



Zoning Map Change: Conditional District REZ-25-11-19-00236, TKC Land Development II, LLC (Applicant), Property Parcel: 146880, Located at 5113 Union Rd , Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/C-1) Light Commercial Conditional District 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

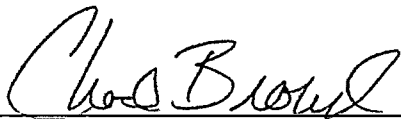
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Deny the rezoning

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 and Zoning Board and Planning staff, finds.

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will serve a commercial purpose for the immediate area, as envisioned by the rural center future land use designation

The Commission considers this action to be reasonable and in the public interest, based on Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 146880, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance to be rezoned to the (CD/C-1) Light Commercial Conditional District with (US) Urban Standards and (CH) Corridor Highway Overlays

- 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

Exhibit A  
Conditions of Approval  
REZ-25-11-19-00236

- A subdivision plat must be processed prior to the issuance of the zoning permit.
- The proposed septic field location may be adjusted during construction document review as needed. Final placement shall be coordinated with and approved by Gaston County Environmental Health and must be finalized prior to the issuance of the zoning permit.
- The applicant shall provide a survey confirming the exact location of the cemetery prior to the issuance of a zoning permit. Based on the confirmed location, the final site plan may be administratively revised as necessary to comply with all applicable setback and regulatory requirements, provided the overall intent and layout of the approved conditional rezoning site plan is maintained
- Planning and Zoning Board's Additional Condition A decorative four (4) foot tall aluminum fence shall be installed around Evans Cemetery, in accordance with the approved buffer boundary, upon confirmation that the cemetery is located on the subject property

# GASTON COUNTY REZONING APPLICATION (REZ-25-11-19-00236)

## STAFF REPORT

<b>APPLICATION SUMMARY</b>	
<b>Request:</b> To rezone the property from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (CD/C-1) Light Commercial Conditional District with (US) and (CH) Overlays	
<b>Applicant(s)</b>	<b>Property Owner(s)</b>
TKC Land Development II, LLC	Kay Tallent
<b>Parcel Identification (PID)</b>	<b>Property Location:</b>
146880	5113 Union Road
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
4.97 acres	1.5 acres
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-1) Single Family Limited Zoning District with (US) and (CH) Overlays	(CD/C-1) Light Commercial Conditional District with (US) and (CH) Overlays
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential/Vacant	Retail Store

<b>COMPREHENSIVE LAND USE PLAN</b>
<b>Area 4. The Garden Gaston/Southeast Gaston</b>
Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, and maintaining enhanced quality of life.
<b>Comprehensive Plan Future Land Use: Rural Center</b>
Rural centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan.

<b>UTILITIES AND ROAD NETWORK INFRASTRUCTURE</b>
<b>Water/Sewer Provider:</b>
Public water / private septic
<b>Road Maintenance:</b>
Union Road – North Carolina Department of Transportation

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

The request went before the Gaston County TRC on Tuesday, February 17th, and received “no comments” from the following departments

- Building Inspections

Natural Resources stated the site will require a full erosion control and stormwater plan at the time of permitting.

Environmental Health noted that a registered cemetery, Evans Cemetery, is located on the subject property near the area associated with the rezoning request.

- *Staff Response* The conditional rezoning site plan shows a general buffer area around the cemetery based on available information. A condition of approval has been added requiring the exact location of the cemetery to be surveyed and confirmed prior to the issuance of a zoning permit. In accordance with state requirements, a minimum 15-foot setback must be maintained between the cemetery and any development. If the surveyed location differs from what is generally shown on the site plan, the layout may be adjusted administratively at the time of permitting to ensure compliance with all applicable setback and regulatory requirements.

The GCLMPO reviewed this request and provided the following statements

- According to the 2026-2035 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
- There is a widening project for Union Road within the MPO’s CTP However, this has not yet received funding at this time.
- The CTP also shows recommended bicycle and pedestrian facilities along Union Road, but these improvements are unfunded at this time

**STAFF SUMMARY**

**Prepared By: Peyton Wiggins, Land Development Manager**

This property is located on Union Road in Gastonia, within the southern portion of the county The subject parcel totals 4.96 acres, but the applicants are requesting approval to establish a retail store on only 1.36 acres of the site.

