

Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (Z19-02)
Board of Commissioners / Planning Board Public Hearing Date February 26, 2019

General Rezoning Application Z19-02

Request: To rezone property parcels 193044, 193050, and 193092 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Applicant(s): Rommel Lino

Property Owner(s): Rommel Lino

Mailing Address of Applicant: 6321 Union Rd., Gastonia, NC 28056

Site Information and Description of Area

General Location: 6321 Union Rd., Gastonia

Parcel ID(s): 193044, 193050, 193092

Total Property Acreage: 10.73 acres

Acreage for Map Change: 10.73 acres

Current Zoning District(s): (R-1) Single Family Limited with (US) Urban Standards and (CH) Corridor Highway Overlays

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (R-3) Single Family General, (C-3) General Commercial, (NBS) Neighborhood Business Services, (US) Urban Standards Overlay, (CH) Corridor Highway 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.

(US) Urban Standards Overlay – 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”.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

(CH) Corridor Highway Overlay – 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.

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.

Comprehensive Land Use Plan (Small Area District)**Area 4: The Garden Gaston / Southeast Gaston (Belmont, Cramerton, and surrounding area)**

Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Rural Community

It is staff's opinion that the request *is consistent* with the Comprehensive Land Use Plan due to similar zoning types in the immediate surrounding area and the proposed use, as presented by the applicant, is in harmony with existing structures nearby.

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

February 8, 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 19-02**

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

A. *APPLICANT INFORMATION

Name of Applicant: Rommel Lino
(Print Full Name)
Mailing Address: 6321 Union Rd, Gastonia, NC 28056
(Include City, State and Zip Code)
Telephone Numbers: (704)361-4058
(Area Code) Business (Area Code) Home
Email: _____

* 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: Rommel Lino
(Print Full Name)
Mailing Address: 6321 Union Rd, Gastonia, NC 28056
(Include City, State and Zip Code)
Telephone Numbers: (704)361-4058
(Area Code) Business (Area Code) Home
Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 6321 Union Rd
Parcel Identification (PID): 193044, 193050, 193092
Acreage of Parcel: 10.73 ac +/- Acreage to be Rezoned: 10.73 ac +/- Current Zoning: (R-1)(US)(CH)
Current Use: Residential Proposed Zoning: (R-2)(US)(CH)

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____	Name of Property Owner: _____
Mailing Address: _____ (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: _____ (Area Code)	Telephone: _____ (Area Code)
Parcel: _____ (If Applicable)	Parcel: _____ (If Applicable)
_____ (Signature)	_____ (Signature)

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

11-26-2018
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: 11/26/2018 Application Number: Z19-02 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 11/26/2018 Receipt Number: 00003414
(Initials)

☒ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☒ COPY OF DEED
☒ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

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.

CURRENT USES:

(R-1) SINGLE FAMILY LIMITED
<u>(1) Uses allowed by right:</u> Dwelling, Single-Family; Essential Services Class 1; Recycling Deposit Station, accessory; and Taxidermy.
<u>(2) Uses allowed by right with supplemental regulations:</u> Automobile Hobbyist; Bona Fide Farms, Botanical Garden; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marina, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Private Residential Quarters (PRQ); Produce Stand; Restaurant within other facilities; Schools, Elementary & Middle (public & private); School, Senior High (public & private); Stadium; Telecommunication Antennae and Equipment Buildings; and Traditional Neighborhood Development (TND).
<u>(3) Uses allowed with a conditional use permit:</u> Library; Museum; and Zoo
<u>(4) Uses allowed with a conditional use permit, with supplemental regulations:</u> Bed and Breakfast; Cemetery; Country Club; Day Care Center, Class B; Essential Services Class 4; Fraternal & Service Organization Meeting Facility (non- or not-for profit) 0-9,999 sq. ft. GFA; Golf Course, Golf Driving Range, Golf Miniature; Maternity Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Stadium; Tower and/or Station, Radio; and Wood Waste Grinding Operation.
<u>(5) Existing Use subject to supplemental regulations:</u> Dwelling, Manufactured Home Class C; and Dwelling, Manufactured Home Class D, Manufactured Home Park.
<u>(6) By Conditional Zoning:</u> Marina, Commercial
<u>(7) By Conditional Zoning with supplemental regulations:</u> Planned Residential Development (PRD); and Planned Unit Development (PUD), and Traditional Neighborhood Development (TND).
<u>(8) By Special exception:</u> None
<u>(9) By Special exception with supplemental regulations:</u> Family Care Home

