

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (Z19-16)

General Rezoning Application Z19-16

Request: To rezone property parcel 154069 from the (I-2) General Industrial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway and (US) Urban Standards Overlays

Applicant(s): Stuart & Lisa LaFrancis

Property Owner(s): Stuart & Lisa LaFrancis

Mailing Address of Applicant: 204 E. Texas Ave., Bessemer, NC 28016

Site Information and Description of Area

General Location: 109 Womble Dr. (Bessemer City)

Parcel ID(s): 154069

Total Property Acreage: 1.02 ac

Acreage for Map Change: 1.02 ac

Current Zoning District(s): (I-2) General Industrial, (CH) Corridor Highway Overlay, (US) Urban Standard Overlay

General Area Zoning District(s): (I-1) Light Industrial, (I-2) General Industrial, (R-1) Single Family Limited, (RS-12) Single Family 12,000 sq ft, (C-3) General Commercial, (CH) Corridor Highway Overlay, (US) Urban Standards Overlay

Zoning District Information

Current Zoning District:

(I-2) General Industrial – The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e. terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

(CH) Corridor Highway Overlay District – The purpose of the CH district is to preserve and enhance the streetscape along designated corridor highways in Gaston County. A CH district may exist along the entire length of a roadway or along any identifiable segment of a roadway. Any CH district initially established shall contain a minimum length of at least one thousand (1,000) linear feet as measured along one side of a designated corridor highway. The CH district shall consist of all lots fronting on the corridor highway for a depth of two hundred-fifty (250) feet as measured from the centerline of the corridor highway (for a total width of five hundred (500) feet), unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

(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-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.

(CH) Corridor Highway Overlay District – (as described above)

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

Comprehensive Land Use Plan (Small Area District)

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include preservation of open space; road improvements and better connectivity to other areas of the County; preservation of existing conditions while allowing low to moderate growth; repurpose vacant buildings and facilities for new economic opportunities; and, increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Gateway Center

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

November 26, 2019

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, Development Services 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 19-16**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: STURT & LISA LAFRANCIS
(Print Full Name)

Mailing Address: 204 E TEXAS AVE Bessamer City NC 28016
(Include City, State and Zip Code)

Telephone Numbers: 704 363-0350
(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: Same as Above
(Print Full Name)

Mailing Address: _____
(Include City, State and Zip Code)

Telephone Numbers: _____
(Area Code) Business (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 109 Womble DR

Parcel Identification (PID): 154069

Acreage of Parcel: 1.02 +/- Acreage to be Rezoned: 1.02 +/- Current Zoning: (I2)(CH)(US)

Current Use: VACANT Building Proposed Zoning: (C1)(CHUS)

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

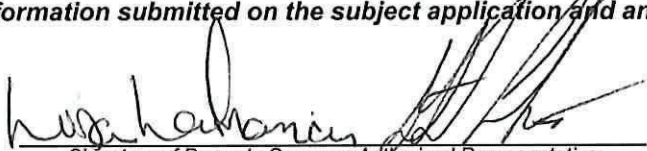
(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

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

11/1/19
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: 11/01/19 Application Number: 219-16 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 11/01/19 Receipt Number: 001185-0001
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 12/10/19

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.



Z19-16

Legend

-  Minor Roadways
 Major Roadways
 Area of Consideration
 Municipalities

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.



A horizontal scale bar with a black rectangular fill. Above the left end is the number '0' and above the right end is the number '1'. Below the bar, centered, is the word 'Miles'.



Gaston County Overview Map

2018 Pictometry

Z19-16

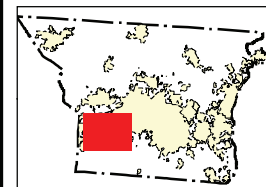
Legend



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.

