

Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (Z20-08)

General Rezoning Application Z20-08

Request: To rezone property parcels 182723 and 182722 from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Applicant(s): Randall Breedlove

Property Owner(s): DAZ Services LLC

Mailing Address of Applicant: 2020 Trace Creek Dr., Waxhaw, NC 28173

Site Information and Description of Area

General Location: 108 & 110 Lake St. (Gastonia)

Parcel ID(s): 182723, 182722

Total Property Acreage: 0.55 ac

Acreage for Map Change: 0.556 ac

Current Zoning District(s): (R-1) Single Family Limited, (US) Urban Standards Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (US) Urban Standards 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.

(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-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.

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

Comprehensive Land Use Plan (Small Area District)

Area 3: Riverfront Gaston / Northeast Gaston

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; increased job opportunities; maintaining the rural “feel” of the area; and, increased commercial opportunities.

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



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: **Z20-08**

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

A. *APPLICANT INFORMATION

Name of Applicant: Randall Breedlove

(Print Full Name)

Mailing Address: 2020 Trace Creek Dr., Waxhaw, NC 28173

(Include City, State and Zip Code)

Telephone Numbers: (980)228-0889

(Area Code) Business

(Area Code) Home

Email: dj1always@yahoo.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: DAZ Services LLC

Dustin Zabinsky

(Print Full Name)

Mailing Address: 67 Biscayne Dr., Selden, NY 11784

(Include City, State and Zip Code)

Telephone Numbers: 631-839-2455

(Area Code) Business

(Area Code) Home

Email: dgz777@hotmail.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 108 & 110 Lake St. (Gastonia)

Parcel Identification (PID): 182723, 182722

Acreage of Parcel: .55 +/- Acreage to be Rezoned: .55 +/- Current Zoning: (R-1)(US)

Current Use: Vacant / Undeveloped

Proposed Zoning: (R-2)(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)

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) 182723 + 182722 hereby give Randall Breedlove (Name of Applicant) consent to execute this proposed action.

[Signature]
(Signature)

1/17/2020
(Date)

(Signature)

(Date)

Notary Public
State of New York
Suffolk County
Elsie Rivera
Reg. # 01R16182647
Exp. 03/03/2020

I, Elsie Rivera, a Notary Public of the County of Suffolk State of New York, hereby certify that Dustin Zubinsky personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 1/17/20 day of January, 2020.

[Signature]
Notary Public Signature

3/3/20
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]
Signature of Property Owner or Authorized Representative

1/17/2020
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: 01/17/2020 Application Number: Z20-08 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: 01/21/20 Receipt Number: INV-00013699
(Initials)

☒ 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 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) 866-3908

Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: DAZ Services, 67 Biscayne Dr., Selden, NY 11784

Subject:

☐ consent for variance / ☐ conditional use / ☐ appeal / ☐ subdivision variance / ☐ watershed variance / ☒ rezoning

Date: 1/17/2020

I, Dustin Zabinsky, being the property owner of parcel(s) 18 2 7 23 and 18 2 7 2 2, give consent to Randall Breedlove to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Signature (owner)

Date

New York
North Carolina
Gaston County
Suffolk

I, Elsie Rivera, a Notary Public for the said County and State, do hereby certify that Dustin Zabinsky personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 17th of January, 20 20.

Notary Signature

My commission expires:

3/3/20

Notary Public
State of New York
Suffolk County
Elsie Rivera
Reg. # 01R16182647
Exp. 03/03/2020





