint Ball Facility; Park; Parking Lot; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Recreation Center & Sports Center; Recycling Deposit Station, principle use; Residential Infill Development; Restaurant; Restaurant, with drive thru; Restaurant, within other facilities; Retail, 0-24,000sqft GFA; School, Elementary & Middle (public / private); School, Senior High (public / private); Shopping Center, 0-24,999 sqft GFA; Shopping Center, 25,000-49,999 sqft GFA; Stadium; Swimming Pool, Sales, Service & Supplies; Telecommunication Antennae & Equipment Buildings; Traditional Neighborhood Development (TND)

**(3)Uses allowed with a conditional use permit:**

Billiard Parlor; College / University; Food Store, 10,000+ sqft GFA; Medical Offices,50,000-99,999sqft GFA; Offices, excluding Medical, 50,000-99,999sqft GFA; Transit Station

**(4)Uses allowed with a conditional use permit, with supplemental regulations:**

Amusement & Sporting Facility, Outdoor; Animal Hospital, indoor kennel; Animal Hospital, outdoor kennel; Assisted Living Center; Auction House; Auditorium, Assembly Hall, Amphitheater, Community Center, 500 or more seats; Automobile Service Station; Body Piercing Establishment & Tattoo Parlor; Bus & Train Terminal, Passenger; Car Wash, Self Service; Club, Private (without adult entertainment); Convenience Store, open up to 24 hrs; Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0-9,999sqft GFA; Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+ sqft GFA; Group Home; Health & Behavioral Care Facility; Hotel or Full Service Hotel; Laundromat, open up to 24 hrs; Lounge / Nightclub; Maternity Home; Mini-Warehouse; Park; Restaurant, with drive thru; Riding Stables; Rodeo / Accessory Rodeo; School, Vocation; Stadium; Telecommunication Tower & Facilities; Wood Waste Grinding Operation

**(5) Existing Use subject to supplemental regulations:**

Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

**(6) By Conditional Zoning:** None

**(7) By Conditional Zoning with supplemental regulations:**

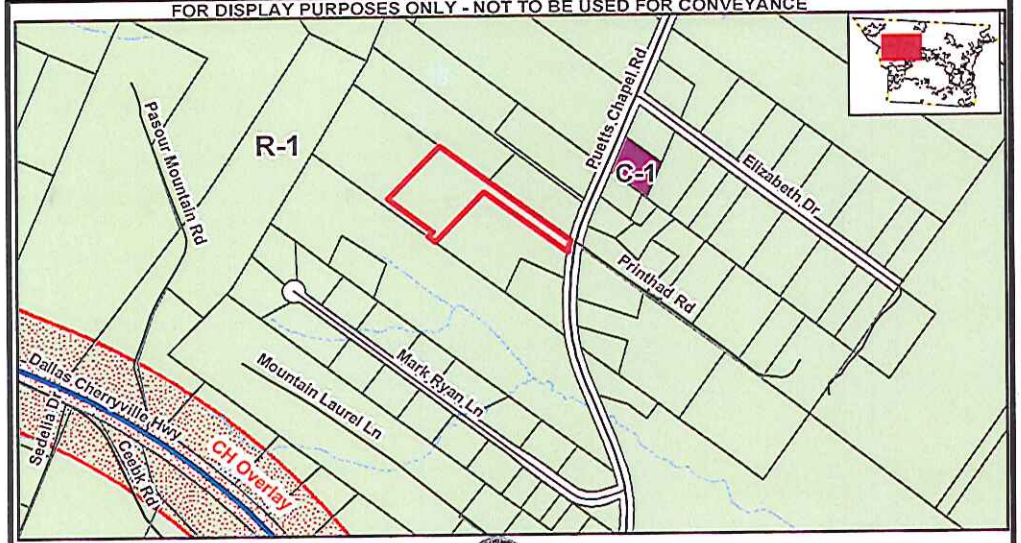
Multi Family Development; Planned Residential Development (PRD); Planned Unit Development (PUD); Residential Infill Development; Traditional Neighborhood Development (TND)

**(8) By Special exception:** None

**(9) By Special exception with supplemental regulations:**

Family Care Home

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.

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 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 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.