According to the submitted site plan, the proposal includes the construction of a 10,640-square-foot Dollar General retail store The proposed building meets all required setbacks, and the site complies with the general buffer requirements outlined in Chapter 11 of the UDO Parking is provided in both the front and side yards. Additional site features include a designated dumpster location, a monument sign, and a loading area for store operations.

**General Applicable Ordinance Sections**

<b>UDO Section</b>	<b>Proposal</b>
Section 2.7 – Definitions	<b>Retail</b> – a building, property, or activity the principal use or purpose of which the retail sale of goods, products, or merchandise directly to the consumer Such a retail establishment shall not be classified as a “Retail” use, if listed elsewhere in the Table of Uses in this Ordinance Examples of excluded uses include restaurants and convenience stores, etc.
Section 6.2.3 – Commercial Districts	(C-1) Light Commercial – This district accommodates a large variety of retail uses designed to meet the needs of individual neighborhoods or other relatively small geographic areas. Stores and shopping complexes are relatively small in size and designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district was not created to accommodate retail uses that attract persons from outside the neighborhood or attract large numbers of passing motorists.

Section 6.3 6 – US Urban Standards Overlay District	This district provides for areas of the County located outside their corporate limits and municipal Extra Territorial Jurisdiction (ETJ), but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years. This district calls for standards traditionally found in urban areas as opposed to rural areas. Standards addressed include, but are not limited to: building design, off-street parking, road, lot, and subdivision standards.
Section 6.3 11 – CH Corridor Highway Overlay District	This district preserves and enhances the streetscape along designated corridor highways in Gaston County A (CH) district may exist along the entire length of a roadway or any identifiable segment of a roadway Any (CH) District initially established shall contain a minimum length of at least 1,000 linear feet as measured along one side of a designated corridor highway The (CH) district shall consist of all lots fronting on the corridor highway for a depth of 250 feet as measured from the centerline of the corridor highway for a total width of 500 feet, unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.
Section 6.5 – Conditional District (CD)	The Conditional District (CD) zoning process allows for the establishment of specific uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. Any area rezoned to a (CD) district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. This review process provides for the accommodation of such uses by a reclassification of property into a (CD) district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), to ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County
Section 7.5 – Table of Uses	The proposed use for this site includes “Retail,” which is allowed in the proposed underlying zoning district of (C-1) Light Commercial.

**Proposed Features**

<b>UDO Section</b>	<b>Required</b>	<b>Proposed</b>
Section 7 6.6 – Corridor Highway Overlay District – Setbacks	The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are: <ul style="list-style-type: none"> <li>- Front: 50 ft</li> <li>- Side: 25 ft</li> <li>- Rear: 25 ft</li> </ul>	The proposal meets or exceeds all required setbacks for the (CH) overlay district.
Section 8.2.32 – Retail	This section outlines the supplemental regulations for the Retail use.	No listed supplemental regulations apply to a retail establishment within this zoning district or this size. Therefore, the applicant, by default, meets the supplemental regulations for the proposed use.

Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations When a lot is. - In a commercial district and abuts a lot in a residential district, screening must be provided on the commercial lot in the form of a Type D Screen/Buffer	The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 1 - along the side and rear property lines.
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**Requested Area of Relief**

UDO Section	Required	Proposed
Section 10.5 – Parking Requirements	1.27 – One space per 250 square feet  Spaces Required 43	Spaces Provided 33  The applicants are requesting a reduction in the number of required parking spaces for the proposed retail store to accommodate other site features, including the proposed septic field stormwater management area. This request is supported by Dollar General Corporate, and a letter of support has been included as an attachment to the staff report.