**Gaston County
North Carolina**

Vicinity Map

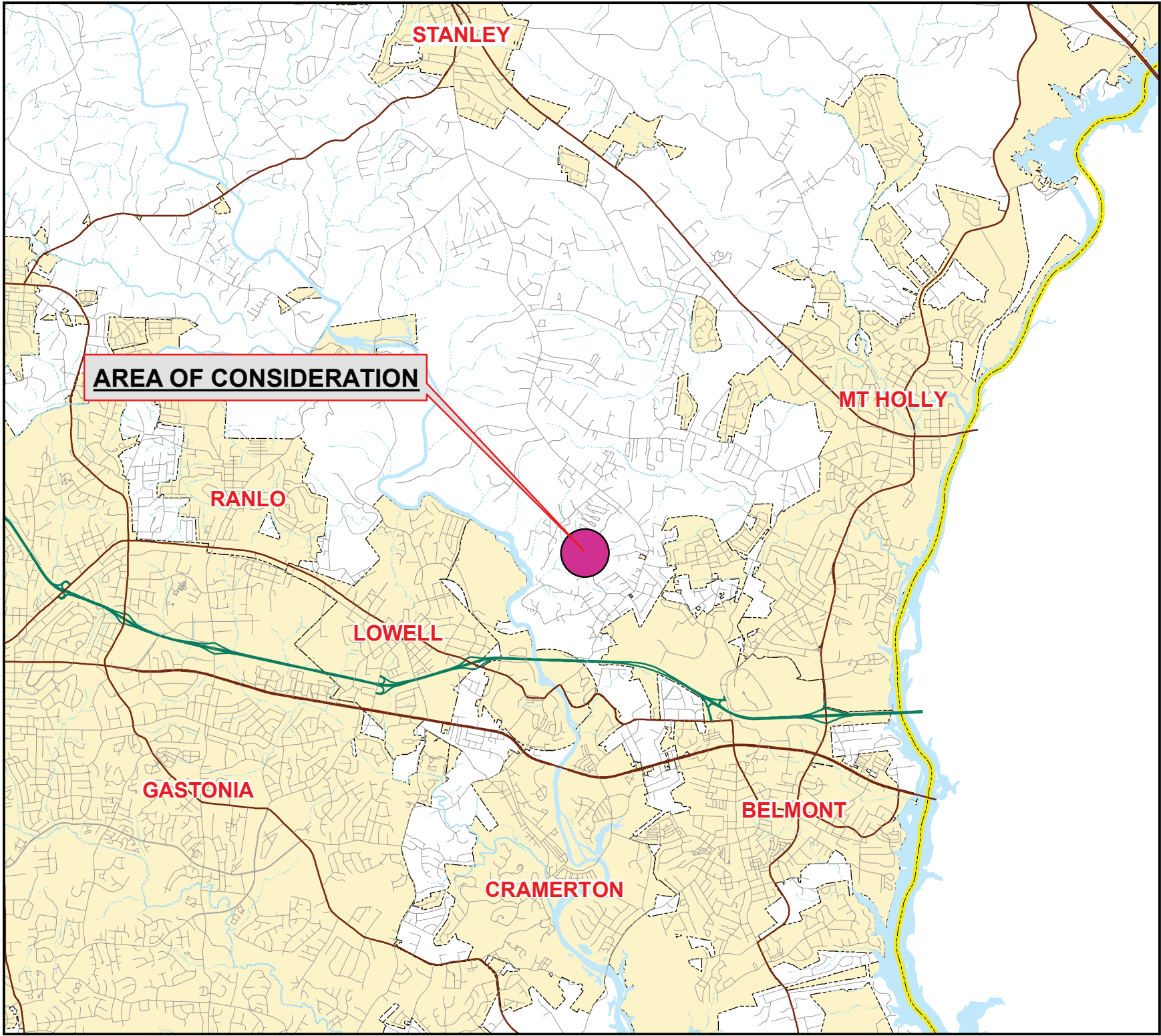
Z20-08

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.





Gaston County Overview Map

2019 Orthophoto

Z20-08

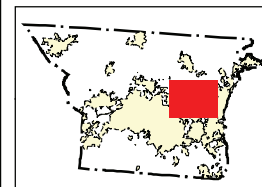
Legend



Subject Area



Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of mhp expansion requests.

