

TITLE

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

WHEREAS,

A County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on July 22, 2025 and August 26, 2025, by the County Commission, to take citizen comments into a map change application, as follows

Tax Parcel Number(s) 179668

Applicant(s) Karina Guerrero Owner(s) H&Y Homes LLC

Property Location Charles Raper Jonas Hwy, Mount Holly

Request: 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

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting, and,

WHEREAS,

the Planning Board recommended approval of the map change request for parcel 179668, located on Charles Raper Jonas Hwy, Mt Holly, NC to be rezoned 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 on June 30, 2025, based on staff recommendation, and the request is reasonable and in the public interest and 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.

Motion Horne Second Marcantel Vote. Unanimous

Aye. Brooks, Crane, Harris, Horne, Magee, Marcantel, Williams

Nay None

Absent: Harvey, Hurst, Sadler

Abstain None

#### 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 cor taken by the Board of Commissioners as follows. BH6vis CCloninger AFraley NO. DATE M1 M2 **JBailey CBrown** N 2025-261 08/26/2025 TK CB N N Ν (DISAPPROVED)

DISTRIBUTION.

Laserfiche Users

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

- 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

k to the Boar

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

Request:	•				
To rezone the property from the (RS-20) Single Family 20, District.	000 square feet District to the (C-1) Light Commercial Zoning				
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	C-1 Light Commercial with (US) Urban Standards and (CH)				
Standards and (CH) Corridor Highway Overlays	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

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

Phone: (704) 866-3195 Fax: (704) 866-3966

## GENERAL REZONING APPLICATION Application Number: REZ-Applicant X Planning Board (Administrative) Board of Commission (Administrative) \*APPLICANT INFORMATION KARINA GUERRERO Name of Applicant: (Print Full Name) 254 GILES LN FORT MILL SC 29707 Mailing Address: (Include City, State and Zip Code) 704 779 1580 Telephone Numbers: (Area Code) Business (Area Code) Home 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. **OWNER INFORMATION H&Y HOMES LLC** Name of Owner (Print Full Name) 254 GILES LN FORT MILL SC 29707 Mailing Address: (Include City, State and Zip Code) 704 807 0537 Telephone Numbers: (Area Code) Business (Area Code) Home KARINA@FGCONSTRUCTIONING COM Email 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 to be Rezoned: 2.48 +/- Current Zoning: RS-20 Acreage of Parcel: 2.48 Current Use. Vacant Proposed Zoning: 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: Telephone: (Area Code) (Area Code) Parcel: Parcel: (If Applicable) (If Applicable)

See Reverse Side For Completion of Additional Sections

(Signature)

(Signature)

## E. AUTHORIZATION AND CONSENT SECTION

reby give	KARINA GUERRERO		consent to execute this proposed action
	(Name of Applicar	nt)	
A	Manage		03/13/2025
	(Signature)		(Date)
	(Signature)	·	(Date)
I,CARLO	S MORA	, a Notary Public of the	County of MECKLENGBURG
State of North Carol	ina, hereby certify that KARIN	IA GUERRERO	
personally appeared	l before me this day and acknowl	ledged the due execution (	of the foregoing instrument.
Witness my hand an	nd notarial seal, this the 13TH	day of MARCH	, 2025
Carlos A Mora Notary Public			09/14/2027
Mecklenburg Cou	Mojary Public Signalure	Co	ommission Expiration
AXCOMMISSION EXCITES	Mayary Public Rignalure  Base Issuin to allow employees purpose of making Zoning Revi	s of Gaston County to ente	er the subject property during
	an approved general rezoning do		property will support an on site
d/or approval, the app	licant understands a chance exis	sts that the soils may not a	or to a general rezoning submittal ccommodate an on site wastewater
posal system thus ad	versely limiting development cho	ices/uses unless public ut	lities are accessible.
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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 Zonling required; E = Existing use subject to limitations; SR = Special Use Permit required; s = Supplemental regulations listed in addition to X CD, E, SP

