

**Planning Board Item V – GENERAL PUBLIC HEARING INFORMATION (PCUP18-04)**  
**Board of Commissioners / Planning Board Public Hearing Date December 11, 2018**

**Parallel Conditional Use Permit (PCUP18-04)**

Request: To rezone parcel from the (R-1) Single Family Limited Zoning District to the (CU/R-2) Conditional Use / Single Family Moderate Zoning District (PCUP) in order to allow Camping and Recreational Vehicle Park (RV Park)

Applicant(s): Steve Thomas

Property Owner(s): Steve Thomas

Mailing Address of Applicant: P.O. Box 550194, Gastonia, N.C. 28055

**Site Information and Description of Area**

General Location: 2028 Rhyne Rd.

Parcel ID: 222952

Total Property Acreage: 17.51

Acreage for Map Change: 17.51

Current zoning District(s): (R-1) Single Family Limited

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General

**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.

**Proposed Zoning District: (Parallel Conditional Use Permit)**

**(CU/R-2) Conditional Use / 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.

**2035 Comprehensive Land Use Plan (Small Area District):**

**Area 3: Riverfront Gaston / Northeast Gaston (Stanley, Mt. Holly, and surrounding area)**

Key issues for citizens in this include preservation of open space; road improvements and better connectivity; increased job and commercial opportunities; and maintaining the rural “feel” of the area.

Comprehensive Plan Future Land Use: Rural Community, 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 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 20, 2018

**Information Attached**

Rezoning application; vicinity map, aerial map, zoning/subject area maps, adjacent property map with property owner list; and site plan.

**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](mailto:sarah.penley@gastongov.com)

**Parallel Conditional Use Application (PCUP 18-04) Conditions**

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commission.
2. If any of the conditions affixed hereto of any part thereof is held invalid or void, then this permit shall be void and no effect.
3. Unless the Board of Commission issues a Conditional Use Permit which either is specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Condition Use Permit.
4. Development shall meet all local, state and federal requirements.



# 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

## PARALLEL CONDITIONAL USE APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: PCUP 18-04

### A. \* APPLICANT INFORMATION

Name of Applicant: Steve Thomas  
(Print Full Name)  
Mailing Address: 1658-C Lovell Bethesda Rd. - 28056  
(Include City, State and Zip Code)  
Telephone Numbers: 704 223 5783 704 494 4247  
(Area Code) Business (Area Code) Home

\* If the applicant and property owner are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner or legal representative authorizing the Rezoning Application.

An Authorization/Consent Form is a separate form, and shall be notarized. In addition, if there are additional property owners, please provide a list of those names with a complete mailing address including city, state and zip code along with a telephone number including area code.

### B. OWNER INFORMATION

Name of Owner: Steve Thomas  
(Print Full Name)  
Mailing Address: 550194 (PO Box) in Gastonia 28055  
(Include City, State and Zip Code)  
Telephone Numbers: 704 223 5783 704-494-4247  
(Area Code) Business (Area Code) Home

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2028 Rhyns Road - Stanley NC  
Property Identification Number (PIN): 222952  
Acreage of Parcel: 17.51 +/- Acreage to be Rezoned: 17.51 +/-  
Current Zoning: R-1 Proposed Zoning: R-2  
Current Use: NONE Proposed Use(s): RV - PARK

D.

**BURDEN OF PROOF**

Section 5.16

**Section 5.16.4 - F.2 Parallel Conditional Use District Burden of Proof**

- a. The applicant has the burden of producing competent, material and substantial evidence tending to establish the facts and conditions that Subsections b(ii) and b(iv) below require. If any person submits competent, material, and substantial evidence allegedly contrary to any of the facts or conditions listed in Subsections i and iii below, the burden of proof for overcoming such evidence shall rest with the applicant.
- b. The Board of Commissioners may only issue a conditional use permit if it has evaluated an application and found each of the following findings of fact in the affirmative:
- i. The use will not materially endanger the public health or safety if located where proposed and developed according to plan; ON ATTACH SHEET
- ii. The use meets all required conditions and specifications; \_\_\_\_\_
- iii. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity; \_\_\_\_\_; and \_\_\_\_\_
- iv. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the adopted Land Use Plan and other plans for the physical development of the County as adopted by the Board of Commissioners. \_\_\_\_\_

E.

