

Zoning Map Change. REZ-25-03-17-00220, Karina Guerrero (Applicant), Property Parcel: 179668, Located on Charles Raper Jonas Hwy , Mount Holly, NC, Rezone from the (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following

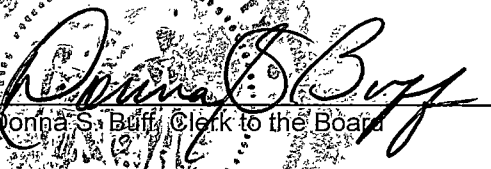
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds

- 1 The map change request for property parcel 179668, to be rezoned to the (C-1) Light Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays, is **hereby Disapproved.**
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.


Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST



Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-25-03-17-00220)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (RS-20) Single Family 20,000 square feet District to the (C-1) Light Commercial Zoning District.	
Applicant(s)	Property Owner(s)
Karina Guerrero	H&Y Homes LLC
Parcel Identification (PID)	Property Location
179668	Charles Raper Jonas Highway
Total Property Acreage	Acreage for Map Change
2.48	2.48
Current Zoning:	Proposed Zoning:
RS-20 Single Family 20,000 square feet with (US) Urban Standards and (CH) Corridor Highway Overlays	C-1 Light Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays
Existing Land Use:	Proposed Land Use:
Vacant	Event Center

COMPREHENSIVE LAND USE PLAN
Area 3. Northeast Riverfront Gaston
Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, maintaining the rural “feel” of the area, increased commercial opportunities
Comprehensive Plan future Land Use
Suburban Development — 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 multifamily 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.
Staff Recommendation
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this project on Wednesday, June 25th, and had the following comment:

- Gaston County Police voiced concerns about noise complaints from neighboring properties and potential traffic issues with vehicles entering and exiting onto NC-27, depending on the type and size of events permitted under the requested zoning.

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is located in a diverse zoning pocket along Charles Raper Jonas Highway in the northeast portion of the county. The area surrounding this property consists of commercial, industrial and residential zoning. The parcel is vacant and, according to aerial images, has not been developed before.

If approved, any uses allowed in the (C-1) Light Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO)

PLANNING BOARD RECOMMENDATION:

The Planning Board met in regular session on June 30, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation for the properties in this area



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-03-17-00220, the planning board finds.

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation for the properties in this area

These findings are supported by a 7 - 0 vote by the Gaston County Planning Board during its June 30, 2025, meeting.



GASTON COUNTY

Department of Building & Development Services

Street Address: 128 W Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: PO Box 1578, Gastonia, N.C 28053-1578

Fax: (704) 866-3966

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: KARINA GUERRERO

(Print Full Name)

Mailing Address: 254 GILES LN FORT MILL SC 29707

(Include City, State and Zip Code)

Telephone Numbers: 704 779 1580

(Area Code) Business

(Area Code) Home

Email: KARINA@FGCONSTRUCTIONINC.COM

** If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

B. OWNER INFORMATION

Name of Owner: H&Y HOMES LLC

(Print Full Name)

Mailing Address: 254 GILES LN FORT MILL SC 29707

(Include City, State and Zip Code)

Telephone Numbers: 704 807 0537

(Area Code) Business

(Area Code) Home

Email: KARINA@FGCONSTRUCTIONINC.COM

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 1200-1300 CHARLES RAPER JONAS HWY
MOUNT HOLLY NC 28120

Parcel Identification (PID): 179668

Acreage of Parcel: 2.48 +/- Acreage to be Rezoned: 2.48 +/- Current Zoning: RS-20

Current Use: Vacant Proposed Zoning: C-1

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner:

Name of Property Owner:

Mailing Address:

Mailing Address:

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: (Area Code)

Telephone: (Area Code)

Parcel: (If Applicable)

Parcel: (If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 179668

hereby give KARINA GUERRERO consent to execute this proposed action.

(Name of Applicant)

[Signature]
(Signature)
[Signature]
(Signature)

03/13/2025

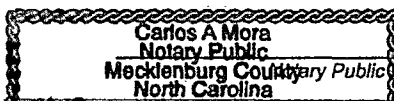
(Date)

(Date)

I, CARLOS MORA, a Notary Public of the County of MECKLENBURG
State of North Carolina, hereby certify that KARINA GUERRERO

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 13TH day of MARCH, 2025



[Signature]
Notary Public Signature

09/14/2027

Commission Expiration

on to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

[Signature]
Signature of Property Owner or Authorized Representative

03/13/2025

Date

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

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community an environment for economic growth, and promote a favorable quality of life.