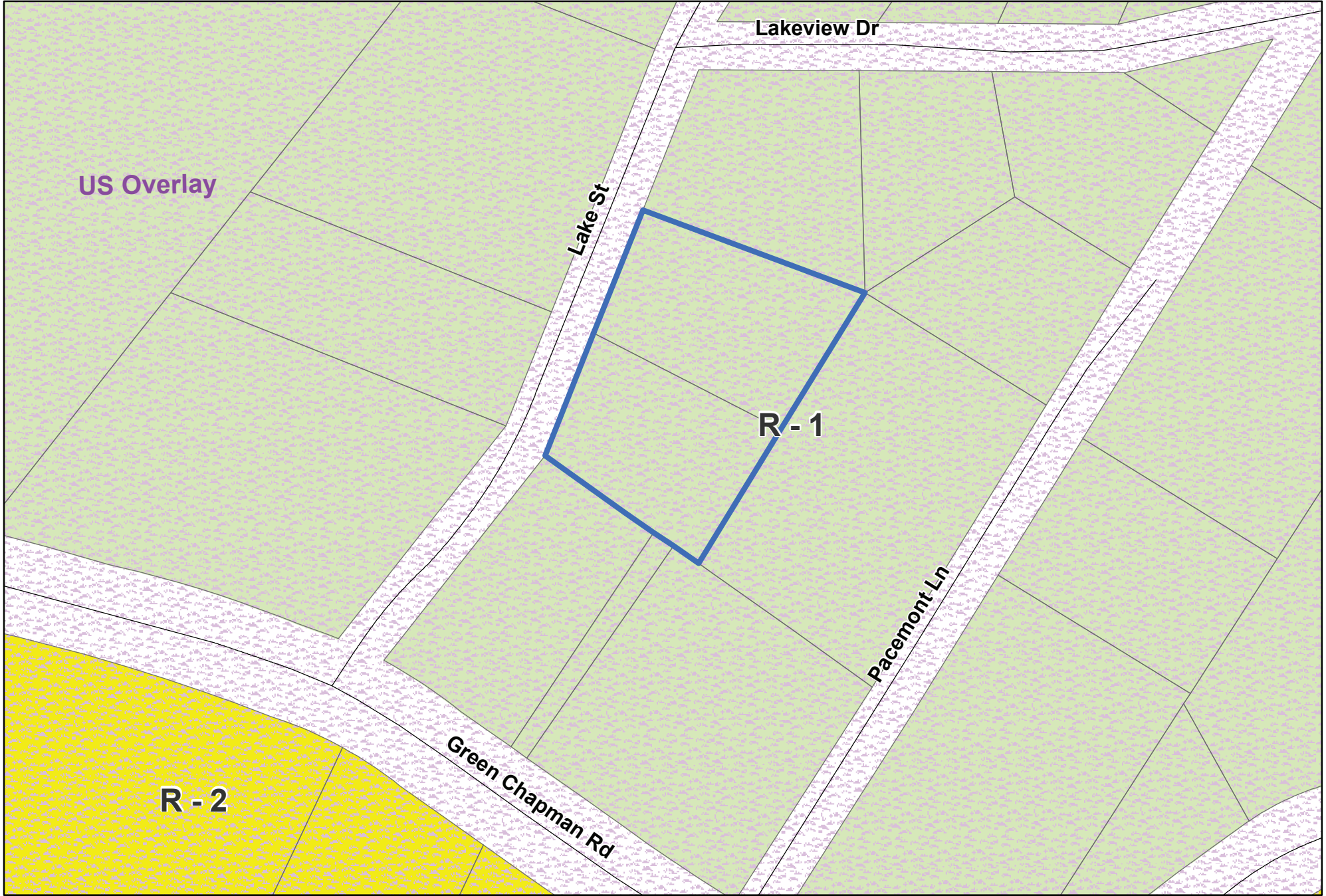
Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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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 40 80
Feet



