

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (Z20-12)

General Rezoning Application Z20-12

Request: To rezone property parcel 303426 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant(s): Samantha McQueen Thornburg

Property Owner(s): Samantha McQueen Thornburg

Mailing Address of Applicant: 563 Sandy Ford Rd., Mount Holly, NC 28120

Site Information and Description of Area

General Location: Sandy Ford Rd. (Mount Holly)

Parcel ID(s): 303426

Total Property Acreage: 0.69 ac

Acreage for Map Change: 0.69 ac

Current Zoning District(s): (R-1) Single Family Limited, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (US) Urban Standards Overlay

Zoning District Information

Current Zoning District:

(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.

(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:

(R-2) Single Family Moderate – The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. 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 – (as described above)

Comprehensive Land Use Plan (Small Area District)

Area 3: Riverfront Gaston / Northeast 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; increased job opportunities; maintaining the rural “feel” of the area; and, increased commercial opportunities.

Comprehensive Plan Future Land Use: Rural

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 10, 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

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 20-12**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Samantha McQueen Thornburg

(Print Full Name)

Mailing Address: 563 Sandy Ford Rd., Mount Holly, NC 28120

(Include City, State and Zip Code)

Telephone Numbers:

(980)434-4233

(Area Code) Business

(Area Code) Home

Email: shyannandme@yahoo.com

** 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: Sandy Ford Rd. (Mount Holly)

Parcel Identification (PID): 303426

Acreage of Parcel: .69 +/- Acreage to be Rezoned: .69 +/- Current Zoning: (R-1)(US)

Current Use: Vacant Proposed Zoning: (R-2)(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.


Signature of Property Owner or Authorized Representative

7-27-2020
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: 07/02/2020

Application Number: Z20-12

Fee: \$500.00

Received by Member of Staff: SCP

(Initials)

Date of Payment: _____

Receipt Number: _____

☒ COPY OF PLOT PLAN OR AREA MAP

☒ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☒ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: 08/25/2020

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

Z20-12

Legend

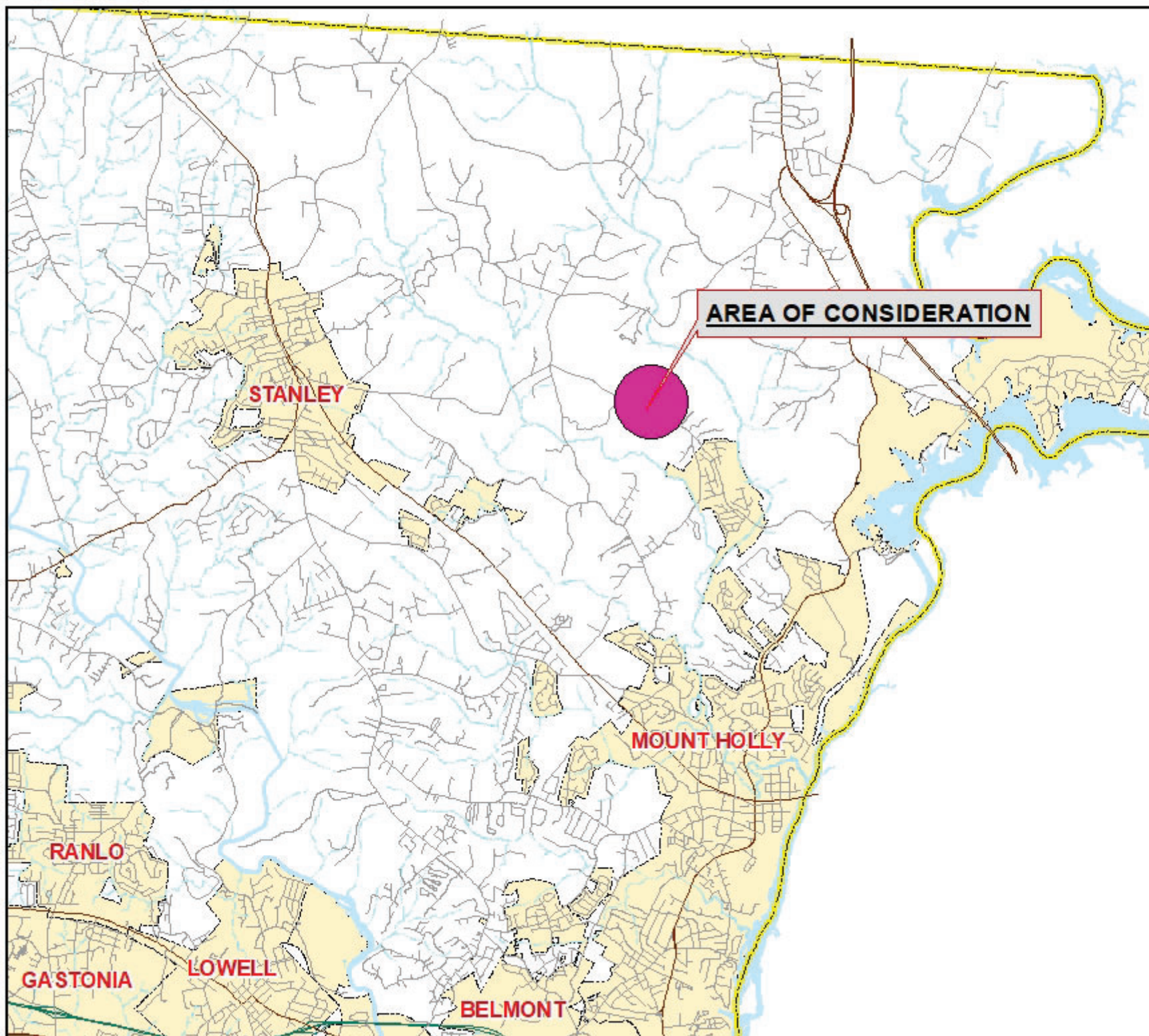
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although not necessary standards have been employed in the compilation of this map, Gaston County does not warrant or imply any accuracy or assume any responsibility for the information contained herein or for any errors.

