

Planning Board Item II- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z16-03)
Board of Commissioners/Planning Board Public Hearing Date August 23, 2016

General Rezoning Application-Z16-03 for Parcel 138844

Request: To rezone parcel number 138844 from the (R-1) Single Family Limited Zoning District to (C-1) Light Commercial Zoning District
Applicant: SKJH LLC. (John Hondros and Steve Kakouras)
Property Owner: SKJH LLC. (John Hondros and Steve Kakouras)
Mailing Address of Applicant: 125 Torrence Rd, Gastonia, NC

Site Information and Description of Area:

General Location (see attached map): 125 Torrence Rd, Gastonia, NC
Tax Parcel Number(s): 138844
Township: Gastonia Township
Current Use of Property: undeveloped/wooded
Total Acreage in Parcel(s): 4.47 total acres
Acreage for Map Change: 4.47 total acres
Current Zoning District(s): (R-1) Single Family Limited Zoning Districts
General Area Zoning Districts: (R-1) Single Family Limited Zoning Districts (C-1) Light Commercial, RS-12(Single Family 12,000 square feet), City of Gastonia
General/Adjacent Land Use(s): Residential and 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.

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

COMPREHENSIVE PLAN:

Small Area Districts: Southwest of the Comprehensive Plan Strategy Map.

Key Issues: Farmland, adequate roads and road system, availability of water, sewer, etc. diverse employment/industries

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: August 12, 2016

MAIL NOTIFICATION:

Notice of the hearing was sent to adjacent property owners on August 12, 2016. Comments, if any, from the notification will be provided during public hearing.

INFORMATION ATTACHED:

Rezoning application (copy), proposed zoning district list of uses; zoning review map, subject area map, aerial map, vicinity map, adjacent property owner's map

TRANSPORTATION PLANNING INFORMATION:

Provided by GCLMPO (Gaston, Cleveland, Lincoln Metropolitan Planning Organization)

STAFF CONTACT:

Ron Smith, Development Services Planner (704-866-3072), email: 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 16-03**

Applicant

Planning Board (Administrative)

Board of Commission (Administrative)

ETJ

A. *APPLICANT INFORMATION

Name of Applicant: SKJH LLC. (John Hondros & Steve Kakouras)

(Print Full Name)

Mailing Address: 3140 Linwood Road, Gastonia NC 28052

(Include City, State and Zip Code)

Telephone Numbers: 704.865.7433, 704.965.3469, 704.572.0883

(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: SKJH LLC. (John Hondros & Steve Kakouras)

(Print Full Name)

Mailing Address: 3140 Linwood Road, Gastonia NC 28052

(Include City, State and Zip Code)

Telephone Numbers: 704.865.7433, 704.965.3469, 704.572.0883

(Area Code) Business

(Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: The adjacent parcel to the rear of 3140 Linwood Road that fronts on Torrence Road.

(125 Torrence Rd)

Parcel Identification (PID): PID # 138844 .

Acreage of Parcel: 4.47 +/- Acreage to be Rezoned: 4.47 +/- Current Zoning: R-1

Current Use: Undeveloped / Wooded 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: _____
(Area Code)

Telephone: _____
(Area Code)

Parcel: _____
(If Applicable)

Parcel: _____
(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

16-7000003

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.

John H. Hovard _____ June 17, 2016 _____
 Signature of Property Owner or Authorized Representative 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: June 17, 2016 Application Number: Z16-03 Fee: \$500.00

Received by Member of Staff: RLS _____ Date of Payment: June 17, 2016 Receipt Number: # 928
 (Initials)

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

Date of Staff Review: 8/8/16 Date of Public Hearing: 08/23/16
 Planning Board Review: _____ Recommendation: _____ Date: _____
 Commissioner's Decision: _____ Date: _____

Light Commercial C-1

Below is a list of the uses allowed in the C-1 Zoning Districts:

The Gaston County Zoning Ordinance allows certain uses in the zoning districts: 1) by right; 2) by right, with supplemental regulations; 3) only with a conditional use permit; 4) only with a conditional use permit, with supplemental regulations; 5) Existing use subject to supplemental regulation; 6) By Conditional Zoning; 7) By Conditional Zoning with supplemental regulations; 8) By Special Exception; or 9) By Special Exception with supplemental regulations. Below are uses allowed in this district, broken down in the aforementioned categories.

C-1 Light Commercial

(1) Uses allowed by right:

ABC Store; Amusement and Sporting Facility, Indoor (unless use specifically listed); Amusement Arcade; Animal Grooming Service for household pet (indoor kennels); Art Gallery; Auditorium/Assembly Hall/Amphitheater/Community Center less than 500 seats; Baseball Hitting Range; Building Material and Lumber Sales; Business Services; Check Cashing Establishment, Closed 12 a.m. – 5 a.m.; Cleaning and Maintenance Service; Contractor's Office and Operation Center; Day Care Center Accessory; Dwelling, Single-Family, Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies and 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 of ATMs); Food Pantry; Food Store, 0-9,999 square feet gross floor area; Funeral Home; Furriers; Game Room; Glass and Mirror Shop; Grooming Services; Gunsmith, Gun and Ammunition Sales; Hardware Store; Health Club, Spa, Gymnasium Recycling (principal use); Laboratories – Dental, Medical; Lawn and Garden Center; Library; Medical Offices, 0-49,000 square feet gross floor area; Monument Sales; Museum; Offices, Excluding Medical, 0-49,999 square feet gross floor area; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Skating Rink, indoor; 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 and Rental; Bed and Breakfast Inn; Car Wash, Self Service; Churches/ Place of Worship, Club, Private (Without Adult Entertainment); Convenience Store, Closed 12 a.m. – 5 a.m.; 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 and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area; Golf Course; Golf Driving Range; Gold Miniature; Group Home, Health and Behavioral Care Facility; Home Occupation, Customary, Home Occupation, Rural; Landfill, Beneficial Fill, Laundromat, Closed 12 a.m. – 5 a.m.; Lounge/Nightclub; Machine, Metal Wood Working, Welding Shop; Manufactured Goods, Class 1; Maternity Home; Multi-Family Development, Nursery (Garden); Nursing Home, Rest Home; Planned Residential Development (PRD), Paint Ball Facility; Park; Parking Lot; Planned Unit Development (PUD), Private Residential Quarters (PRQ), Produce Stand, Recreation Center and Sports Center; Recycling Deposit Station, principal use; Residential Infill Development; Restaurant, with drive thru; Schools, Restaurant within other facilities; Retail, 0-24,999 square feet gross floor area; Elementary and Junior High (Public and Private), School, Senior High (Public and Private), Shopping Center, 25,000-49,000 square feet gross floor area; Shopping Center, 0-24,999 square feet gross floor area; Stadium, Swimming Pool, Sales, Service and Supplies; Telecommunication Antennae and Equipment Buildings, Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Billiard Parlor; College/University; Food Store, 10,000 square feet gross floor area; Medical Offices, 50,000 –99,999 square feet gross floor area; Offices, 50,000 –99,999 square feet gross floor area; and Transit Station