(USO) URBAN STANDARDS OVERLAY DISTRICT

<p>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”.</p>

<p>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.</p>
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<p>Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.</p>
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(CH) CORRIDOR HIGHWAY OVERLAY DISTRICT

<p>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.</p>

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 Penley, Development Services Planner, Gaston County Dept. of Planning & Devpt. Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: February 25, 2019
Subject: Z19-02 Rommel Lino—GCLMPO Comments

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

1. The proposed development is located at 6321 Union Rd, Gastonia, NC 28056

- A. According to NCDOT's 2020-2029 State Transportation Improvement Program (STIP) and the 2045 MTP, there are no funded transportation improvement projects in the immediate vicinity of this project.
- B. A proposed unfunded Boulevard Road Improvement to Union Rd is included in the MPO's CTP. The widening of Union Rd —boulevard needs improvement (4 lane divided)—from Bradley Trail to the South Carolina State line is included in the MPO CTP. The typical cross section for a four lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Rd is 60 ft.
- C. CTP projects shown as "Boulevard Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project. If a project shown on the CTP becomes a funded project, NCDOT will acquire necessary right of way in compliance with 49 CRF Code of Federal Regulations as well as NC General Statutes. Note that this is a very preliminary identification of a route, which is subject to change upon further design.
- D. 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.
- E. A proposed new 4-lane divided Boulevard from US 321 to NC 274 is also included in the MPO's CTP. The Garden Parkway is an unfunded project that is shown on the GCLMPO's Comprehensive Transportation Plan (CTP), previously known as the Thoroughfare Plan. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the



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- comprehensive transportation system that may be required to support anticipated growth and development.
- F. By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.
 - G. The Garden Parkway is currently an unfunded project. CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.

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



Gaston County North Carolina

Vicinity Map

Z19-02

Legend

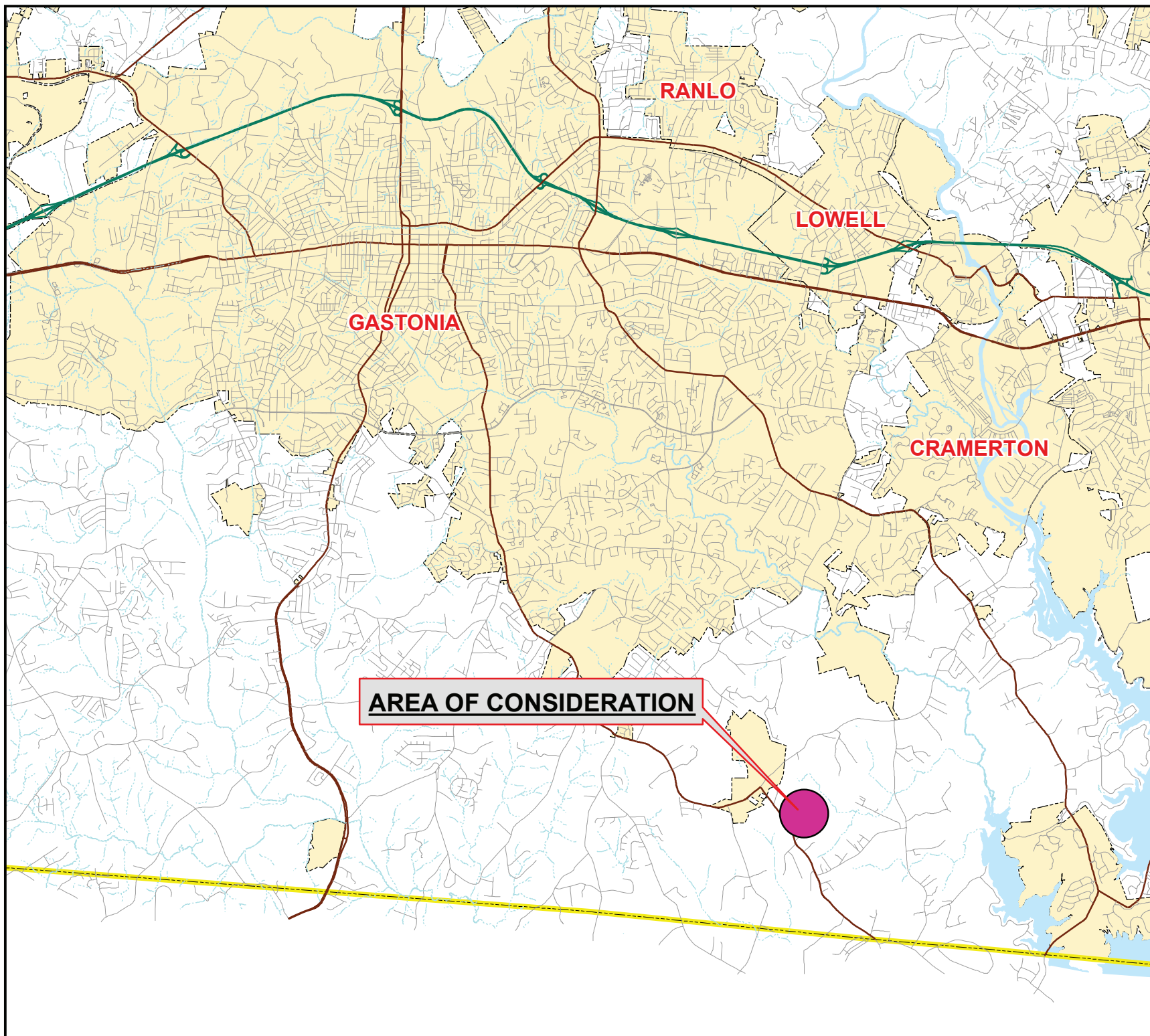
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 150-10.



