

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (CD20-01)

Conditional District Application CD20-01

Request: To rezone property parcels 172387, 172379, 172378, 172377, and 172375, from the (RS-8) Single Family 8,000 square feet Zoning District to the (CD/RS-8) Conditional District/Single Family 8,000 square feet Zoning District

Applicant(s): CH Land Company LLC

Property Owner(s): Lynn & Suzanne McLean, Francina Newby, CHLC Investments LLC

Mailing Address of Applicant: 6412 Bannington Rd., Charlotte, NC 28226

Site Information and Description of Area

General Location: Old Dallas Hwy. (Dallas)

Parcel ID(s): 172387, 172379, 172378, 172377, 172375

Total Property Acreage: 64.61 acres

Acreage for Map Change: 64.61 acres

Current Zoning District(s): (RS-8) Single Family 8,000 square feet

General Area Zoning District(s): (RS-8) Single Family 8,000 square feet, (RS-12) Single Family 12,000 square feet, (C-1) Light Commercial, (I-2) General Industrial

Zoning District Information

Current Zoning District:

(RS-8) Single Family 8,000 square feet – The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Development (PRD), Infill Residential Developments and traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

Proposed Zoning District / Use:

(CD) Conditional Zoning Districts – The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be reference with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

(RS-8) Single Family 8,000 square feet – The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through

Planned Residential Development (PRD), Infill Residential Developments and traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

Comprehensive Land Use Plan (Small Area District)

Area 2: North 321 Gaston / North Central Gaston

This region of Gaston County has seen a large amount of development due to US 321 being a major transportation route for this area. There are high traffic volumes extending from 20,000 to 32,000 motorists as a daily average. Gaston College and many commercial opportunities lie in this area, making this region ripe for increased development.

A large portion of this area resides in Gastonia, Dallas, High Shoals, and portions of Ranlo and Spencer Mountain.

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; more transportation alternatives; preservation of agriculture and maintaining the rural “feel” of the community; and, steer development towards existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan Future Land Use: Suburban Development – consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multi-family houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.

It is staff’s opinion that the request is consistent with the Comprehensive Land Use Plan. Should the Board approve the request, Staff recommends that the attached conditions are adopted, as the conditions are designed to mitigate some of the effects of the development.

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

July 10, 2020

Information Attached

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

Transportation Planning Information

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

Staff Contact

Sarah Carpenter Penley, Senior 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

CONDITIONAL ZONING (CD) APPLICATION

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

Application Number: CD 20-01

A.

APPLICANT INFORMATION

Name of Applicant: CH Land Company, LLC

Mailing Address: 6412 Bannington Rd., Charlotte, NC 28226

Telephone Numbers: (704) 562-2988 (Area Code) Business (704) 634-9591 (Area Code) Home

B.

OWNER INFORMATION

Name of Owner: Multiple (See Attached)

Mailing Address: _____

Telephone Numbers: _____

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: Old Dallas Hwy. (Dallas)

Property Identification Number (PID): 172387, 172379, 172378, 172377, 172375

Acreage of Parcel: 64.61 +/- Acreage to be Rezoned: 64.61 +/-

Current Zoning: (RS-8) Proposed Zoning: (CD/RS-8)

Current Use: Vacant / Residential Proposed Use(s): Residential

D.

ADDITIONAL INFORMATION REQUIRED

☒ Copy of Plot Plan or Area Map

☒ Copy of Deed

☒ Notarized Authorization

☒ Payment of Fee

☒ PIM 1st. Meeting Date: 03/17/2020

☒ PIM 2nd. Meeting Date: 03/18/2020

☒ PIM Comments to Planning _____

E.

CONDITIONS SET FORTH BY APPLICANT

As shown on attached draft site plan.

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.

Frank E. Ceylan
Signature of property owner or authorized representative

1-24-20
Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: 01/27/2020

Application Number: CD20-01

Fee: \$3084.40

Received by Member of Staff: SCP
(Initial)

Date of Payment: 02/03/2020

Receipt Number: 20-01-30-

00051

INU-00013968



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) 866-3908

Public Hearing Consent Form

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

From: CHLC Investments LLC, 6412 Bannington Rd., Charlotte, NC 28226

(Parcel: 172375, 0.35 ac)

Subject:

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

Date: 1-24-20

I, Mark Carpenter, Manager of CHLC Investments LLC, being the property owner of parcel(s) 172375, give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Mark E. Carpenter
Signature (owner)

Date

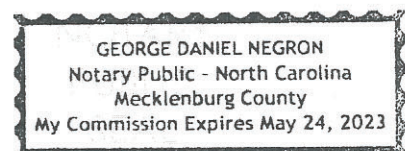
North Carolina
Gaston County

I, George Daniel Negron, a Notary Public for the said County and State, do hereby certify that Mark E. Carpenter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 27th of January, 20 20.

George Daniel Negron
Notary Signature

My commission expires: May 24, 2023





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) 866-3908

Public Hearing Consent Form

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

From: CHLC Investments LLC, 6412 Bannington Rd., Charlotte, NC 28226

(Parcel: 172377, 0.35 ac)

Subject:

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

Date: 1-24-20

I, Mark Carpenter, Manager of CHLC Investments, LLC, being the property owner of parcel(s) 172377, give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Mark E. Carpenter
Signature (owner)

Date

North Carolina
Gaston County

I, George Daniel Negron, a Notary Public for the said County and State, do hereby certify that Mark E. Carpenter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 27th of January, 20 20.

George Daniel Negron
Notary Signature

My commission expires: May 24, 2023

GEORGE DANIEL NEGRON
Notary Public - North Carolina
Mecklenburg County
My Commission Expires May 24, 2023



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: Francina Newby, 6100 White Water Dr., Charlotte, NC 28214

(Parcel: 172378, 2.87 ac)

Subject:

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

Date: 1/24/2020

I, Francina L. Newby, being the property owner of parcel(s) 172378, give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Francina L. Newby
Signature (owner)

1/24/2020
Date

North Carolina
Gaston County

I, Amanda A Kelly, a Notary Public for the said County and State, do hereby certify that Francina Newby personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 24 of January, 20 20

Amanda A Kelly
Notary Signature

My commission expires: April 13, 2024





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: Francina Newby, 6100 White Water Dr., Charlotte, NC 28214

(Parcel: 172379, 1.62 ac)

Subject:

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

Date: 1/24/2020

I, Francina L. Newby, being the property
owner of parcel(s) 172379, give
consent to _____ to act on my behalf
in applying for the **PUBLIC HEARING REQUEST** under consideration.

Francina L. Newby
Signature (owner)

1/24/2020
Date

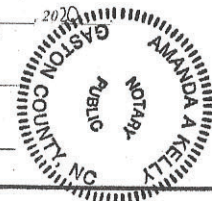
North Carolina
Gaston County

I, Amanda A Kelly, a Notary Public for the said County and State, do hereby certify that
Francina Newby personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 24 of January, 2020

Amanda A Kelly
Notary Signature

My commission expires: April 13, 2024





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) 866-3908

Public Hearing Consent Form

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

From: Lynn Leslie McLean Jr./Suzanne B. McLean, 3816 S New Hope Rd., Suite 13,
Gastonia, NC 28056 (Parcel: 172387, 59.42 ac)

Subject:

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

Date: 1/24/2020

I, Lynn Leslie McLean Jr + Suzanne B McLean, being the property owner of parcel(s) 172387, give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Suzanne B. McLean

Signature (owner)

1/24/2020
Date

North Carolina
Gaston County

I, CHRISTIAN B. DAVIS, a Notary Public for the said County and State, do hereby certify that SUZANNE B. McLEAN + LYNN LESLIE McLEAN JR personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 24 of JAN, 20 20

Christian B Davis
Notary Signature

My commission expires: 11-13-2021

(CD20-01) CH LAND COMPANY LLC
CONDITIONS FOR APPROVAL

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan and representative elevations as attached.
5. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.
6. Before the preliminary subdivision plat will be approved, details of an amenity center must be provided.