**CONDITIONS SET FORTH BY APPLICANT**

F.

**APPLICATION CERTIFICATION**

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

[Signature]  
Signature of property owner or authorized representative

10-29-18  
Date

*Please initial that you understand a recording fee for the Gaston County Register of Deeds will be required upon approval.*

Date Received: 10/29/18 Application Number: PCUP: 18-04 Fee: 1200.40  
Received by Member of Staff: SCP Date of Payment: 10/30/18 Receipt Number: 00002843  
☒ Copy of Plot Plan or Area Map ☒ Copy of Deed ☐ Notarized Authorization ☒ Payment of Fee



### Parallel Conditional Use District Burden of Proof

1. This plan will not bring any dangerous material on property at any time or cause any environmental problems to the area. This plan will encourage good hard-working people to reside on the property which will deter crime in the area. By rule, no large or aggressive animals will be allowed on the property.
2. This property has adequate size and woods to meet the conditions for the ordinance and would not be considered an out of the ordinary use for this zone.
3. The proposed site plan will make improvements to a property that has been in a state of disrepair for several years.
4. The property is located in small area Rural and Rural Community of planning Area 3 – Riverfront Gaston – of the Comprehensive Land Use plan. The nature of this park will cause it to be a quiet development that will be kept clean. All RV's on the property will be required to be in good condition and self-contained. The vast majority of all vehicles (RV's and Autos) will be of higher than normal value for this area.



## Gaston County North Carolina

### Vicinity Map

PCUP18-04

#### 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 used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 152-10.