Uses Allowed in the (C-1) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right		Uses Allowed By-Right or By SUP or CD		Uses Allowed By SUP		Existing Uses with Limitations	
ABC Store	X	Animal Hospital, (Indoor kennel)	Xs/SPs	Amusement and Sporting Facility, Outdoor	SPs	Dwelling, Manufactured Home Class C	Es
Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Auction House	Xs/SPs	Animal Hospital (Outdoor kennel)	SPs	Dwelling, Manufactured Home Class D	Es
Amusement Arcade	X	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Assisted Living Center	SPs	Manufactured Home Park	Es
Animal Grooming Service for household pet (indoor kennels)	X	Car Wash, Self Service	Xs/SPs	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs		
Art Gallery	X	Club, Private (without Adult Entertainment)	Xs/SPs	Billiard Parlor	SP		
ATM (Automated Teller Machine)	Xs	Family Care Home	Xs/SPs	Body Piercing Establishment and Tattoo Parlor	SPs		
Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Food Catering Facility	Xs/SPs	Bus and Train Terminal, Passenger	SPs		
Automobile Hobbyist	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs	College / University	SP		
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs	Convenience Store, Open up to 24 hours	SPs		
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Health and Behavioral Care Facility	Xs/SPs	Farmers Market	SPs		
Baseball Hitting Range	X	Lounge / Nightclub	Xs/SPs	Flea Market, Outdoor	SPs		
Bed and Breakfast Inn	Xs	Maternity Home	Xs/SPs	Food Store, 10,000+sqft GFA	SP		
Bona Fide Farms	Xs	Multi Family Development	Xs/ CDs	Group Home	SPs		
Brew Pub	X	Park	Xs/SPs	Hotel or Full Service Hotel	SPs		
Building Material and Lumber Sales	X	Planned Residential Development (PRD)	Xs/CDs	Laundromat, Open Up to 24 hrs	SPs		
Business Services	X	Planned Unit Development (PUD)	Xs/CDs	Medical Offices, 50,000-99,999sqft GFA	SP		
Check Cashing Establishment, Closed 12AM to 5AM	X	Residential Infill Development	Xs/CDs	Mini-Warehouse	SPs		
Church / Place of Worship	Xs	Restaurant, with drive thru	Xs/SPs	Offices, Excluding Medical, 50,000-99,999sqft GFA	SP		
Cleaning & Maintenance Service	X	Stadium	Xs/SPs	Riding Stables	SPs		
Conference / Retreat / Event Center	X	Traditional Neighborhood Development (TND)	Xs/CDs	Rodeo / Accessory Rodeo	SPs		
Contractor's Office	X			School, Vocation	SPs		
Contractor's Office and Operation Center	X			Small House Community	SP		
Convenience Store, Closed 12AM to 5AM	Xs			Telecommunication Tower & Facilities	SPs		
Day Care Center, Accessory	X			Transit Station	SP		
Day Care Center, Class A	Xs			Wood Waste Grinding Operation	SPs		
Day Care Center, Class B	Xs						
Day Care Center, Class C	Xs						
Dwelling, Mixed Use	Xs						
Dwelling, Single Family	X						
Dwelling, Two Family	Xs						
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X						
Essential Services Class 1	X						
Essential Services Class 2	Xs						
Essential Services Class 4	X						
Exterminators Office	X						
Farm Supply Store, with outdoor storage	X						
Farm Supply Store, without outdoor storage	X						
Financial Institution (excluding principal use ATMs)	X						
Flea Market, Indoor	Xs						
Flex Space	Xs						
Food Pantry	X						
Food Store, 0-9,999sqft GFA	X						
Funeral Homes	X						
Furriers	X						
Game Room	X						
Glass & Mirror Shop	X						
Golf Course; Golf Driving Range; Golf Miniature	Xs						
Grooming Services	X						
Gunsmith, Gun & Ammunition Sales	X						
Hardware Store	X						
Health Club, Spa, Gymnasium (principal use)	X						
Home Occupation, Customary	Xs						
Home Occupation, Rural	Xs						