PROPOSED ELEVATIONS
FOR
(CD20-01)
CH LAND COMPANY LLC











Gaston County North Carolina

Vicinity Map

CD20-01

Legend

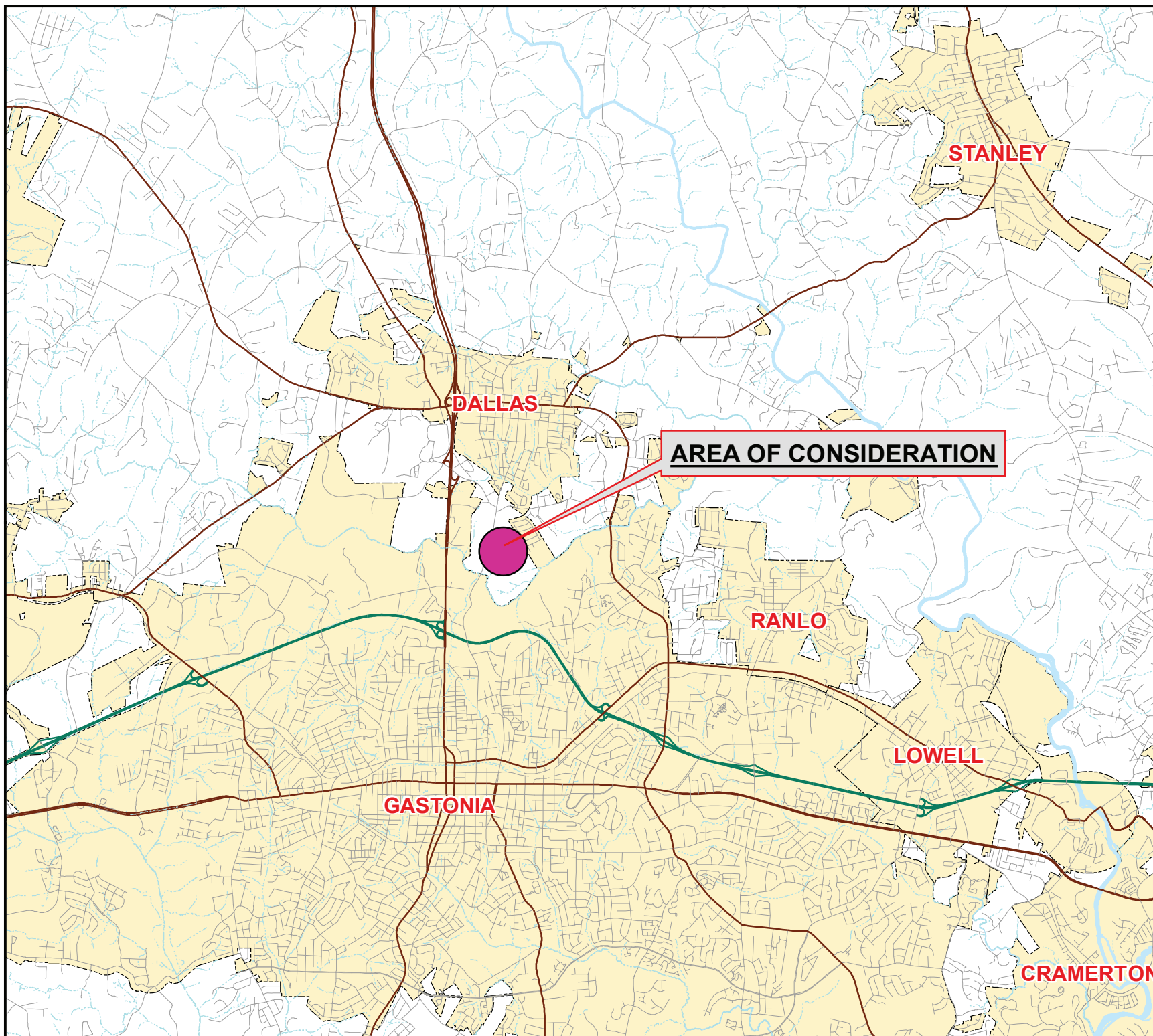
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 132-10.



0 1
Miles






Gaston County Overview Map

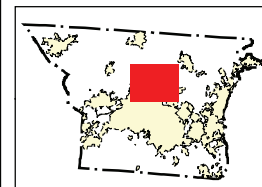
2019 Orthophoto

CD20-01

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.

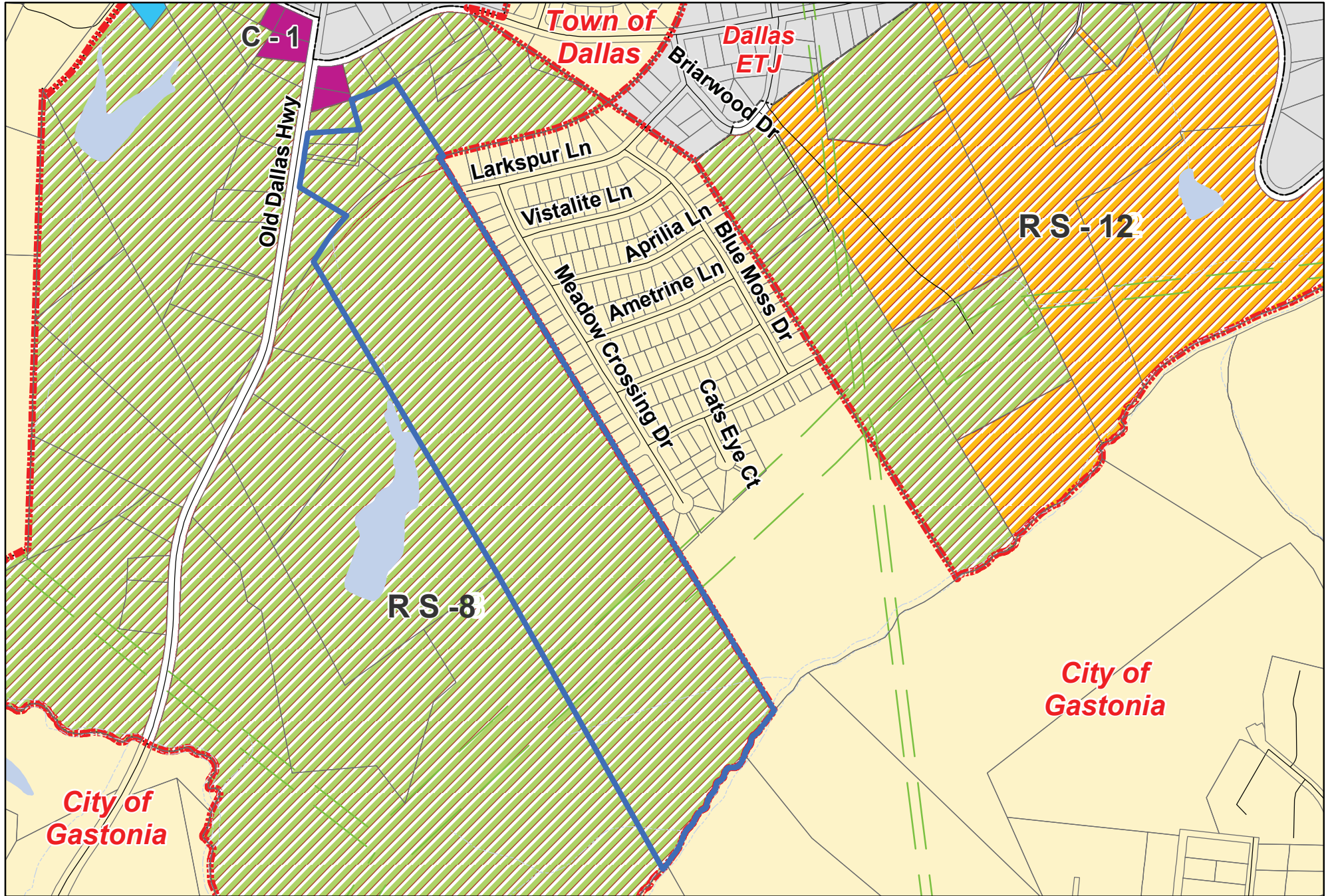
Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department Planning and Development Services.