X = Permitted use by right; CD = C	oriuniona
Uses Allowed By-Right	
ABC Store	Х
Amusement and Sporting Facility, Indoor (unless use specifically listed)	Х -
Amusement Arcade	Х
Animal Grooming Service for household pet (indoor kennels)	х
Art Gallery	Х
ATM (Automated Teller Machine)	Xs
Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	х
Automobile Hobbyist	Xs
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Xs
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational	Xs
Vehicle Sales and Rental Baseball Hitting Range	Х
Bed and Breakfast Inn	Xs
Bona Fide Farms	Xs
Brew Pub	X
Building Material and Lumber Sales	х
Business Services	Х
Check Cashing Establishment, Closed 12AM to 5AM	Х
Church / Place of Worship	Xs
Cleaning & Maintenance Service	X
Conference / Retreat / Event Center	х
Contractor's Office	×
Contractor's Office and Operation Center	Х
Convenience Store, Closed 12AM to 5AM	Xs
Day Care Center, Accessory  Day Care Center, Class A	X
Day Care Center, Class B	Xs
Day Care Center, Class C	Xs
Dwelling, Mixed Use	Xs
Dwelling, Single Family	Х
Dwelling, Two Family Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	Xs X
Essential Services Class 1	Х
Essential Services Class 2	Xs
Essential Services Class 4 Exterminators Office	X
Farm Supply Store, with outdoor storage	х
Farm Supply Store, without outdoor storage	×
Financial Institution (excluding principal use ATMs)	х
Flea Market, Indoor	Xs
Flex Space Food Pantry	Xs X
Food Store, 0-9,999sqft GFA	X
Funeral Homes	X
Furriers	Х
Game Room	X_
Glass & Mirror Shop Golf Course; Golf Driving Range; Golf	X
Miniature	Xs
Grooming Services Gunsmith, Gun & Ammunition Sales	X
Hardware Store	x
Health Club, Spa, Gymnasium (principal use)	X
Home Occupation, Customary	Xs

Uses Allowed By-Right or By SU	P or CD
Animal Hospital, (Indoor kennel)	Xs/SPs
Auction House	Xs/SPs
Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs
Car Wash, Self Service	Xs/SPs
Club, Private (without Adult Entertainment)	Xs/SPs
Family Care Home	Xs/SPs
Food Catering Facility	Xs/SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 9,999sqft GFA	Xs/SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Health and Behavioral Care Facility	Xs/SPs
Lounge / Nightclub	Xs/SPs
Maternity Home	Xs/SPs
Multi Family Development	Xs/ CDs
Park	Xs/SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Residential Infill Development	Xs/CDs
Restaurant, with drive thru	Xs/SPs
Stadium	Xs/SPs
Traditional Neighborhood Development (TND)	Xs/CDs

Uses Allowed By SUP			
Amusement and Sporting Facility, Outdoor	SPs		
Animal Hospital (Outdoor kennel)	SPs		
Assisted Living Center	SPs		
Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs		
Billiard Parlor	SP		
Body Piercing Establishment and Tattoo Partor	SPs		
Bus and Train Terminal, Passenger	SPs		
College / University	SP		
Convenience Store, Open up to 24 hours	SPs		
Farmers Market	SPs		
Flea Market, Outdoor	SPs		
Food Store, 10,000+sqft GFA	SP		
Group Home	SPs		
Hotel or Full Service Hotel	SPs `		
Laundromat, Open Up to 24 hrs	SPs		
Medical Offices, 50,000-99,999sqft GFA	SP		
Mini-Warehouse	SPs		
Offices, Excluding Medical, 50,000- 99,999sqft GFA	SP		
Riding Stables	SPs		
Rodeo / Accessory Rodeo	SPs		
School, Vocation	SPs		
Small House Community	SP		
Telecommunication Tower & Facilities	SPs		
Transit Station	SP		

Existing Uses with Limitations				
Dwelling, Manufactured Home Class C	Es			
Dwelling, Manufactured Home Class D	Es			
Manufactured Home Park	Es			

