Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z19-11)

General Rezoning Application Z19-11

Request:	To rezone property parcels 202079, 210367, and 139805 from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District
Applicant(s):	Todd Pierceall
Property Owner(s):	Pioneer Land Development Inc., Jimmie C. Gillespie/William W. Gillespie Jr.
Mailing Address of Applicant:	936 Dr. Martin Luther King Jr. Way, Suite 1D, Gastonia, NC 28054

Site Information and Description of Area

General Location:	Neal Hawkins Rd. (Gastonia)
Parcel ID(s):	202079, 210367, 139805
Total Property Acreage:	12.82 ac
Acreage for Map Change:	12.82 ac
Current Zoning District(s):	(RS-12) Single Family 12,000 sq ft, (CD/RMF) Conditional District/Residential Multi Family
General Area Zoning District(s):	(RS-12) Single Family 12,000 sq ft, (CD/RMF) Conditional District/Residential Multi Family, (CU/O-M) Conditional Use/Office Medical, (C-3) General Commercial, (RMF) Residential Multi Family, (CU/R-2) Conditional Use/Single Family Moderate

Zoning District Information

Current Zoning District:
(RS-12) Single Family 12,000 sq ft – The purpose of the RS-12 district is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utility. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

Proposed Zoning District:

(RMF) Residential Multi Family – The purpose of this district is intended primarily as a residential district for the location of single family, two family and multi family dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of six (6) units per acre are allowed subject to the issuance of a Conditional Use Permit (CUP) by the Board of Adjustment. This district should have access to public or community water and sewer utilities.

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 preservation of open space; 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: Suburban Development

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 14, 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 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 19-11

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

A. *APPLICANT INFORMATION

Name of Applicant: Todd Pierceall
(Print Full Name)

Mailing Address: 936 Dr. MLK Jr. Way, Ste 1D, Gastonia, NC 28054
(Include City, State and Zip Code)

Telephone Numbers: (704)313-5058 (980)329-6294 (cell)
(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: _____
(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: Neal Hawkins Rd. (Gastonia)

Parcel Identification (PID): 202079, 210367, and 139805

Acreage of Parcel: 12.82 +/- Acreage to be Rezoned: 12.82 +/- Current Zoning: RS-12

Current Use: vacant/residential Proposed Zoning: RMF

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Pioneer Land Development Inc
Mailing Address: PO Box 550-442
Gastonia, NC 28055-0442
(Include City, State and Zip Code)
Telephone: (704)868-9703, (704)685-4637
(Area Code)
Parcel: 202079, 210367
(If Applicable)
(see reverse side)
(Signature)

Name of Property Owner: Jimmie C Gillespie, William W Gillespie Jr
Mailing Address: PO Box 550442
Gastonia, NC 28055
(Include City, State and Zip Code)
Telephone: (704)868-9703, (704)685-4637
(Area Code)
Parcel: 139805
(If Applicable)
(see reverse side)
(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) #202079 and #210367 and #139805 hereby give Todd Pierceall (Name of Applicant) consent to execute this proposed action.

7/1/2019
(Date)

(Signature) (Date)

I, Cassandra A Snyder, a Notary Public of the County of Gaston State of North Carolina, hereby certify that David Todd Pierceall personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 1 day of July, 20 19.

Cassandra A Snyder
Notary Public Signature

2/2/2022
Commission Expiration

CASSANDRA A SNYDER NOTARY PUBLIC GASTON COUNTY, NC MY COMMISSION EXPIRES 2/2/2022

(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.

(Wally Gillespie, Managing Partner)
Signature of Property Owner or Authorized Representative

7/1/2019
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: 7/9/19 Application Number: 219-11 Fee: $500.00