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.

0 315 630
Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

Applicant: CD20-01

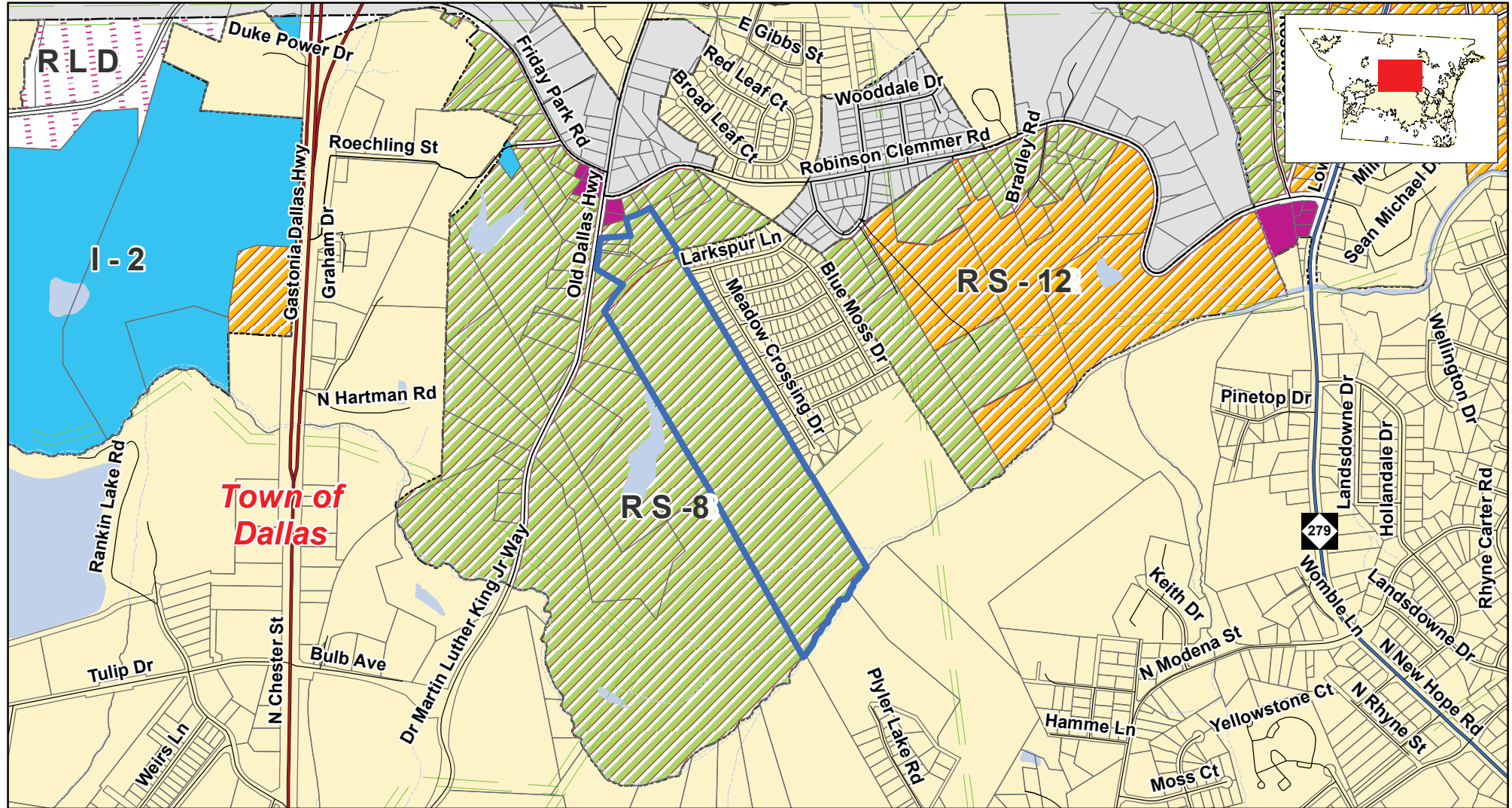
 Subject Area



0 187.5 375 750 Feet

(RS-8) Single Family 8,000 sq ft
(RS-12) Single Family 12,000 sq ft
(C-1) Light Commercial

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.

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 of Planning and Development Services.

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

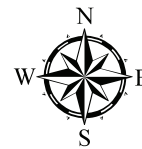
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is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



GASTON COUNTY ZONING REVIEW MAP

- RS-8 Single Family 8,000 square feet
- RS-12 Single Family 12,000 square feet
- C-1 Light Commercial
- I-2 General Industrial
- RLD Residential Low Density

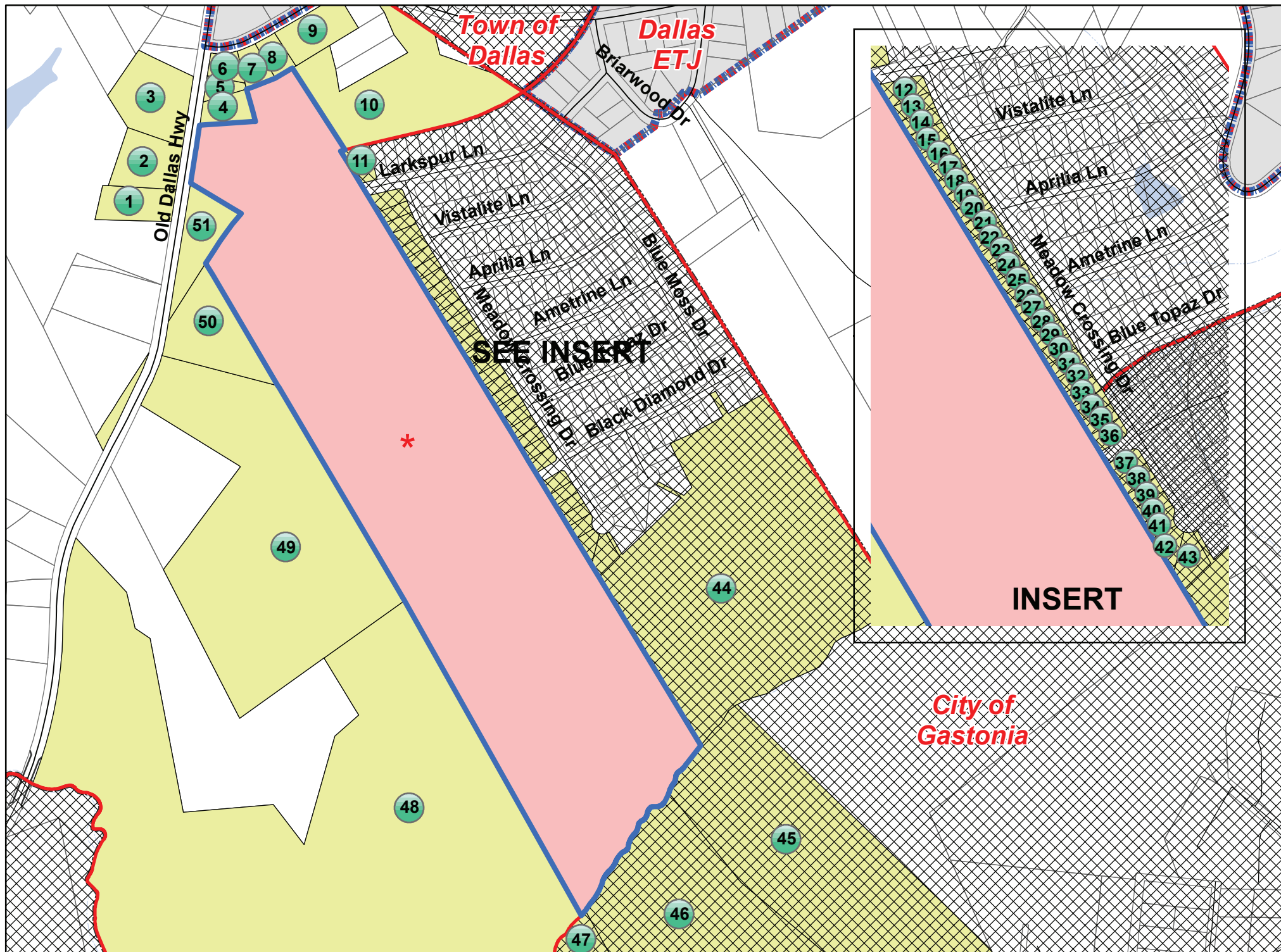
Area of Consideration



0 300 600 1,200 1,800 2,400 Feet

Applicant: CD20-01
Tax ID(s): 172387, 172379,
172378, 172377, 172375
Request Re-Zoning From:
(RS-8) Single Family 8,000 sq ft
To: (CD/RS-8) Conditional District/
Single Family 8,000 sq ft