GASTON COUNTY
Zoning Map

Applicant: Z20-08

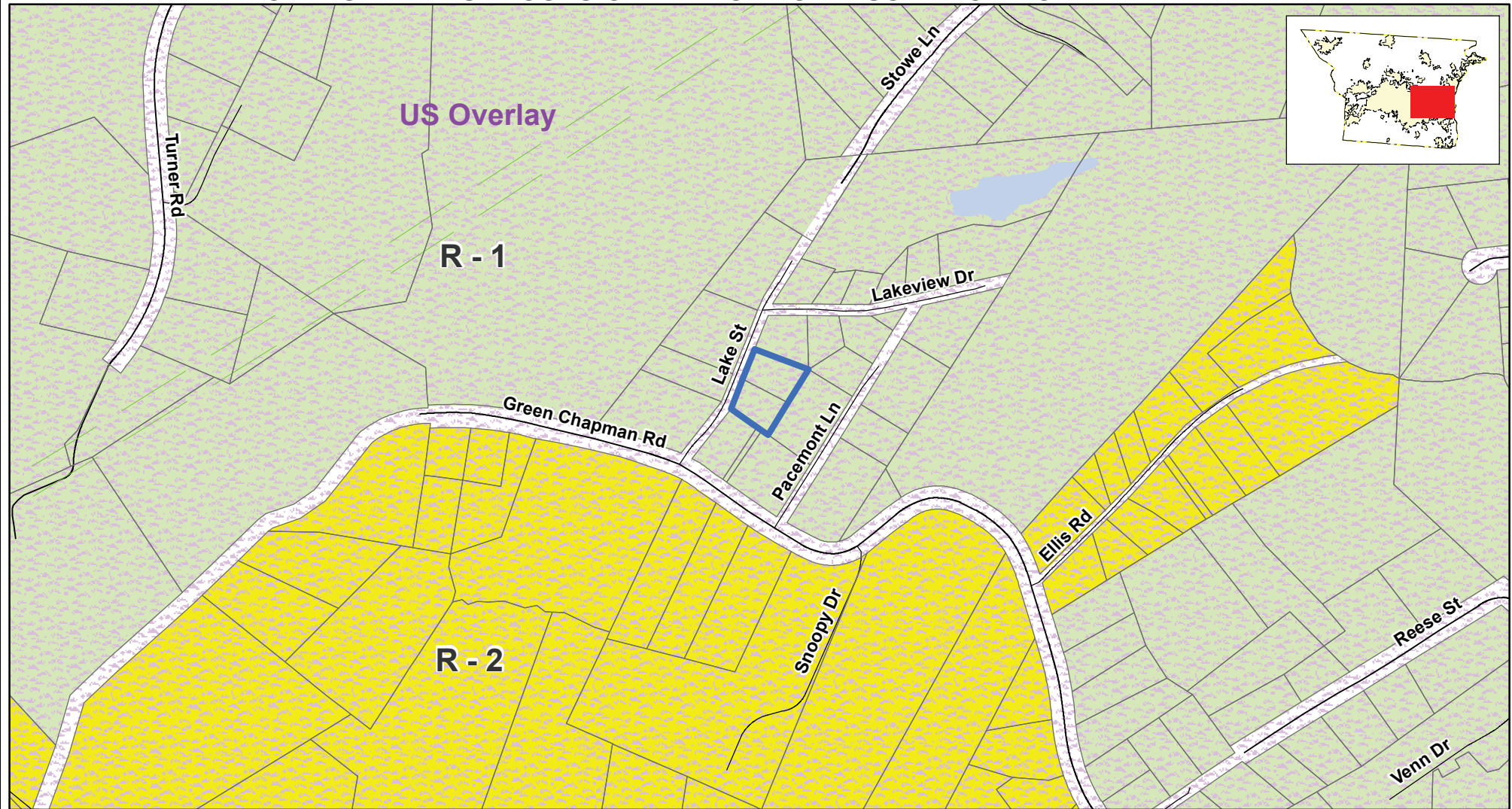
 Subject Area



0 20 40 80 Feet

(R-1) Single Family Limited
(R-2) Single Family Moderate
(US) Urban Standards Overlay

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.

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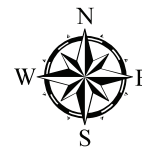
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GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- US Urban Standards Overlay

Area of Consideration



0 90 180 360 540 720 Feet

Applicant: Z20-08
Tax ID(s): 182723, 182722
Request Re-Zoning From:
(R-1) Single Family Limited w/
(US) Urban Standards Overlay
To: (R-2) Single Family Moderate
w/ (US) Urban Standards Overlay

Map Date: 02/07/2020



Z20-08 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z20-08 Owner and Adjacent Property Listing

NO.	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
	182723/						
*	182722	DAZ SERVICES LLC	DUSTIN ZABINSKY	67 BISCAYNE DR	SELDEN	NY	11784
1	182727	GREEN ABRAHAM HEIRS	C/O JAKE GREEN	602 GREEN CHAPMAN RD	GASTONIA	NC	28056
2	182728	MORGAN CHARLES DEAN		924 STOWE LANE	GASTONIA	NC	28056
3	216836	BUCHANAN JOHNATHAN ANDREW		111 LAKE ST	GASTONIA	NC	28056
4	182721	MORGAN CHARLES DEAN		924 STOWE LANE	GASTONIA	NC	28056
5	182720	MORGAN CHARLES DEAN		924 STOWE LANE	GASTONIA	NC	28056
6	182718	NGUYEN KHOA DINH		117 PACEMONT LN	GASTONIA	NC	28056
7	218361	DAZ SERVICES LLC		67 BISCAYNE DR	SELDEN	NY	11784
8	182715	JONES SHIM		211 FERSTL AVE	BELMONT	NC	28012
9	182724	YATES JULIE		1614 WESTOVER ST	GASTONIA	NC	28056
10	182726	ODONOGHUE PERRY DEAN		106 LAKE ST	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 Devpt. Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: February 20, 2020
Subject: Randall Breedlove - GCLMPO Comments

Thank you for the opportunity to provide transportation comments on an existing site located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the existing site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

1. The proposed development is located at 108 & 110 Lake St. (Gastonia).
 - A. The existing site will not generate daily trips of significant concern to the adjacent roadway network.
 - B. According to the 2020-2029 STIP and the 2045 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
 - C. The CTP does not show any future improvements on any streets adjacent to the subject properties.
 - 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.

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