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Miles






Gaston County Zoning Review Overview Map

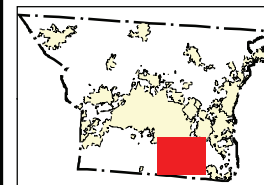
2018 Pictometry

Z19-02

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.

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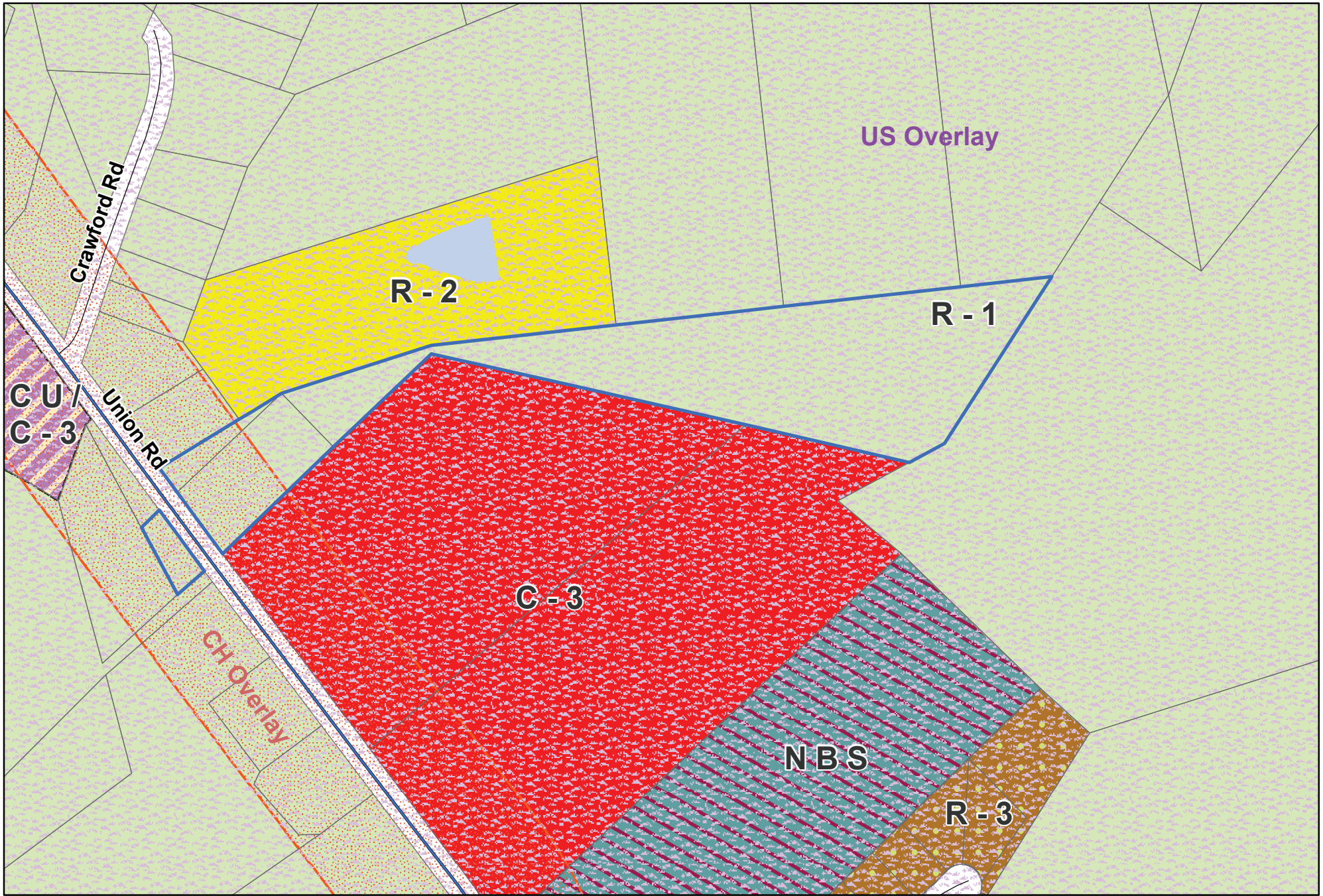
This map is for zoning purposes only - Not to be used for conveyance.