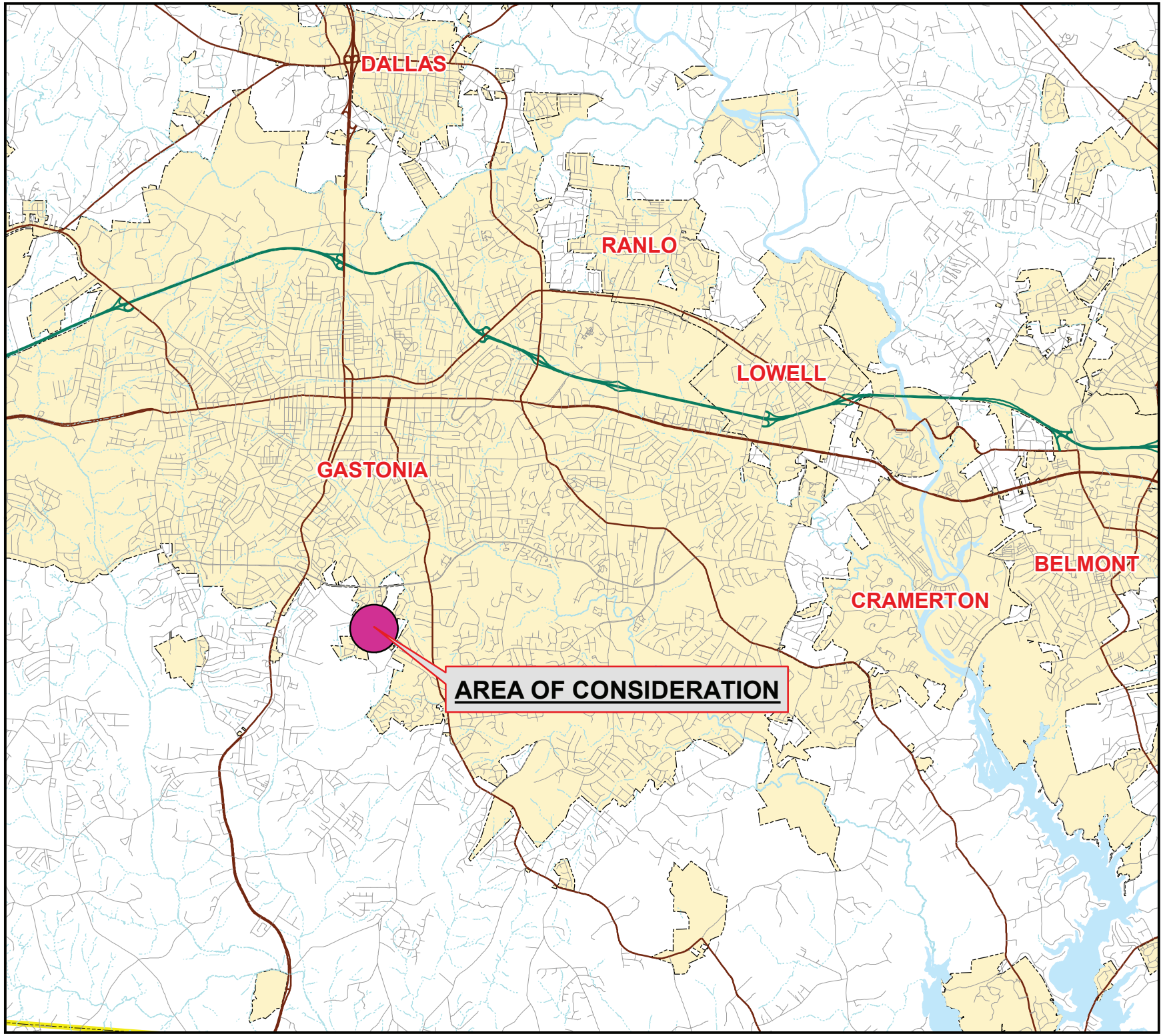
Received by Member of Staff: SP (Initials) Date of Payment: _____ Receipt Number: _____

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

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

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____



Gaston County
North Carolina

Vicinity Map

Z19-11

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 warrantees or assume any responsibility for the information presented on this map or its use.

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.