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





**VICINITY MAP** REZ-25-03-17-00220

## **LEGEND**

- Roads
- [ ] ] Municipalities

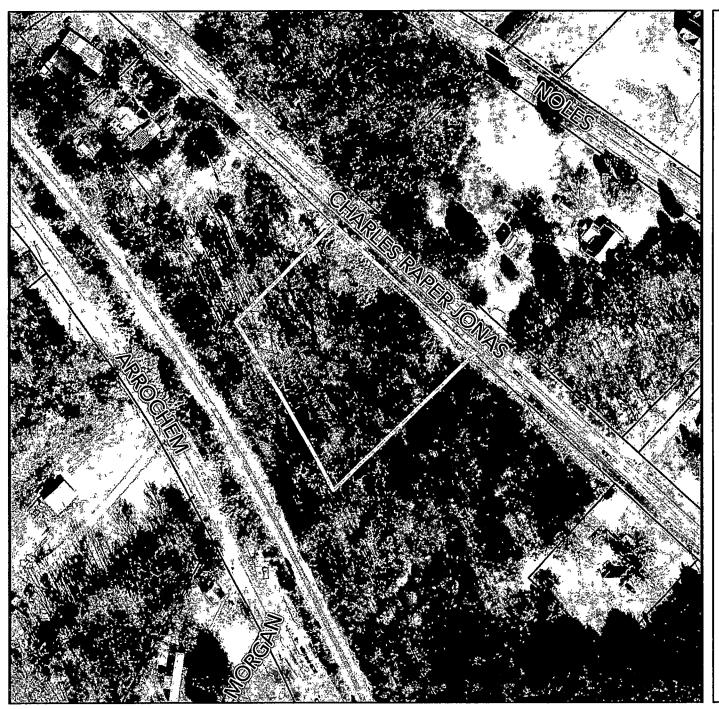


Subject Parcel

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ORTHOPHOTO MAP REZ-25-03-19-00220

