

## **Planning Board Item V – GENERAL PUBLIC HEARING INFORMATION (Z20-09)**

### **General Rezoning Application Z20-09**

Request: To rezone property parcel 209951 from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

Applicant(s): Angela & Nathan King

Property Owner(s): Julie Jimison Helton

Mailing Address of Applicant: P.O. Box 217, Cramerton, NC 28032

### **Site Information and Description of Area**

General Location: 3826 Beaty Rd. (Gastonia)

Parcel ID(s): 209951

Total Property Acreage: 9.65 ac

Acreage for Map Change: 9.65 ac

Current Zoning District(s): (C-3) General Commercial, (US) Urban Standards Overlay

General Area Zoning District(s): (C-3) General Commercial, (R-1) Single Family Limited, (US) Urban Standards Overlay

### **Zoning District Information**

#### **Current Zoning District:**

**(C-3) General Commercial** – The C-3 District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the C-2 District, the C-3 District is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

**(USO) Urban Standards Overlay District** – Areas of the County which are located outside their corporate limits and/or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the "Urban Standards Overlay District".

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

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

#### **Proposed Zoning District:**

**(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.

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

### **Comprehensive Land Use Plan (Small Area District)**

**Area 4: The Garden Gaston / Southeast Gaston**

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: 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**

February 11, 2020

**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](mailto: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: **220-09**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Angela Hunter King & Nathan Anthony King

(Print Full Name)

Mailing Address: P.O. Box 217, Cramerton, NC 28032

(Include City, State and Zip Code)

Telephone Numbers: 704-604-8406 or 704-578-8825

704-604-8406

(Area Code) Business

(Area Code) Home

Email: angelaking0485@gmail.com

*\* 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: Julie Jimison Helton

(Print Full Name)

Mailing Address: 3846 Beaty Rd., Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_

704-813-7631

(Area Code) Business

(Area Code) Home

Email: carolinahydroplanting@gmail.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 3826 Beaty Rd. (Gastonia)

Parcel Identification (PID): 209951

Acreage of Parcel: 9.65 +/- Acreage to be Rezoned: 9.65 +/- Current Zoning: (C-3)(US)

Current Use: Vacant Proposed Zoning: (R-1)(US)

### 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) Julie Jimison Helton hereby give Angela Hunter King & Nathan Anthony King consent to execute this proposed action.  
(Name of Applicant)

Julie Jimison Helton  
(Signature)

1/13/2020  
(Date)

(Signature)

(Date)

I, Teresa Coulter, a Notary Public of the County of Mecklenburg State of North Carolina, hereby certify that Julie Jimison Helton personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 13 day of January, 2020.

Teresa Coulter  
Notary Public Signature

Teresa Coulter  
NOTARY PUBLIC  
Mecklenburg County  
North Carolina  
Exp 01/14/2023

(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.

Angela Hunter King  
Signature of Property Owner or Authorized Representative

01-13-2020  
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

### OFFICE USE ONLY

Date Received: 01/17/2020

### OFFICE USE ONLY

Application Number: 220-09

### OFFICE USE ONLY

Fee: \$500.00

Received by Member of Staff: ACP  
(Initials)

Date of Payment: 01/24/2020

Receipt Number: INV-00013700  
11925-2020

☒ COPY OF PLOT PLAN OR AREA MAP  
☒ NOTARIZED AUTHORIZATION

☒ COPY OF DEED  
☒ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

Date of Public Hearing: 02/25/2020

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.