Laboratories Dental, Medical	X
Laundromat, Closed 12AM to 5AM	Xs
Lawn and Garden Center	X
Library	X
Machine, Metal, Wood Working, Welding Shop	Xs
Manufactured Goods, Class 1	Xs
Medical Offices, 0-49,999sqft GFA	X
Monument Sales	X
Museum	X
Nursery (Garden)	Xs
Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X
Paint Ball / Laser Tag Facility	Xs
Parking Lot	Xs
Personal Business Services	X
Photo finish Laboratory	X
Post Office	X
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	Xs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	Xs
Restaurant	Xs
Restaurant, within other facilities	Xs
Retail, 0-24,999sqft GFA	Xs
School for the Arts	X
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Shopping Center, 25,000-49,999sqft GFA	Xs
Shopping Center, 0-24,999sqft GFA	Xs
Sign Shop	X
Special Events Facility	Xs
Special Events Facility, Accessory	Xs
Swimming Pool, Sales, Service & Supplies	Xs
Telecommunication Antennae & Equipment Buildings	Xs
Tourist Home	X
Upholstery Shop	X



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-03-17-00220

LEGEND

— Roads

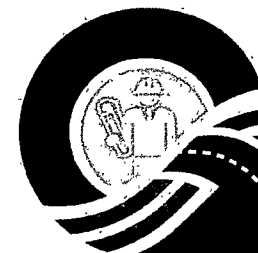
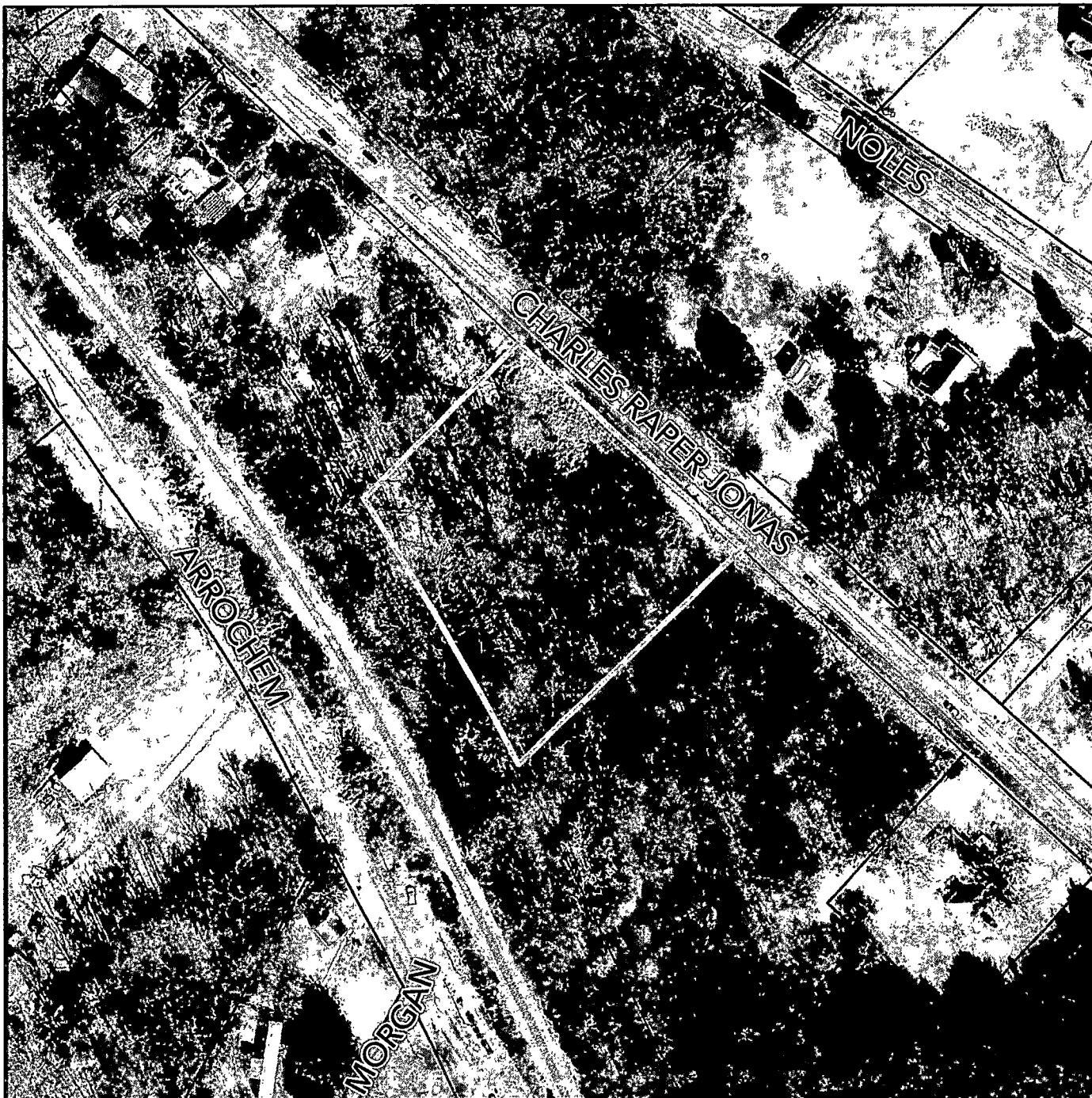
--- Municipalities