**Proposed Conditions of Approval**

If approved, planning staff recommends the following conditions of approval be applied, as presented

- A subdivision plat must be processed prior to the issuance of the zoning permit.
- The proposed septic field location may be adjusted during construction document review as needed. Final placement shall be coordinated with and approved by Gaston County Environmental Health and must be finalized prior to the issuance of the zoning permit.
- The applicant shall provide a survey confirming the exact location of the cemetery prior to the issuance of a zoning permit. Based on the confirmed location, the final site plan may be administratively revised as necessary to comply with all applicable setback and regulatory requirements, provided the overall intent and layout of the approved conditional rezoning site plan is maintained.
- **Planning & Zoning Board’s Additional Condition.** *A decorative four (4) foot tall aluminum fence shall be installed around Evans Cemetery, in accordance with the approved buffer boundary, upon confirmation that the cemetery is located on the subject property*

**Public Engagement**

This case has been added to the Planning and Zoning Current Pages page on [engagegaston.com](http://engagegaston.com). So far, there have been no questions or concerns posted on the project page.

**PLANNING & ZONING BOARD RECOMMENDATION**

The Planning and Zoning Board met at its regular meeting on March 2, 2026, and recommended approval by a 10 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 for the immediate area, as envisioned by the rural center future land use designation



## GASTON COUNTY PLANNING & ZONING BOARD

### Statement of Consistency

In considering the conditional rezoning case REZ-25-11-19-00236, the Planning & Zoning 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 for the immediate area, as envisioned by the rural center future land use designation

These findings are supported by a 10 - 0 vote by the Gaston County Planning & Zoning Board during its March 2, 2026, meeting.



# GASTON COUNTY Department of Building & Development Services

Street Address: 128 W Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195  
Mailing Address: P O Box 1578, Gastonia, N C. 28053-1578 Fax: (704) 866-3966

## CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly

Application Number: **REZ** \_\_\_\_\_

### A. APPLICANT INFORMATION

Name of Applicant: TKC Land Development II, LLC (Print Full Name)  
Mailing Address: 4500 Cameron Valley Pkwy, Suite 400 Charlotte, NC 28211 (Include City, State and Zip Code)  
Telephone Numbers: 704-942-5477 (Area Code) Business \_\_\_\_\_ (Area Code) Home \_\_\_\_\_

### B. OWNER INFORMATION

Name of Owner: Kay Tallent (Print Full Name)  
Mailing Address: 5113 Union Rd Gastonia, NC 28056 (Include City, State and Zip Code)  
Telephone Numbers: 704-823-9252 (Area Code) Business \_\_\_\_\_ (Area Code) Home \_\_\_\_\_

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 5113 Union Rd  
Property Identification Number (PID): 146880  
Acreage of Parcel: 4.97 +/- Acreage to be Rezoned: 1.36 +/-  
Current Zoning: Residential Proposed Zoning: CD/C-1 Light Commercial Conditional District  
Current Use: Vacant Proposed Use(s): Retail Store

### D. ADDITIONAL INFORMATION REQUIRED

- Copy of Site Plan
- Copy of Deed
- Notarized Authorization
- Payment of Fee
- PIM 1st. Meeting Date. \_\_\_\_\_
- PIM 2nd. Meeting Date. \_\_\_\_\_
- PIM Comments to Planning \_\_\_\_\_