## Gaston County North Carolina

### Vicinity Map

Z20-09

#### Legend

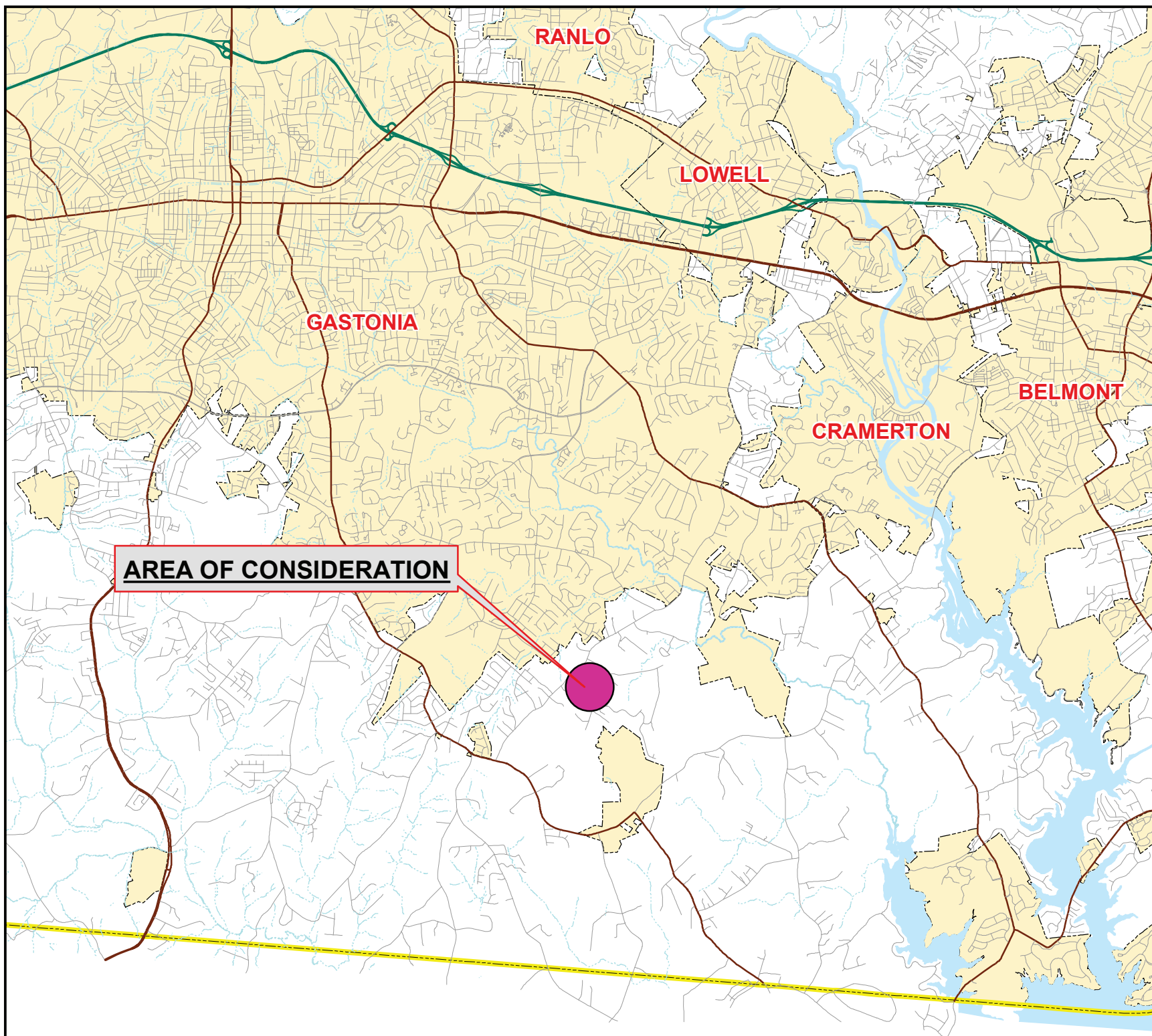
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 1  
Miles