## **LEGEND**

---- Roads

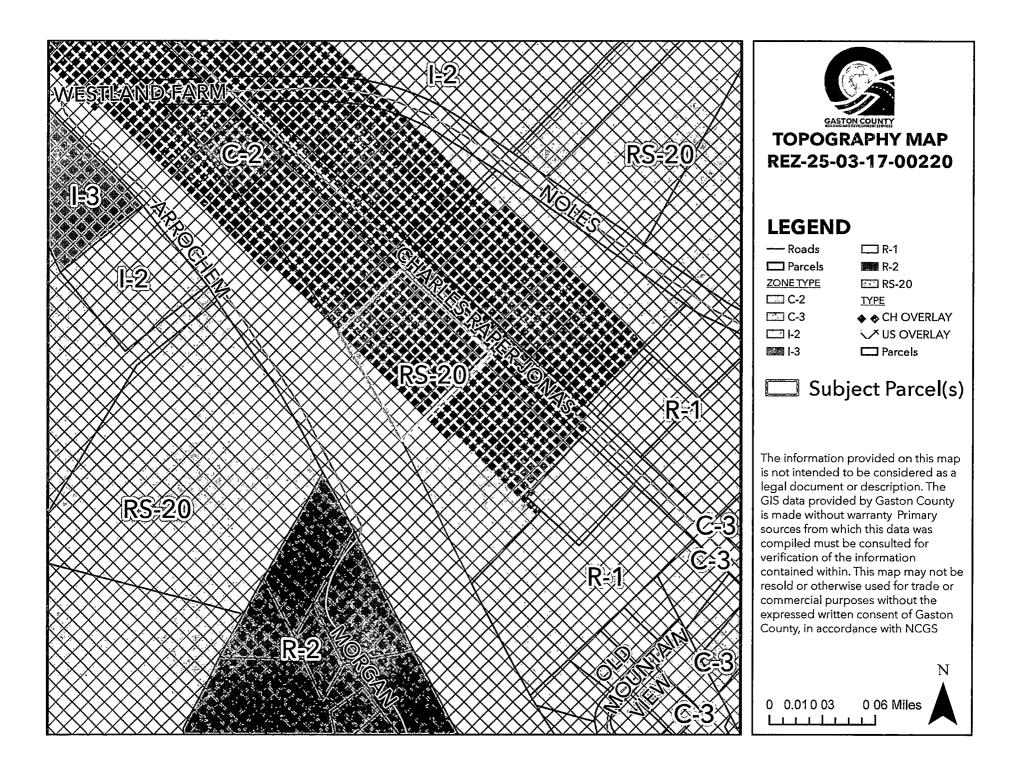
☐ Parcels

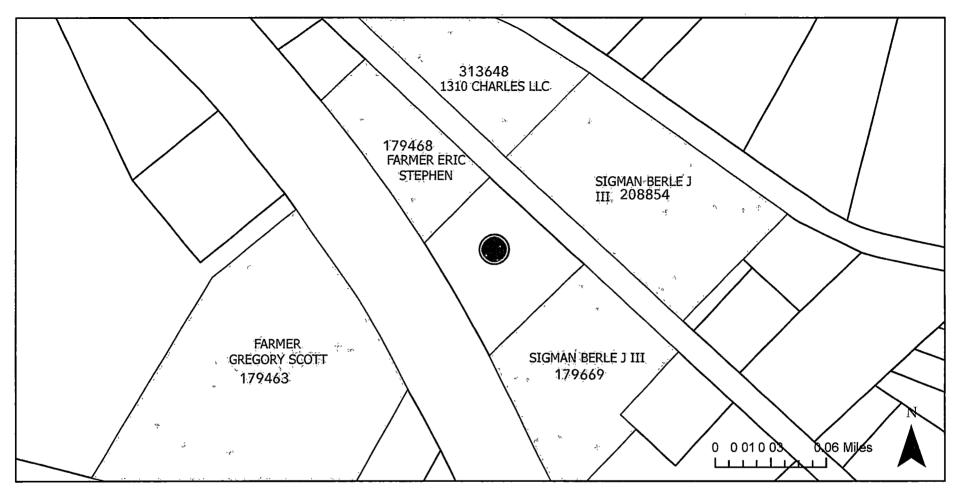
Subject Property

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

## **LEGEND**



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Post Office Box 1748 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.

- 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



Post Office Box 1748 Gastonia, North Carolina 28053 Phone (704) 866-6980 150 South York Street Gastonia, North Carolina 28052 Fax (704) 869-1960

- Screening for key resources/issues/concerns that need to be avoided, mitigates, or otherwise considered if the project moves forward into later planning stages.
- 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.

- The Belmont-Mt. Holly Loop is also an unfunded project that is shown on the GCLMPO MTP (Construct 4-lane roadway on new location)
- 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.
- 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 <a href="mailto:juliop@cityofgastonia.com">juliop@cityofgastonia.com</a>



Post Office Box 1748 Gastonia, North Carolina 28053 Phone (704) 866-6980 150 South York Street Gastonia, North Carolina 28052 Fax (704) 869-1960

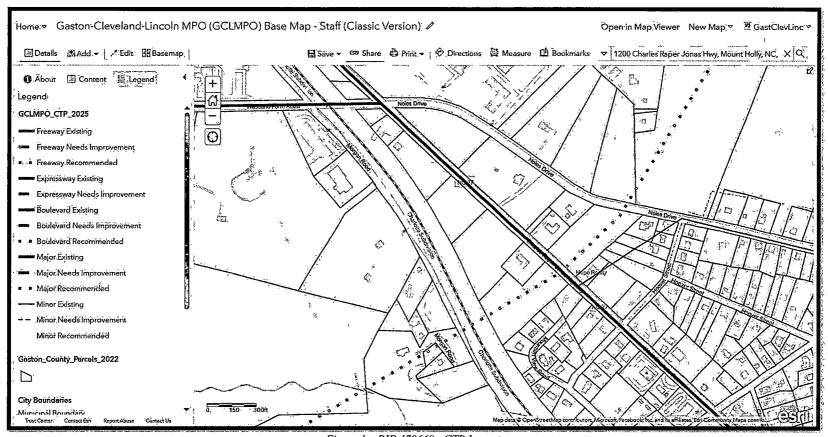


Figure 1 \_ PID 179668 - CTP Layout



## **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 I isi - 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

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