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



0 175 350
Feet

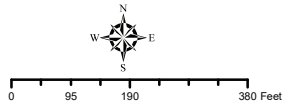




GASTON COUNTY Zoning Map

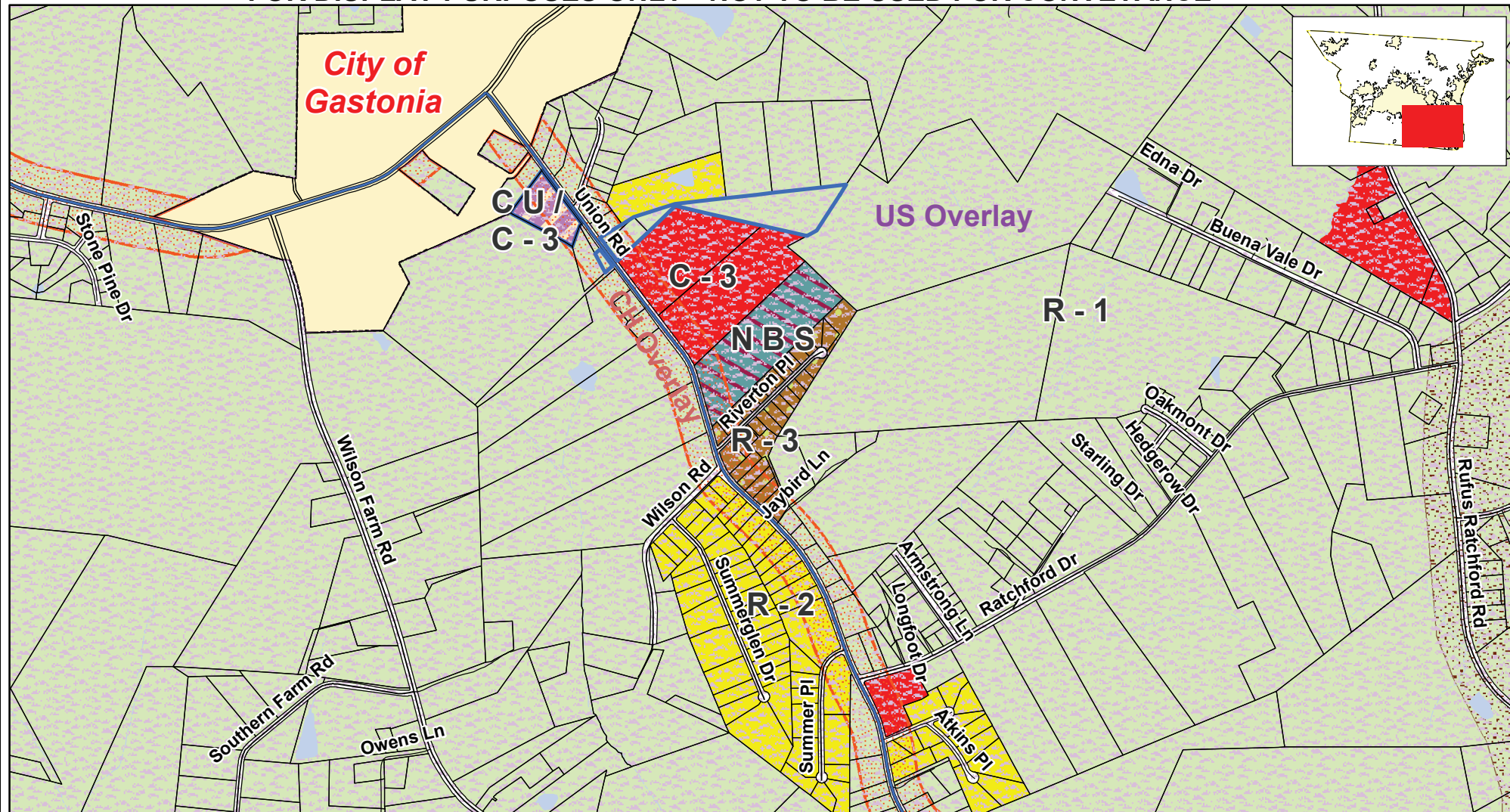
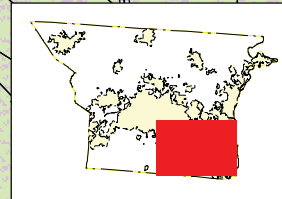
Applicant: Z19-02