## Gaston County Overview Map

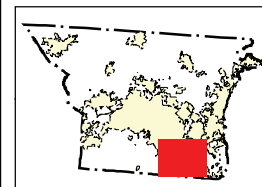
2019 Orthophoto

Z20-09

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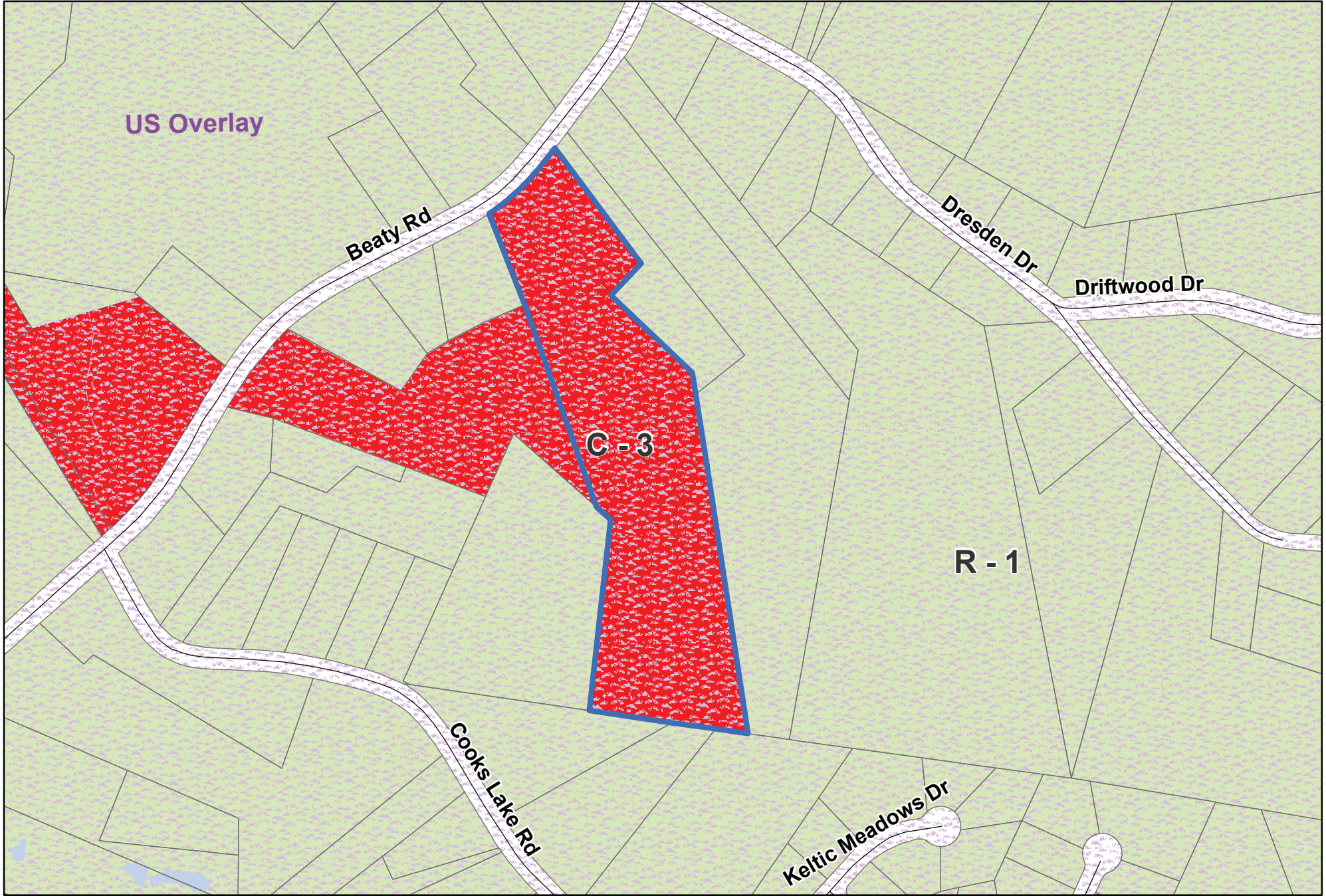
This map is for zoning purposes only - Not to be used for conveyance.