0  
Miles

HIGH SHOALS

**AREA OF CONSIDERATION**

STANLEY

DALLAS






## Gaston County Zoning Review Overview Map

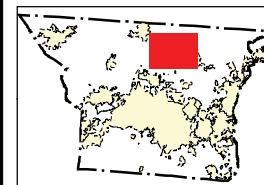
2018 Pictometry

*PCUP18-04*

### 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.

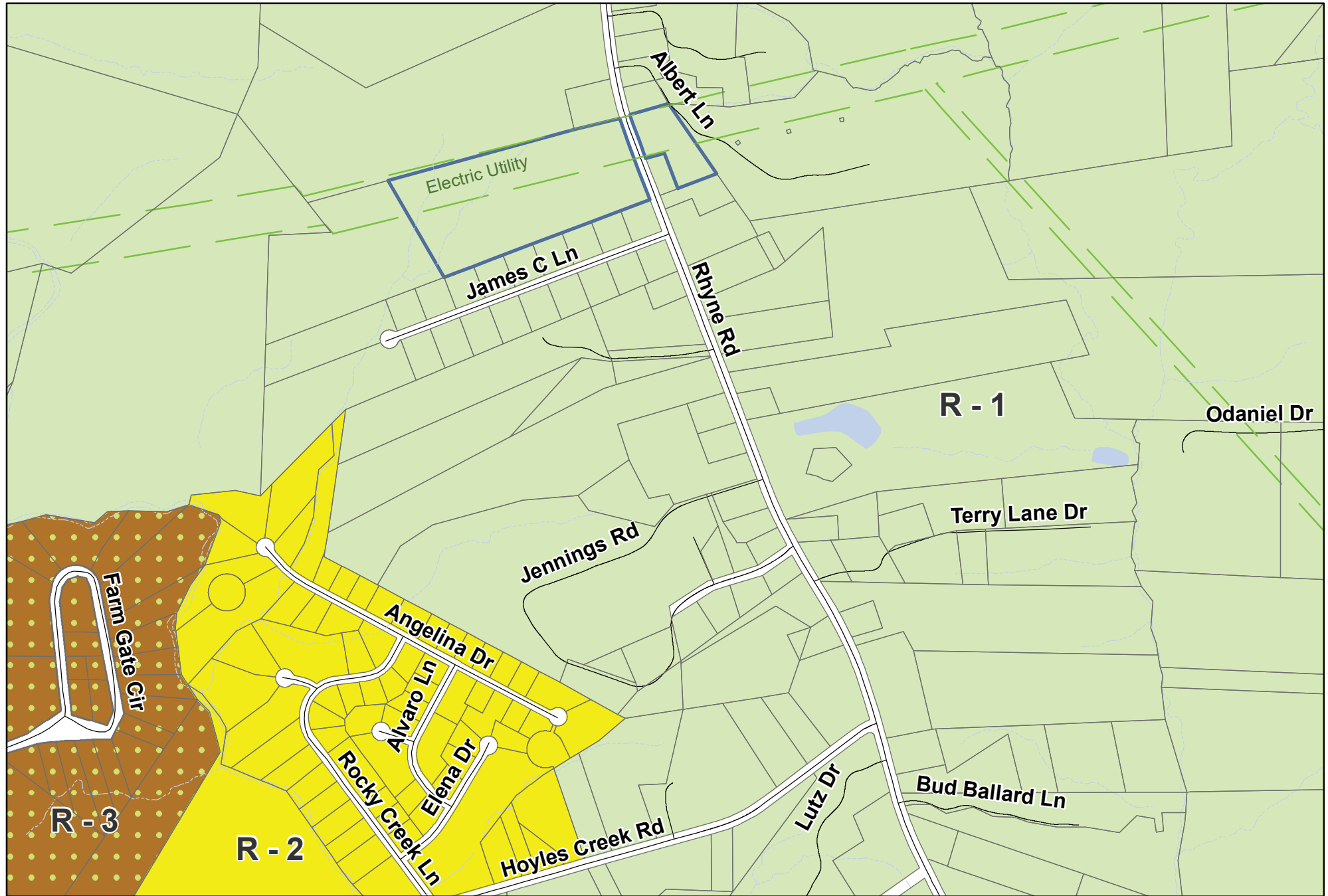
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undelineated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



0 130 260  
Feet



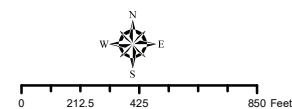
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



# GASTON COUNTY Zoning Map

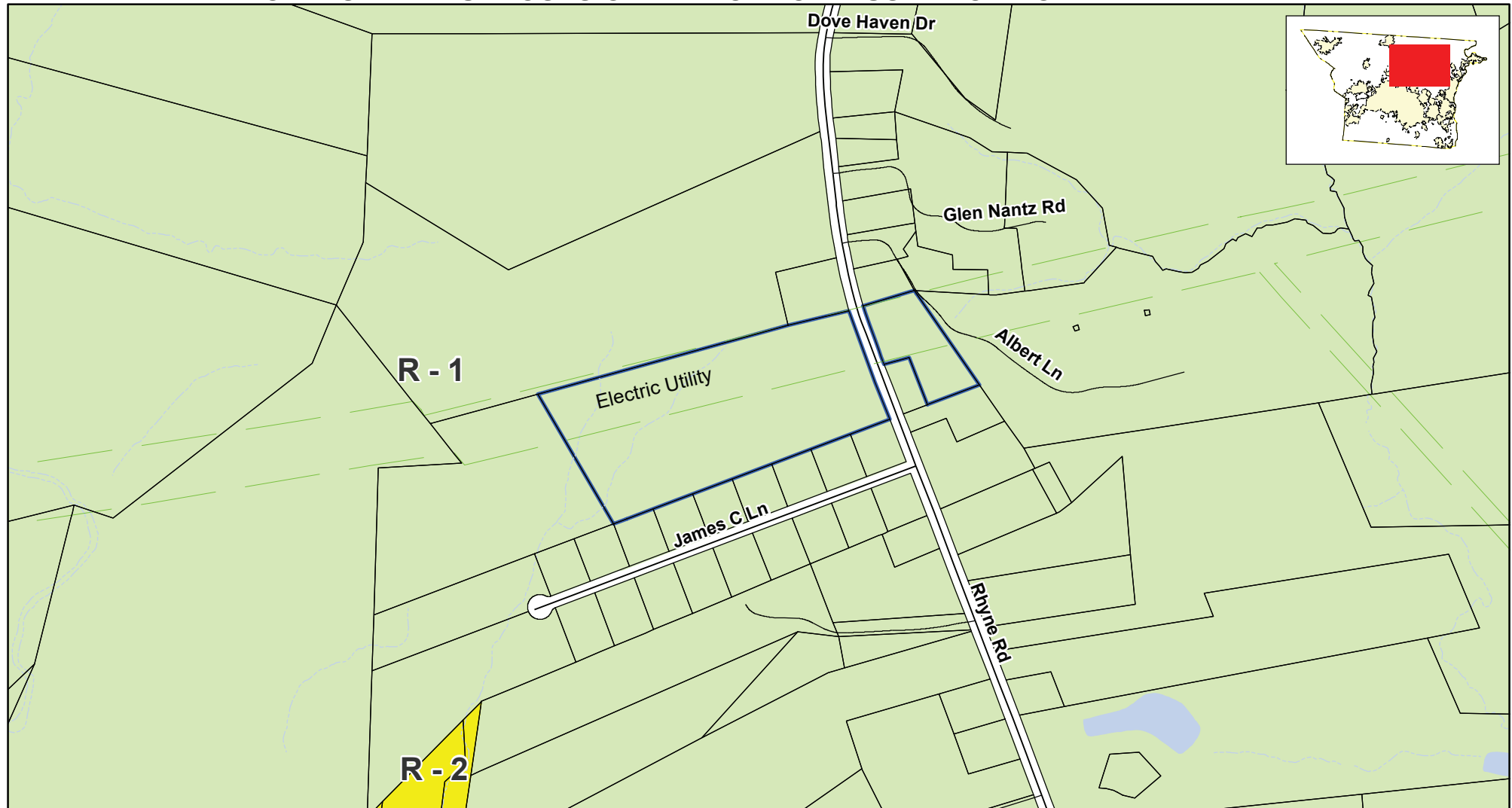
"Applicant: PCUP18-04"

 Subject Area



R-1 Single Family Limited  
R-2 Single Family Moderate  
R-3 Single Family General

**FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE**



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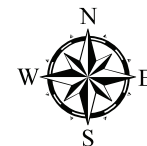
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**GASTON COUNTY  
ZONING REVIEW MAP**

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

Area of Consideration



0 145 290 580 870 1,160 Feet

Applicant: PCUP18-04  
Tax Id: 222952

Request Re-Zoning From:  
R-1 Single Family Limited  
To: CU/R-2 Conditional Use /  
Single Family Moderate

Map Date: 11/05/2018





**PCUP18-04 Subject and Adjacent Properties Map**

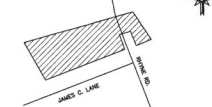
See reverse side for listing of property owners