 Subject Area



R-1 Single Family Limited
R-2 Single Family Moderate
R-3 Single Family General
C-3 General Commercial
CU/C-3 Conditional Use/General Commercial
NBS Neighborhood Business District
CH Corridor Highway Overlay
US Urban Standards Overlay

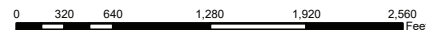
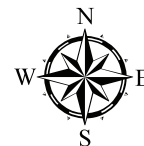
**City of
Gastonia**



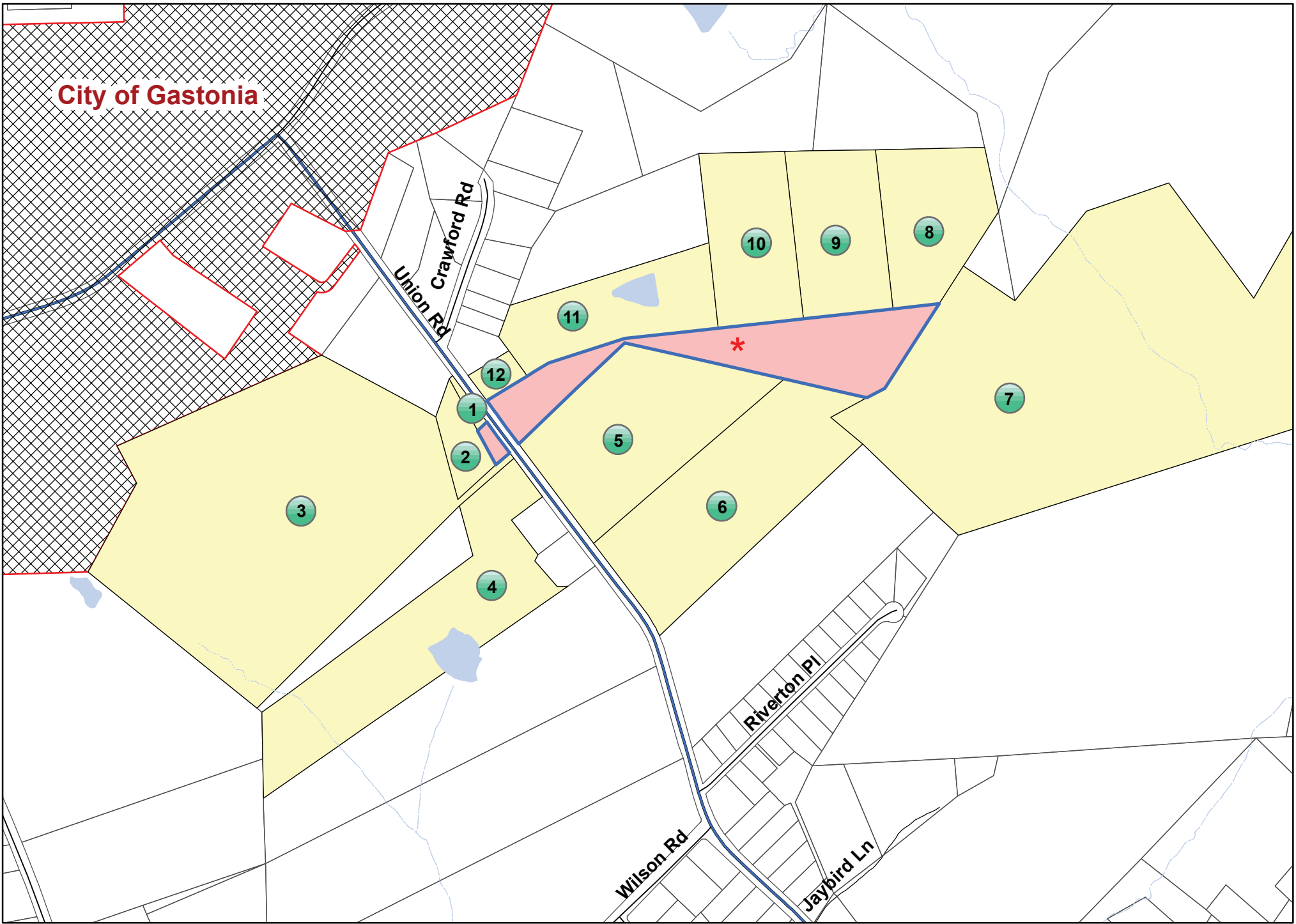
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 R-1 Single Family Limited
 R-2 Single Family Moderate
 R-3 Single Family General
 C-3 General Commercial
 NBS Neighborhood Business Services
 Area of Consideration



Map Date: 02/05/2019



Z19-02 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Subject Property**

Z19-02 Owner and Adjacent Property Listing

<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>
	193044/ 193050/ *	193092	LINO ROMMEL	6321 UNION RD	GASTONIA	NC	28056-8134