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

0 150 300  
Feet








**GASTON COUNTY**  
**Zoning Map**

Applicant: Z20-09

 Subject Area

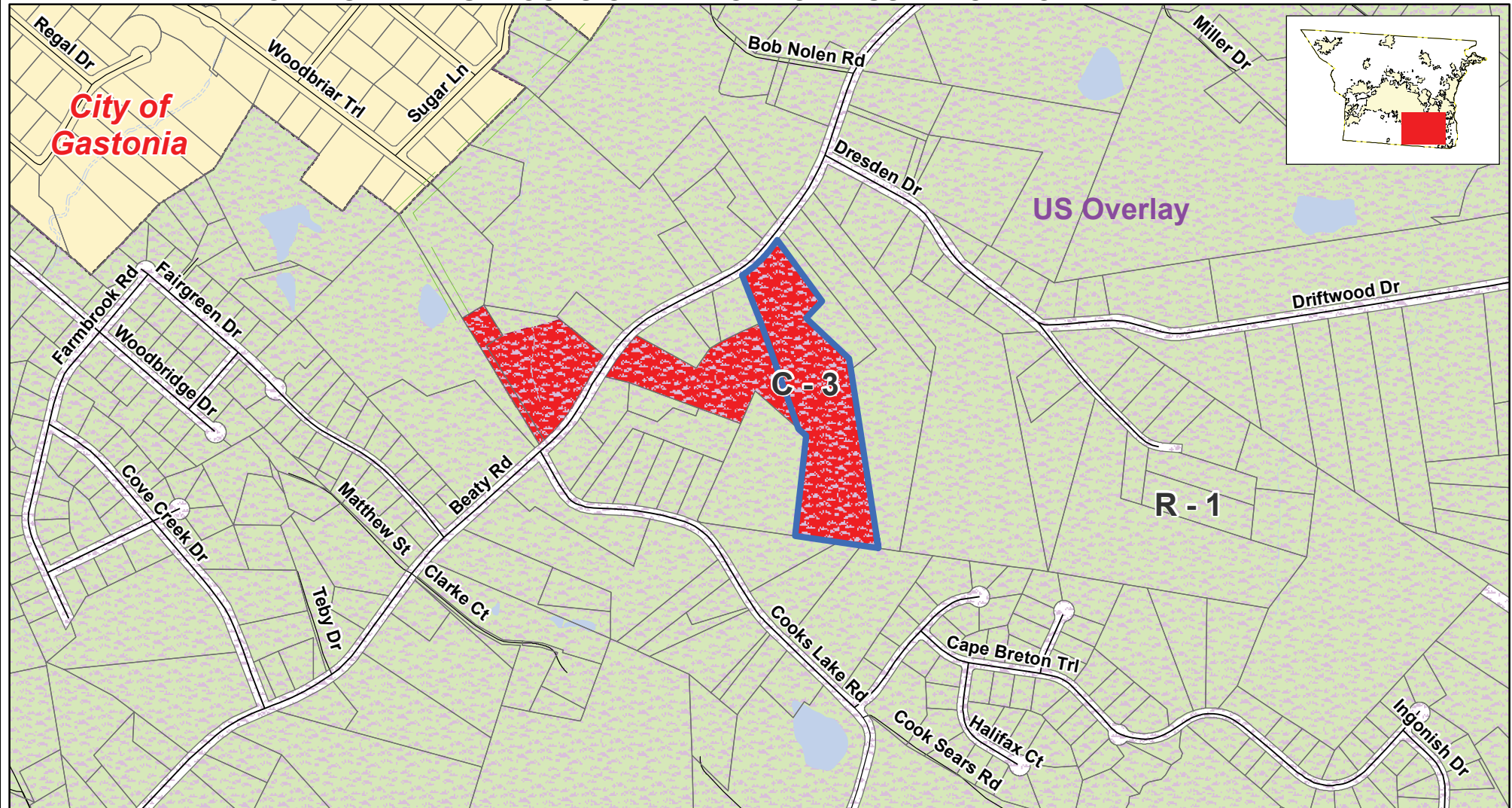


0 95 190 380 Feet

(R-1) Single Family Limited  
(C-3) General Commercial  
(US) Urban Standards Overlay