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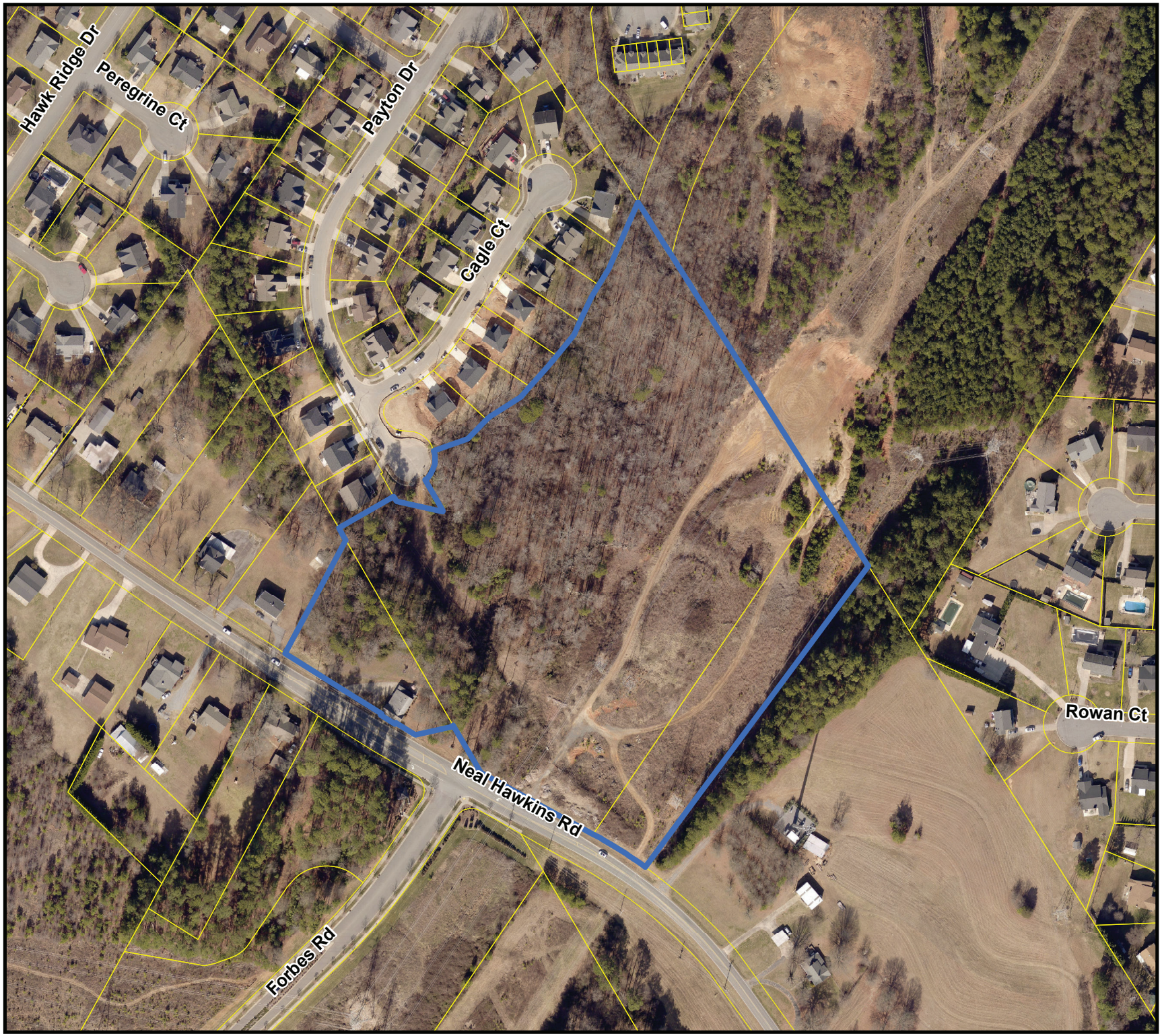