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

Amusement and Sporting Facility, Outdoor; Animal Hospital (Outdoor Kennel), Animal Hospital (Indoor Kennel), Assisted Living Center; Auction House; Auditorium/Assembly Hall/Amphitheater/Community Center 500 or more seats; Automobile Service Station; Body Piercing Establishment and Tattoo Parlor; Bus and Train Terminal, Passenger; Car Wash, Self Service; Club, Private (Without Adult Entertainment); Convenience Store, open up to 24 hours; Day Care Center, Class B, Day Care Center, Class C, Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area, Golf Course; Golf Driving Range; Golf Miniature, Group Home; Hotel or Full Service Hotel; Laundromat, open up to 24 hours; Lounge/Nightclub; Maternity Home, Mini-Warehouse; Military Reserve, Center, Nursery (Garden), Nursing Home, Rest Home, Park; Restaurant with drive thru; Riding Stables; Rodeo/Accessory Rodeo; School, Vocation; Stadium, Telecommunication Tower and Facilities; Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:

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

(6) By Conditional Zoning: None

(7) By Conditional Zoning with supplemental regulations: None

(8) By Special exception: None

(9) By Special exception with supplemental regulations: None

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



Applicant: Z16-03
 Tax Id: 138844
 Request Re-Zoning from:
 R-1 Single Family Limited
 To: C-1 Light Commercial

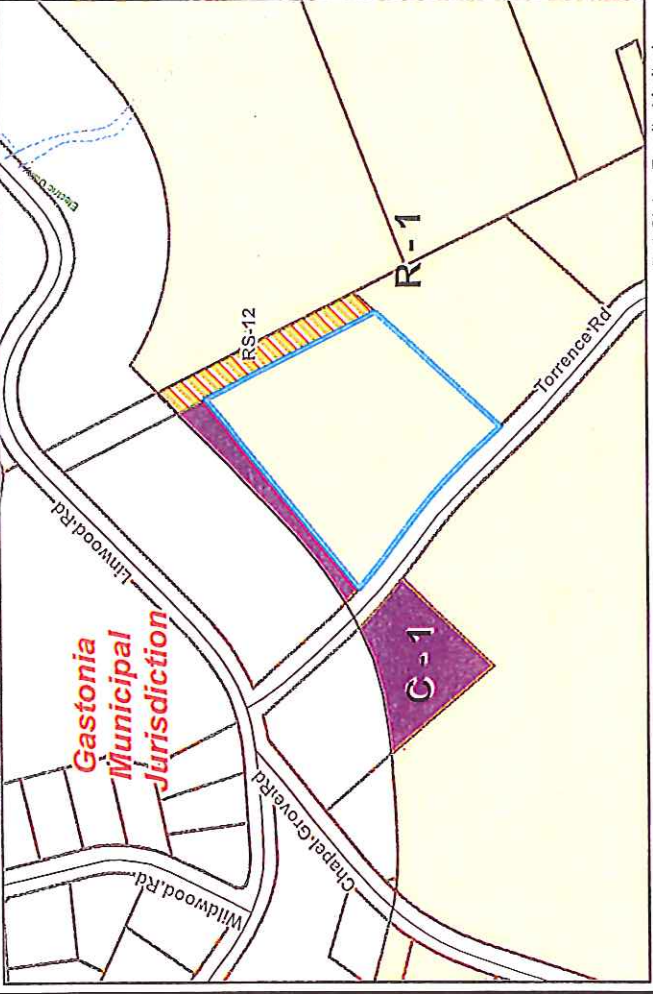
Map Date: 7/26/16

Area of Consideration

This map is intended for use by the Gaston County Board of Commissioners, to be reviewed for zoning change requests. Property parcels, zoning, transportation and other map information were obtained from the Gaston County GIS Department. Street names are subject to change. Gaston County does not make any warranty or guarantee as to the accuracy of this map. This map was prepared by the Department of Planning and Development Services.