### E. CONDITIONS SETFORTH BY APPLICANT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

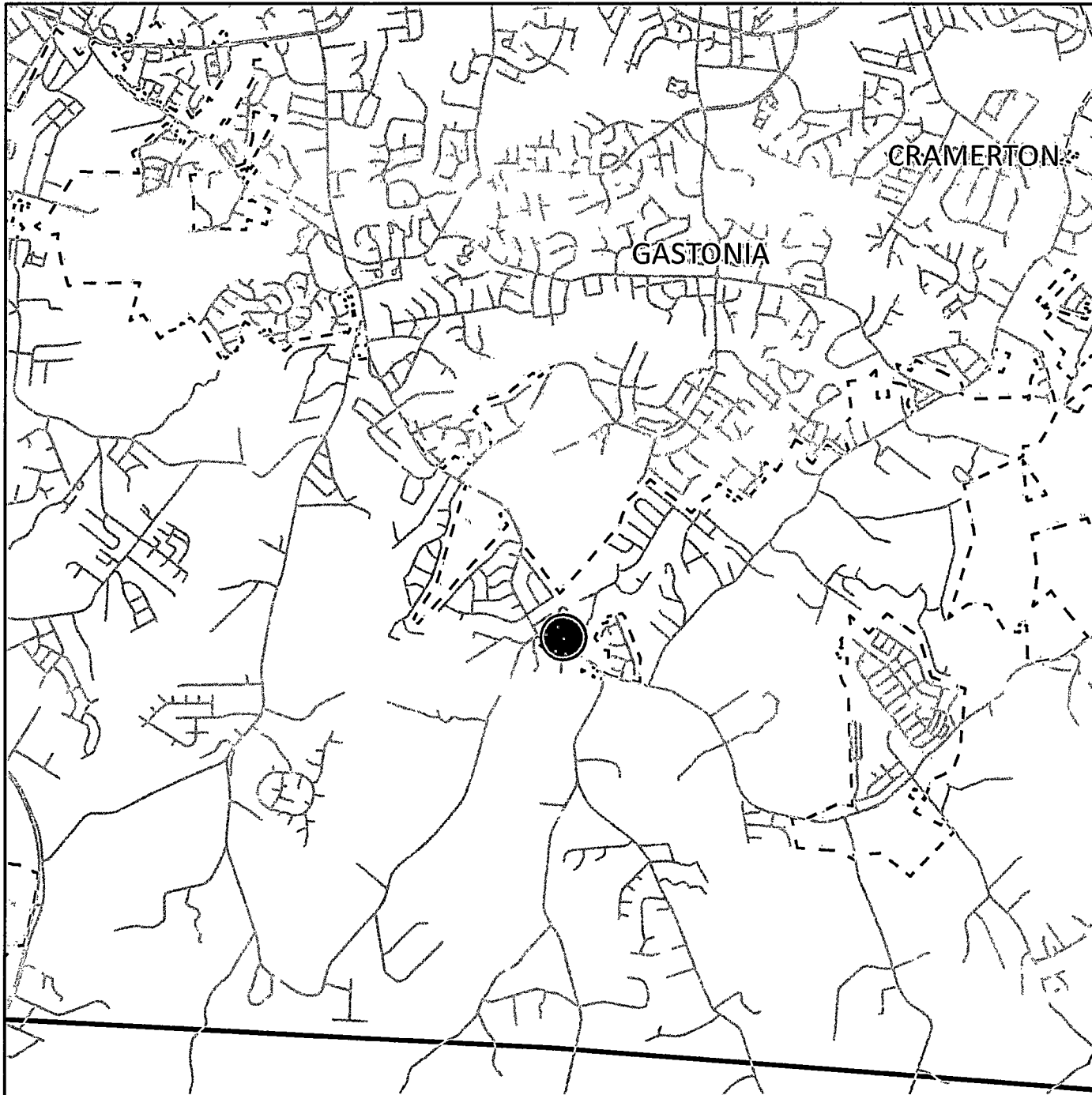
### F. APPLICATION CERTIFICATION

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

Signature of property owner or authorized representative  
11/18/25 Date

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Application Number: **REZ** Fee: \_\_\_\_\_  
Received by (Staff): \_\_\_\_\_ (Initial) Meetings - Planning Board: \_\_\_\_\_ /BOC: \_\_\_\_\_



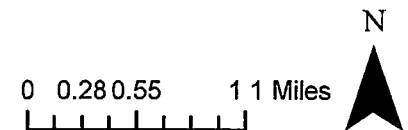
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-25-11-19-00236**

**LEGEND**

- Roads
- - - Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.





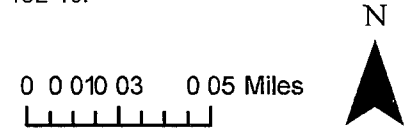
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-25-11-19-00236**

**LEGEND**

-  Parcels
-  Roads
-  Subject Property

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








**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES


**ENVIRONMENTAL MAP**  
**REZ-25-11-19-00236**

**LEGEND**

-  Parcels
-  Roads
-  Subject Property
-  100ft Contours
-  2ft Contours
-  4ft Contours
-  20ft Contours
-  Flood