Map Date: 03/06/2020

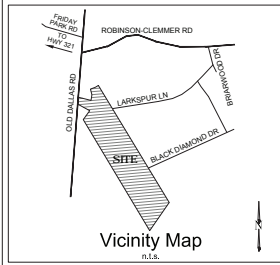


CD20-01 Subject and Adjacent Properties Map
 See reverse side for listing of property owners

 **Area of consideration**

CD20-01 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>
*	171387	MCLEAN LYNN LESLIE JR	MCLEAN SUZANNE B	3816 S NEW HOPE RD STE 13	GASTONIA	NC	28056
	172379	NEWBY FRANCINA		6100 WHITE WATER DR	CHARLOTTE	NC	28214
	172378	NEWBY FRANCINA		6100 WHITE WATER DR	CHARLOTTE	NC	28214
	172377	CHLC INVESTMENTS LLC		6412 BANNINGTON RD	CHARLOTTE	NC	28226
	172375	CHLC INVESTMENTS LLC		6412 BANNINGTON RD	CHARLOTTE	NC	28226
1	172346	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28034
2	172348	ALLEN JUAN	ALLEN RHONDA D	1301 OLD DALLAS HWY	DALLAS	NC	28034
3	172349	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28034
4	172374	HUFFSTICKLER SHERYL FIELDS		405 E WILKINS ST	DALLAS	NC	28034
5	172372	DAVID JACK A JR	DAVIS VICKIE E	1208 OLD DALLAS RD	DALLAS	NC	28034
6	172373	HUFFSTICKLER SHERYL FIELDS		405 E WILKINS ST	DALLAS	NC	28034
7	172371	PHILLIPS CHARLES E	PHILLIPS SHERRY E	109 ROBINSON CLEMMER RD	DALLAS	NC	28034
8	172370	HINT HOMES LLC		2332 KENDRICK ESTATES DR	GASTONIA	NC	28056
9	172369	THOMPSON JERRY M	THOMPSON PHYLLIS	115 ROBINSON CLEMMER RD	DALLAS	NC	28034
10	225233	SOWELL JAMES R	SOWELL THERESA V	209 ROBINSON CLEMMER RD	DALLAS	NC	28034
11	206767	GONZALEZ ERICK F & WIFE	ROJAS ANA ALEJANDRA ULATE	1167 LARKSPUR LN	DALLAS	NC	28034
12	206768	BAYNE MYRON C		2657 MEADOW CROSSING DR	DALLAS	NC	28034
13	214845	LEE AMANDA		2653 MEADOW CROSSING DR	DALLAS	NC	28034
14	214846	RIVERA TEODORO 99% & OTHERS		2645 MEADOW CROSSING DR	DALLAS	NC	28034
15	214847	HASELMYER CARLOS R	HASELMYER MICHELLE &	2645 MEADOW CROSSING DR	DALLAS	NC	28034
16	214848	CARONITTI NICHOLE MARIE		2641 MEADOW CROSSING DR	DALLAS	NC	28034
17	214849	RICE DANA		2637 MEADOW CROSSING DR	DALLAS	NC	28034
18	214850	BAILEY MICHAEL PAUL		2633 MEADOW CROSSING DR	DALLAS	NC	28034
19	214851	FENIMORE THOMAS	FENIMORE LIDA	2629 MEADOW CROSSING DR	DALLAS	NC	28034
20	214852	MCCREE ABLASHA		2625 MEADOW CROSSING DR	DALLAS	NC	28034
21	214853	PROPERTY OWNER 10 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
22	214854	FLOYD DIANNE		2617 MEADOW CROSSING DR	DALLAS	NC	28034
23	214855	CASTRO ANGEL BLANCO		2613 MEADOW CROSSING DR	DALLAS	NC	28034
24	214856	PHILOR MARE HERSON	PHILOR KELA	2609 MEADOW CROSSING DR	DALLAS	NC	28034
25	214857	CARTY AUNDI FADORA		1676 LOWELL BETHESDA RD APT T	GASTONIA	NC	28056
26	214858	STANCIL LISA		2601 MEADOW CROSSING DR	DALLAS	NC	28034
27	214859	REED DONALD E	BACHMAN-REED CATHERINE M	2565 MEADOW CROSSING DR	DALLAS	NC	28034
28	214860	ASTLES SHARON KELLEY		2561 MEADOW CROSSING DR	DALLAS	NC	28034
29	214861	PROGRESS CHARLOTTE LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
30	214862	HOWELL PAMELA		2553 MEADOW CROSSING DR	DALLAS	NC	28034
31	214863	SMITH MICHAEL GEORGE	WESTON BRITNEY	2549 MEADOW CROSSING DR	DALLAS	NC	28034
32	214864	WILSON SANTANNA		2545 MEADOW CROSSING DR	DALLAS	NC	28034
33	214865	PROGRESS RESIDENTIAL BORROWER 11 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
34	214866	PROGRESS RESIDENTIAL BORROWER 6 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
35	214867	WARD RICHARD E		2533 MEADOW CROSSING DR	DALLAS	NC	28034
36	214868	PROPERTY OWNER 11 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
37	214869	HALL NUBIA ARACELY	HALL SHAWN W	2525 MEADOW CROSSING DR	DALLAS	NC	28034
38	214870	FREO PROGRESS LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
39	214871	PULIDO JESUS ROMERO		2517 MEADOW CROSSING DR	DALLAS	NC	28034
40	214872	PROGRESS RESIDENTIAL BORROWER 4 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
41	214873	MCMULLEN TANISHA S &	MEEKS AMBER C	2509 MEADOW CROSSING DR	DALLAS	NC	28034
42	214874	TERRY VERNON TYRONE		2505 MEADOW CROSSING DR	DALLAS	NC	28034
43	214875	SUMMITT TONY LEE		2501 MEADOW CROSSING DR	DALLAS	NC	28034
44	213905	GASTONIA CITY OF		P O BOX 1748	GASTONIA	NC	28053
45	118743	HAMME VIVIAN BARBER		960 HAMME LN	GASTONIA	NC	28054
46	118742	CHIPMAN THOMAS RYAN	CHIPMAN JAIME ELLER	1701 PLYLER LAKE RD	GASTONIA	NC	28054
47	118741	BURKETT ROGER DALE	BURKETT ROBERTA A	601 TRYON PL	GASTONIA	NC	28054
48	172561	BARKLEY CHARLES A	BARKLEY DONALD W & SUE	PO BOX 369	GASTONIA	NC	28052
49	221209	RHYNE MARY SUE		1406 OLD DALLAS HWY	DALLAS	NC	28034
50	172381	DEWITT GLORIA		1402 OLD DALLAS HWY	DALLAS	NC	28034
51	172380	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28034