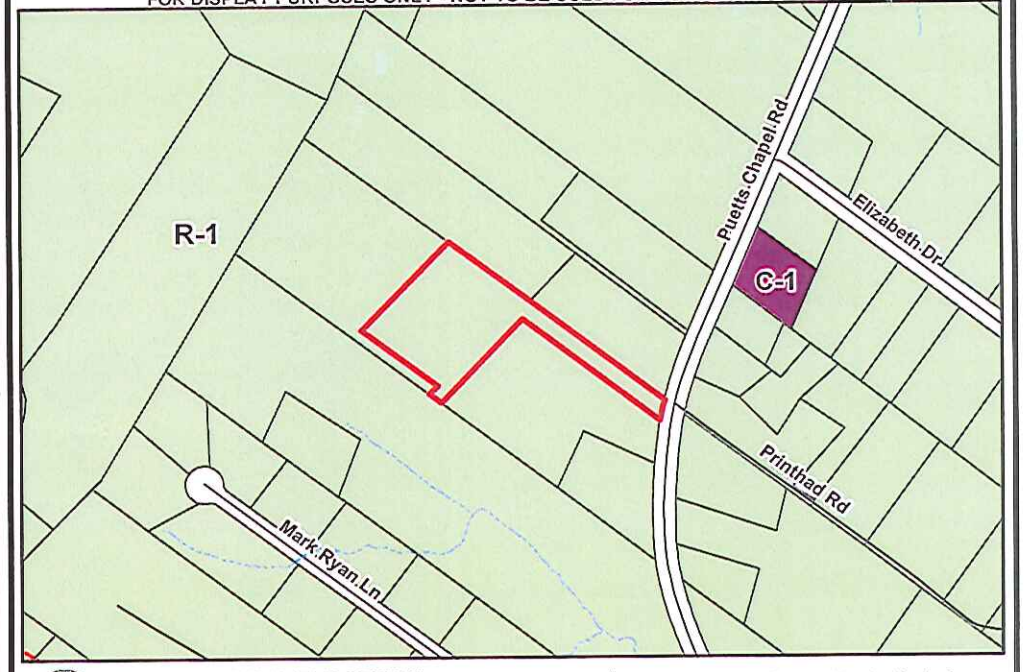
**GASTON COUNTY**
**ZONING REVIEW MAP**

R-1 Single Family Limited
C-1 Light Commercial
CH Corridor Highway Overlay
Area of Consideration

Applicant: Z17-01
Tax Id: 212710
Request Re- Zoning from:
R-1 Single Family Limited
To: C-1 Light Commercial

Map Date: 1/18/2017

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE




**GASTON COUNTY ZONING**
*"Applicant: Z17-01"*

Subject Area

R-1 Single Family Limited
C-1 Light Commercial

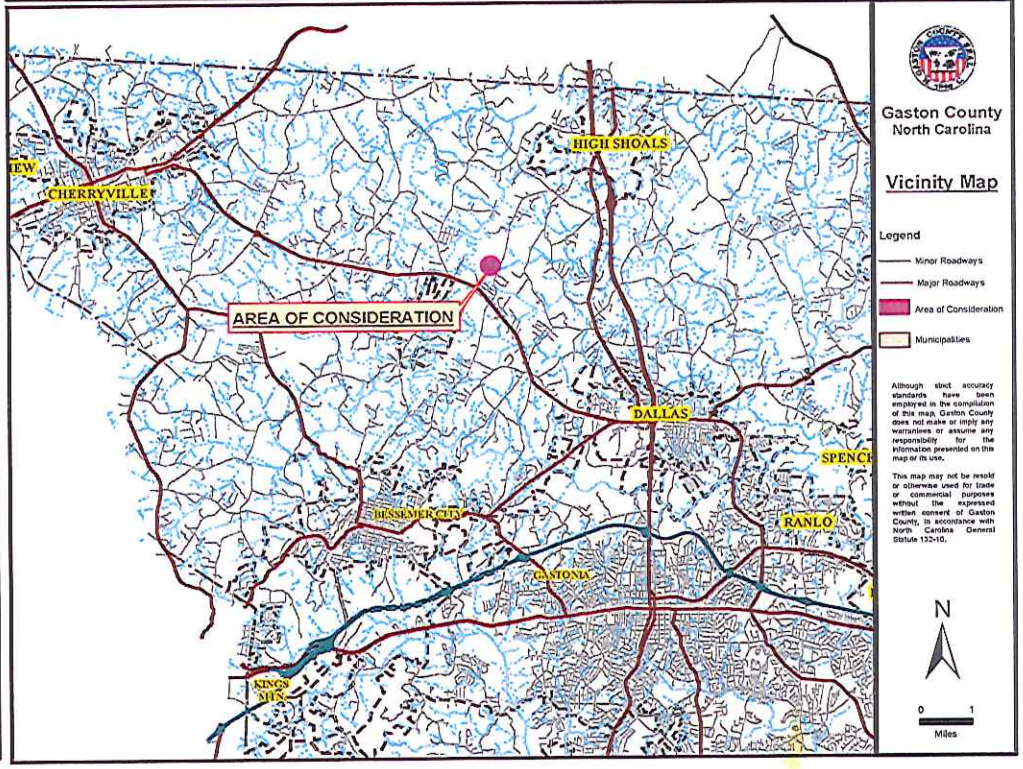
**Gaston County Zoning Review Overview Map**