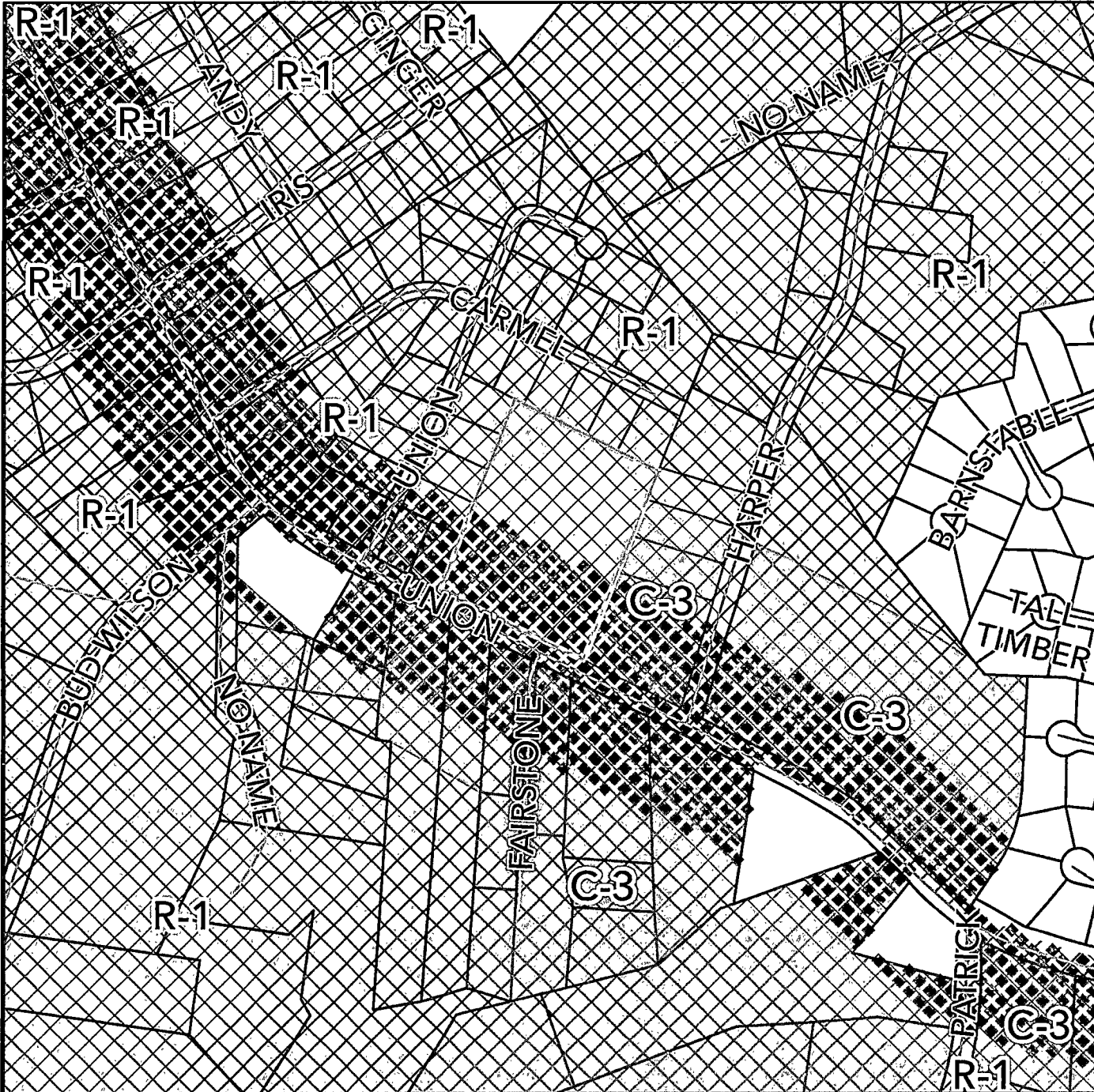
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0 0.01 0.02 0.04 Miles



