

Planning for the Future: A Discussion on Smart Growth



What we cannot regulate with traditional zoning regulations for one- and two-family dwellings

Under North Carolina Law the County CANNOT regulate the following:

1. Exterior building color
2. Type or style of exterior cladding (brick, vinyl, stucco, wood, etc.)
3. Style or material of roof structures or porches
4. Exterior nonstructural ornamentation
5. Location or architectural styling of windows and doors, including garage doors
6. Number and types of rooms
7. Interior layout of rooms

What we can regulate with traditional zoning regulations for one- and two-family dwellings

Under North Carolina Law the County CAN regulate the following:

1. Height
2. Number of stories
3. Size of buildings and other structures
4. Percentage of lot that may be occupied
5. Orientation or location on the lot (other than setbacks)
6. Use of buffering or screening to minimize visual impact
7. Density of population
8. Use of buildings, structure, and land

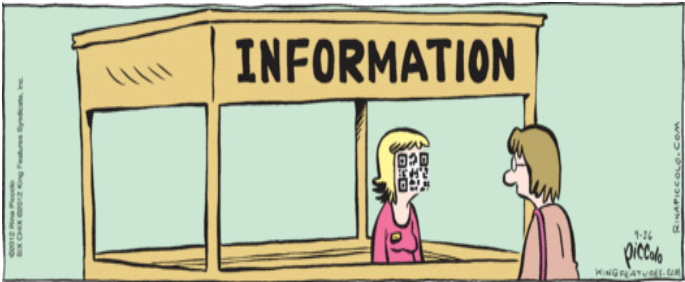
What Conditional District (CD) zoning allows us to do

CD zoning allows us to apply specific condition to the proposed project.

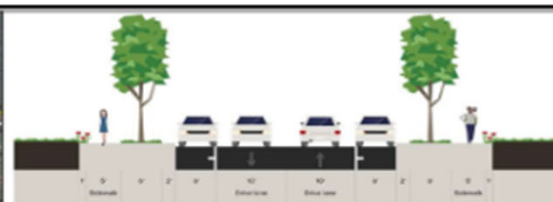
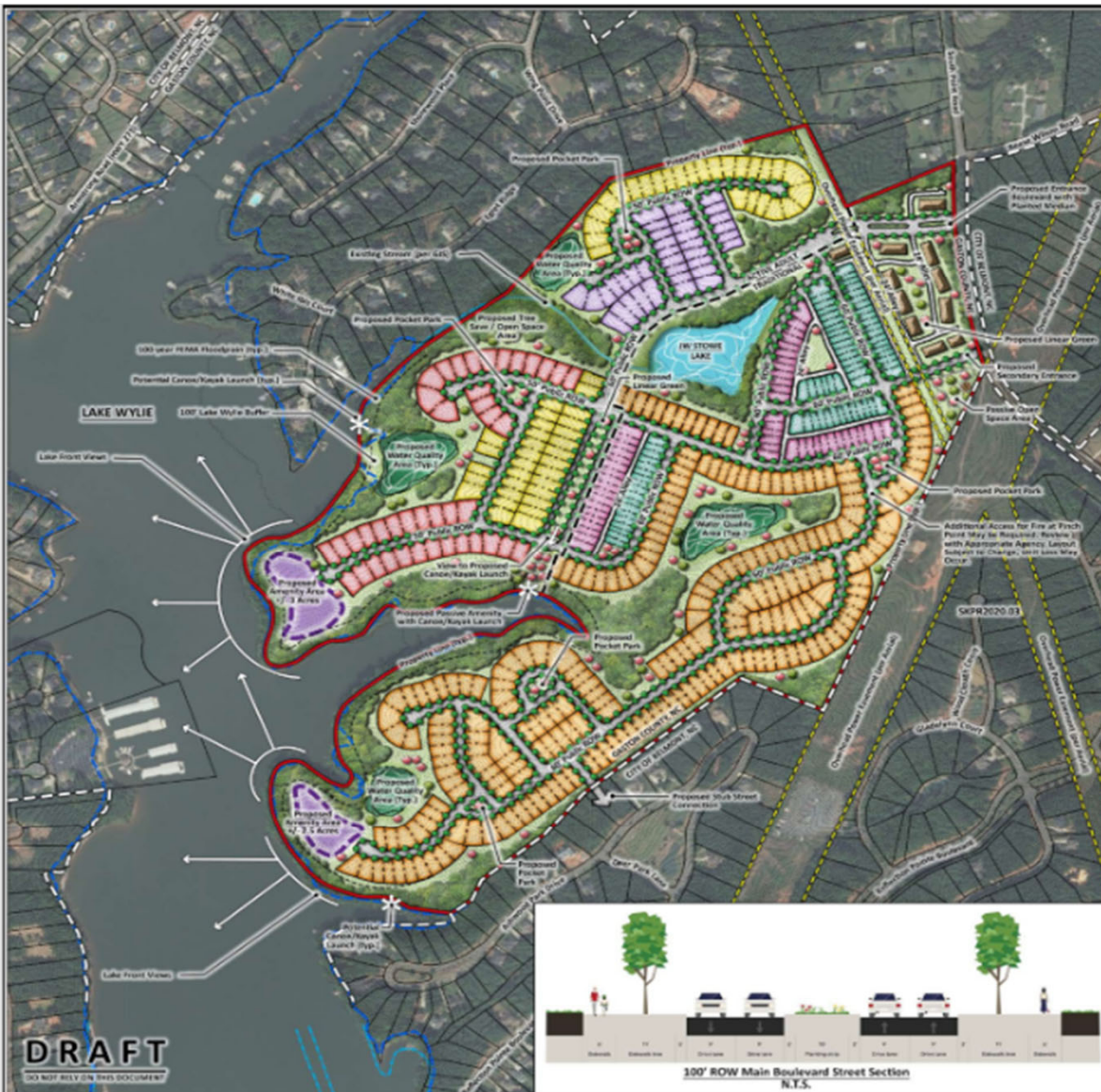
However, there are several qualifications:

1. CD zoning can only be initiated by the property owner.
2. Only conditions that are **MUTUALLY** approved by County and owner/Developer may be incorporated into the zoning regulations.
3. Conditions and site-specific standards must be limited to regulation that:
 - a. Address the conformance of the development and use of the site to local ordinances;
 - b. Address the conformance of the development and use of the site to the adopted land use plan;
OR
 - a. Address impacts reasonably expected to be generated by the development or use of the site.

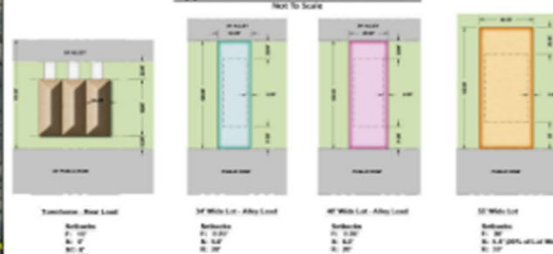
Information is Key !



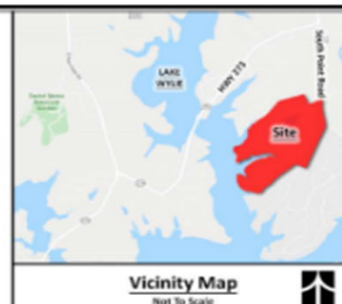
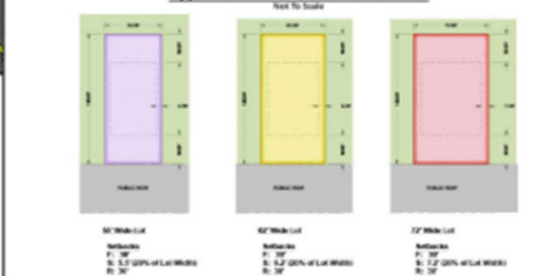
1. Staff will request a more comprehensive site plan and will provide- more development details in the staff report.
2. Architectural renderings of the homes that will be built will be required.
3. Traffic impact analysis on all developments larger than 50 homes will be required.
4. An area map showing approximately 2 miles surrounding the proposed development with home sale information for the past 2 years inside this area will accompany all projects.
5. School impact information will be included moving forward and will show the schools that will be affected and what their last reported pupil enrollment was versus the schools' listed capacity.



Typical Lot Details: Traditional



Typical Lot Details: Active Adult



Site Data:	
Tax Parcels:	3592520384, 3592412082, 3592422393, & 3592504209
Total Acreage:	+/- 221.36 Acres (per GIS)
Location:	Gaston County, NC
Existing:	Belmont, NC
Proposed:	R-1 (Scenic View Overlay & Highway Corridor Overlay) (Gaston County, NC)
Watershed:	Duham's Creek-South Fork Catawba River
Total Potential Units:	+/- 549 Units
Potential Density:	+/- 2.5 DU/AC
Open Space:	+/- 22.94 Acres **
Tree Save:	+/- 22.94 Acres Min. **
Proposed:	+/- 42.8 Acres (25% Dist. Convey) **

* Note: Open Space Requirement is calculated by multiplying the number of lots (units) per unit of density (x 221.36) x 0.10 (10%) = 22.136 acres

** Note: Potential mitigation for tree save to be met with replanting and/or Payment in Lieu.

General Notes:

1. Best information provided by Gaston County GIS data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Planning Information

Planning information obtained from NEMA (NEMA) Form 1, ST07010000-B, 1/1/2020, effective date of study 01/01/2020 & 01/01/2021.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided by ESP by Gaston County GIS data. For purposes of preparation of this Draft Plan, the potential wetland areas and stream features described as the plan are considered to be preliminary in nature and approximate in location. The Draft Plan will need to be revised once all agencies approved on the wetland/streams and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy and then may occur.

Access Points/Drainage/Streams

1. Proposed project site and stream locations are considered preliminary in nature and need to be verified for adequate right-of-way.
2. All roadway and stream systems are considered to be preliminary in nature and need to be verified for adequate right-of-way or needed minimum requirements established in the Gaston County and applicable standards identified by NCEM. Stream connections and construction are subject to change based on agency input and review.

Open Space/Tree Save

Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client's decisions regarding final layout, product, information, and/or other spatially dependent project components such as stream, stream, wetland areas, utility features, and/or others, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

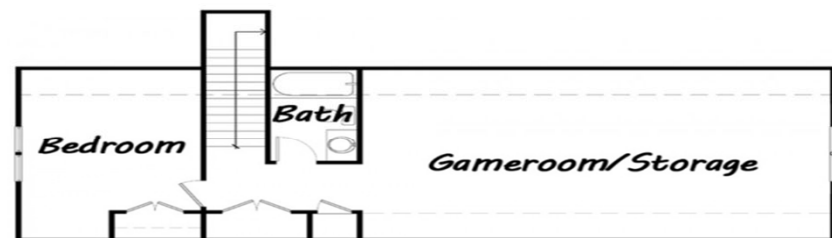
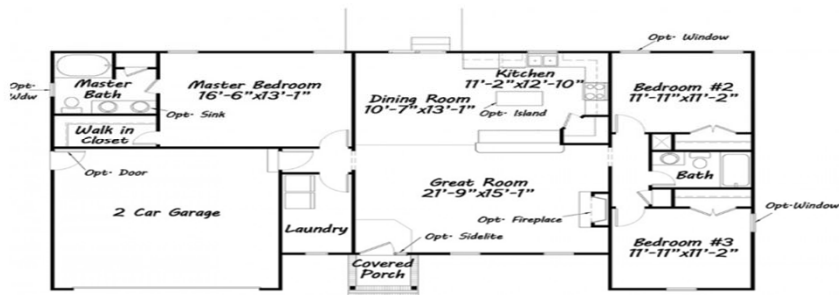
Location of proposed stormwater areas are conceptual and preliminary and all need to be determined. The exact size and location of these areas will change as the client's decisions regarding final layout, product, information, and/or other proposed changes to the project are better defined. Layout and unit count suggests change based on final design of stormwater areas.