**PCUP 18-04 Owner and Adjacent Property List**

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	222952	GARRISON RODNEY W HEIRS	C/O JOAN GARRISON	4010 CHARLES RAPER JONAS HWY	ALEXIS	NC	28006
1	221359	WHITENER JUSTIN		2012 RHYNE RD	DALLAS	NC	28034-7622
2	165428	RUTHERFORD ELECTRIC MEM CORP	ATTN: GAYE HIGGINS	PO BOX 1569	FOREST CITY	NC	28043-1569
3	215183	HARKNESS JENNY M		PO BOX 37117	ROCK HILL	SC	29732-0535
4	165422	MAY BUSTER EDWARD	MAY LINDA SUE	1946 DUTCH CREEK DR	IRON STATION	NC	28080
5	165430	GUY LEWIS RADFORD	GUY DEBORAH S	2038 RHYNE RD	DALLAS	NC	28034-0000
6	165429	PAYNE ROBERT		2245 RHYNE RD	DALLAS	NC	28034-0000
7	165426	PAYNE ROBERT RAY		2245 RHYNE RD	DALLAS	NC	28034-7624
8	222953	MILLER ALLEN B	MILLER LEANNE M	537 JAMES C LN	DALLAS	NC	28034-6630
9	166120	TUCKER MARK B	TUCKER SERENA M	534 JAMES C LN	DALLAS	NC	28034
10	166119	THROWER GEORGE CURRIE III	THROWER RENEE MARIE	526 JAMES C LN	DALLAS	NC	28034-0000
11	166118	HOLMES RICHARD JOSEPH II		522 JAMES C LANE	DALLAS	NC	28034-0000
12	166117	BARNES BILLY RAY JR	BARNES ANGELA S	518 JAMES C LN	DALLAS	NC	28034-6630
13	166116	LAND ROBERT ANDERSON	LAND REBECCA R	PO BOX 71	STANLEY	NC	28164-0000
14	166115	LAND ROBERT ANDERSON	LAND REBECCA R	PO BOX 71	STANLEY	NC	28164
15	166114	BROOKS JOHN F	BROOKS BILLIE ANN	506 JAMES C LANE	DALLAS	NC	28034-6630
16	166113	MOSS SCOTT L	MOSS SELENN A B	502 JAMES C LANE	DALLAS	NC	28034-0000