Development Data

Address: 1216 Old Dallas Road
Dallas, NC 28034

Municipality: Gaston County

Tax Parcel Numbers: 172387, 172379, 172378, 172377, 172375

Zoning Classification: RS Conditional

Max. Density: 64.01 acres

Project Site Area: Reedy Watershed

Environmental: Yadkin Southeast Catawba PCD

Proposed Use: Single family detached dwellings

Provided Density: 2.53 du/ac

Common Open Space Required: 163 lots / 35 = 4.66 acres

Common Open Space Provided: 28.21 ac

Minimum Park Area: 2 ac

Dimensional Requirements

Typical Lot Dimensions: 50'x120'

Min. Lot Area: 6,000 sqft

Min. Lot Width: 50 ft

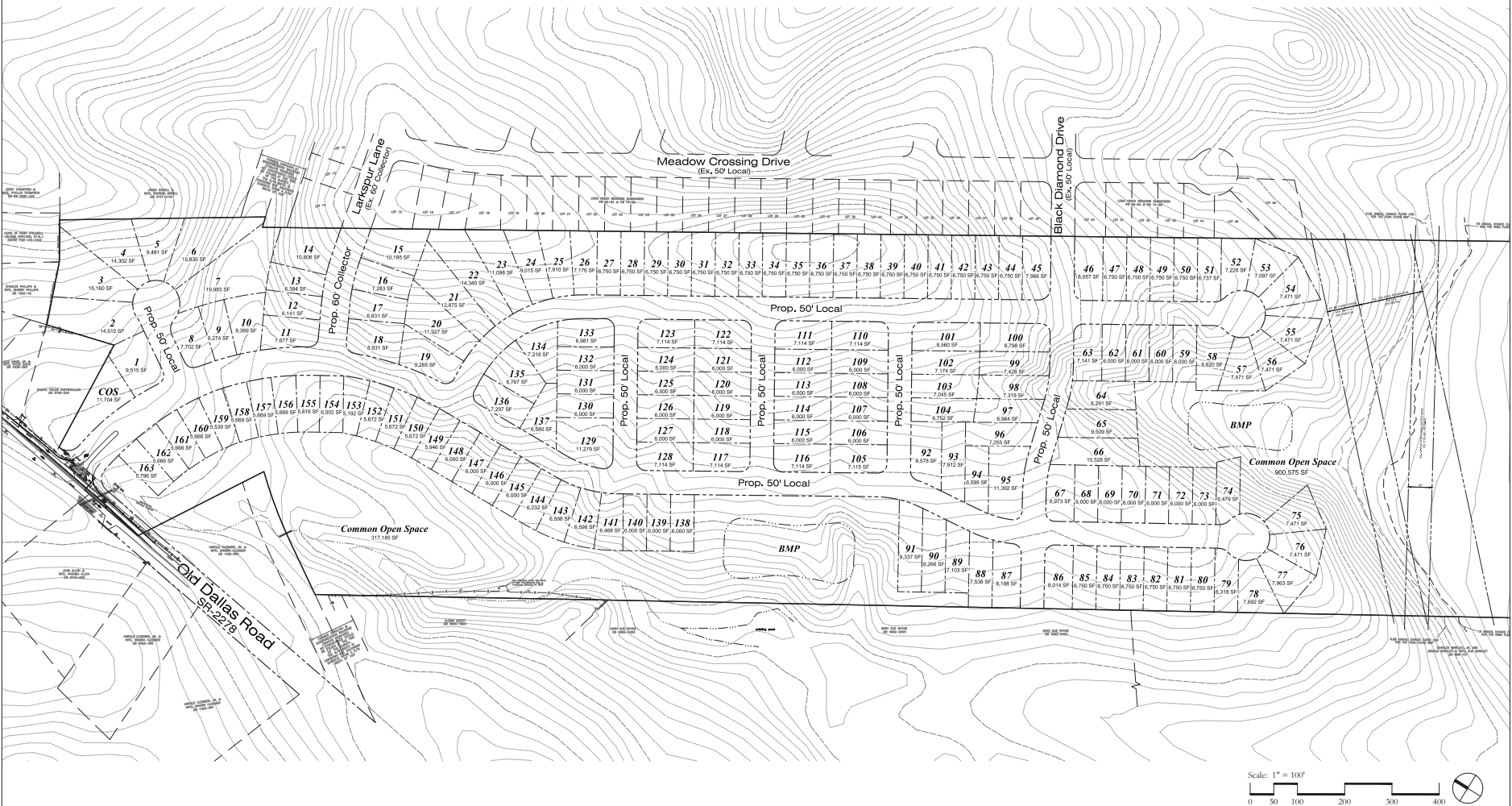
Min. Setback: 30 ft

Min. Side Yard: 7 ft

Min. Corner Yard: 17 ft

Min. Rear Yard: 20 ft

Max Building Height: 45 ft



Scale: 1" = 100'



C H & LAND

REVISION	DATE	BY	DESCRIPTION

DESIGN BY:	DATE:
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

Dallas Property
Gaston County, North Carolina
Layout

JOB NO. 4512016-20	DATE: TBD	SHEET 1
--------------------	-----------	---------

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: Dallas Property CD Zoning—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 1216 Old Dallas Rd, Dallas, NC, 28034.
 - 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 2-lane Major Road, part of the Robinson Clemmer Road Re-Alignment is included in the MPO's CTP. This recommended new major road connects Robinson Clemmer Rd. and Friday Park Rd.
 - 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 Robinson Clemmer Road Realignment. 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.