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



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

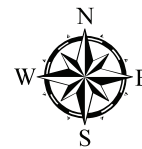
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## GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- C-3 General Commercial
- US Urban Standards Overlay

Area of Consideration

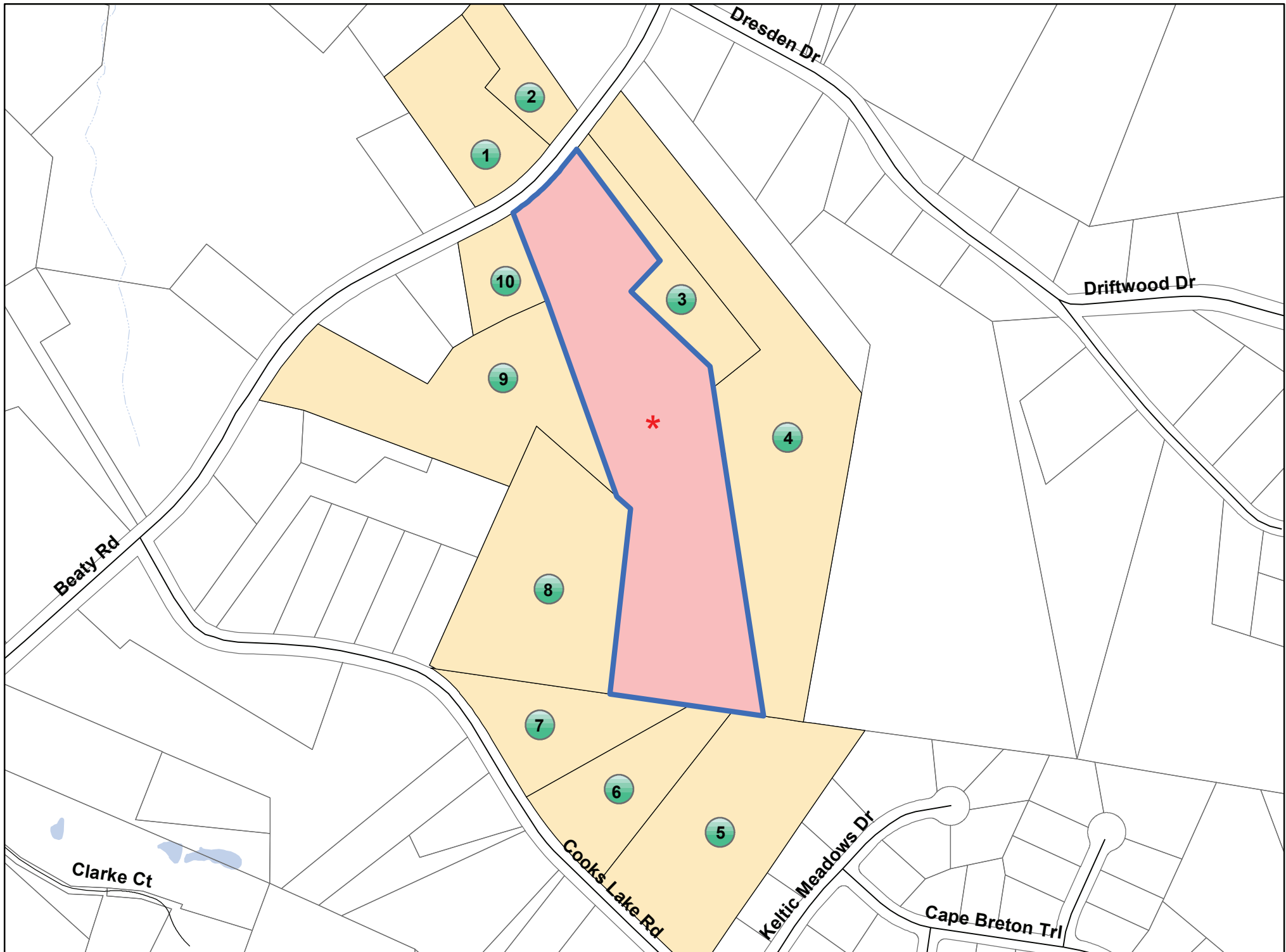


0 170 340 680 1,020 1,360 Feet

Applicant: Z20-09  
Tax ID(s): 209951  
Request Re-Zoning From:  
(C-3) General Commercial w/  
(US) Urban Standards Overlay  
To: (R-1) Single Family Limited  
w/ (US) Urban Standards Overlay