● Subject Parcel

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0 0.35 0.7 1.4 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-03-19-00220

LEGEND

— Roads

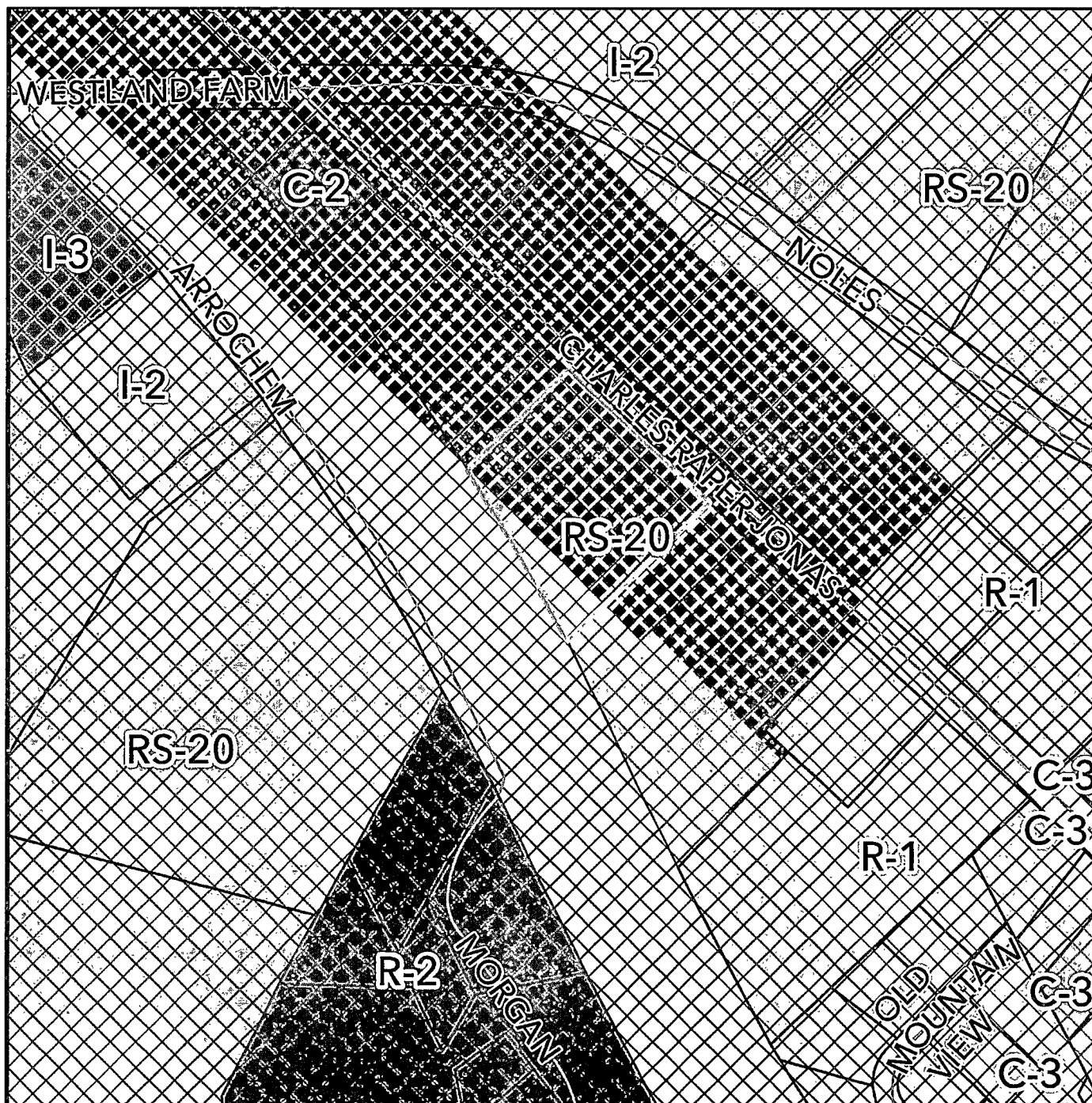
□ Parcels

▭ Subject Property