2015 Aerial Imagery

*Z17-01*

Legend

Subject Area
Property Parcels




**Gaston County North Carolina**

**Vicinity Map**

Legend

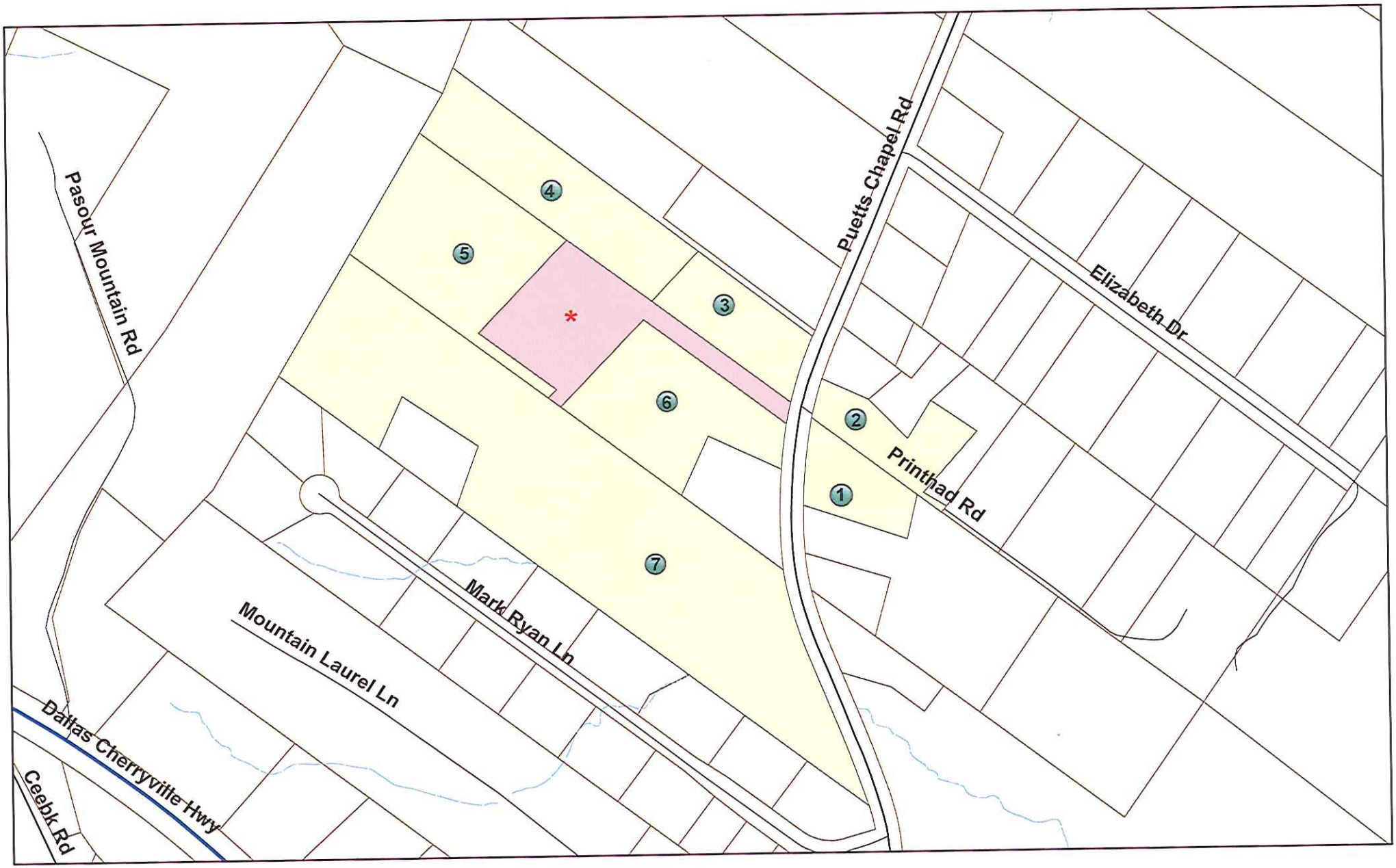
Minor Roadways
Major Roadways
Area of Consideration
Municipalities

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 trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.

N

0 1 Miles




## Z17-01 and Adjacent Properties

| NO: | AKPAR | OWNER NAME | OWNER NAME 2 | ADDRESS | CITY | STATE | ZIP |
|---|---|---|---|---|---|---|---|
| * | 212720 | STROUPE JAMES R | STROUPE PEGGY | 3157 PUETTS CHAPEL RD | DALLAS | NC | 28034 |
| 1 | 167063 | SHELTON DANNY W | SHELTON BARBARA H | 3162 PUETT CHAPEL RD | DALLAS | NC | 28034 |
| 2 | 167069 | PRICE HELENE BRASWELL | | 3202 PUETTS CHAPEL RD | DALLAS | NC | 28034-8723 |
| 3 | 167045 | WILLIAMS KENNETH C | | 3205 PUETTS CHAPEL RD | DALLAS | NC | 28034-8722 |
| 4 | 167043 | ALDRIDGE DAVID LT | | 3207 PUETTS CHAPEL RD | DALLAS | NC | 28034-8722 |
| 5 | 167015 | STROUPE L AMANDA | | 1495 ALTURA RD | FORT MILL | SC | 29732-0000 |
| 6 | 167016 | STROUPE JAMES RAY | STROUPE PEGGY H | 3157 PUETTS CHAPEL RD | DALLAS | NC | 28034-8721 |
| 7 | 167059 | PUETT JOHN C HEIRS | | 636 W PARK DR | LINCOLNTON | NC | 28092-0000 |