This map may not be used as evidence in any court or for any other purpose without the express written consent of Gaston County. In accordance with North Carolina General Statute 160-121.



0 1
Miles







Gaston County Overview Map

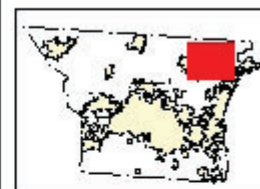
2019 Orthophoto

Z20-12

Legend

 Subject Area

 Property Parcels



This map is for informational use only. It is not to be used for legal purposes.

Map data is derived from aerial photography and other sources. It is not to be used for legal purposes.

Gaston County does not warrant the accuracy of the information on this map.

This map is for informational use only. It is not to be used for legal purposes.

No warranty is made by Gaston County for the use of this map for any purpose other than informational.

This map is for informational use only. It is not to be used for legal purposes.

This map is for informational use only. It is not to be used for legal purposes.


This map is for informational use only. It is not to be used for legal purposes.

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

Applicant: Z20-12

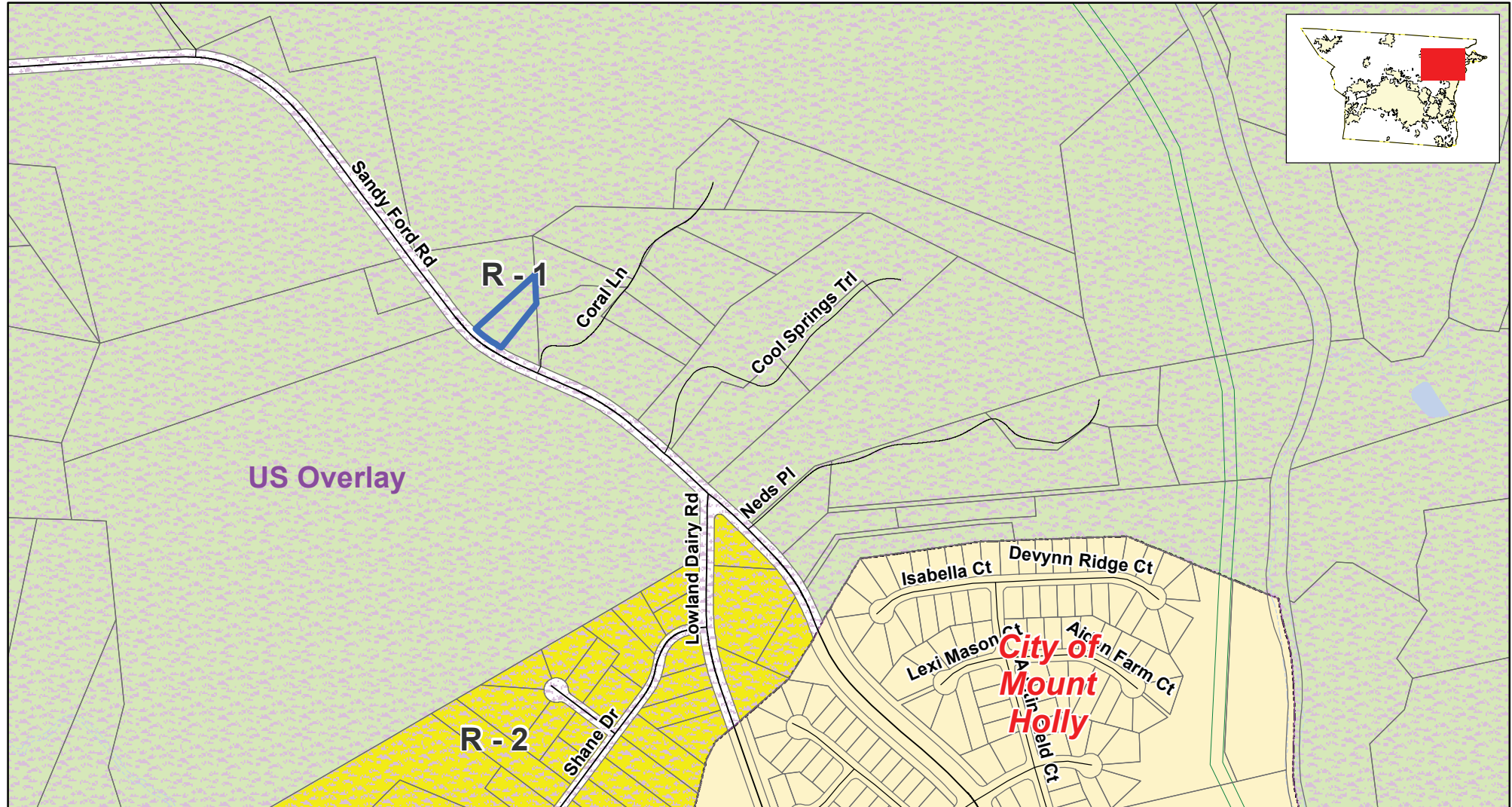
 Subject Area



0 50 100 200 Feet

(R-1) Single Family Limited
(US) Urban Standards Overlay

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.

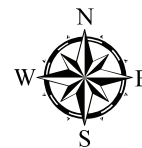
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is 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
- R-2 Single Family Moderate
- US Urban Standards Overlay

Area of Consideration



0 145 290 580 870 1,160 Feet

Applicant: Z20-12
Tax ID(s): 30342
Request Re-Zoning From:
(R-1) Single Family Limited
w/ (US) Urban Standards
Overlay
To: (R-2) Single Family Moderate
w/ (US) Urban Standards
Overlay

Map Date: 08/06/2020



Z20-12 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z20-12 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>
*	303426	THORNBURG SAMANTHA MCQUEEN		563 SANDY FORD RD	MOUNT HOLLY	NC	28120
1	303427	MCQUEEN JIMMY DALE		563 SANDY FORD RD	MOUNT HOLLY	NC	28120
2	176105	FLACK ZACHARY J	FLACK DAVID	3143 SOUTHAMPTON DR	JEFFERSONTON	VA	22724
3	219913	SANDY FORD FREEWILL BAPTIST CHURCH		613 SANDY FORD RD	MOUNT HOLLY	NC	28120
4	176102	MCCLAIN CARLOS B		577 SANDY FORD RD	MOUNT HOLLY	NC	28120
5	176053	ROBINSON JOHN W JR	ROBINSON KAY S	3242 HICKORY GROVE RD	GASTONIA	NC	28056
6	176055	BAKER RYAN S	BAKER COURTNEY L	560 SANDY FORD RD	MOUNT 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, Subdivision Administrator, Gaston
County Planning & Development Services
From: Julio Paredes, Planner
Date: August 13, 2020
Subject: Z20-12 - GCLMPO Site Plan Review

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

The proposed development is located at PID: 303426 off of Sandy Ford Rd. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
2. The GCLMPO Highway CTP does not show any future improvements on any streets adjacent to the subject property.
3. 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.

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