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0 0.00 01 0 03 Miles





TOPOGRAPHY MAP REZ-25-03-17-00220

LEGEND

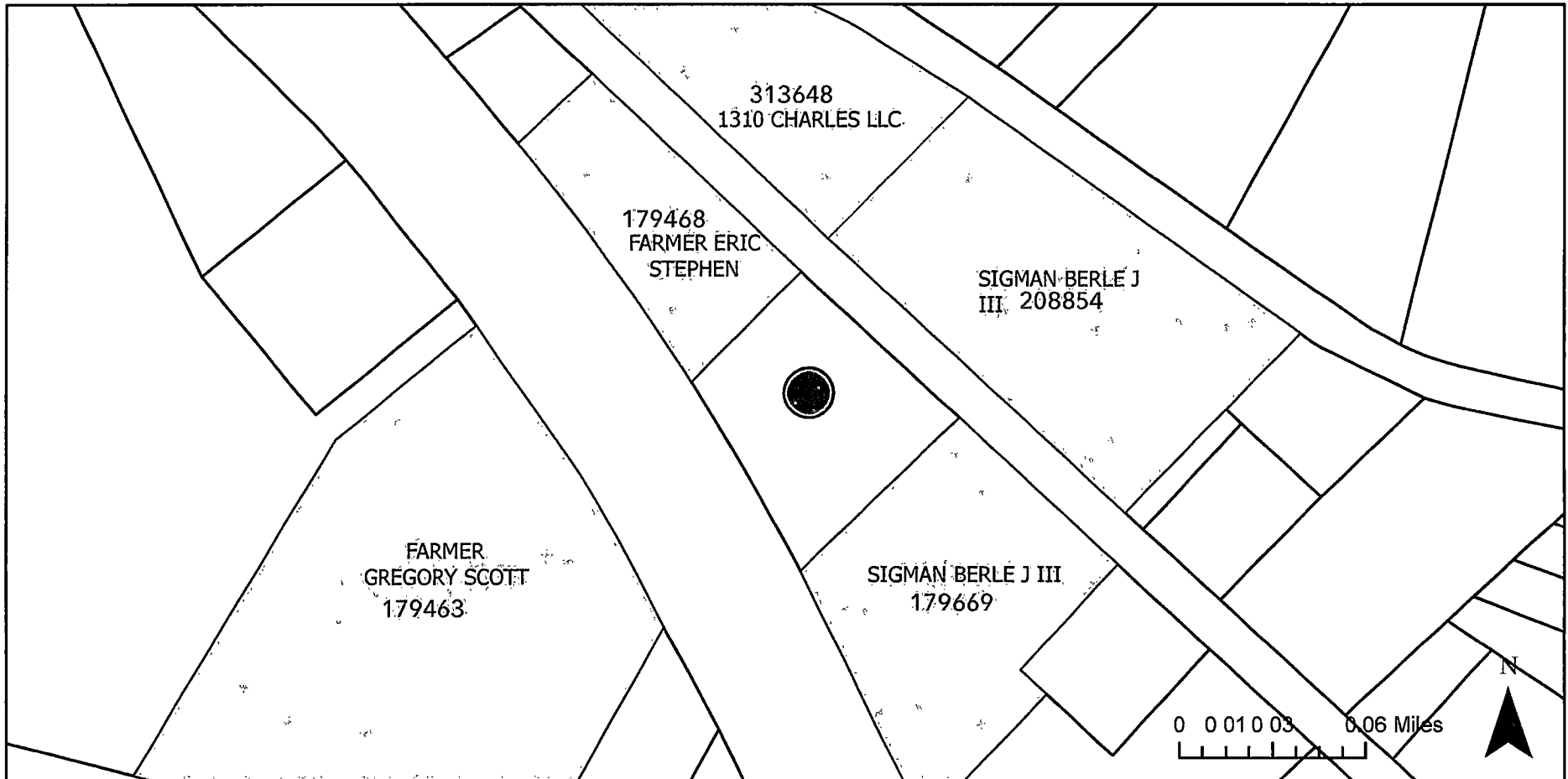
— Roads	□ R-1
▭ Parcels	▨ R-2
<u>ZONE TYPE</u>	▩ RS-20
▨ C-2	<u>TYPE</u>
▨ C-3	◆◆ CH OVERLAY
▨ I-2	↘ US OVERLAY
▨ I-3	▭ Parcels