Gaston County Overview Map

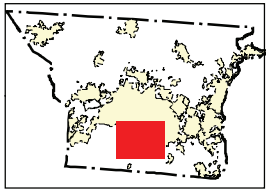
2018 Pictometry

Z19-11

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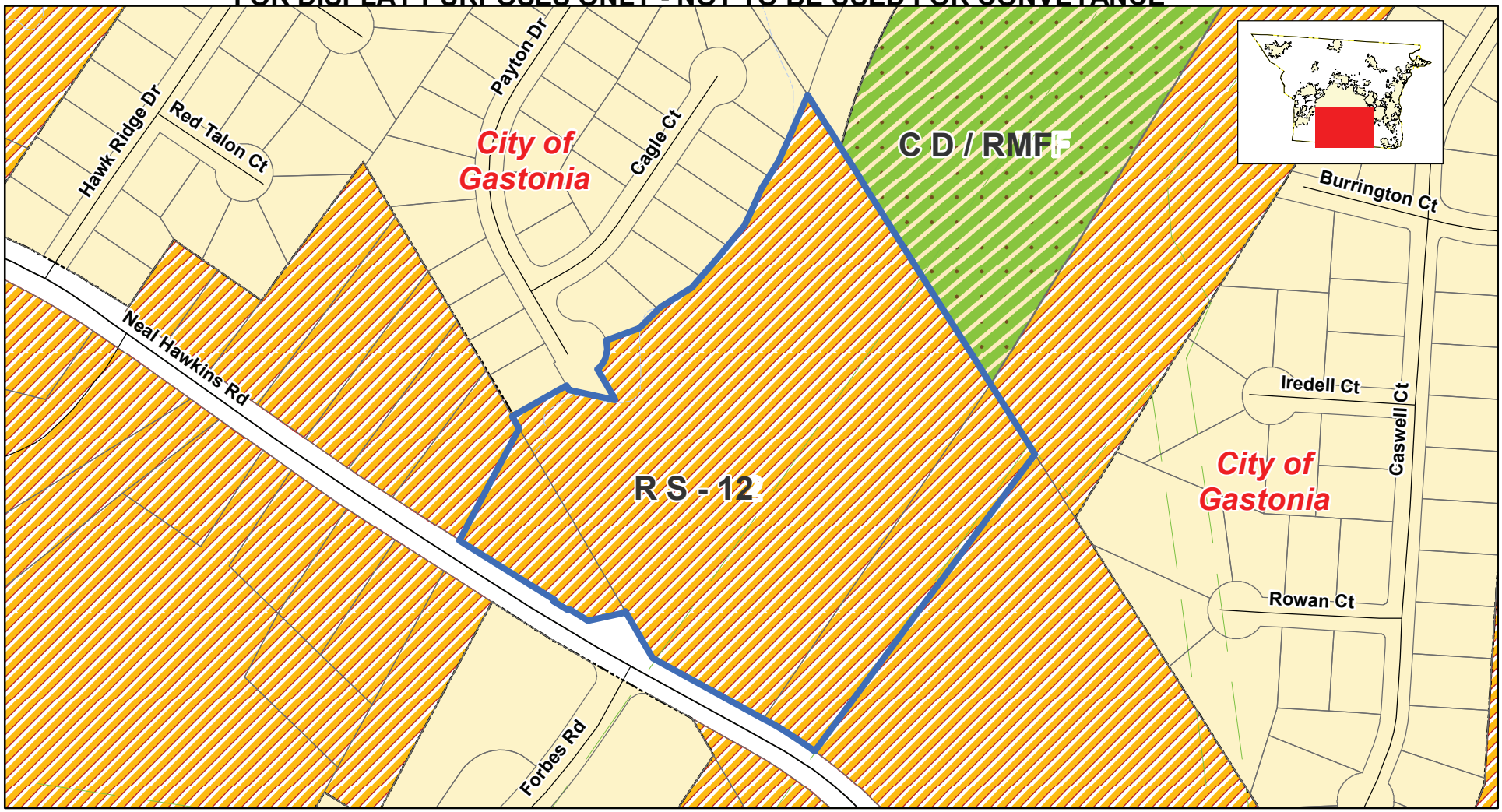
This map is for zoning purposes only - Not to be used for conveyance.