Public Information

ESP Associates is not responsible for plan alterations created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Garage: 2 |
Square Feet:
1534

SECOND FLOOR OPTIONAL



Traffic Impact !



- All approaches at the unsignalized intersection of Forbes Road / Site Driveway #1 are projected to operate at acceptable levels of service during both 2023 Build peak hours. Per NCDOT standards, **the following improvements are recommended:** (1) Eastbound right-turn lane (50-foot storage with appropriate taper)
- All approaches at the unsignalized intersection of Forbes Road / Site Driveway #2 are projected to operate at acceptable levels of service during both 2023 Build peak hours. Per NCDOT standards, **the following improvements are recommended:** (1) Eastbound right-turn lane (100-foot storage with appropriate taper); (2) Westbound left-turn lane (50-foot storage with appropriate taper)
- All approaches at the unsignalized intersection of Forbes Road / Little Mountain Road are projected to operate at acceptable levels of service during both 2023 Build peak hours. **No improvements are recommended at this intersection due to the construction of the proposed development.**
- The signalized intersection of US 321 / Forbes Road / Superior Stainless Road is projected to operate at acceptable levels of service during both 2023 Build peak hours. **No improvements are recommended at this intersection due to the construction of the proposed development.**

Search By:

Commissioner Districts ▾

Type to Search

Area Overview

Assessment

Census

Sales

Map Layers

Property Search

Links

Services

Print

Sales Summary

Sales Charts

Sales Info

☒ Show recent sales

☒ <\$75k

☒ \$75k-\$150k

☒ \$150k-\$225k

☒ \$225k-\$300k

☒ >\$300k

Sales Summary - Valid Sales from January 2017

Total No. of Sales: 22

Total value of Sales: \$3.92 m

Low Sale

High Sale

Average Sale

\$105,500

\$412,000

\$155,000

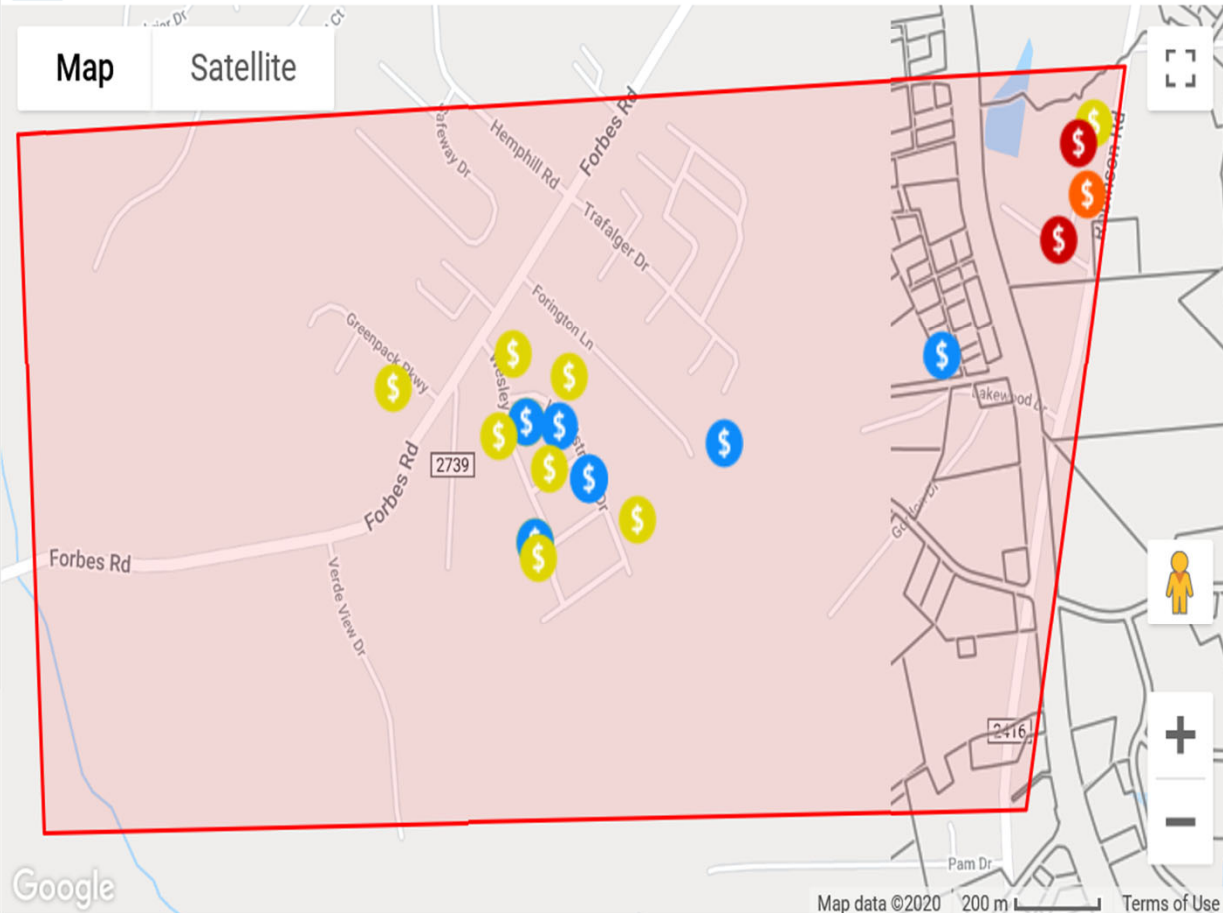
Sales Volume by Price Range from January 2017

20



Map

Satellite



Map data ©2020 200 m Terms of Use

School Impact



2020 PUPIL ENROLLMENT BY SCHOOL

2020 Gaston County Schools	Forestview High	1,080
2020 Gaston County Schools	H H Beam Elementary	613
2020 Gaston County Schools	Southwest Middle	841

SCHOOL CAPACITY PER GASTON COUNTY SCHOOL 2018 LONG-RANGE FACILITY PLAN

2020 Gaston County Schools	Forestview High	1105
2020 Gaston County Schools	H H Beam Elementary	723
2020 Gaston County Schools	Southwest Middle	906

When estimating the number of new school-age children it will be based off census data and school enrollment. Current estimation is **.37** school-age children per household.

(Number of households: 81,494, per Census / Number of school-age children: 30,834, per Department of Public Instruction.)

Calendar Change for Planning Board

What you can expect moving forward:

- Continued presentation from Planning Staff, along with the new information and format
- The decision from the Planning Board, which will be accompanied by bullet point comments from their discussion
- A statement from Planning Staff regarding consistency and land use
- Public Hearing comment
- Voting to occur at the next scheduled regular BOC meeting

The Process

Application Submittal

(must be done 45 days prior to Planning Board Meeting)



Public Information Meetings

(must be completed prior to Planning Board Meetings)



Planning Board

(held 2nd Monday of each month)



Board of Commissioners

Public Hearing

(4th Tuesday of the Month)



Board of Commissioners.

Vote

(4th Tuesday of Following Month)

What would that look like?

DECEMBER 2020

M	T	W	TH	F	Sa	Su
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JANUARY 2021

M	T	W	TH	F	Sa	Su
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY 2021

M	T	W	TH	F	Sa	Su
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Application Submittal ---December 12th 2020

Planning Board Meeting –January 12th 2021

1st Board of Commissioner meeting –January 26th 2021 –
(Public Hearing)

2nd Board of Commissioner meeting February 23rd 2021
(Vote)