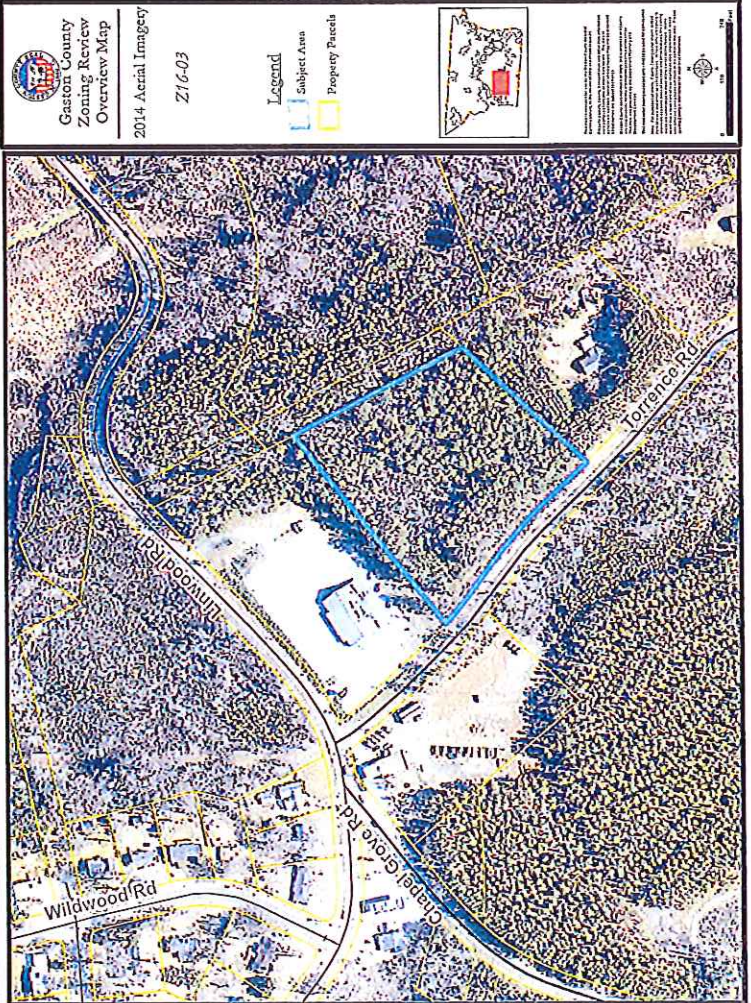
This map is for zoning purposes only. Not to be used for conveyance. For purposes of clarity, Gaston County is not shown as a zoning district on this map. The zoning districts shown on this map are for informational purposes only. The zoning districts shown on this map are not intended to be used as a legal document. For more information on zoning, please contact the Planning and Development Services Department.