▭ Subject Parcel(s)

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0 0.01 0.03 0.06 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-17-00220

LEGEND

 Subject Parcel

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Gastonia, North Carolina 28053
Phone (704) 866-6980

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

Memorandum

To: Jaime Lisi, Planner I, Building & Development Services
From: Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO
Date: June 26th, 2025
Subject: REZ-220 Charles Raper Jonas Hwy

Thank you for the opportunity to provide transportation comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The proposed site plan is located at PID#: 179668. On behalf of the GCLMPO, I offer the following comments.

1. According to NCDOT's 2024-2033 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The Belmont-Mt. Holly Loop is an unfunded project that is shown on the CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way.

Currently, North-South traffic in eastern Gaston County lacks a continuous route. Traffic accessing the Interstate 85/US 29-74 corridor overwhelms the existing network causing bottlenecks and delays and disrupting the communities through which it is forced to travel. A new facility that avoids congested downtown areas will better serve traffic and improve quality of life for those living near the existing routes.

The MPO submitted the Belmont-Mt. Holly Loop project in its entirety from NC 273 (N Main Street) in Mount Holly to NC 273 (South Point Road) in Belmont as a new 4-lane boulevard facility for NCDOT's round of prioritization (SPOT 6.0). This project did not receive funding in the current STIP, but this will start the process for additional express designs/feasibility study.

The full scope of work and a detailed project timeline has not yet been established for the study, but express designs/functional designs typically consist of the following tasks:

- Basic roadway design,
- Cost estimates, and

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- Screening for key resources/issues/concerns that need to be avoided, mitigates, or otherwise considered if the project moves forward into later planning stages.
- 3 The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area

CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.

- 4 The Belmont-Mt. Holly Loop is also an unfunded project that is shown on the GCLMPO MTP (Construct 4-lane roadway on new location)
- 5 The CTP shows recommended bicycle facilities improvements along Charles Raper Jonas Hwy (NC 27) These improvements are unfunded at this time The existing right-of-way along Charles Raper Jonas Hwy (NC 27) is 60 ft.
- 6 The CTP shows recommended sidewalk facilities along Charles Raper Jonas Hwy (NC 27) These improvements are unfunded at this time
- 7 The MPO submitted the widening of Charles Raper Jonas Hwy (NC 27) to a four-lane divided roadway with median for NCDOT's round of prioritization (SPOT 7.0) This project did not receive funding in the current STIP