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

N
W E
S

0 130 260
Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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GASTON COUNTY ZONING REVIEW MAP

CD/RMF Conditional District

RS-12 Residential 12,000 sq ft

City of Gastonia

Area of Consideration

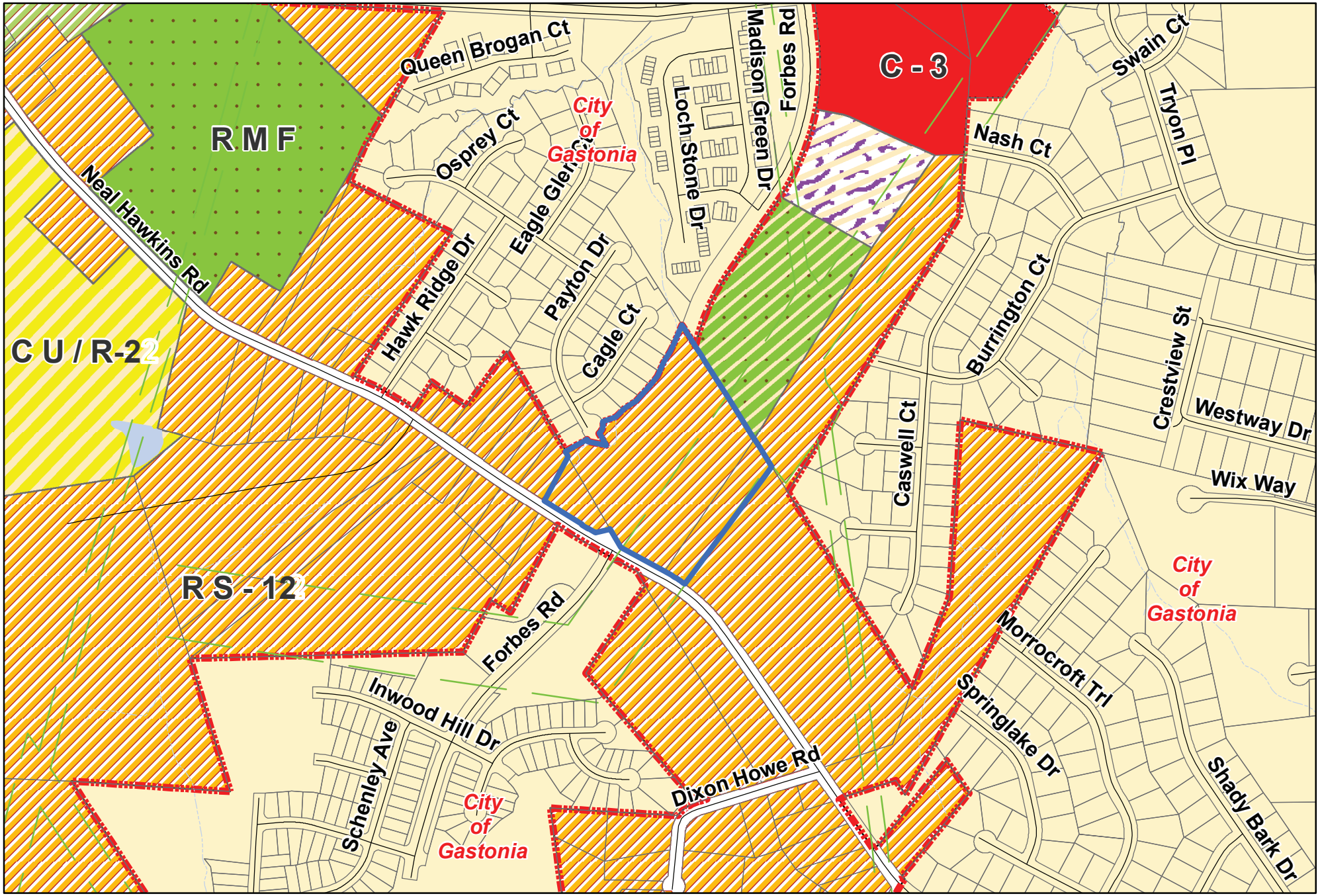
N W E S

0 60 120 240 360 480 Feet

Applicant: Z19-11
Tax ID: 202079, 210367, 139805
Request Re-Zoning
From: (RS-12) Single Family 12,000 sq ft to (RMF) Residential Multi Family