City of Gastonia

ENGINEERING DEPARTMENT

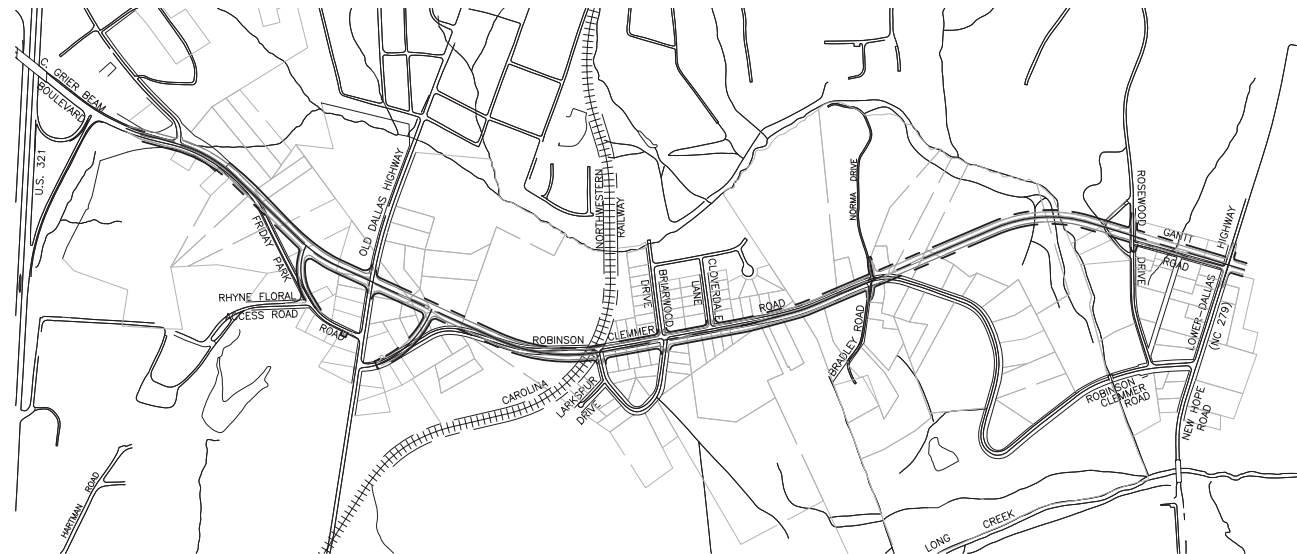
PO Box 1748

Gastonia, NC 28053

ROBINSON-CLEMMER ROAD RE-ALIGNMENT FUNCTIONAL DESIGN



LEGEND	
	EXISTING STREET R/W
	EXISTING RAILROAD R/W
	PROPOSED STREET R/W
	EDGE OF PAVEMENT
	EDGE OF DIRT/GRAVEL ROAD
	SURVEYED PROPERTY LINE
	UNSURVEYED PROPERTY LINE
	FENCE
	CENTERLINE OF CREEK
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN (LABELED)
	TELEPHONE LINE
	GAS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE (LABELED)
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING DRAINAGE & UTILITY EASEMENT
	PROPOSED PERMANENT DRAINAGE & UTILITY EASEMENT
	EXISTING SANITARY SEWER EASEMENT
	PROPOSED PERMANENT SANITARY SEWER EASEMENT
	DUKE POWER OR AT&T R/W
	PROPOSED TEMPORARY SLOPE & CONSTRUCTION EASEMENT
	FRAME & GRATE CATCH BASIN
	OPEN THROAT CATCH BASIN
	JUNCTION BOX
	ELECTRICAL TRANSFORMER
	EXISTING STORM DRAINAGE MANHOLE
	SHRUB
	POWER POLE
	EXISTING IRON PIN
	STREET LIGHT
	TREE
	SIGN
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	WELL
	CITY PEDESTAL
	EXISTING ELECTRICAL MANHOLE
	GAS TEST STATION
	CONCRETE MONUMENT
	MAILBOX
	R/W MARKER
	TELEPHONE PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	WATER METER
	EXISTING PAVEMENT TO BE REMOVED



VICINITY SKETCH

(NOT TO SCALE)

TABLE OF CONTENTS

COVER SHEET	SHEET 1
TYPICAL SECTIONS	SHEET 2
PLAN VIEWS	SHEET 3, 4, & 5
PROFILE VIEWS	SHEETS 6, & 7

**PRELIMINARY
PLANS**
DO NOT USE FOR
CONSTRUCTION

PROJECT DATA
Length = 8775'
Design Speed = 50mph

Robinson-Clemmer Rd. Re-Alignment
STREET IMPROVEMENTS
MUNICIPAL IMPROVEMENTS
OFFICE OF THE CITY ENGINEER
181 SOUTH STREET - GASTONIA, NC



City of Gastonia
Engineering Department

Revisions:

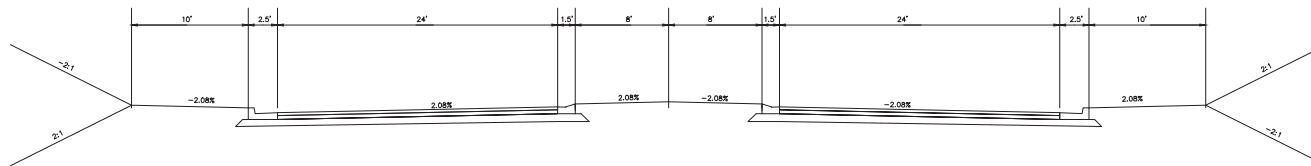


Drawn By: jds
Checked By: CCB
City Engineer: FAP

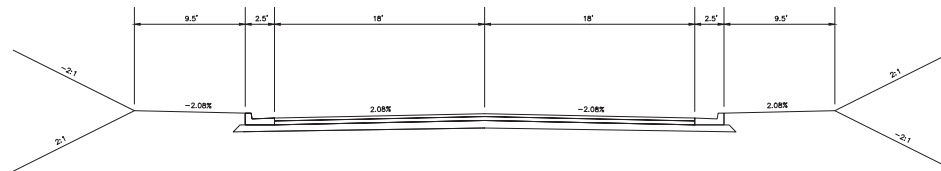
Scale:
Plan: 1"=100'
Profile:
1"=100' Hor.
1"=10' Vert.
Date: 11/30/05

501-110
SHEET 1

TYPICAL SECTION



Station 0+00 to 84+74.84



- Line A - Sta. 0+00 to 4+82.18 intersects @ Sta. 15+88.76
- Line B - Sta. 0+00 to 5+73.74 intersects @ Sta. 26+11.60
- Line C - Sta. 0+00 to 1+49.97 intersects @ Sta. 59+36.26
- Line D - Sta. 0+00 to 1+50.00 intersects @ Sta. 59+51.00
- Line E - Sta. 0+00 to 2+50.00 crosses @ Sta. 79+35.64
- Line F - Sta. 0+00 to 3+00.02 crosses @ Sta. 89+51.20

PRELIMINARY
PLANS
DO NOT USE FOR
CONSTRUCTION

Robinson-Clemmer Rd. Re-Alignment
 STREET IMPROVEMENTS
 MUNICIPAL IMPROVEMENTS
 181 SOUTH STREET - GASTONIA, NC



City of Gastonia
 Engineering Department

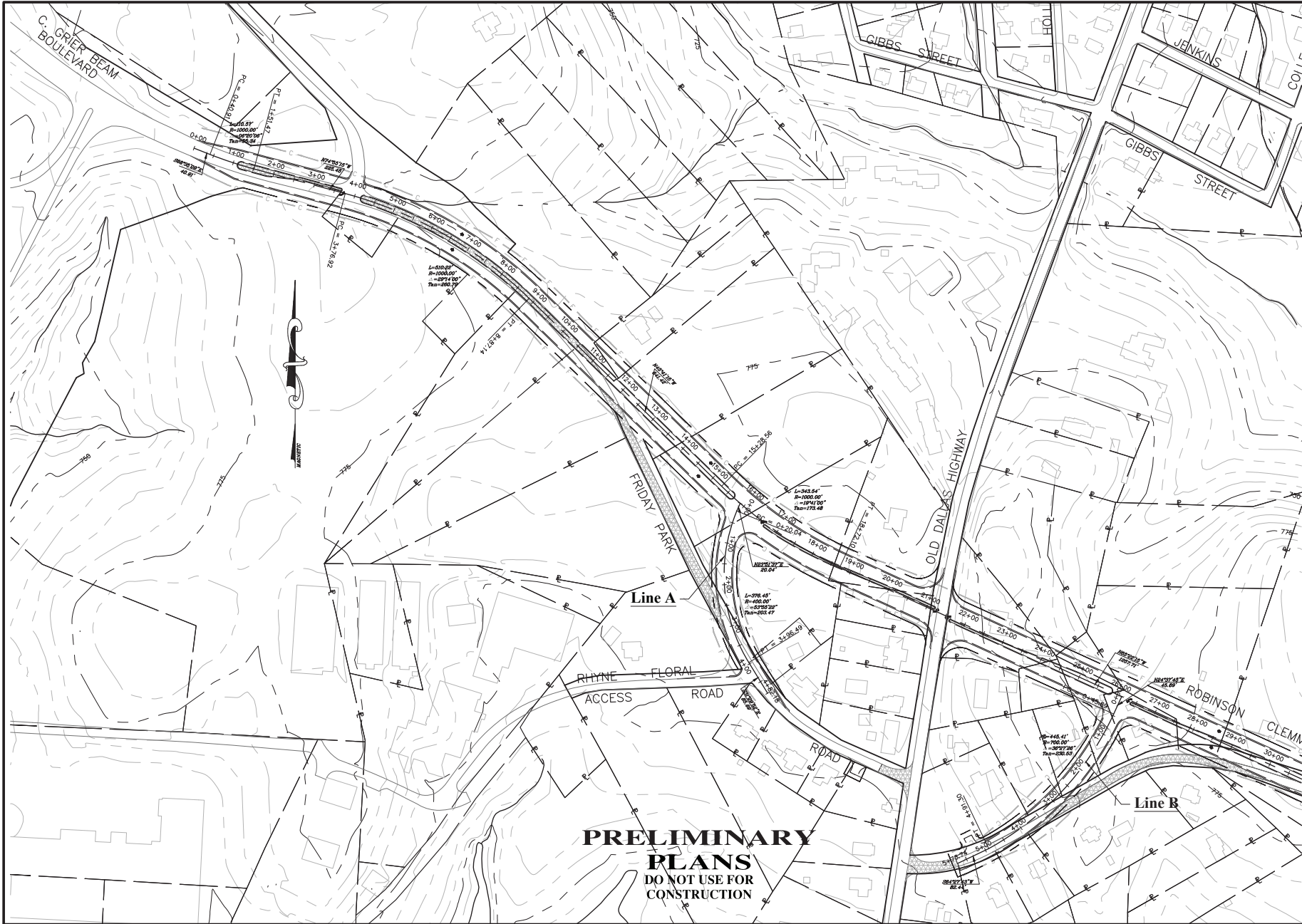
Revisions:



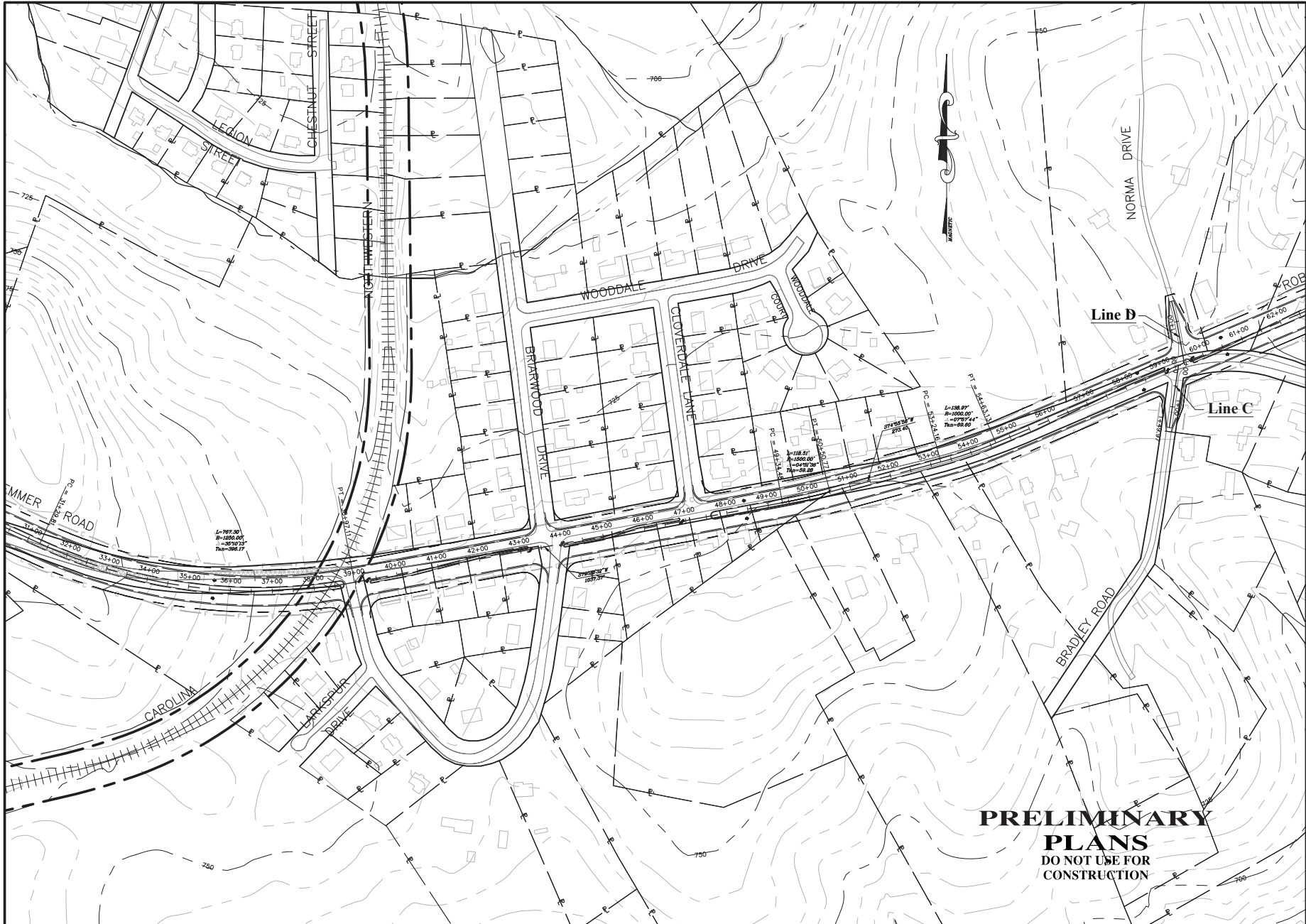
Drawn By: jds
 Checked By: CCB
 City Engineer: FAP