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

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150 South York Street
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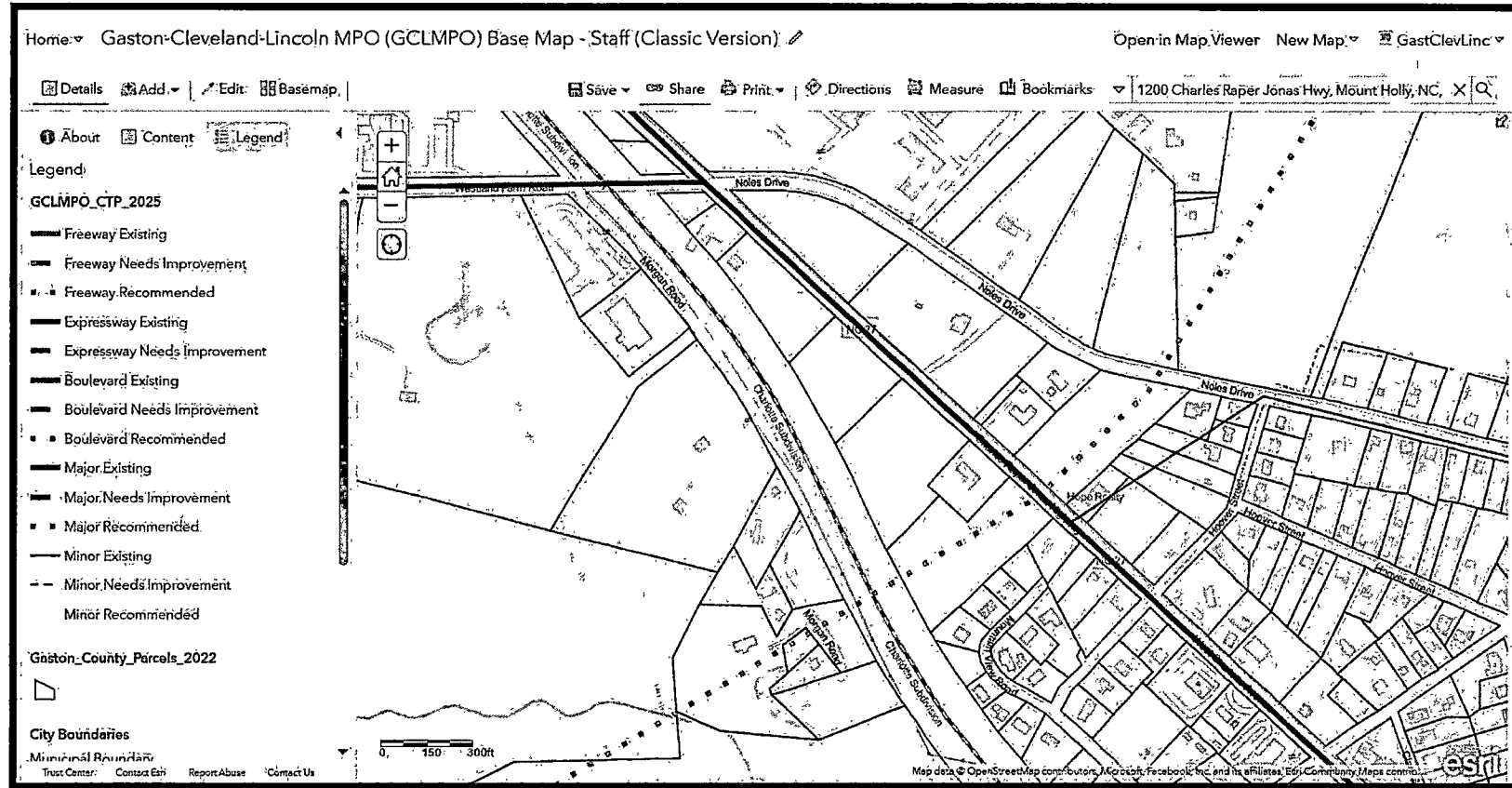


Figure 1 _PID 179668 - CTP Layout



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File # 25-363

Commissioner Brown - Building & Development Services - Zoning Map Change. REZ-25-03-17-00220, Karina Guerrero (Applicant), Property Parcel: 179668, Located on Charles Raper Jonas Hwy, Mount Holly, NC, Rezone from the (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Karina Guerrero (Applicant), Property Parcel 179668, Located on Charles Raper Jonas Hwy, Mount Holly, NC, Rezone from the (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays. A public hearing was advertised and held on July 22, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 30, 2025, and the Commission was requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change. The public hearing was closed with no subsequent action taken by the Board of Commissioners. A second public hearing was advertised and held on August 26, 2025, to rehear the case and consider approval, modification, or disapproval.

ATTACHMENTS

Ordinance, Staff Report, Application Packet, Maps, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKelgher	SShehan	Vote
2025-261	08/26/2025	TK	CB	N	N	N	N	N	N	N	0-7

(DISAPPROVED)

DISTRIBUTION.

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS