



**Gastonia Planning Commission
Special Meeting Schedule
August 9, 2018**

- 5:00 – 5:30** **Dinner**
(City Hall – City Council Conference Room 201)
- 5:30 – Until** **Planning Commission Meeting**
(City Hall – City Council Chamber)

Gastonia Planning Commission
City Council Conference Room 201, City Hall
August 9, 2018 – 5:30 pm

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Item 1c: Oath of Office

Item 2: Public Hearing – Sal Salinas (File # 9048)

Subject hearing involves a request to rezone approximately 2.11 acres from O-1 (Office District) to C-3 (General Commercial District). The subject property is located on the western side of Old Redbud Drive. The property is owned by Old Red Bud Landing LLC c/o Larry Lynn.

Staff Presentation: Jana McMakin, AICP, Senior Planner

Item 3: Public Hearing – City of Gastonia (File # 9049)

Subject hearing involves a request to rezone approximately 22.87 acres from UMU (Urban Mixed Use District) and C-3 (General Commercial District) to CBD (Central Business District). The property is comprised of 22 parcels and is generally located north of W. Franklin Boulevard and south of the railroad. There are multiple property owners.

Staff Presentation: Jason Thompson, AICP, Planning Director

Item 4: Public Hearing – Amending the Unified Development Ordinance (File # 9065)

Subject hearing involves a request to amend *Table 7.1-1 Table of Uses* and *Section 12.10 Central Business District Sign Specifications* of the Unified Development Ordinance to permit additional uses and add sign flexibility in the CBD (Central Business District).

Staff Presentation: Jason Thompson, AICP, Planning Director

Item 5: Public Hearing – Amending the Unified Development Ordinance (File # 9066)

Subject hearing involves a request to amend *7.6.2.C Certificate of Appropriateness Required* to clarify the approval process for a certificate of appropriateness when work has been done in violation of the Unified Development Ordinance.

Staff Presentation: Jason Thompson, AICP, Planning Director

Item 6: Public Hearing – Amending the Unified Development Ordinance (File # 9067)

Subject hearing involves a request to amend *Section 12.5.10 Planned Development Sign Plan Flexibility Option* of the Unified Development Ordinance to modify the minimum square footage requirements and further clarify the flexibility option.

Staff Presentation: Jana McMakin, AICP, Senior Planner

Item 7: Major Subdivision Preliminary Plat – Ronnie McAlister – Northampton Phase 3 Lot 18-D (File #9033)

Request involves a Major Subdivision Preliminary Plat for three (3) lots located off of Maria Lynn Court.

Staff Presentation: Keith Lineberger, Land Development Project Manager

Item 8: Other Business

- Update on Council Votes
- Representative for August 21st City Council Meeting (if needed)

**PUBLIC HEARING
STAFF REPORT
File No. 9048
Hearing Date: August 9, 2018**

OWNER: Old Red Bud Landing LLC c/o Larry Lynn
APPLICANT: Sal Salinas
PROPOSED ZONING ACTION: Rezone from O-1 to C-3
LOCATION: Western side of Old Redbud Drive
TRACT SIZE: Approximately 2.11 acres
WARD: 1

Site Description & Background

The subject property consists of a single tax parcel totaling approximately 2.11 acres that is currently zoned O-1 (Office District) and this request is to rezone the site to C-3 (General Commercial District). The site is vacant.

Description of Adjoining Properties and Zoning

The subject property is bordered by an O-1 (Office District) zoned parcel to south. The property to the north along E. Franklin Boulevard and across Old Redbud Drive is zoned C-3 (General Commercial District). This includes property for an expansion of Enterprise for truck services and the existing McKinney-Salinas Honda Dealership and a small retail store. The remaining property to the south is the Gardner Ridge apartments zoned RMF (Residential Multi-family).

Recent Land Use Trends in the Area and Available Public Facilities

Land use and zoning in this area has been steady over the past decade. Public water and sewer is available to serve the subject property. Old Redbud Drive is an existing two-lane road with no curb, gutter, or sidewalk. There is a proposed road improvement project identified as the Redbud Drive Connector for the Redbud Drive and E. Franklin Boulevard intersection in the *Franklin Boulevard Corridor Access and Alternative Development Mobility Strategy*.

Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plans indicates the subject property for office use.

Conclusion

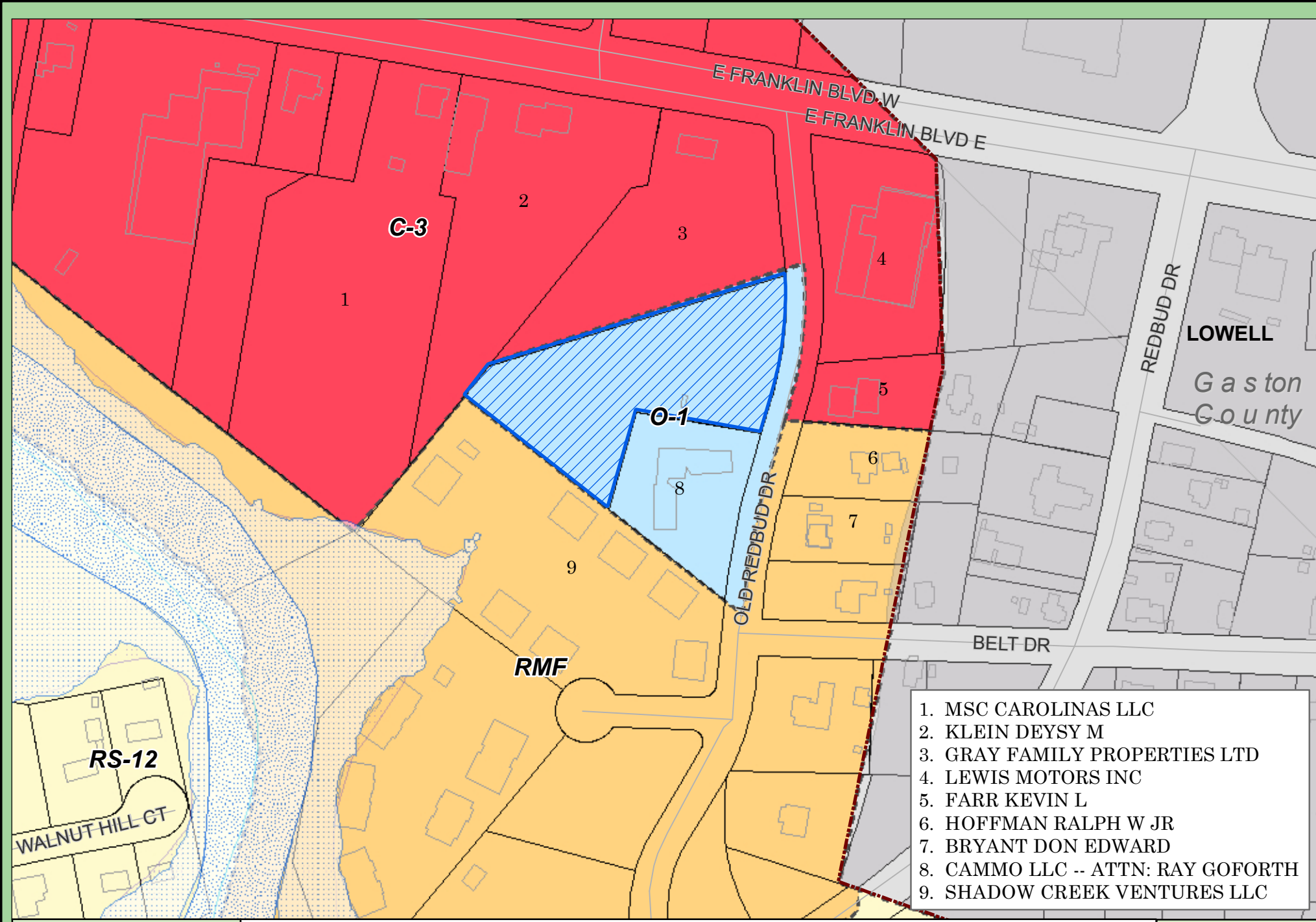
The applicant has requested a rezoning from O-1 to C-3. Given the presence of existing C-3 zoning adjacent to the site and its proximity to commercial uses at the E. Franklin Boulevard and Old Redbud Drive intersection, **staff recommends approval of the request as presented.**

Jana McMakin, AICP
Senior Planner

Statement of consistency and reasonableness (motion to approve):


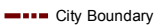

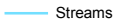



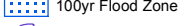

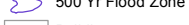

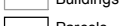




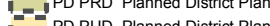

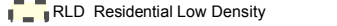
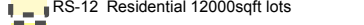
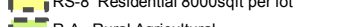
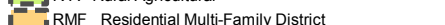

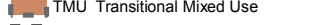

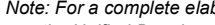
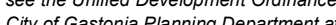

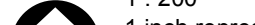
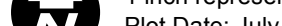
The proposed rezoning is consistent with the commercial land uses near the Old Redbud Drive and E. Franklin Boulevard area designated in the 2025 Comprehensive Plan and is in harmony with the current commercial zoning and development adjacent and in close proximity to the subject property. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

Statement of consistency and reasonableness (motion to deny): While the proposed rezoning can be considered consistent with the Gastonia 2025 Comprehensive Plan, the Planning Commission considers an affirmative vote to not be reasonable and not in the public interest.



Applicant: Sal Salinas
Owner: Old Red Bud Landing LLC
 c/o Larry Lynn
Planning Comm Hearing: August 9, 2018
Request: O-1 to C-3
Ward: 1
Tract Size: 2.11 acres
Parcel ID #: 220556

 **Subject Property**

- Legend**
- | | |
|---|---|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Streams |
|  C-2 Highway Commercial |  Floodway |
|  C-3 General Commercial |  100yr Flood Zone |
|  CBD Central Business District |  500 Yr Flood Zone |
|  I-U Urban Industrial |  Buildings |
|  I-1 Light Industrial |  Parcels |
|  I-2 General Industrial | |
|  O-1 Office | |
|  OLC Office/Light Commercial | |
|  O-M Medical Office | |
|  PD IRD Planned District Infill Res Devt | |
|  PD PRD Planned District Planned Res Devt | |
|  PD PUD Planned District Planned Unit Devt | |
|  PD TND Planned Dist Traditional Neighborhood Devt | |
|  RLD Residential Low Density | |
|  RS-12 Residential 12000sqft lots | |
|  RS-8 Residential 8000sqft per lot | |
|  R-A Rural Agricultural | |
|  RMF Residential Multi-Family District | |
|  SP State Park District | |
|  TMU Transitional Mixed Use | |
|  UMU Urban Mixed Use District | |

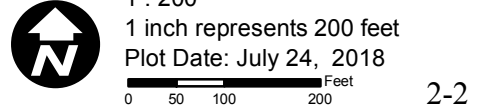
1. MSC CAROLINAS LLC
2. KLEIN DEYSY M
3. GRAY FAMILY PROPERTIES LTD
4. LEWIS MOTORS INC
5. FARR KEVIN L
6. HOFFMAN RALPH W JR
7. BRYANT DON EDWARD
8. CAMMO LLC -- ATTN: RAY GOFORTH
9. SHADOW CREEK VENTURES LLC

Application #9048

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2018.



1 : 200
 1 inch represents 200 feet
 Plot Date: July 24, 2018



File # 9048
 Date Rec'd: 6/28/18
 Rec'd By: JM
 Fees: 530.00 Check #:

8000343

**CITY OF GASTONIA
 APPLICATION FOR PUBLIC HEARING**

Detach pages 1-10 from this packet and retain for your records.

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD or CUP for outdoor storage; etc.)

0-1 to C-3

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.

2. Gaston County Tax Identification Number: # 220556 ^{BOOK PAGE} 4601 / 1873
 Subject property address: OLD RED BUD DR, South FRANKLINE BLVD.

3. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business X located on the East side). Staff will erect the signs approximately 15 days prior to the meeting.
CROSS OLD RED BUD from HONDA & POP-TOP Behind
ENTERPRISE CAR RENTAL

4. Complete legal description by metes and bounds of said realty is attached to the application (a copy of the deed is sufficient).

5. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? YES

6. The real property to be rezoned is owned in fee simple by OLD RED BUD LANDING, LLC
 as evidenced in deed from _____ recorded in Deed Book 4681 at page 1873 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the (Right) WEST side of OLD RED BUD DR, between _____ and _____ having a frontage of 200 +/- feet and depth of 400 +/- feet and acreage of 2.199.

8. Are sewer and water available on the property? YES

9. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

10. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary.)
OLD RED BUD LANDING, LLC

11. Name and address of applicant: Sal Salinas - 4295 Wilkinson Blvd, Gastonia

Telephone #: 704-674-4022 Fax #: _____
 E-mail address: sal.salinas@mshonda.com

12. Interest in subject realty Parking lot for Ms Honda inventory

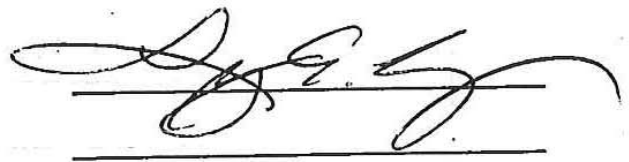
13. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. True False

14. Has this property previously been subject to any of the following? conditional use permit planned unit development subdivision ordinance unified development
If yes, please explain _____

15. Name and address of person to present item at public hearing Sal Salinas
9295 Wilkinson Blvd, Gastonia
Telephone number (704) 679-4022

I, LARRY E. LYN (OLD RED BUSH LAUNCH) LLC, certify that I have read the information provided in the public hearing information package on the 15th day of May, 2018.

SIGNATURES: All property owners must sign when either a Conditional Use Permit or CD is requested.



MEMORANDUM

Date: July 23, 2018

To: Mayor and City Council

From: Jason Thompson, AICP
Planning Director

Subject: Proposed Expansion of the Central Business District

Background

As the proposed FUSE Multipurpose Stadium and Events Facility continues to progress through the design process, staff has continued to look at the areas surrounding the facility site with regard to how best to accommodate the desired reinvestment and mixed use redevelopment. A critical component of this relates to the zoning of the properties in and around the site. Currently the properties in the FUSE area north of Franklin Boulevard and south of the Norfolk Southern rail line are zoned either UMU (Urban Mixed Use) or C-3 (General Commercial). These two districts have dramatically different regulations and standards relative to one another and neither are ideal for the eventual urban core style of redevelopment that has always been envisioned for the FUSE District and the surrounding area. A recommended solution is to amend the zoning for the entire FUSE area to the CBD (Central Business District) zoning designation.

The CBD designation currently covers our historic downtown core for approximately 94 acres. From the heart of downtown, the Central Business District gets close to the FUSE area by several blocks, so rezoning the FUSE area to CBD would in essence just be a westward expansion of the CBD designation. The CBD regulatory standards are structured to accommodate a wide variety of the core components of appropriate downtown design and are not intended to arbitrarily mandate a specific architectural style. Instead, these standards focus on a set of key principles that aim for traditional downtown building scale and pedestrian orientation. This allows for achieving creativity and flexibility while ensuring compatibility with surroundings.

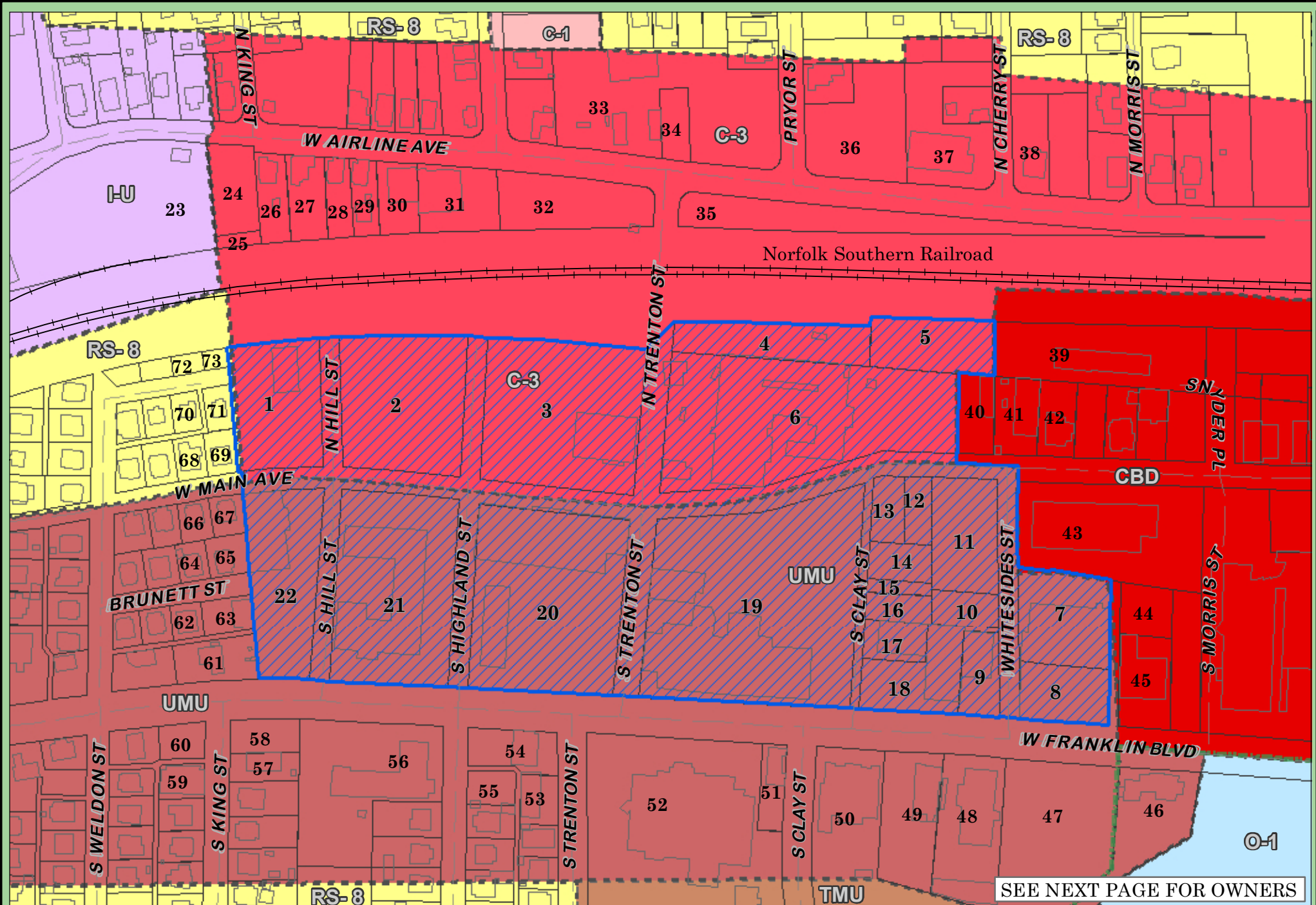
In addition to rezoning, staff has also been reviewing the uses allowed in the CBD as they relate to the future vision for the FUSE area, and we are proposing a series of changes to the UDO use table in order to prepare for the desired types of businesses and amenities envisioned for FUSE and its surroundings. Accordingly, a UDO amendment in conjunction with the rezoning to CBD will be brought to Council in order to make the ordinance as consistent as possible with the vision for the FUSE District. Examples include allowances for uses such as bowling alleys and miniature golf which are currently prohibited in the Central Business District.

Conclusion

The proposed expansion of the Central Business District would result in a total of 22 new tax parcels being within the CBD which are split amongst 9 different property owners (the City of Gastonia presently owns 6 of these 18 parcels). Staff has met with the affected property owners to discuss the impacts of these proposed changes on their properties. While the change would result in some additional use restrictions, the rezoning to CBD would ease restrictions such as building setbacks, height restrictions and parking regulations, thus allowing for increased development potential from both a lot area and total square footage perspective for the affected properties.

Staff recommends proceeding with the proposed rezoning and UDO text amendments.

This staff initiated rezoning (File #9049) and text amendments (File #9065) will be considered by the Planning Commission at the August 9th meeting.





Applicant: City of Gastonia
Owner: Multiple
Planning Comm Hearing: August 9, 2018
Request: C-3 and UMU to CBD
Ward: 4
Tract Size: 22.87 Total Acres
Parcel ID #: Multiple

 **Subject Property**

Legend

-  AP Airport
-  C-1 Light Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  I-U Urban Industrial
-  I-1 Light Industrial
-  I-2 General Industrial
-  O-1 Office
-  OLC Office/Light Commercial
-  O-M Medical Office
-  PD IRD Planned District Infill Res Devt
-  PD PRD Planned District Planned Res Devt
-  PD PUD Planned District Planned Unit Devt
-  PD TND Planned Dist Traditional Neighborhood Devt
-  RLD Residential Low Density
-  RS-12 Residential 12000sqft lots
-  RS-8 Residential 8000sqft per lot
-  R-A Rural Agricultural
-  RMF Residential Multi-Family District
-  SP State Park District
-  TMU Transitional Mixed Use
-  UMU Urban Mixed Use District
-  Norfolk Southern RR
-  Roads
-  Buildings
-  York-Chester Local Historic District

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

1 : 3,000
 1 inch represents 250 feet
 Plot Date: July 24, 2018



SEE NEXT PAGE FOR OWNERS

Application #9049

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2018.



1. WELLMAN DUKE E WELLMAN MARILYN
2. GASTONIA CITY OF
3. GASTONIA CITY OF
4. BAUCOMS INVESTMENT PROP LLC
5. TOBACCO TAGS LIMITED *
6. GASTONIA CITY OF
7. ACCELERATED CONSTR TEAMS INC
8. WILLIAM E RHYNE SR REV TRUST
9. FRENCH TIMOTHY M FRENCH NAOMI C
10. WILLIAM E RHYNE SR REV TRUST
11. WILLIAM E RHYNE SR REV TRUST
12. WILLIAM E RHYNE SR REV TRUST
13. WILLIAM E RHYNE SR REV TRUST
14. RHYNE VIRGINIA R HEIRS C/O LILA C RHYNE
15. WILLIAM E RHYNE SR REV TRUST
16. WILLIAM E RHYNE SR REV TRUST
17. WILLIAM E RHYNE SR REV TRUST
18. WILLIAM E RHYNE SR REV TRUST
19. GASTONIA CITY OF
20. GASTONIA CITY OF
21. GASTONIA CITY OF
22. MORAN FOODS INC ATTN: PROPERTY TAX
23. CAPITOL FUNDS INC
24. GASTONIA CITY OF
25. SALADO MIRIAN MORENO & CHAVEZ ERUBIEL RAMIREZ
26. ROBBINS JOE L
27. YELTON JAMES K & YELTON RITA V
28. YELTON JAMES K & YELTON RITA V
29. AS ONE MINISTRIES
30. CRISIS ASSISTANCE MINISTRY OF - CHRISTIANS AND JEWS INC
31. GASTONIA CITY OF
32. CARPENTER NED P
33. CARPENTER NED P
34. GASTONIA CITY OF
35. BLACK TITAN OF NC LLC
36. RUEHLEN PROPERTIES LLC
37. RTJJ INC
38. WILSON MARK A
39. BAUCOM DAVID & BAUCOM JOSETTE C
40. BAUCOMS INVESTMENT PROP LLC
41. BAUCOM INVESTMENT
42. PCS INVESTMENTS LLC
43. GASTON COUNTY
44. GASTON COUNTY
45. ANIMAL LEAGUE OF GASTON COUNTY
46. POWELL REALTY & TRADING CO INC
47. FUSE STORAGE LLC
48. TRAN DE MINH & TRAN MY NGOC PHUNG
49. GASTONIA CITY OF
50. GASTON COUNTY CHAMBER OF *
51. GASTONIA CITY OF
52. STANFORD LLC
53. BEAM & PUTNAM INC
54. BEAM & PUTNAM INC
55. COVENANT METHODIST CHURCH
56. WORTMAN JEFFREY LEE & WORTMAN PAMELA J
57. WORTMAN JEFFREY LEE & WORTMAN PAMELA J
58. COLETTA RENTALS
59. COLETTA RENTALS
60. MICHAELS FRANK HEIRS
61. TRULL VANDER C JR & TRULL TABETHA L
62. MICHAELS BARBARA SUE
63. BROWN ROBERT E
64. MCCASKILL MARCELLA DENISE
65. ALLIANCE REALTY INVMTS LLC
66. PRICE MARVIN T & PRICE GENEVIEVE C
67. LITTLEJOHN ROSE MARIE
68. STILES FAMILY HOMES LLC & C/O WILLIAM D STILES
69. W & B RENTALS LLC
70. NEW GETHSEMANE BAPTIST CH INC
71. GASTONIA CITY OF
72. GASTONIA CITY OF

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA

An ordinance amending *Table 7.1-1 Table of Uses* and *Section 12.10 Central Business District Sign Specifications* of the Unified Development Ordinance to permit additional uses and add sign flexibility in the CBD (Central Business District).

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to provide additional clarification and make updates as needed; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 1. *Table 7.1-1 Table of Uses* of the Unified Development Ordinance shall be amended as follows:

**Table 7.1-1
Table of Uses**

Use Category	Defined	Sup.	Pkg.	Commercial Districts
		Reg.	Reg.	CBD
Abattoir			1.6	
ABC Store	Y		1.27	
Adult Establishments	Y	8.2.1	1.64	
Agricultural Use, Class I	Y		1.65	
Agricultural Use, Class II	Y	8.1.1	1.66	
Agricultural Use, Class III	Y		1.31	
Aircraft Sales & Service			1.15	
Airport			1.23	
Amateur Wireless Facilities		8.1.14	1	
Amusement and Sporting Facility, Indoor (unless use specifically listed)	Y	8.2.2	1.16	<u>X</u>
Amusement and Sporting Facility, Outdoor	Y	8.2.3	1.18	<u>X</u>
Amusement Arcade			1.16	X
Amusement Park			1.18	<u>X</u>
Animal Boarding & Grooming Service, no outdoor kennels, household pet			1.1	
Animal Hospital (with outdoor kennel)	Y	8.2.4	1.6	
Animal Hospital, Indoor	Y	8.2.4	1.6	
Animal Kennel	Y	8.2.5	1.36	
Animal Shelter	Y	8.2.5	1.36	
Art Gallery	Y	8.2.33	1.21	X
Assisted Living Center	Y	8.1.2	1.5	XS
ATM (Automated Teller Machine)	Y	8.2.6	1.22	XS
Auction Gallery	Y		1.2	X
Auction House	Y	8.2.7	1.2	CS
Audio Visual Producing and Recording Service	Y		1.1	X
Auditorium/Assembly Hall/Amphitheater/Community Center, 500 or more seats (principal use)	Y	8.4.1	1.37	CS
Auditorium/Assembly Hall/Amphitheater/Community Center, Less than 500 seats	Y		1.37	X
Automobile Body Shop	Y	8.2.8	1.9	
Automobile Club	Y	8.2.33	1.6	X
Automobile Detail Shop	Y	8.2.8	1.9	CS
Automobile Hobbyist	Y	8.1.16	1	XS
Automobile Parts and Supply Store	Y		1.27	X
Automobile Reconditioning Shop	Y	8.2.8	1.9	
Automobile Repair Shop	Y	8.2.8	1.9	
Automobile Service Station	Y	8.2.9	1.9	
Automobile Towing and Wrecker Service	Y	8.2.10	1.15	
Automobile Towing and Wrecker Service, Adjunct	Y	8.2.10	1.51	

Automobile Wholesaler		8.2.37	1.53	
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Y	8.2.11	1.53	
Bail Bond	Y		1.6	
Barber/Beauty Shop		8.2.38	1.52	X
Baseball Hitting Range			1.16	
Bed and Breakfast Inn	Y	8.2.12	1.1	XS
Billiard Parlor	Y		1.6	C
Botanical Garden	Y	8.4.2	1.18	
Bowling Lanes			1.6	<u>X</u>
Brew-pub	Y		1.27	X
Building Material and Lumber Sales	Y		1.27	
Bus and Train Terminal, Passenger	Y	8.2.13	1.23	C
Business Incubation Facility	Y	8.2.22	1.6	XS
Business Services	Y		1.21	XS
Cabinet and Woodwork Shops			1.27	
Camping and Recreational Vehicle Park	Y	8.2.14	1.17	
Car Wash, Automatic, Class I and II	Y	8.2.15	1.12	
Car Wash, Self Service	Y	8.2.15	1.12	
Cemetery/Columbarium	Y	8.4.3	1.24	
Charitable Relief Organization, Category I	Y	8.4.4	1.6	X
Charitable Relief Organization, Category II	Y	8.4.4	1.15	
Charitable Relief Organization, Category III	Y	8.4.4	1.15	
Check Cashing Establishment, Closed 12AM to 5AM	Y		1.6	
Check Cashing Establishment, Open 12AM to 5AM	Y		1.6	
Church/Place of Worship	Y	8.4.5	1.4	XS
Cleaning & Maintenance Service			1.51	
College/University	Y		1.41	X
Commercial Vehicle and Truck Storage	Y	8.3.1	1.15	
Communication Tower	Y	see 9.15	1	
Communication Tower, Combined	Y	see 9.15	1	
Community Center	Y	8.4.2	1.44	
Conference Center/Meeting Facility	Y	8.4.1	1.44	XS
Continuing Care Facility	Y	8.1.2	1.36	
Contractor Storage & Equipment Yard	Y	8.3.10	1.15	
Convenience Store	Y		1.29	<u>X</u>
Convenience Store -Fuel Mart	Y	8.2.17	1.56	
Correctional Facility, Class I	Y	8.4.6	1.58	
Correctional Facility, Class II	Y		1.58	
Country Club	Y	8.2.18	1.18	
Craft Studio	Y		1.6	X
Crematorium	Y		1.32	
Day Care Center, Accessory	Y	8.2.19	1.3	XS
Day Care Center, Class A	Y	8.1.3	1.2	
Day Care Center, Class B	Y	8.2.19	1.3	XS
Day Care Center, Class C	Y	8.2.19	1.3	XS
Distribution/Wholesale/Storage Operation	Y		1.34	
Dry Cleaning/Laundry Plant	Y		1.6	
Dwelling, Manufactured Home, Class A	Y		1.2	
Dwelling, Mixed Use	Y	8.1.4	1.3	XS
Dwelling, Multi-family	Y	8.1.10	1.2	XS/CS
Dwelling, Single Family	Y		1.2	
Dwelling, Single Family Attached	Y		1.2	X
Dwelling, Two Family	Y	8.1.5	1.2	
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales			1.34	
Electronic Gaming Operation	Y	8.2.45	1.69	
Emergency Shelter for Homeless Children	Y		1.68	
Essential Services, Class III	Y	8.4.8	1.51	
Essential Services, Class IV	Y	8.4.8	1.38	XS/CS
Essential Services, Class I	Y		1	X
Essential Services, Class II	Y		1	X
Exterminator Service			1.15	
Family Care Home	Y	8.1.6	1.62	
Farm Supply Store, with outdoor storage	Y		1.29	

Farm Supply Store, without outdoor storage	Y		1.29	X
Farmers Market	Y		1.6	<u>X</u>
Financial Institution (excluding principal use ATMs)	Y		1.6	X
Firing Range, Indoors, principal use			1.16	
Firing Range, Outdoors, principal use	Y	8.2.29	1.16	
Fish Hatcheries			1.15	
Flea Market, Indoor	Y	8.2.20	1.28	
Flea Market, Outdoor	Y	8.2.20	1.28	
Flex Space	Y	8.3.2	1.28	
Food Catering Facility	Y		1.15	X
Food Pantry	Y		1.38	
Fraternal & Service Organization Meeting Facility (non-or not- for profit), 0-9,999 sqft GFA	Y	8.4.10	1.37	XS/CS
Fraternal & Service Organization Meeting Facility (non-or not- for profit), 10,000+sqft GFA	Y	8.4.10	1.37	XS/CS
Funeral Homes	Y		1.25	C
Furriers			1.29	
Gameroom	Y		1.6	<u>C</u>
Garden Events Facility	Y	8.2.44	1.37	
Golf Course & Golf Driving Range, miniature		8.2.18	1.18	<u>X</u>
Grocery Store, 0-17,999 sqft GFA	Y	8.2.33	1.29	X
Grocery Store, 18,000+ sqft GFA	Y		1.29	<u>X</u>
Grooming Services	Y	8.2.38	1.55	X
Group Home	Y	8.1.7	1.62	CS
Hardware Store			1.28	X
Health and Behavioral Care Facility	Y		1.39	
Health Club, Spa, Gymnasium (principal use)	Y		1.38	X
Heavy & Industrial & Farm Equipment Sales and Services	Y		1.11	
Heliport/Helistop	Y	8.4.11	1.23	
Home Occupation, Customary	Y		1.3	XS
Hospital	Y		1.42	
Hotel	Y	8.2.23	1.8	XS
Hotel, Full Service	Y	8.2.23	1.8	XS
Independent Living Center	Y	8.1.2	1.54	XS
Industrial Heavy Equipment Bulk Storage Yard			1.15	
Infill Residential Development (IRD)	Y	8.1.12	1.67	
Junk Yard/Salvage Yard	Y	8.3.3	1.34	
Laboratories - Dental, Medical			1.6	X
Landfill, Land Clearing and Inert Debris, Offsite	Y	8.3.4	1.51	
Landfill, Land Clearing and Inert Debris, Onsite (accessory)	Y	8.3.5	1	
Laundromat	Y		1.27	X
Lawn and Garden Center			1.51	X
Library	Y		1.43	X
Live-in Office or Business	Y	8.2.39	1	XS
Machine, Metal, Wood Working, Welding Shop	Y		1.15	
Manufactured Goods, Class I	Y	8.3.6	1.32	
Manufactured Goods, Class II	Y	8.3.7	1.32	
Manufactured Goods, Class III	Y	8.3.8	1.32	
Manufactured Home Park	Y	8.1.8	1.2	
Manufactured Home, Class A	Y	8.1.8	1.2	
Marina, Accessory	Y		1.53	
Marina, Commercial	Y		1.57	
Maternity Home	Y	8.1.9	1.5	
Medical Offices, 25,000+sqft GFA			1.6	X
Medical Offices, 0-24,999 sqft GFA			1.6	X
Microbrewery	Y	8.3.14	1.14	XS
Military Reserve Center	Y	8.4.12	1.52	
Mini-Warehouse	Y	8.3.9	1.33	
Monument Sales			1.24	
Motel	Y	8.2.23	1.8	
Moving & Storage Facilities			1.45	
Museum	Y		1.44	X
Neighborhood Services Center	Y	8.2.21	1.6	

Nursery (Garden)	Y	8.2.24	1.31	
Nursing Home, Rest Home	Y	8.1.2	1.5	XS
Offices, Excluding Medical, 25,000+ sqft GFA	Y	8.2.25	1.6	X
Offices, Excluding Medical, 0- 24,999 sqft GFA	Y		1.6	X
Paint Ball Facility	Y	8.2.27	1.39	
Park	Y		1.39	X
Parking Lot (principal use)	Y	8.2.28	1	<u>X</u>
Pawn Shop	Y		1.24	
Petroleum Distribution Facility	Y		1.51	
Photo Finish Laboratory			1.6	
Planned Residential Development (PRD)	Y	8.1.12	1.67	
Planned Unit Development (PUD)		8.2.26	1.67	
Portable Toilet Service	Y	8.3.11	1.51	
Post Office	Y		1.45	X
Postal & Parcel Processing & Bulk Handling Facility			1.45	
Printer	Y		1.32	
Private Club (without Adult Entertainment)	Y	8.2.16	1.14	XS
Private Dining Club	Y	8.2.40	1.61	XS
Produce Stand, Accessory	Y	8.1.15	1	XS
Produce Stand, Principal Use	Y	8.1.15	1.27	XS
Public Safety Weapons Training & Testing Facility	Y			
Public Services Operations Center	Y		1.51	
Race Track	Y	8.2.29	1.19	
Radio and Television Studio	Y	8.4.18	1.6	XS
Railroad Terminal & Yard	Y		1.23	
Recreation Center and Sports Center	Y	8.4.1	1.37	XS
Recycling Collection Facility	Y		1.1	
Recycling Deposit Station, Principal Use	Y	8.4.13	1.46	
Recycling Processing Facility, Indoors			1.15	
Restaurant	Y	8.2.31	1.14	XS
Restaurant, with Drive Thru	Y	8.2.30	1.14	XS
Restaurant, within Other Facilities			1.14	XS
Retail, 0-24,999 sqft GFA	Y	8.2.32	1.27	XS
Retail, 100,000+ sqft GFA	Y	8.2.32	1.27	
Retail, 25,000-49,999 sqft GFA	Y	8.2.32	1.27	XS
Retail, 50,000-99,999 sqft GFA	Y	8.2.32	1.27	
Riding Stable	Y	8.1.1	1.46	
Rooming House	Y		1.62	
School for the Arts	Y		1.26	X
School, Elementary & Middle (public & private)	Y	8.4.14	1.48	XS
School, Senior High (public & private)	Y	8.4.14	1.49	C
School, Vocation	Y	8.4.15	1.47	CS
Septic Tank Cleaning Service	Y		1.51	
Shopping Center, 0-24,999 sqft GFA	Y	8.2.34	1.27	XS
Shopping Center, 100,000+ sqft GFA	Y	8.2.34	1.27	
Shopping Center, 25,000-49,999 sqft GFA	Y	8.2.34	1.27	XS
Shopping Center, 50,000-99,999 sqft GFA	Y	8.2.34	1.27	
Sign Shop			1.6	
Skating Rink, Indoor			1.6	<u>X</u>
Small Engine Repair and Services	Y		1.6	
Solid Waste & Septic Tank Vehicle Storage Facility			1.51	
Solid Waste Transfer Station	Y	8.4.16	1.51	
Stadium	Y	8.4.17	1.19	<u>X</u>
Storage Building Sales and Display	Y	8.3.2	1.31	
Swim/Tennis Club	Y	8.4.7	1.59	
Swimming Pool, Sales, Service & Supplies	Y	8.2.35	1.3	
Tattoo Parlor - Body Piercing Establishment	Y		1.6	
Taxi Stand		8.2.43	1	XS
Taxicab Company			1.51	
Taxidermy	Y		1.6	X
Theater, Indoor Movie			1.44	X
Theater, Outdoor Movie	Y	8.4.20	1.17	<u>C</u>
Tire Sales, New or Used	Y	8.2.36	1.27	

Traditional Neighborhood Development (TND)	Y	8.1.13	1.67	
Transit Station	Y		1.23	C
Transitional Housing Facility	Y	8.2.42	see 8.2.42	
Truck and Utility Trailer Rental Facility	Y	8.2.41	1.45	
Truck Stop	Y		1.38	
Truck Terminal	Y	8.3.12	1.34	
Truck Washing Facility	Y		1.19	
Upholstery Shop			1.52	
Warehouse, 0-99,999 sqft GFA	Y		1.15	
Warehouse, 100,000+ sqft GFA	Y		1.15	
Wholesale Sales Operation	Y		1.63	
Wood Waste Grinding Operation	Y	8.3.13	1.51	

X	Permitted by right
XS	Permitted by right with supplemental regulations
C	Permitted with conditional zoning or a conditional use permit
CS	Permitted with conditional zoning or a conditional use permit with supplemental regulations
E	Use subject to limitations on expansions

Section 2. *Section 12.10 Central Business District Sign Specifications* of the Unified Development Ordinance shall be amended as follows:

9. Stadium signage including all individual uses located as part of the stadium and advertising external and internal to the stadium will be reviewed by the Design Review Committee as part of an overall master sign plan and not be subject to the minimum size, number, and location requirements as listed herein and Chapter 12 Signs.

Section 3. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 5. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 6. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and any applicable duly adopted small area plans, and is reasonable and in the public interest because it promotes the health, safety, and welfare.

This the 21st day of August, 2018.

Walker E. Reid III, Mayor

ATTEST:

City Clerk

MEMORANDUM

Date: July 26, 2018

To: Michael Peoples
City Manager

From: Kim Wallis
Planner

Through: Jason Thompson, AICP
Planning Director

Subject: An ordinance amending *Section C Certificate of Appropriateness Required* of Chapter 7 Historic District Overlay of the Unified Development Ordinance. (File #9066)

Background

According to the standards contained in the Unified Development Ordinance (UDO), any property owner who has made any alterations to exterior features or sites in the Historic Districts without first obtaining Certificate of Appropriateness (COA) would be in violation of the UDO. To get into compliance, a subsequent application for a COA by the property owner would go to the appropriate submittal level for such approval as stated in the UDO; for example, some minor works are approved on a staff level, some are approved by a subcommittee of the Historic District Commission (HDC), and major works are approved by the full HDC. Recently a complaint has been made by a former HDC commissioner about a property owner repeatedly asking for COAs after the work has been completed with no consequences. A council member therefore has made a request that there be consideration given to some adjustments within the UDO to address these types of situations.

Proposed Text Amendment

As drafted, the proposed changes to the UDO would require any such subsequent application for a COA from a property owner for alterations to any exterior feature or site to go to the full Historic District Commission for approval.

Conclusion

Currently, a property owner making any alterations to exterior features or sites in the Historic Districts without an approved COA would be in violation of the code of ordinances. Any subsequent application for a COA would go to the appropriate submittal level for such approval as stated in the UDO. Based on a proposed effective date of August 21, 2018, if approved by the City Council, this ordinance amendment would require any such subsequent application for a COA from a property owner for alterations to any exterior feature or site to go to the full Historic District Commission for approval, regardless of appropriate submittal level.

Statement of Reasonableness and Consistency:

This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and results in consistency with ordinance language from other UDO jurisdictions.

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA

An ordinance amending the Unified Development Ordinance Section 7.6.2 C. Historic District Overlay.

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to facilitate the use of land and to maintain consistency with other UDO jurisdictions; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 1. Section 7.6.2 C. of the Unified Development Ordinance shall be amended as follows:

C. Certificate of Appropriateness Required.

Unless otherwise provided in this Ordinance, no exterior portion of any building or other structure (including but not limited to masonry walls, fences, light fixtures, satellite dish signal transmission equipment, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within an HD district until an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the Historic District Commission (hereinafter referred to in this section as the "Commission"). Such a certificate shall be issued by the Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this Section. A certificate of appropriateness shall be required whether or not a building permit is required, but said certificate of appropriateness does not obviate the necessity of procuring a building permit or such other permit as may be required by law; provided, however, any building permit or other permit issued other than in conformity with this Chapter shall be invalid.

The property owner will be in violation of the code of ordinances if any exterior portion of a building, or site is altered within an HD district without an approved certificate of appropriateness. Any subsequent application for a certificate of appropriateness for this work will go to the full Historic District Commission for approval.

Section 2. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 4. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 5. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and results in consistency with ordinance language from other UDO jurisdictions.

This the 21st day of August, 2018.

Walker E. Reid, III Mayor

ATTEST:

City Clerk

MEMORANDUM

Date: August 2, 2018

To: Michael Peoples
City Manager

From: Jana McMakin, AICP
Senior Planner

Through: Jason Thompson, AICP
Planning Director

Subject: An ordinance amending *Section 12.5.10 Planned Development Sign Flexibility Option* of Chapter 12 Signs of the Unified Development Ordinance (File #9067)

Background

There is a current section in the Unified Development Ordinance (UDO) that allows certain uses and planned developments of a certain size to have some flexibility if an overall sign plan is submitted to the Zoning Administrator for review and approval. While this has been an option in the Ordinance, many planned developments come close to the minimum square footage required to be eligible, but are unable to utilize the section because of the minimum square footage. After reviewing several existing developments in the City, staff is proposed changes to reduce the square footage needed for office parks, industrial parks, large shopping centers, and certain multi-tenant developments to qualify for application of this sign flexibility section.

Proposed Text Amendment

As drafted, the proposed changes to the UDO would permit the Administrator to apply the sign flexibility option for office parks with a minimum of 50,000 sq. ft. and shopping centers, industrial parks, multi-tenant developments with a minimum of 100,000 sq. ft. of gross leasable area with an approved master sign package.

Conclusion

With the flexibility option being more applicable to certain large development projects in the city, the incentive for a master planned sign package would be increased as well, with the intent on more unified signage with an emphasis on cohesiveness and more aesthetic design features. Based on a proposed effective date of August 21, 2018, if approved by the City Council, this ordinance amendment would allow for the application of this flexibility option under certain prescribed conditions.

Statement of Reasonableness and Consistency (*motion to approve*):

This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and any applicable duly adopted small areas plans, and is reasonable and in the public interest because it brings clarification and supports the purpose of the City's signage regulations.

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA

An ordinance amending Section 12.5.10 Planned Development Sign Plan Flexibility Option of the Unified Development Ordinance to amend minimum size requirements and clarify the Planned Development signage flexibility standards and approval process.

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to provide additional clarification as needed; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 1. *Section 12.5.10 Planned Development Sign Plan Flexibility Option* of the Unified Development Ordinance shall be amended as follows:

A. Purpose.

For the purpose of providing flexibility and incentives for coordinated signage design for certain 1. planned multi-tenant developments, 2. recreation uses, 3. and for other uses that, by their nature, draw persons from beyond the greater Gaston County area, provisions are hereby made to allow the Administrator to approve certain flexibility options in the amount and size of signs such uses may ordinarily have.

B. Applicability.

The planned development flexibility option is available to the following uses:

1. Planned unit developments and traditional neighborhood developments;
2. Office parks of at least fifty thousand (50,000), shopping centers, and industrial parks and similar multi-tenant developments ~~with two hundred thousand (200,000)~~ of at least one hundred thousand (100,000) or greater square feet of gross leasable area);
3. Continuing care facilities;
4. Hospitals, stadiums; amusement parks; amphitheaters; auditoriums, churches with over four hundred (400) seats and multiple buildings, schools with multiple buildings, and similar large-scale civic or recreational facilities.
5. Indoor movie theaters.

C. Approval Procedure.

1. If the use being proposed requires the issuance of a conditional use permit or is in association with a conditional district rezoning, the Administrator may recommend to the ~~Board of Adjustment, Planning Board, or Board of Commissioners~~ that the sign flexibility option be applied as proposed by the applicant or as otherwise recommended by the Administrator.
2. The Administrator may otherwise administratively approve the signage flexibility option. In making such approval, the Administrator shall have the authority to attach fair and reasonable conditions to the approval upon making a determination that such conditions enhance the aesthetics of the development, provide needed site visibility to motorists and pedestrians visiting the facility, and promote the public health, safety and welfare, and are otherwise in keeping with the sign package being proposed.

D. Submittal and Review Process.

1. A master sign program shall be submitted to the Administrator. This shall include, as a minimum, the following information:
 - a. All information required for issuance of a sign permit per Section 5.7 of this Ordinance;
 - b. Detailed designs of all proposed exterior signs including their size, height, copy, materials, and color;
 - c. Proposed locations and number of signs;
 - d. Sign illumination plans; and

e. Landscaping plans to be used in conjunction with the signs.

2. The Administrator shall have a maximum of thirty (30) days to review the sign program submitted and by the end of such period shall either: (a) approve the sign package as submitted; (b) approve the sign package with modifications; (c) disapprove the sign package, or (d) make a recommendation to the conditional use permit or conditional zoning review and approval bodies when the use being proposed requires the issuance of a conditional use permit or is subject to conditional district rezoning.

E. Sign Specifications

1. All signs must be coordinated in terms of design features.

2. Refer to Tables in Section 12.4 Permitted Signs: Location, Size, Number for specifications. ~~Up to three (3) such signs per street front shall be allowed.~~

3. The maximum area of any sign or the aggregate amount of sign area, may be increased by up to twenty-five (25) percent above that which normally is allowed in the underlying zoning district.

4. ~~The amount of changeable copy on any sign may not exceed twenty five (25) percent of the sign area. All changeable copy shall be static.~~

5. ~~All freestanding signs shall be located at least ten (10) feet from the edge of any abutting street right-of-way line or property line.~~

Section 2. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 4. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 5. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and any applicable duly adopted small area plans, and is reasonable and in the public interest because it promotes the health, safety, and welfare.

This the 21st day of August, 2018.

Walker E. Reid III, Mayor

ATTEST:

City Clerk

MEMORANDUM

Date: August 2, 2018
To: Gastonia Planning Commission
From: Tucker Johnson, PE, Assistant City Engineer
Thru: Gary Saine, PE, City Engineer
Subject: **Item for August 9, 2018 Gastonia Planning Commission Agenda**

**PRELIMINARY MAJOR SUBDIVISION PLAT
REVISION OF NORTHAMPTON PHASE 3 LOT 18-D
RONNIE MCALISTER
FILE NO. 9033**

Ronnie McAlister has submitted a preliminary subdivision plat for his development to be known as Revision of Northampton Phase 3 Lot 18-D. The property is located on Maria Lynn Court just east of Gaston Day School Road. The development will contain a maximum of 3 single-family homes. The property is located within the Gastonia Corporate limits and is zoned RS-12.

Public water and sewer will service the property. A waterline currently exists on Maria Lynn Court which will serve the subdivision. Sewer service will be provided by from an existing sewer line in Maria Lynn Court.

The section of Maria Lynn Court along the proposed development is currently not constructed to City standards since it lacks sidewalk. Per Section 13.22E of the Unified Development Ordinance, the developer is responsible for the improvements. However, due to the lack of existing sidewalk in the rest of the developed subdivision, installation of new sidewalk on three lots would be impractical. Therefore the City is requesting money in lieu of the required improvements, as is allowed for by Section 13.43 of the UDO

Being that the "Preliminary Plat" is in conformance with the City of Gastonia's Subdivision Ordinance, it is therefore recommended for approval subject to the following conditions:

If approved, the Preliminary Plat will be subject to the following conditions:

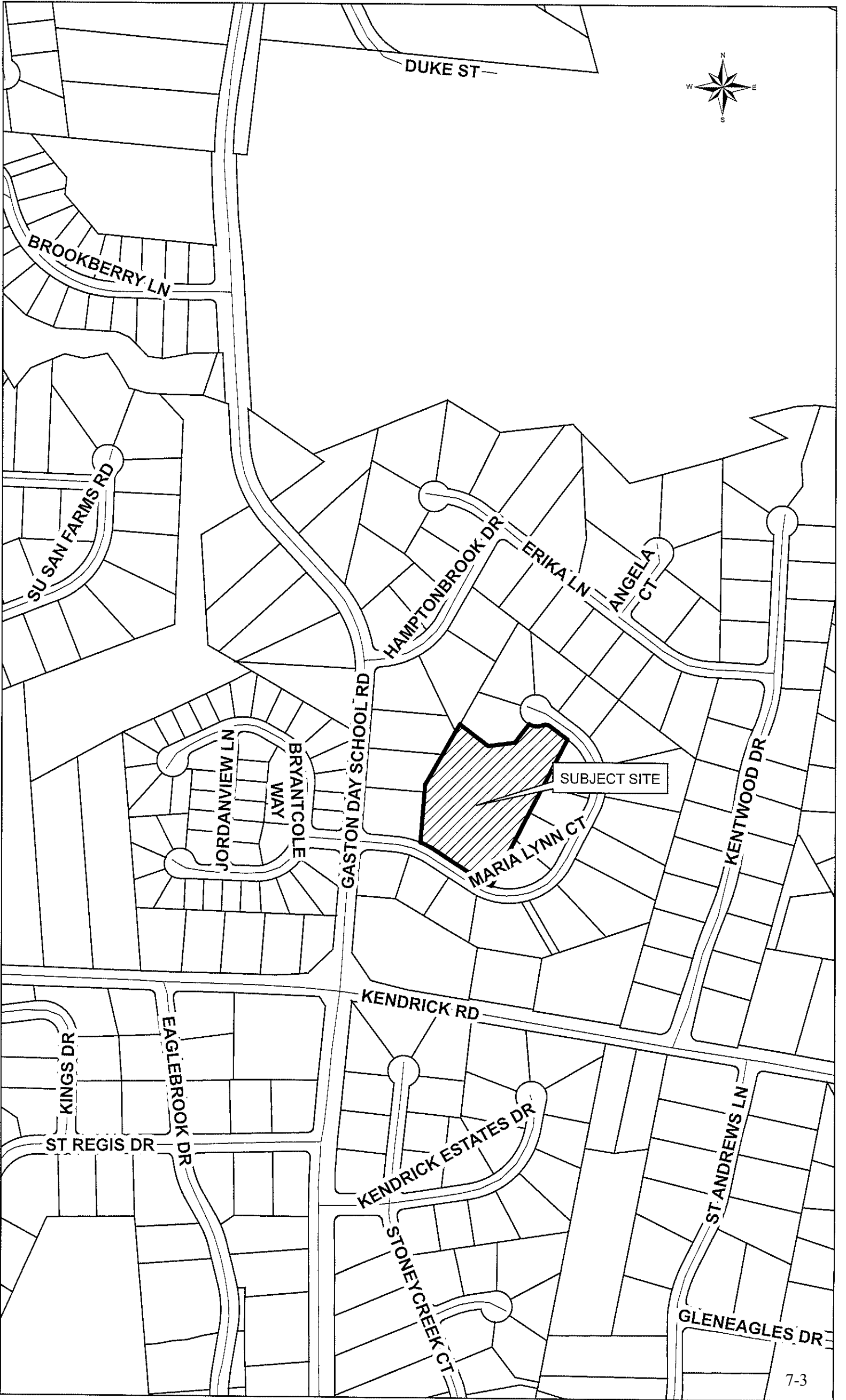
1. No building permits or site work shall be allowed prior to the recording of the final plat.
2. Final plat to be signed and sealed by Professional Land Surveyor.
3. All owners of the property included in the subdivision are to sign the final recording plat.
4. Location of driveway/road entrances to be approved by the City.
5. Developer shall secure the necessary approval, permits, and encroachments from private utilities as required.
6. Comply with Gaston County Erosion Control Ordinance.
7. Comply with "General Storm Drainage System Notes" as shown on the subdivision plan review copy and checklist.
8. Developer to verify that all lots are buildable with respect to all jurisdictions, encumbrances such as easements, setbacks, minimum lot size, etc., prior to recording of final plat.
9. Secure water and sewer approvals from the appropriate review agencies, enter into agreement for installation of utilities with the City of Gastonia, and dedicate the necessary easement prior to construction.
10. Developer is responsible for location of existing underground utilities prior to construction.

11. Dedicate the standard interior, exterior, and rear lot line drainage and utility easements unless otherwise shown.
12. Comply with all City comments as shown on the preliminary plat.
13. Complete all appropriate submittals for major subdivisions.
14. Show buildings setback lines on all lots.
15. Comply with all applicable City Codes and Ordinances.
16. No encroachments, including fill material or structures, shall be permitted along any stream unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
17. The Developer is to secure any necessary Army Corp of Engineers wetland permits required for this project. A copy of the notice of concurrence shall be given to the City staff for file purposes.
18. Within a year after approval of the preliminary plat, the subdivider shall have construction plans approved or the preliminary plat shall become null and void.
19. Site grading shall not occur prior to the submission of an approved soil erosion and sedimentation control plan and the approval of engineering construction plans.
20. The construction plans shall adhere to latest revision of the City of Gastonia "Subdivision Grading Minimum Design Standards."
21. No Certificate of Occupancy's will be issued until all proposed public improvements are completed in accordance with the engineering plans approved by the Engineering Department.

(Presentation to be made by: Keith Lineberger)



Tucker Johnson, P.E.
Assistant City Engineer



DUKE ST



BROOKBERRY LN

SU SAN FARMS RD

JORDANVIEW LN
BRYANTCOLE WAY

GASTON DAY SCHOOL RD

HAMPTONBROOK DR

ERIKA LN
ANGELA CT

SUBJECT SITE

MARIA LYNN CT

KENTWOOD DR

KENDRICK RD

KENDRICK ESTATES DR

STONEY CREEK CT

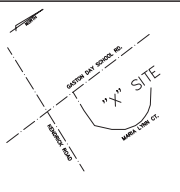
KINGS DR

EAGLEBROOK DR

ST REGIS DR

ST ANDREWS LN

GLENEAGLES DR



STATE OF NORTH CAROLINA
GASTON COUNTY

I, Michael L. Cloninger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book AS, Page SHOWN); that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS Page SHOWN; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ___ day of ___, A.D. 20__.

**PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES OR SALES**

SUBDIVISION CERTIFICATION:
THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which property is located within the subdivision regulation jurisdiction of the City of Gastonia, that I hereby freely adopt this plan of subdivision, establish minimum building setbacks, and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open spaces, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Council in the public interest.

Date _____

OWNER: _____

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.
SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

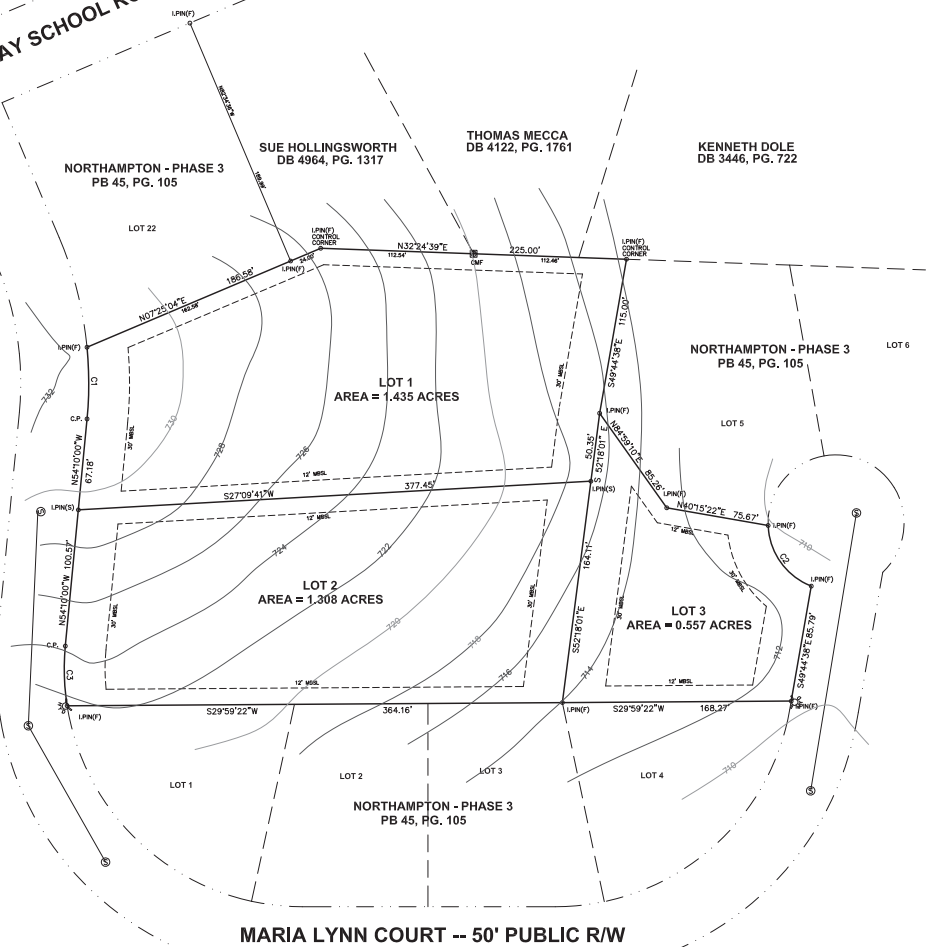
- LEGEND**
- SURVEYED
 - NOT SURVEYED
 - ALL CORNERS ARE AS NOTED
 - N.T.S. = NOT TO SCALE
 - C.P. = CALCULATED POINT
 - OVERHEAD UTILITY LINES
 - UTILITY POLE
 - WOODEN FENCE
 - SEWER MANHOLE
 - M.S. = METRIC BUILDING NETWORK LINE
 - LPIN(C) = IRON PIN SET
 - LPIN(F) = IRON PIN FOUND
 - = IRON CONCRETE MONUMENT
 - (S) SET
 - = FIRE HYDRANT

- NOTES:
- 1.) ○ DENOTES IRON PIN AT ALL LOT CORNERS UNLESS OTHERWISE SPECIFIED.
 - 2.) SUBJECT PROPERTY IS ZONED RS-12 SETBACKS ARE AS FOLLOWS.
FRONT=30'
SIDE=12'
REAR=30'
 - 3.) SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA. REFERENCE FIRM PANEL 3710356400J EFFECTIVE DATED 9-28-07.
 - 4.) NO EXISTING NCGS OR USGS MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
 - 5.) CITY OF GASTONIA WATER IS AVAILABLE TO SUBJECT PROPERTY.
CITY OF GASTONIA SANITARY SEWER IS AVAILABLE TO SUBJECT PROPERTY.
 - 6.) THE CITY OF GASTONIA WILL NOT BE RESPONSIBLE FOR MAINTAINING ANY OPEN DITCHES, CREEKS OR STREAMS EVEN THROUGH A DRAINAGE EASEMENT IS PROVIDED.
 - 7.) 10' GENERAL DRAINAGE AND UTILITY EASEMENT ON EXTERIOR AND REAR LOT LINES, AND 5' GENERAL DRAINAGE AND UTILITY EASEMENT ON INTERIOR LOT LINES.
 - 8.) CONTOUR LINES TAKEN FROM GASTON COUNTY GIS.

I hereby certify that the subdivision shown hereon, to the best of my knowledge, is in compliance with all applicable provisions of the City of Gastonia Zoning Ordinance.

Zoning Administrator _____ Date _____

GASTON DAY SCHOOL ROAD



MARIA LYNN COURT -- 50' PUBLIC R/W

**TOTAL AREA = 3.301 ACRES
SEE DB 3142, PG. 939
LOT 18 - BLOCK "D"
NORTHAMPTON - PHASE 3
PB 45, PG. 105**

NOTE:
RETURN TO:
CITY OF GASTONIA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
P.O. BOX 1748
GASTONIA, NC 28053

PROPERTY OWNERS:
RONNIE MCALISTER
PO BOX 1581
GASTONIA, NC 28052

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	52.82	275.00	N00°02'00"W	52.74
C2	57.89	50.00	S35°25'37"E	54.71
C3	44.09	175.00	S01°44'58"E	43.97

NORTH CAROLINA
GASTON COUNTY

I, SUSAN S. LOCKRIDGE, REGISTER OF DEEDS IN AND FOR THE ADDRESSAD COUNTY AND STATE, HEREBY CERTIFY THIS TO BE A TRUE COPY OF A DOCUMENT WHICH IS RECORDED IN BOOK _____, PAGE _____, WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

SUSAN S. LOCKRIDGE
REGISTER OF DEEDS
ASSISTANT/DEPUTY

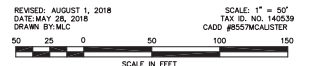
FILED FOR REGISTRATION AT _____ O'CLOCK _____ M
ON THE _____ DAY OF _____, 20__.

REGISTER OF DEEDS

I, _____ Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____
Date _____

PRELIMINARY PLAT
FOR
SUBDIVISION PLAT REVISION OF
NORTHAMPTON PHASE 3 LOT 18-D
PB 45, PG. 105
FOR
RONNIE MCALISTER
CITY OF GASTONIA
GASTONIA TOWNSHIP
GASTON COUNTY, N.C.



**CAROLINAS
DESIGN
GROUP, PLLC**

• LAND SURVEYING • LAND PLANNING

201 West Second Avenue Gastonia, NC 28052
Phone: 704-854-9328 • 704-864-9007 • Fax 704-854-9328
NC LICENSE #P-0186