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



Area of Consideration

R-1 Single Family Limited
 RS-12 Residential 12,000 sq ft
 C-1 Light Commercial



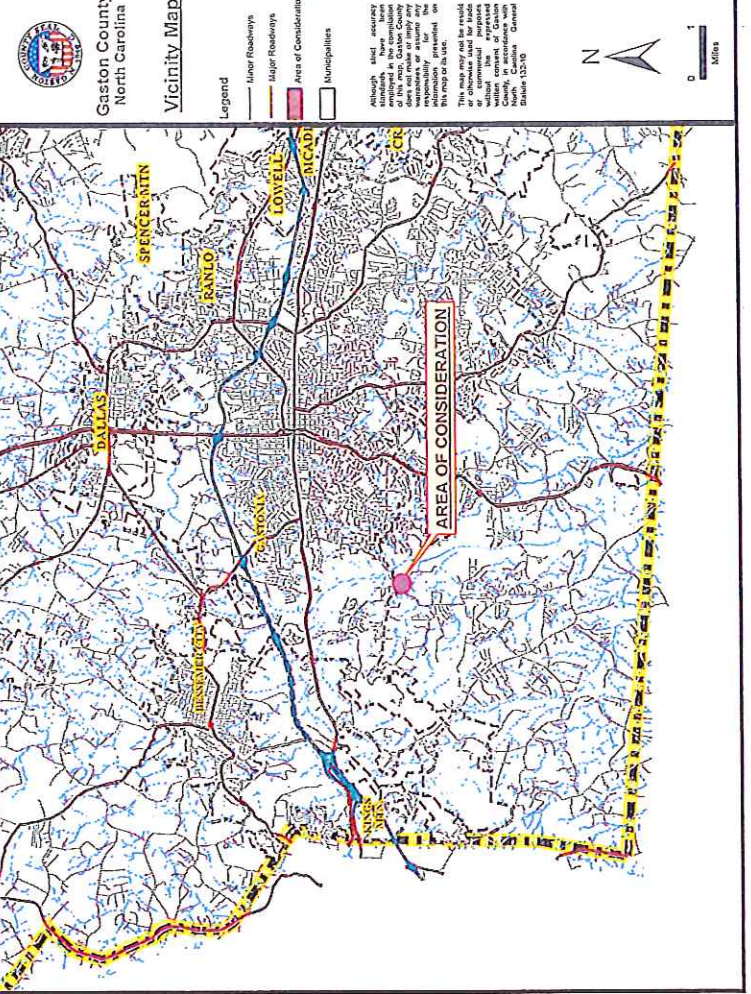
Gastonia Municipal Jurisdiction

Area of Consideration

Subject Area

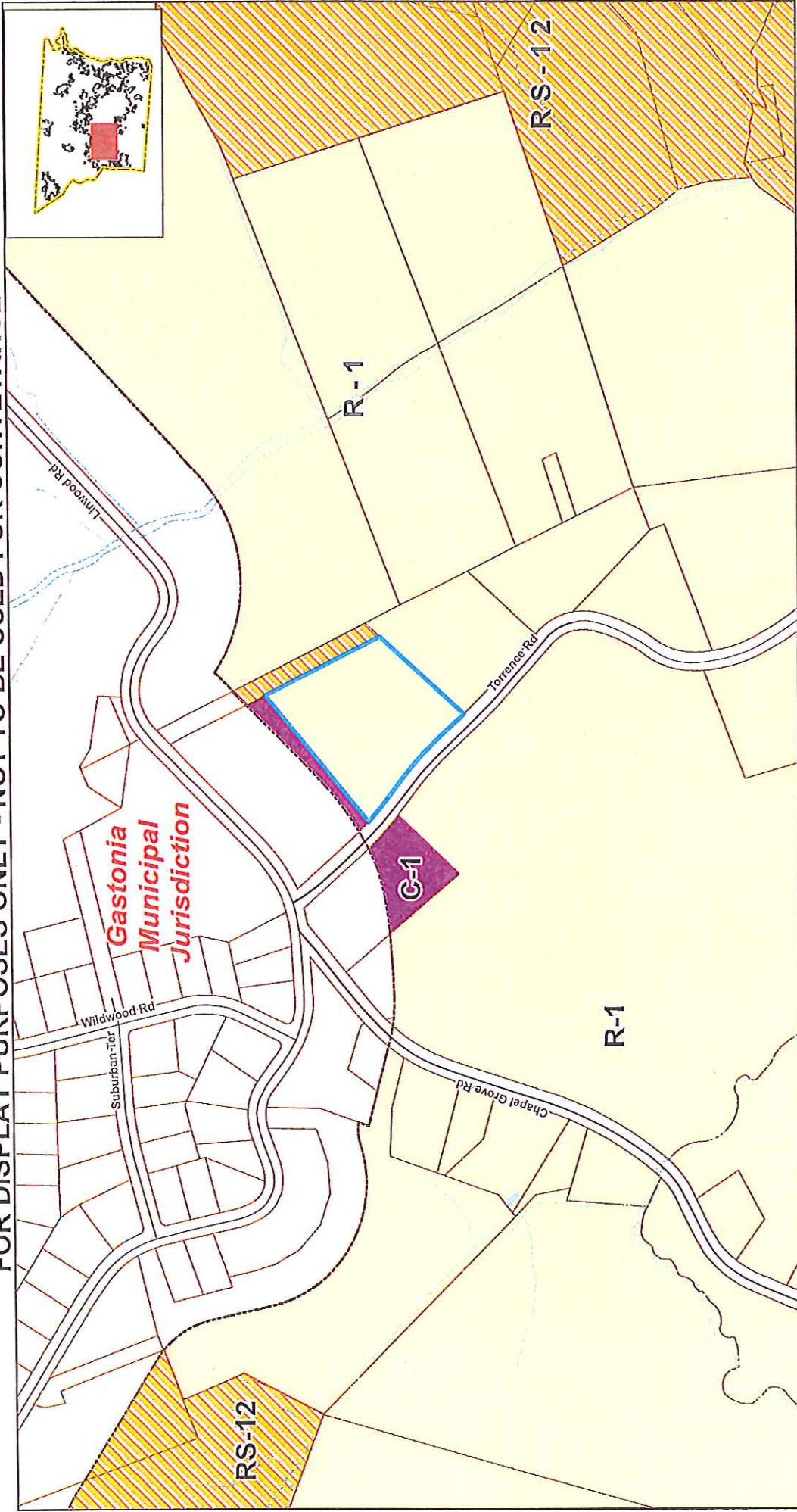
Property Parcels

2014 Aerial Imagery
 Z16-03



0 1 Miles

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.

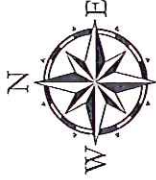
This map is for zoning purposes only - Not to be used for conveyance.

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

- City of Gastonia
- C-1 Light Commercial
- RS-12 Residential 12,000 sq ft
- Area of Consideration



0 115 230 400 600 920 Feet

Applicant: Z16-03

Tax Id: 138844

Request Re-Zoning from:
R-1 Single Family Limited
To: C-1 Light Commercial

Map Date: 7/26/16

Planning Board Item II- GENERAL PUBLIC HEARING INFORMATION (Rezoning – Z16-04)
Board of Commissioners/Planning Board Public Hearing Date August 23, 2016

General Rezoning Application-Z16-04 for Parcels 163773, 163785 and 163797

Request: To rezone parcel numbers 163773, 163785 and 163797 from the (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District
Applicant: Core Solar Land Holdings, I, LLC (Julianne Wooten)
Property Owner: Anne Proudfoot (Estate of Mary Jane Ledyard, Trustee)
Mailing Address of Applicant: 101 W. Worthington Ave., Suite 120, Charlotte, NC 28203

Site Information and Description of Area:

General Location (see attached map): Neal Road, Bessemer City, NC
Tax Parcel Number(s): 163773, 163785 and 163797
Township: Cherryville Township
Current Use of Property: Agriculture
Total Acreage in Parcel(s): 180.22
Acreage for Map Change: 180.22 total acres
Current Zoning District(s): (R-1) Single Family Limited Zoning Districts
General Area Zoning Districts: (R-1) Single Family Limited Zoning Districts, (R-2) Single Family Moderate
General/Adjacent Land Use(s): Vacant and Residential

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:

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.

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

COMPREHENSIVE PLAN:

Small Area Districts: Northwest of the Comprehensive Plan Strategy Map.

Key Issues: Availability of water, sewer, etc, adequate roads and road system, attracting new business, farmland

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: August 12, 2016

MAIL NOTIFICATION:

Notice of the hearing was sent to adjacent property owners on August 12, 2016. Comments, if any, from the notification will be provided during public hearing.

INFORMATION ATTACHED:

Rezoning application (copy), proposed zoning district list of uses; zoning review map, subject area map, aerial map, vicinity map, adjacent property owner's map

TRANSPORTATION PLANNING INFORMATION:

Provided by GCLMPO (Gaston, Cleveland, Lincoln Metropolitan Planning Organization)

STAFF CONTACT:

Ron Smith, Development Services Planner (704-866-3072), email: 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 16-04

Applicant

Planning Board (Administrative)

Board of Commission (Administrative)

ETJ

A. *APPLICANT INFORMATION

Name of Applicant: Core Solar Land Holdings I, LLC

(Print Full Name)

Mailing Address: 101 W Worthington Ave., Suite 120, Charlotte, North Carolina 28203

(Include City, State and Zip Code)

Telephone Numbers: (980) 949-8523

(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: Anne Proudfoot (Estate of Mary Jane Ledyard, Trustee)

(Print Full Name)

Mailing Address: 4000 Winston Hill Drive, Suite 209, Cary, North Carolina 27513

(Include City, State and Zip Code)

Telephone Numbers:

(Area Code) Business

(919) 468-7034

(Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Neal Road, Bessemer City, North Carolina

Parcel Identification (PID): #163773, #163785, #163797

Acreage of Parcel: 180.22 +/- Acreage to be Rezoned: 180.22 +/- Current Zoning: R-1

Current Use: Agricultural/ Undeveloped Proposed Zoning: R-2

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

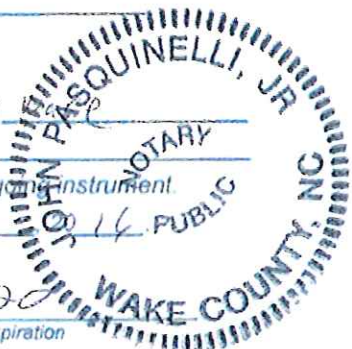
E. AUTHORIZATION AND CONSENT SECTION

(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) 163773, 163785, 163797 hereby give Core Solar Land Holdings I, LLC consent to execute this proposed action.
(Name of Applicant)

Anne L. Proudfoot
(Signature)
N/A
(Signature)

2-11-2016
(Date)
N/A
(Date)

I, John Pasquelli Jr, a Notary Public of the County of Wake State of North Carolina, hereby certify that Anne Ledyard Proudfoot personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 11th day of Feb



[Signature]
Notary Public Signature

02-16-2020
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.

* Ann B Proudfoot Trustee ✓ 2-11-2016
Signature of Property Owner or Authorized Representative 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: <u>6/28/16</u> | Application Number: <u>16-70000004</u> | Fee: <u>500.00</u> |
| Received by Member of Staff: <u>RS</u> <small>(Initials)</small> | Date of Payment: <u>6/28/16</u> | Receipt Number: <u>1044</u> |
| <input type="checkbox"/> COPY OF PLOT PLAN OR AREA MAP | <input type="checkbox"/> COPY OF DEED | |
| <input type="checkbox"/> NOTARIZED AUTHORIZATION | <input type="checkbox"/> PAYMENT OF FEE | |
| Date of Staff Review: <u>08/08/16</u> | Date of Public Hearing: <u>08/23/16</u> | |
| Planning Board Review: _____ | Recommendation: _____ | Date: _____ |
| Commissioner's Decision: _____ | Date: _____ | |

70000004-161

Single Family Moderate R-2

Below is a list of the uses allowed in the R-2 Zoning District:

The Gaston County Zoning Ordinance allows certain uses in the zoning districts: 1) by right; 2) by right, with supplemental regulations; 3) only with a conditional use permit; 4) only with a conditional use permit, with supplemental regulations; 5) Existing use subject to supplemental regulation; 6) By Conditional Zoning; 7) By Conditional Zoning with supplemental regulations; 8) By Special Exception; or 9) By Special Exception with supplemental regulations. Below are uses allowed in this district, broken down in the aforementioned categories?

R-2 Single Family Moderate

(1) Uses allowed by right:

Dwelling, Manufactured Home Class A, Dwelling Manufactured Home Class B, Dwelling, Single-Family, Essential Services, Class 1, Recycling Deposit Station, Accessory, Taxidermy.

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist, Cemetery (Accessory Use), Bona Fide Farms, Botanical Gardens, Churches/ Place of Worship, Day Care Center, Class A, Day Care Center, Class B, Dwelling, Two Family, Essential Services Class 2, Essential Services Class 4, Family Care Home, Flex Space, Group Home, Home Occupation, Customary, Home Occupation, Rural, Landfill, Beneficial Fill, Landfill, Land Clearing and Inert Debris, Minor, Marinas, Accessory, Maternity Home, Park, Planned Residential Development (PRD), Planned Unit Development (PUD), Private Residential Quarters (PRQ), Produce Stand, Restaurant, within other facilities, Schools, Elementary and Junior High (Public and Private), School, Senior High (Public and Private), Stadium, Telecommunication Antennae and Equipment Buildings, Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Animal Grooming Service for household pet (Indoor Kennels), College/University, Essential Services Class 3, Library, Marina, Commercial, Museum, School for the Arts, Zoo.

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

Animal Hospital (Outdoor Kennel), Animal Hospital (Indoor Kennel), Animal Kennel, Bed and Breakfast Inn Camping and Recreational Vehicle Park, Cemetery, Continuing Care Facility, Country Club, Day Care Center, Class B, Day Care Center, Class C, Essential Services Class 4, Family Care Home, Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area, Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area, Golf Course; Golf Driving Range; Golf Miniature, Maternity Home, Military Reserve, Center, Nursery (Garden), Nursing Home, Rest Home, Park, Parking Lot, Recreation Center and Sports Center, Recycling Deposit Station, principal use, Riding Stables, Rodeo/Accessory Rodeo, Planned Unit Development, Planned Residential Development, Stadium, Tower and/or Station, Radio and Television Broadcast, Traditional Neighborhood Development (TND), Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:

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

(6) By Conditional Zoning: None

(7) By Conditional Zoning with supplemental regulations:

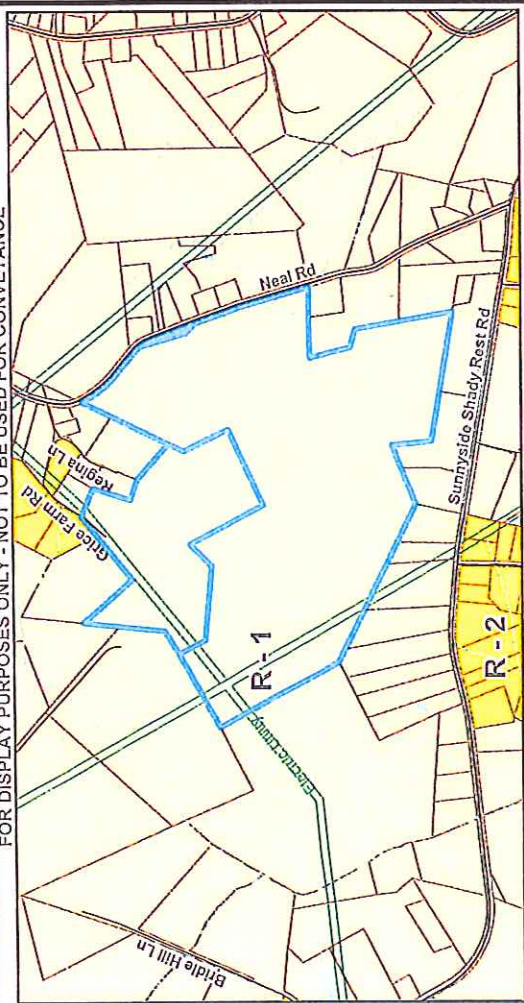
Planned Residential Development (PRD), and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND)

(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

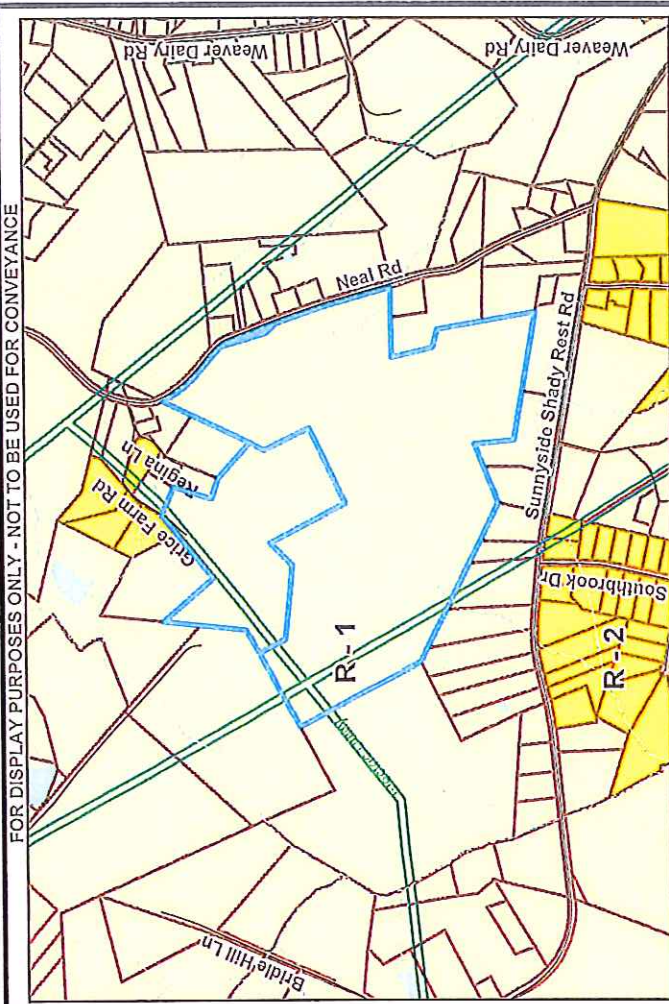


Applicant: Z16-04
 Tax Id: 163785, 163773
 and 163797
 Existing Zoning: R-1
 Single Family Limited
 Proposed Zoning: R-2
 Single Family Moderate

GASTON COUNTY ZONING REVIEW MAP

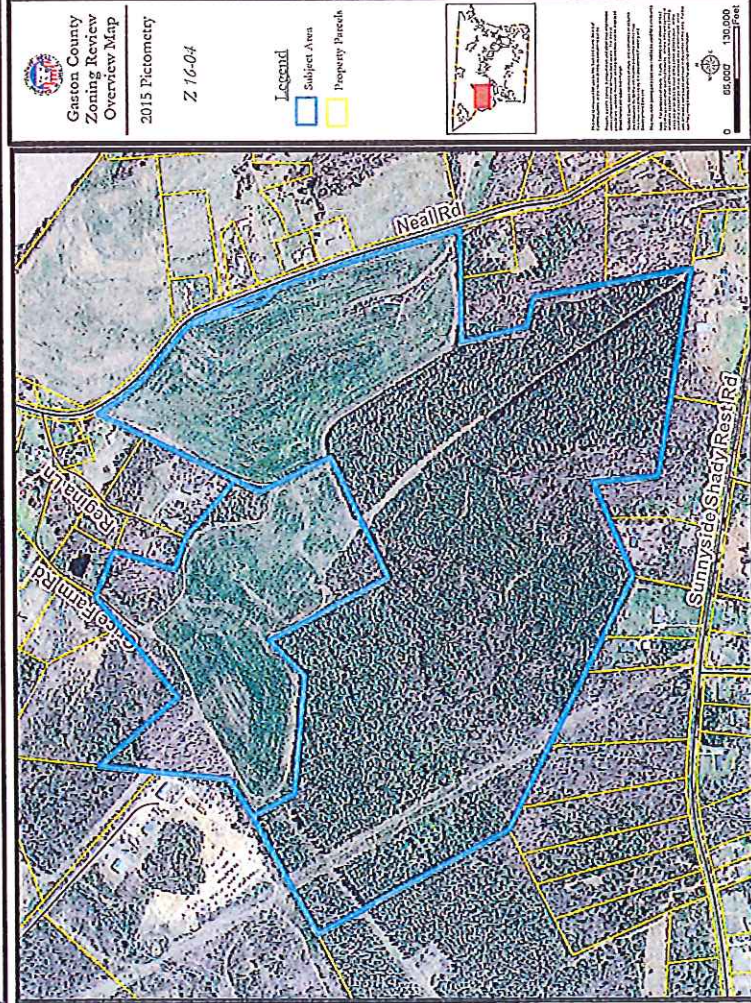
Area of Consideration
 R-1 Single Family Limited
 R-2 Single Family Moderate