Map Date: 08/09/2019

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



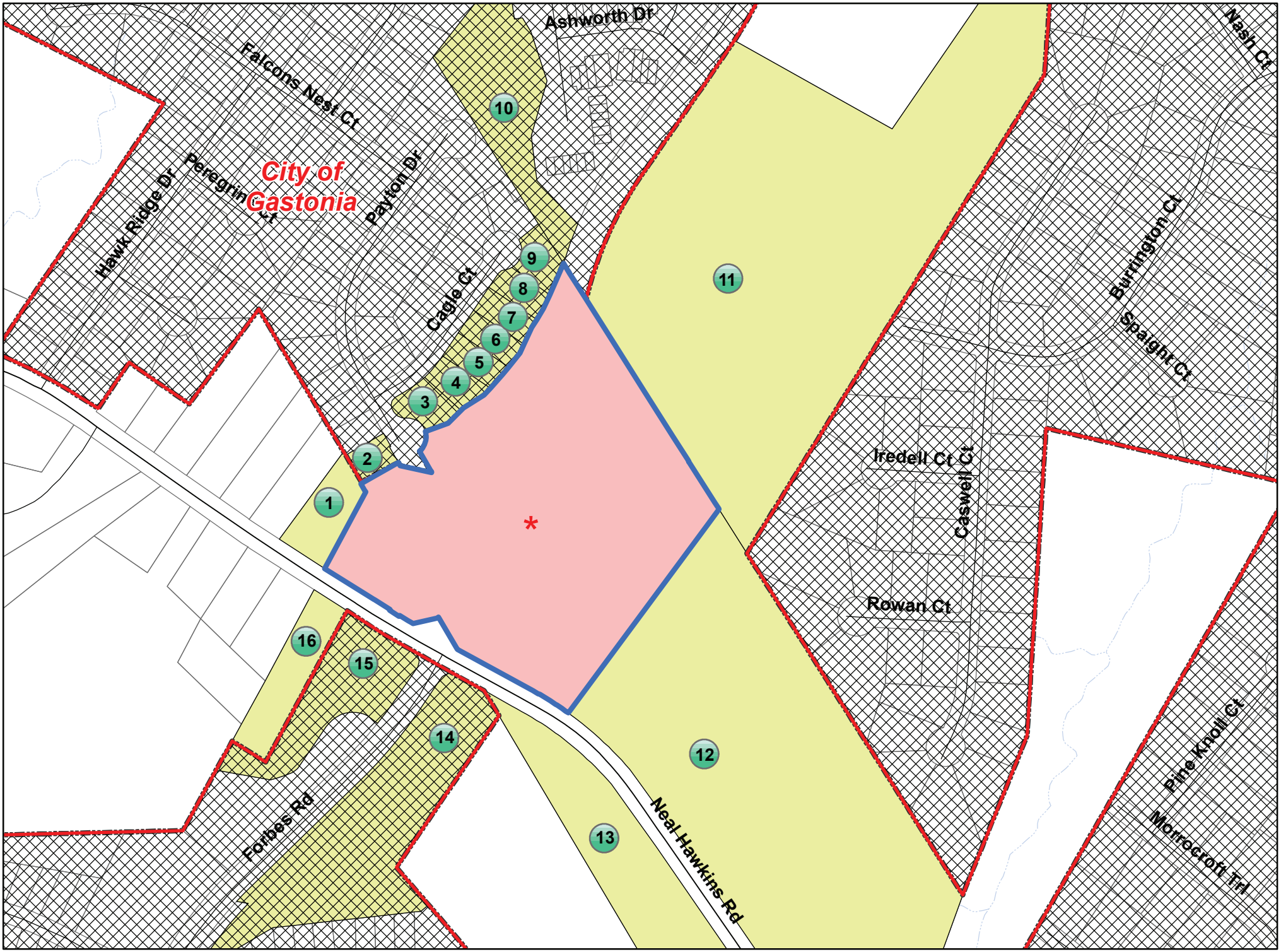
GASTON COUNTY
Zoning Map

Applicant: Z19-11

Subject Area

0 170 340 680 Feet

RS-12 Residential 12,000 sq ft
CD/RMF Conditional District/Residential Multi Family
CU/R-2 Conditional Use/Single Family Moderate
CU/O-M Conditional Use/Office Medical
RMF Residential Multi Family
C-3 General Commercial