Map Date: 02/09/2020





**Z20-09 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Area of consideration**



**Z20-09 Owner and Adjacent Property Listing**

| <u>NO:</u> | <u>PARCEL</u> | <u>OWNER NAME</u>            | <u>OWNER NAME 2</u> | <u>ADDRESS</u>     | <u>CITY</u> | <u>STATE</u> | <u>ZIP</u> |
|------------|---------------|------------------------------|---------------------|--------------------|-------------|--------------|------------|
| *          | 209951        | HELTON JULIE JIMISON         |                     | 3846 BEATY RD      | GASTONIA    | NC           | 28056      |
| 1          | 151115        | KISTLER CHARLES G            | KISTLER VICKIE      | 3827 BEATY RD      | GASTONIA    | NC           | 28056      |
| 2          | 150321        | HEMBREE ROY LEE              |                     | 3817 BEATY RD      | GASTONIA    | NC           | 28056      |
| 3          | 226099        | KING CHEVIS LIN              | KING ASHLEY B       | 3833 STREAMSIDE DR | GASTONIA    | NC           | 28056      |
| 4          | 300090        | KING ANGELA HUNTER           | KING NATHAN ANTHONY | PO BOX 217         | CRAMERTON   | NC           | 28032      |
| 5          | 191237        | WRIGHT MARY D                |                     | 171 COOKS LAKE RD  | GASTONIA    | NC           | 28056      |
| 6          | 191236        | WEBB CAROLYN S               |                     | 155 COOKS LAKE RD  | GASTONIA    | NC           | 28056      |
| 7          | 191235        | JUMPER RITA RHODES REV TRUST |                     | 145 COOKS LAKE RD  | GASTONIA    | NC           | 28056      |
| 8          | 151101        | HART CHARLES WAYNE           |                     | 129 COOKS LAKE RD  | GASTONIA    | NC           | 28056      |
| 9          | 209953        | HELTON JOHN PATRICK          |                     | 3846 BEATY RD      | GASTONIA    | NC           | 28056      |
| 10         | 209954        | HELTON JOHN PATRICK          | HELTON JULIE J      | 3846 BEATY RD      | GASTONIA    | NC           | 28056      |



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 Devt. Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** February 20, 2020  
**Subject:** Angela Hunter King & Nathan Anthony King—GCLMPO Comments

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

1. The proposed development is located at 3826 Beaty Rd. Gastonia.
  - A. According to NCDOT's 2020-2029 State Transportation Improvement Program (STIP) there are no funded transportation improvement projects in the immediate vicinity of this project.
  - B. A proposed new 4-lane divided road is part of the Gaston Day School Rd. Realignment is included in the MPO's CTP.
  - C. The widening of Beaty Rd —boulevard needs improvement (4 lane divided)— Widen Beaty Road from S. New Hope Road to Union Road is included in the MPO MTP. The typical cross section for a four lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Beaty Rd is 60 ft.
  - D. 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.
  - E. 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.
  - F. Attached you can also find a roadway functional design for the Gaston Day School Rd. Realignment. For more information regarding any roadway functional designs please contact the GCLMP office.