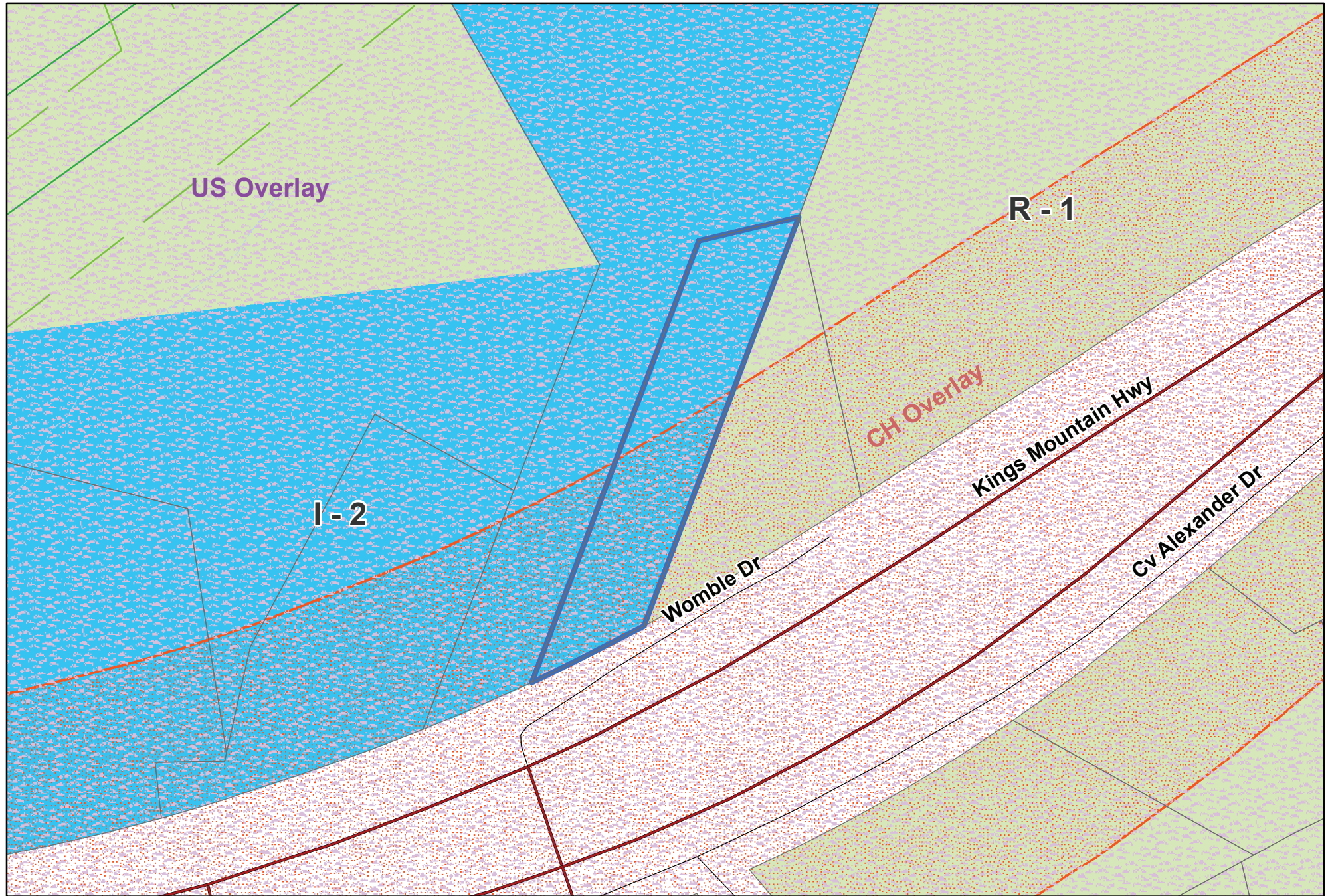
Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

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



0 100 200
Feet



GASTON COUNTY Zoning Map

Applicant: Z19-16

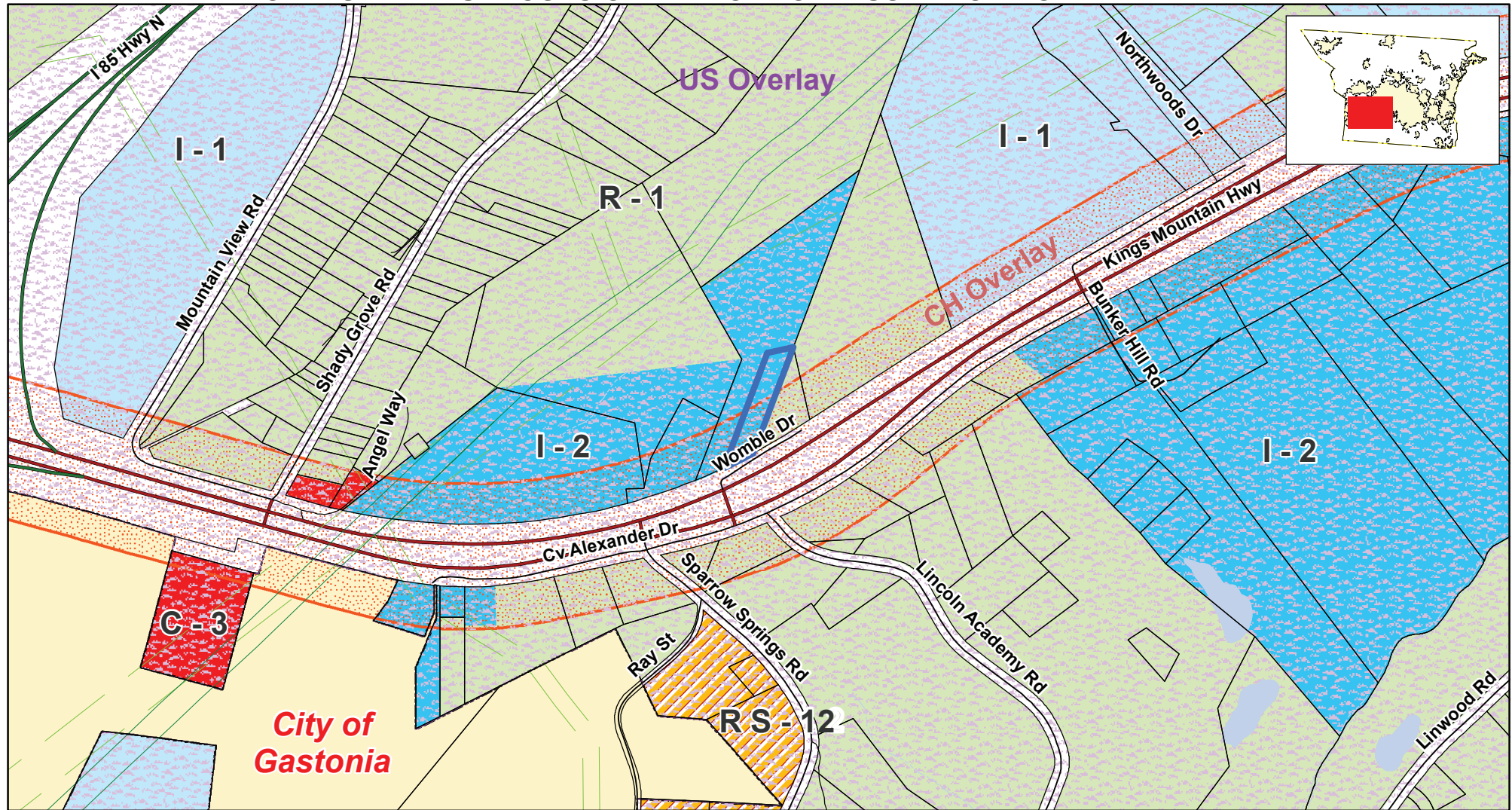
 Subject Area



0 40 80 160 Feet

(I-2) General Industrial
(R-1) Single Family Limited
(US) Urban Standards Overlay
(CH) Corridor Highway Overlay

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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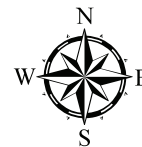
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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- RS-12 Residential 12,000 sq ft
- I-1 Light Industrial
- I-2 General Industrial
- General Commercial
- US Urban Standards Overlay
- CH Corridor Highway Overlay

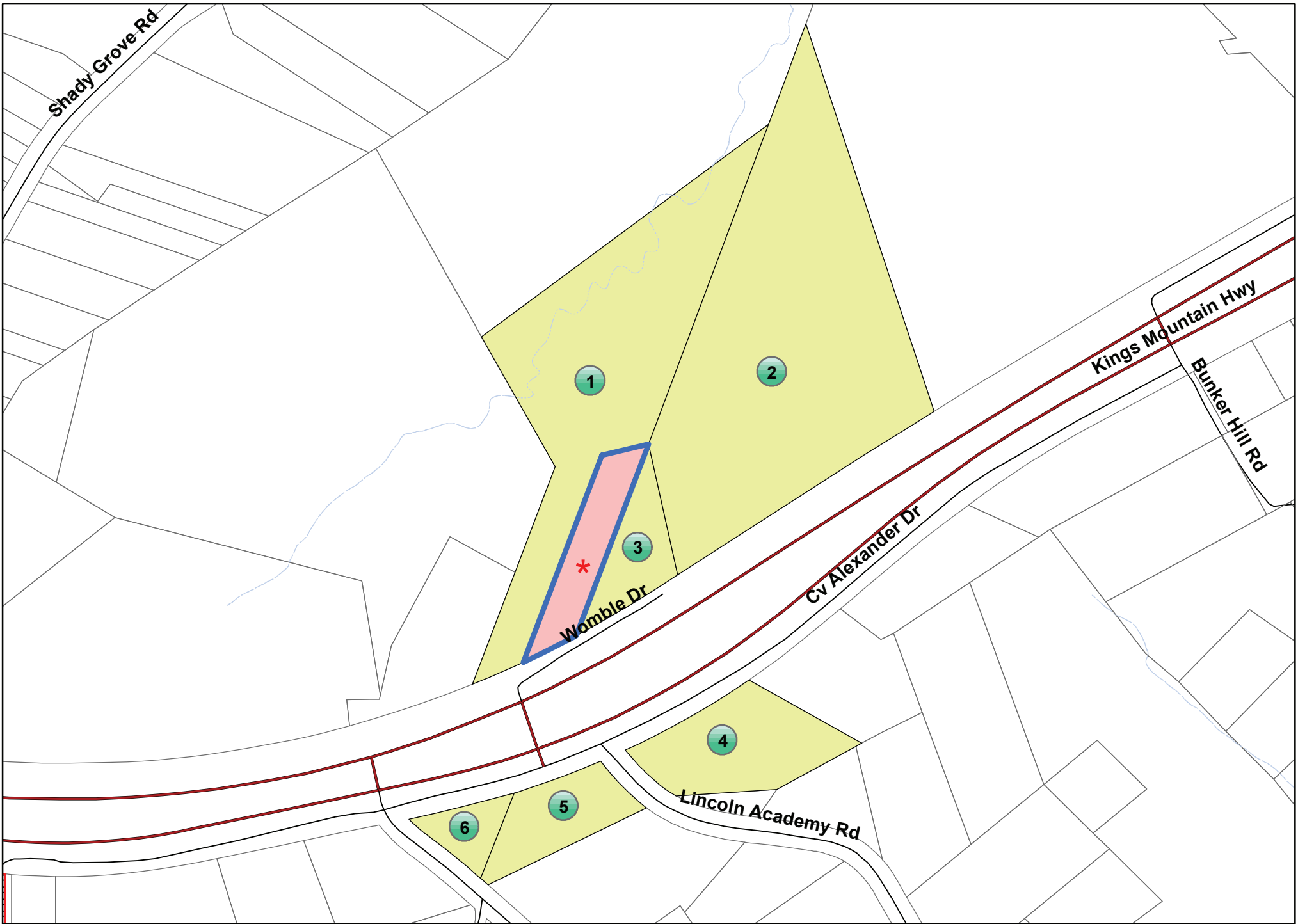
Area of Consideration



0 150 300 600 900 1,200 Feet

Applicant: Z19-16
Tax ID(s): 154069
Request Re-Zoning From:
(I-2) General Industrial
w/ (CH) Corridor Highway and
(US) Urban Standards Overlays
To: (C-1) Light Commercial
w/ (CH) Corridor Highway and
(US) Urban Standards Overlays

Map Date: 11/22/2019



Z19-16 Subject and Adjacent Properties Map
See reverse side for listing of property owners



**Area of
Consideration**

Z19-16 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>
*	154069	LAFRANCIS LISA	LAFRANCIS STUART EVERETT	204 E TEXAS AVE	BESSEMER CITY	NC	28016
1	154068	LAFRANCIS JEANNE M	LAFRANCIS STUART J	4611 BINWHE LN	GASTONIA	NC	28052
2	154133	WOMBLE DOROTHY KATRINA		117 WOMBLE DR	BESSEMER CITY	NC	28016
3	217997	WOMBLE DOROTHY KATRINA		117 WOMBLE DR	BESSEMER CITY	NC	28016
4	154116	ROBERTS ANTONIO D		1036 MARGROVE RD	KINGS MOUNTAIN	NC	28086
5	154073	HUMPHREY DEIDRA W	WEBBER SPURGEON III	3419 FRENCH WOODS RD	CHARLOTTE	NC	28269
6	154074	WOMBLE BARRON	WOMBLE DOROTHY	2400 16TH ST NW APT 404	WASHINGTON	DC	20009