Map Date: 6/27/2016



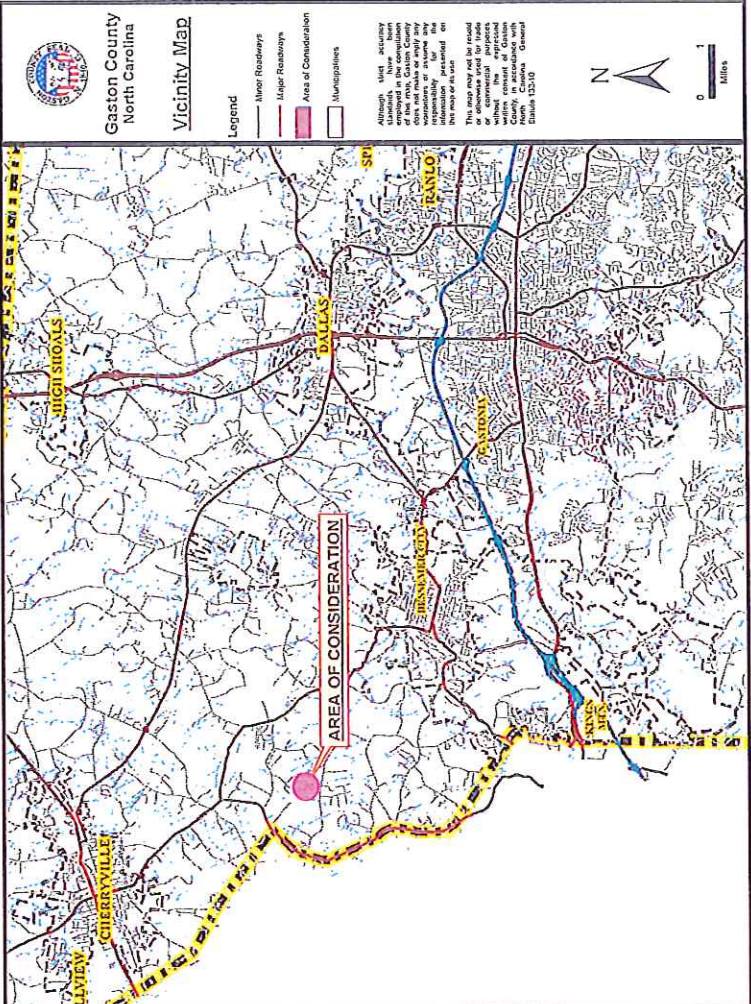
R-1 Single Family Limited
 R-2 Single Family Moderate

GASTON COUNTY ZONING
 "Applicant: Z16-04"



Gaston County Zoning Review Overview Map
 2015 Pictometry
 Z 16-04

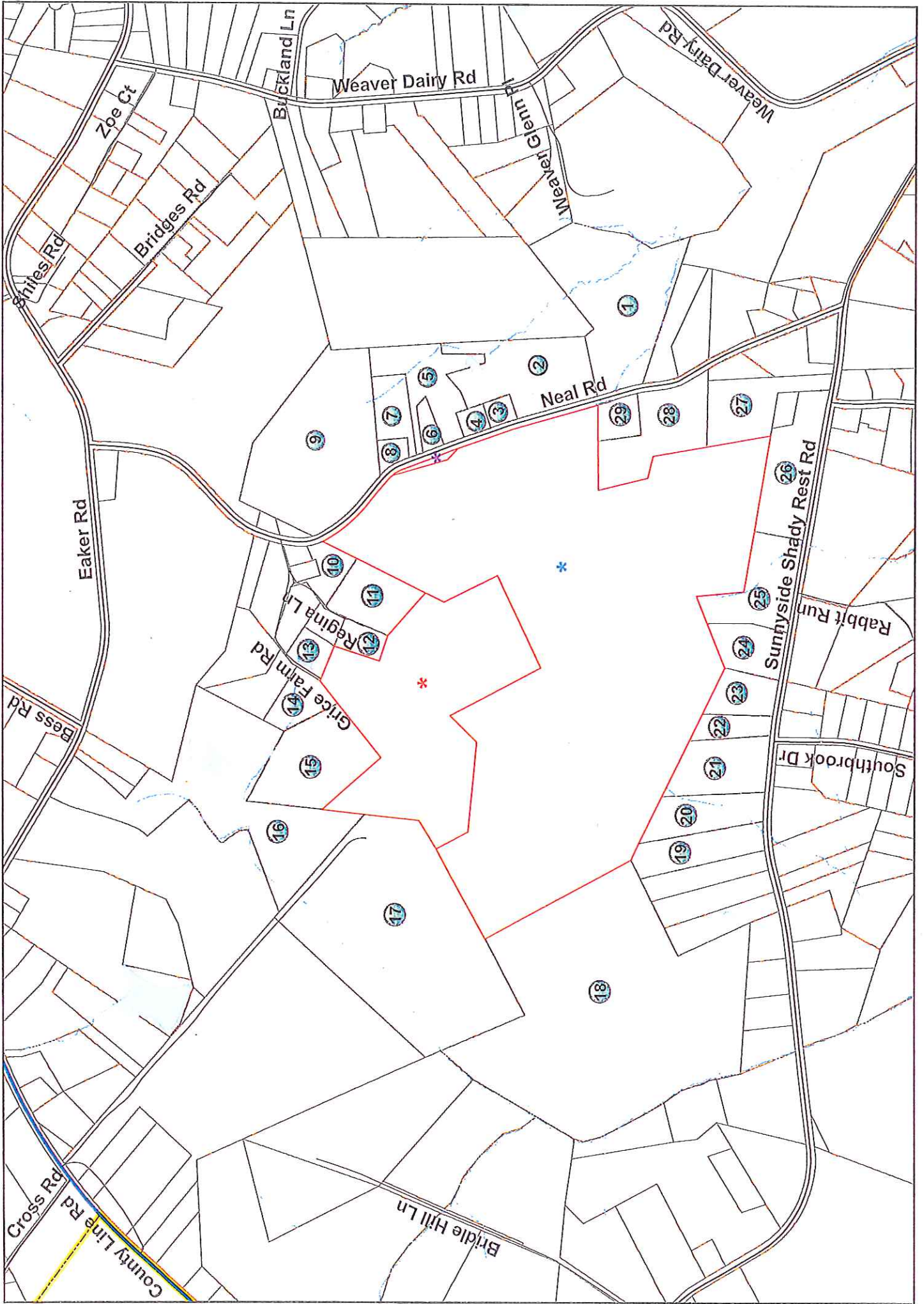
Legend
 Subject Area
 Property Parcel



Gaston County North Carolina
 Vicinity Map

Legend
 Minor Roadways
 Major Roadways
 Area of Consideration
 Municipalities

Although street accuracy improved in the compilation, the map does not make any warranty or responsibility for the accuracy of the information shown on this map. This map may not be used for any purpose other than that for which it was prepared without the express written consent of Gaston County. In accordance with Section 122-100 General Ordinance.



See Reverse Side for listing of Subject Property and Adjacent Owners

Z16-04

Z16-04 SUBJECT AND ADJACENT PROPERTIES

| NO: | PARCEL | OWNER NAME | OWNER NAME2 | ADDRESS | CITY | STATE | ZIP |
|-----|--------|-------------------------------|--------------------------------|------------------------------|----------------|-------|------------|
| * | 163785 | LEDYARD MARYJANE B | C/O ANNE PROUDFOOT | 4000 WINSTON HILL DR APT 209 | CARY | NC | 27513-8152 |
| * | 163773 | LEDYARD MARY JANE TRUSTEE | | 622 AYLESTONE DR | CARY | NC | 27519-6334 |
| * | 163797 | LEDYARD MARY JANE TRUSTEE | | 622 AYLESTONE DR | CARY | NC | 27519-6334 |
| 1 | 163799 | NEAL FRED HEIRS OF | C/O JEFF NEAL | 176 NEAL ROAD | BESSEMER CITY | NC | 28016-6618 |
| 2 | 215776 | GRAY DENISE LYNETTE | | 4124 HONEYSUCKLE RD | ROCK HILL | SC | 29732-0000 |
| 3 | 163793 | PACK JONATHAN E & | DEDMON MARY ELIZABETH | 316 NEAL RD | BESSEMER CITY | NC | 28016-6620 |
| 4 | 163792 | GRANT PEPP V | | 238 NEAL RD | BESSEMER CITY | NC | 28016 |
| 5 | 216353 | BESS MICHAEL KEITH | | 316 NEAL RD | BESSEMER CITY | NC | 28016-6620 |
| 6 | 215774 | BESS MICHAEL KEITH | | 316 NEAL RD | BESSEMER CITY | NC | 28016 |
| 7 | 216354 | WHITTINGTON KEVIN W | WHITTINGTON VIVIAN JOYCE | 320 NEAL RD | BESSEMER CITY | NC | 28016-0000 |
| 8 | 215771 | WHITTINGTON VIVIAN JOYCE | | 320 NEAL RD | BESSEMER CITY | NC | 28016-0000 |
| 9 | 163796 | BESS MARTIN CHARLES | | 3402 HWY 274 | CHERRYVILLE | NC | 28021-0000 |
| 10 | 163784 | QUEEN ALICE P | | 522 GRICE FARM RD | BESSEMER CITY | NC | 28016-6674 |
| 11 | 163777 | GUFFEY REGINALD S | GUFFEY NORMA B | 705 LOWER DALLAS HWY | DALLAS | NC | 28034-0000 |
| 12 | 163779 | GUFFEY REGINALD S JR | | 136 REGINA LN | BESSEMER CITY | NC | 28016 |
| 13 | 163782 | BRITAIN FLOYD C | BRITAIN BARBARA S | 126 REGINA LANE | BESSEMER CITY | NC | 28016-0000 |
| 14 | 220959 | QUEEN ALICE | QUEEN MAX RANDALL | 522 GRICE FARM RD | BESSEMER CITY | NC | 28016-6674 |
| 15 | 163783 | GRICE GEORGE S | GRICE BRENDA F | P O BOX 323 | BESSEMER CITY | NC | 28016-0000 |
| 16 | 222790 | GIBSON JACK C SR | GIBSON KATHLEEN J | 615 EAKER RD | KINGS MOUNTAIN | NC | 28086-8411 |
| 17 | 163771 | LEDFORD KEITH EUGENE | LEDFORD SHARRON S | 2200 COUNTY LINE RD | KINGS MTN | NC | 28086-0000 |
| 18 | 163772 | SELLERS CHARLES DAVID | | 2605 REDBUD DR | GASTONIA | NC | 28056-0000 |
| 19 | 163808 | EASLER CYNTHIA ROBINSON | | 1340 LEWIS FARM RD | KINGS MOUNTAIN | NC | 28086-9420 |
| 20 | 163807 | ROBINSON KATHERINE ELAINE R | | 1360 LEWIS FARM RD | KINGS MTN | NC | 28086-0000 |
| 21 | 163806 | ROBINSON KATHERINE ELAINE R | | 1360 LEWIS FARM RD | KINGS MTN | NC | 28086-0000 |
| 22 | 218790 | GARVEY JANET R | GARVEY THOMAS J JR | 594 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-6614 |
| 23 | 218789 | CLAYTON & HILDA RAMSEY IRR TR | | 586 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-6614 |
| 24 | 163938 | PATTERSON JEANNIE G | C/O JEANNIE L GUFFEY | 572 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-6614 |
| 25 | 163941 | POPWELL DIANA M | | 556 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-6614 |
| 26 | 219746 | MCPETERS GARY LYNN | MCPETERS ROXANNE M | 514 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-0000 |
| 27 | 163956 | TRUETT GRADY D | TRUETT MARCIA F | 422 SUNNYSIDE SHADY REST RD | BESSEMER CITY | NC | 28016-6613 |
| 28 | 208259 | SHUBERT RODNEY DOUGLAS | | 735 CHESTNUT RIDGE CH RD | KINGS MOUNTAIN | NC | 28086-0000 |
| 29 | 208260 | PROCTOR RICHARD JOEL | HEDRICK-PROCTOR NATALIE CHRIST | 151 NEAL RD | BESSEMER CITY | NC | 28016-6618 |