Z19-11 Subject and Adjacent Properties Map

See reverse side for listing of property owners

Subject property

Z19-11 Owner and Adjacent Property Listing

NO:	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	139805	GILLESPIE JIMMIE C	GILLESPIE WILLIAM W JR	P O BOX 550442	GASTONIA	NC	28055
	202079	PIONEER LAND DEVELOPMENT INC		PO BOX 550-442	GASTONIA	NC	28055
	210367	PIONEER LAND DEVELOPMENT INC		PO BOX 550-442	GASTONIA	NC	28055
1	139631	HOLLAND GREGORY SCOTT	HOLLAND TANYA SHULER	2105 VIRGINIA ELLEN CT	STANLEY	NC	28164
2	209224	ROUSE HENNRIETTA L		2481 PAYTON DR	GASTONIA	NC	28056
3	209225	CUNNINGHAM WENDY	CUNNINGHAM AUSTIN BOYD	2448 CAGLE CT	GASTONIA	NC	28056
4	209226	JOSEPH WYNDRELL	STROUD AMBER &	2440 CAGLE CT	GASTONIA	NC	28056
5	209227	CUMMINGS QUINCY		2432 CAGLE CT	GASTONIA	NC	28056
6	209228	MARTINEZ WENDY	MARTINEZ RAMON	2424 CAGLE CT	GASTONIA	NC	28056
7	209229	CAROLINA INVST CHARLOTTE LLC		2053 FITZHUGH LN	MATTHEWS	NC	28104
8	209230	WOODS ALISON	WOODS JOSEPH WILLIAM	2408 CAGLE CT	GASTONIA	NC	28056
9	209231	RAUF ABIDA S		2400 CAGLE CT	GASTONIA	NC	28056
10	199748	CITY OF GASTONIA		PO BOX 1748	GASTONIA	NC	28053
11	198293	FORBES HBD LLC		1507 MYERS PARK DR	CHARLOTTE	NC	28207
12	210366	DIXON ANDREW SEAN		2911 DIXON HOWE RD	GASTONIA	NC	28056
13	141587	DIXON CHARLES R	DIXON GILDA P	4432 OLD FORGE DR	GASTONIA	NC	28056
14	221346	AGSC PARKSIDE LLC	936 DR MARTIN LUTHER KING JR WAY	SUITE 1D	GASTONIA	NC	28054
15	221349	AGSC PARKSIDE LLC	936 DR MARTIN LUTHER KING JR WAY	SUITE 1D	GASTONIA	NC	28054
16	139632	OAKLAND AVENUE INVESTMENTS LLC		117 SILVERCLIFF DR	MT HOLLY	NC	28120