Scale:
 Plan: 1"=100'
 Profile:
 1"=100' Hor.
 1"=10' Vert.
 Date: 11/30/05

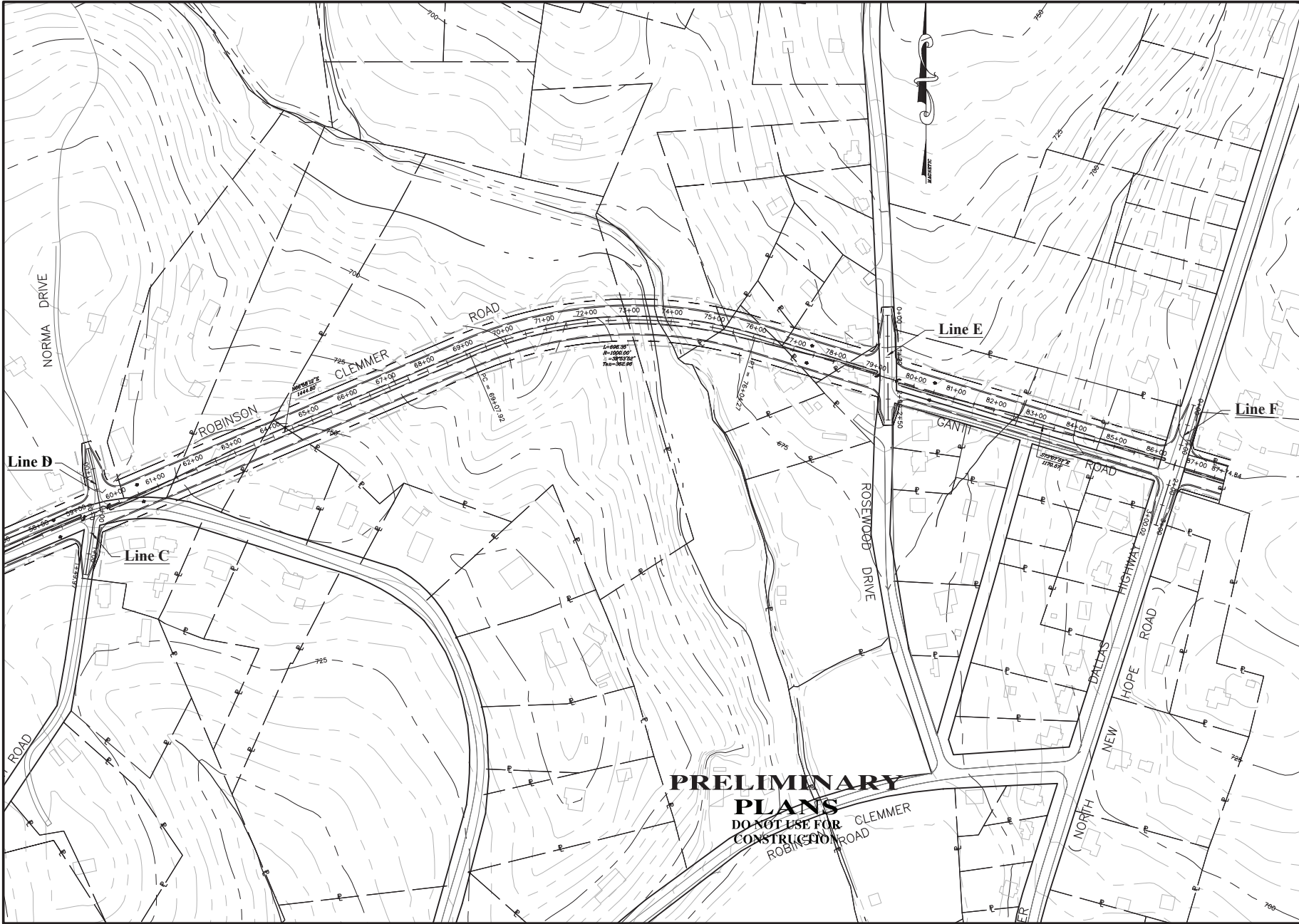
501-110
 SHEET 2




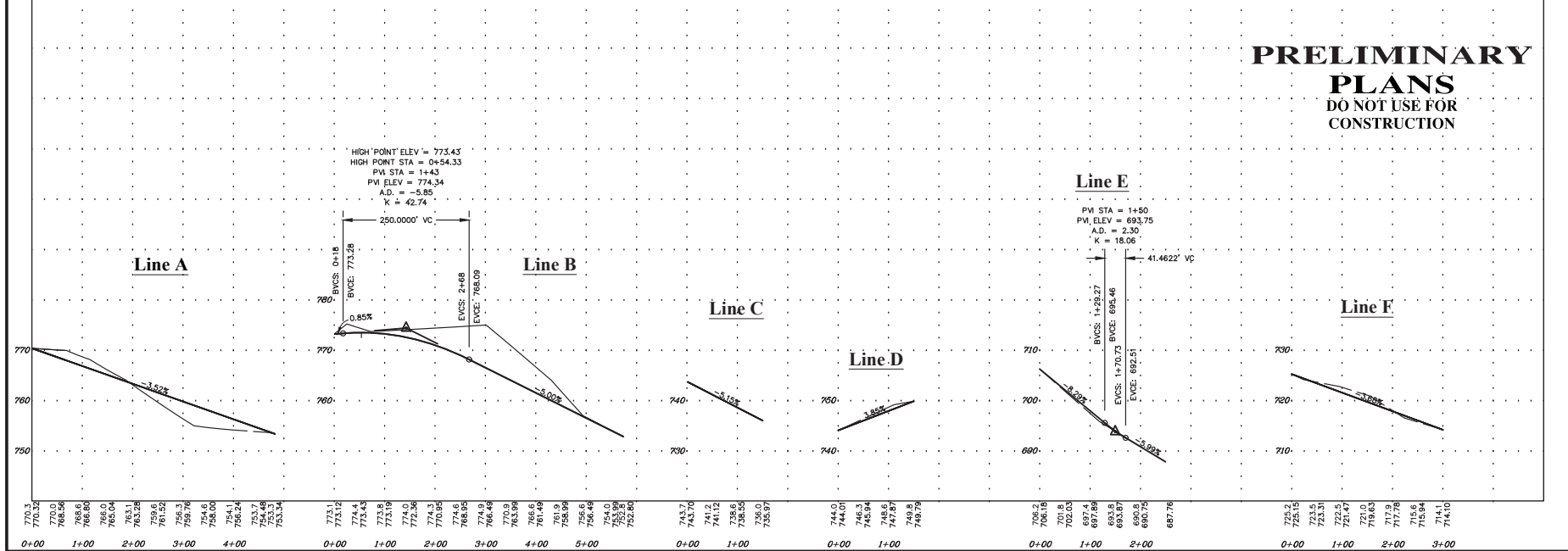
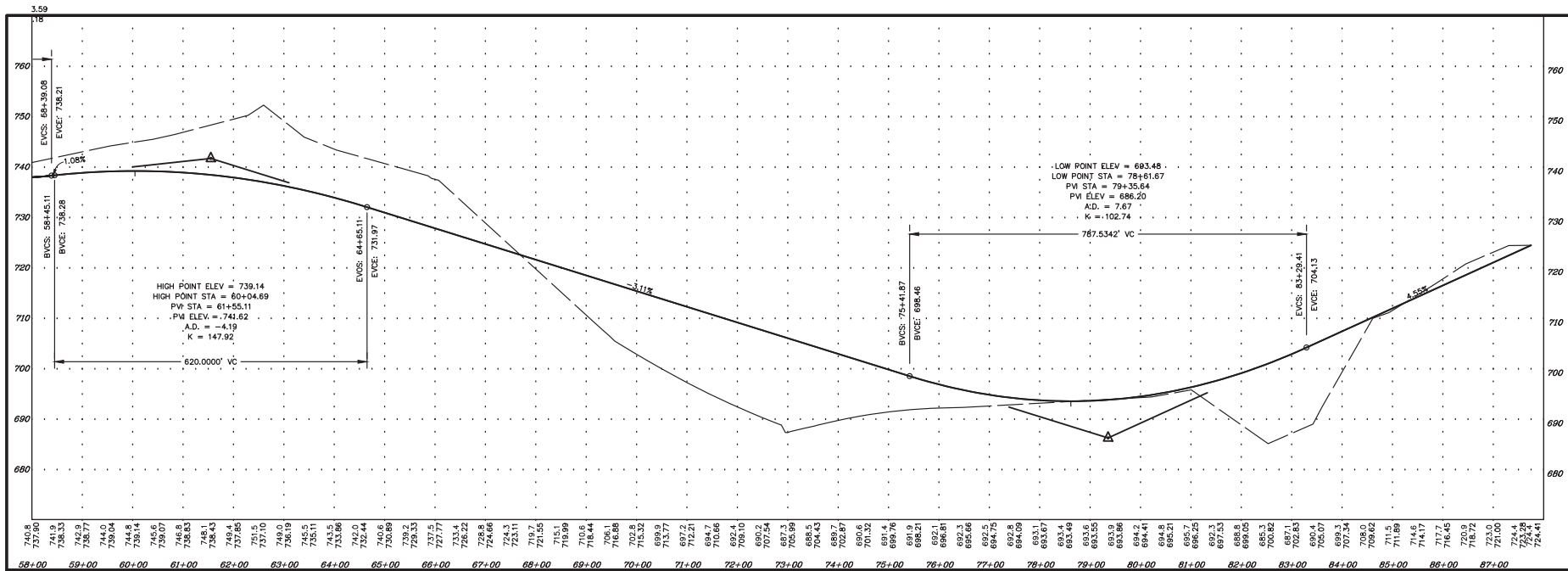
Robinson-Clemmer Rd. Re-Alignment STREET IMPROVEMENTS MUNICIPAL IMPROVEMENTS OFFICE OF THE CITY ENGINEER 181 SOUTH STREET - GASTONIA, NC	
Revisions:	
Drawn By: jbs Checked By: CCB City Engineer: FAP	
Scale: Plan: 1"=100' Profile: 1"=10' Hor. 1"=10' Vert. Date: 11/30/05	
501-110 SHEET 3	



Robinson-Clemmer Rd. Re-Alignment STREET IMPROVEMENTS MUNICIPAL IMPROVEMENTS <small>OFFICE OF THE CITY ENGINEER 141 SOUTH STREET - GASTONIA, NC</small>	
Revisions:	
Drawn By: jds Checked By: CCB City Engineer: FAP	
Scale: Plan: 1"=100' Profile: 1"=100' Hor. 1"=10' Vert. Date: 11/30/05	
501-110 SHEET 4	



Robinson-Clemmer Rd. Re-Alignment STREET IMPROVEMENTS	
MUNICIPAL IMPROVEMENTS OFFICE OF THE CITY ENGINEER 181 SOUTH STREET - GASTONIA, NC	
 City of Gastonia Engineering Department	
Revisions:	
	
Drawn By: jds Checked By: CCB City Engineer: FAP	
Scale: Plan: 1"=100' Profile: 1"=10' Vert. Date: 11/30/05	
501-110 SHEET 5	



Revisions:



Drawn By: jsh
 Checked By: CCB
 City Engineer: JAP

Scale:
 Plan: 1"=100'
 Profile: 1"=100' Hor.
 1"=10' Vert.
 Date: 11/30/05

501-110

SHEET 7