1	193043	DUNN PATRICIA C	CRAWFORD JR THOMAS S	191 CAMINO RAYO DEL SOL	CORRALS	NM	87048-0000
2	193045	DUNN PATRICIA C	CRAWFORD JR THOMAS S	191 CAMINO RAYO DEL SOL	CORRALS	NM	87048-0000
3	193028	PLUMMER CHARLEY T	PLUMMER LINDA D	912 SANDY LN	GASTONIA	NC	28056-6633
4	193048	HARRISON FARM ESTATES LLC		308 INLAND COVE CT	LAKE WYLIE	SC	29710-8071
5	193100	CAROLINA SPEEDWAY PROPERTIES		308 INLAND COVE CT	LAKE WYLIE	SC	29710-8071
6	193101	CAROLINA SPEEDWAY PROPERTIES		308 INLAND COVE CT	LAKE WYLIE	SC	29710-8071
7	193133	HARRISON FARM ESTATES LLC		308 INLAND COVE CT	LAKE WYLIE	SC	29710-8071
8	193095	CRAWFORD JAMES A		1479 AVE ASHFORD APT 1804	SAN JUAN	PR	00907-1547
9	193094	ARMSTRONG VERNETTA W		816 HONEYWOOD LN	GASTONIA	NC	28056
10	193093	MCLEAN SR WILTON L		303 TODD ST	BELMONT	NC	28012
11	193091	GALLOWAY JAMES BRIAN	GALLOWAY CHRISTINE G	80 LINESTOWE DR	BELMONT	NC	28012-3560
12	193051	WALLS SHAREE A		6313 UNION RD	GASTONIA	NC	28056-8134