GASTON-CLEVELAND-LINCOLN
MPO
Metropolitan Planning Organization

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

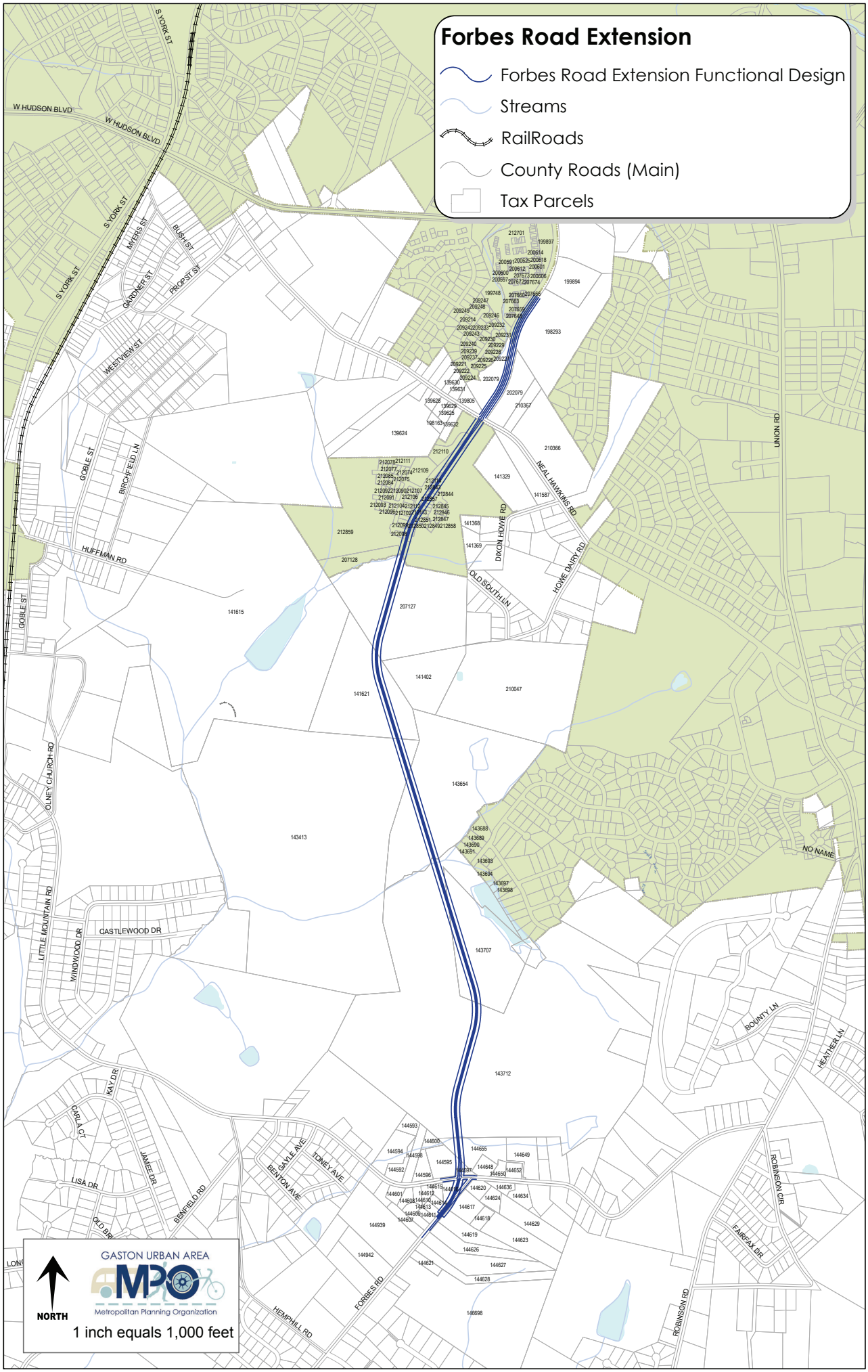
To: Sarah Carpenter Penley, Senior Planner, Gaston Co. Dept of Planning and Devpt. Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: August 12, 2019
Subject: Z19-11 Neal Hawkins Rd—GCLMPO Comments

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 near Neal Hawkins Rd. PIDs: 202079, 210367, 139805

   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 new 4-lane divided Boulevard Road, part of the Forbes Rd. Extension is included in the MPO's CTP. The widening of Forbes Rd —boulevard needs improvement (2 lane divided) is included in the MPO CTP.
   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. Attached you can also find a roadway functional design for the Forbes Road Extension. For more information regarding any roadway functional designs please contact the GCLMP office.

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


Forbes Road Extension
Forbes Road Extension Functional Design
Streams
RailRoads
County Roads (Main)
Tax Parcels
W HUDSON BLVD
S YORK ST
MYERS ST
BLISH ST
GARDNER ST
PROP ST ST
WESTVIEW ST
GOBLE ST
BIRCHFIELD LN
HUFFMAN RD
OLNEY CHURCH RD
LITTLE MOUNTAIN RD
WINDWOOD DR
CASTLEWOOD DR
KAY DR
CARLA CT
JAMEE DR
LISA DR
BENFIELD RD
BATLE AVE
TONEY AVE
BENTON AVE
FORBES RD
HEMPHILL RD
ROBINSON RD
ROBINSON CIR
FAIRFAX DR
BOUNTY LN
HEATHER LN
NO NAME
UNION RD
NEAL HAWKINS RD
DIXON HOWE RD
HOWE DAIRY RD
OLD SOUTH LN
NORTH
GASTON URBAN AREA
MPO
Metropolitan Planning Organization
1 inch equals 1,000 feet