GASTON-CLEVELAND-LINCOLN










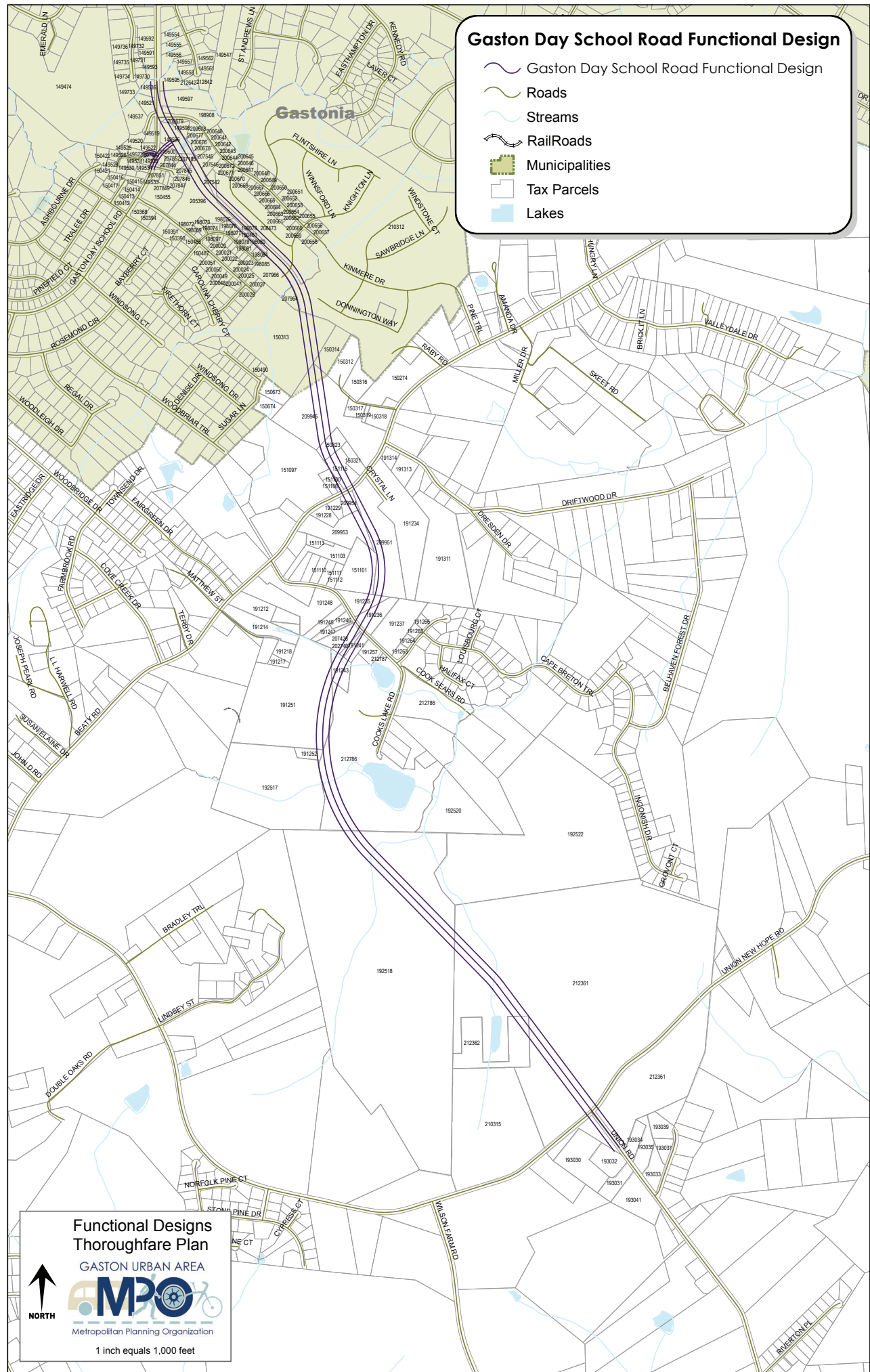
Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6837

150 South York Street  
Gastonia, North Carolina 28052  
Fax (704) 869-1960

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

## Gaston Day School Road Functional Design

-  Gaston Day School Road Functional Design
-  Roads
-  Streams
-  Railroads
-  Municipalities
-  Tax Parcels
-  Lakes



### Functional Designs Thoroughfare Plan

GASTON URBAN AREA



Metropolitan Planning Organization

1 inch equals 1,000 feet