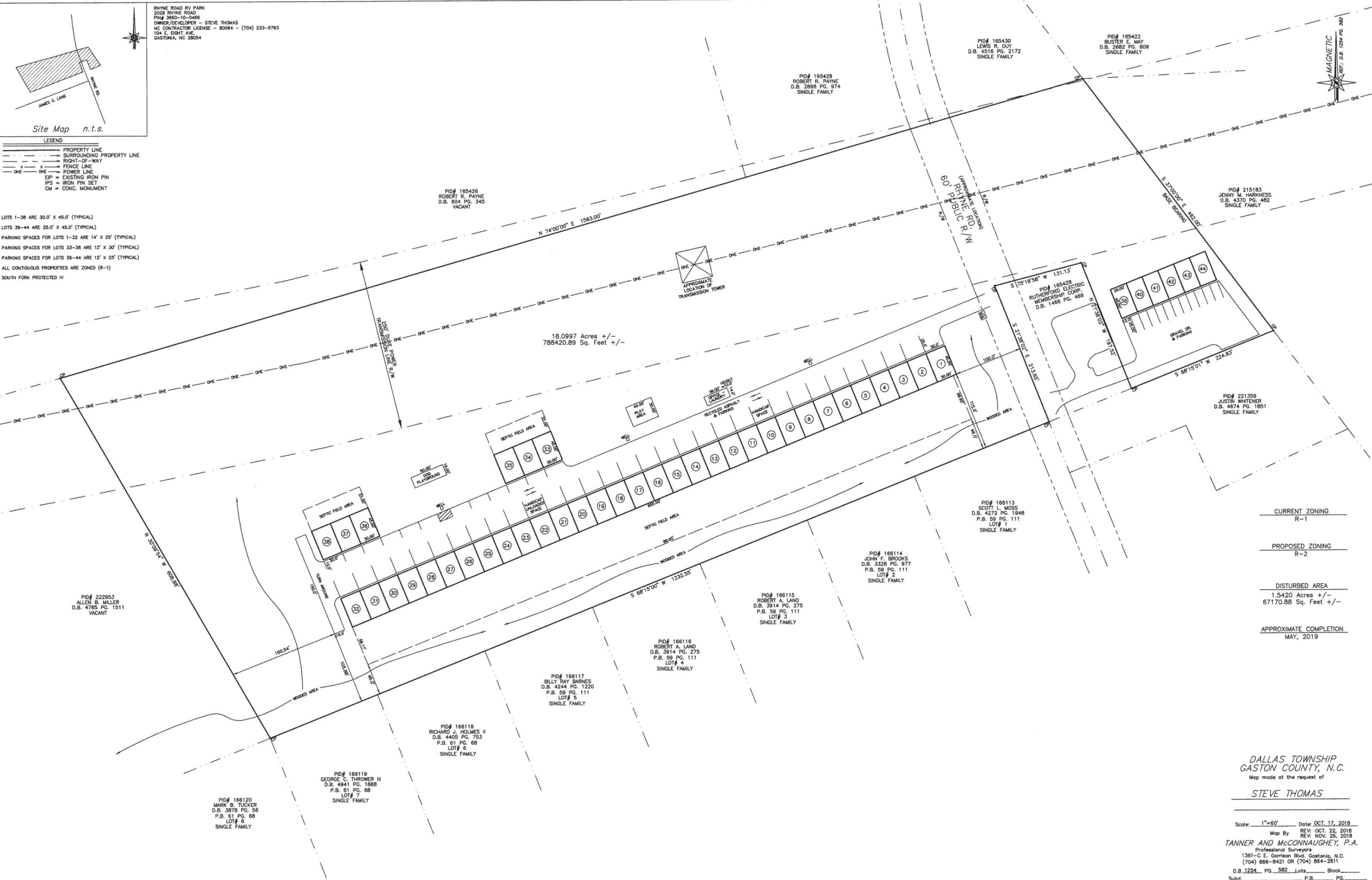


RYNE ROAD RV PARK  
3222 RYNE ROAD  
P.O. BOX 3852-10-0465  
OWNER/DEVELOPER - STEVE THOMAS  
NC CONTRACTOR LICENSE - 80064 - (704) 233-5783  
104 E. 100TH AVE.  
GASTONIA, NC 28054



LEGEND  
--- PROPERTY LINE  
--- SURROUNDING PROPERTY LINE  
--- RIGHT-OF-WAY  
--- FENCE LINE  
--- POWER LINE  
--- EXISTING IRON PIN  
--- IRON PIN SET  
--- CONC. MONUMENT

LOTS 1-38 ARE 30.0' X 45.0' (TYPICAL)  
LOTS 39-44 ARE 25.0' X 45.0' (TYPICAL)  
PARKING SPACES FOR LOTS 1-32 ARE 14' X 20' (TYPICAL)  
PARKING SPACES FOR LOTS 33-38 ARE 12' X 30' (TYPICAL)  
PARKING SPACES FOR LOTS 39-44 ARE 12' X 20' (TYPICAL)  
ALL CONTIGUOUS PROPERTIES ARE ZONED (R-1)  
SOUTH FORK PROTECTED IV



CURRENT ZONING  
R-1

PROPOSED ZONING  
R-2

DISTURBED AREA  
1,5420 Acres +/-  
67170.88 Sq. Feet +/-

APPROXIMATE COMPLETION  
MAY, 2019

DALLAS TOWNSHIP  
GASTON COUNTY, N.C.  
Map made at the request of  
STEVE THOMAS

Scale: 1"=60' Date: OCT. 17, 2018

Map By: REV. OCT. 22, 2018  
REV. NOV. 28, 2018

Professional Surveyors  
TANNER AND McCONAUGHEY, P.A.

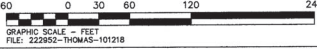
1361-C E. Garrison Blvd., Gastonia, N.C.  
(704) 866-8421 OR (704) 866-2811

D.B. 1254, PG. 582, L.L. 1, Block

Subd. P.B. PG.

Tax Map # 13, Page 24, Parcel P.O. 10

PDV 222952



I HEREBY CERTIFY THAT THE SUBJECT PROPERTY ( ) IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA PANEL #2108060000. EFFECTIVE DATE: 9/28/2007 (NO FLOOD SURVEY MADE).

NOTE: THIS IS NOT A SURVEY BY TANNER AND McCONAUGHEY