N





## ZONING MAP REZ-25-11-19-00236

### LEGEND

□ Parcels

#### ZONE TYPE

□ C-3

□ R-1

#### TYPE

◆ CH OVERLAY

× US OVERLAY

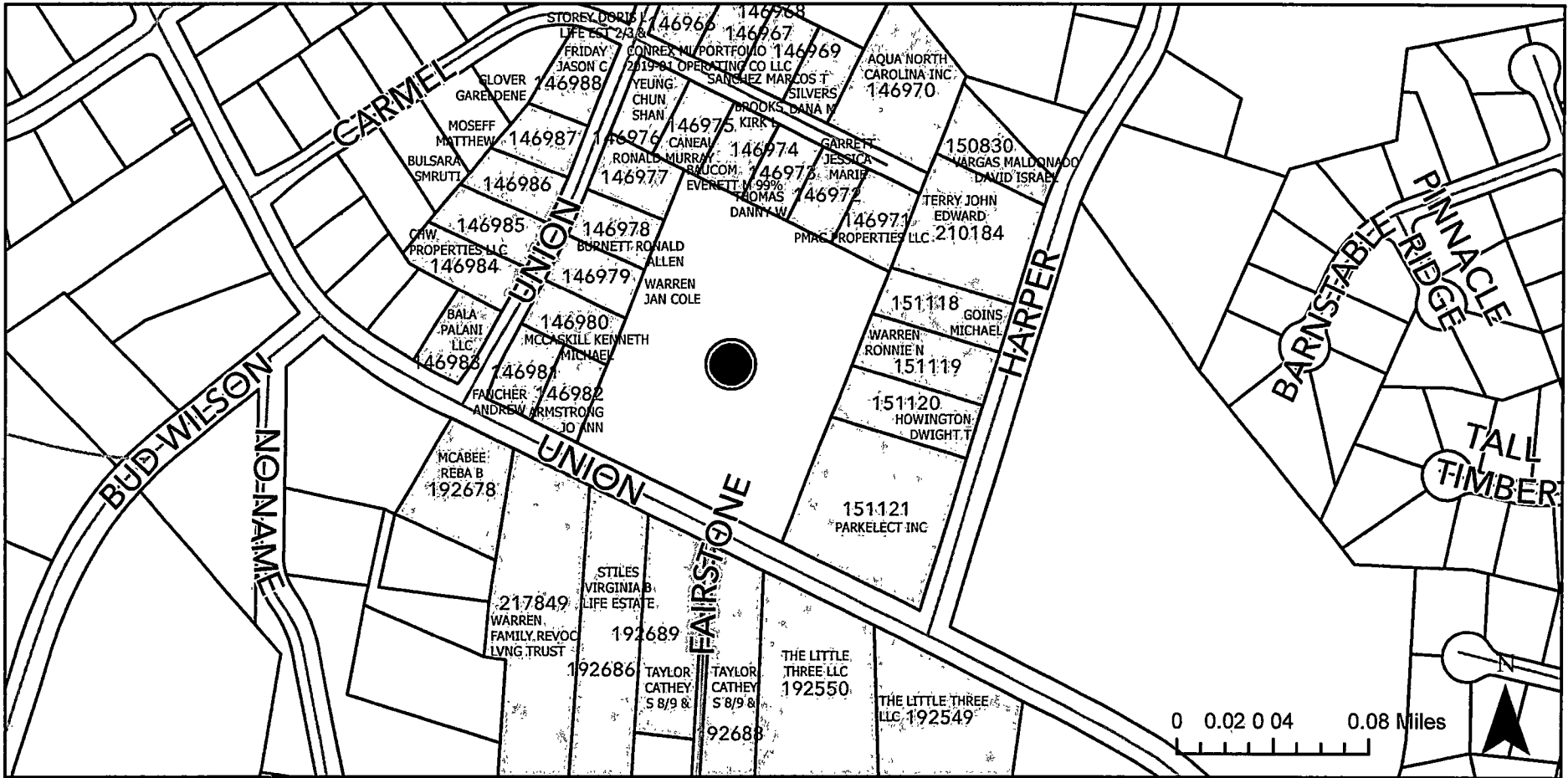
□ Subject Parcel

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N

0 0.030.05 0.1 Miles





## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-11-19-00236

### LEGEND

-  Subject Parcel

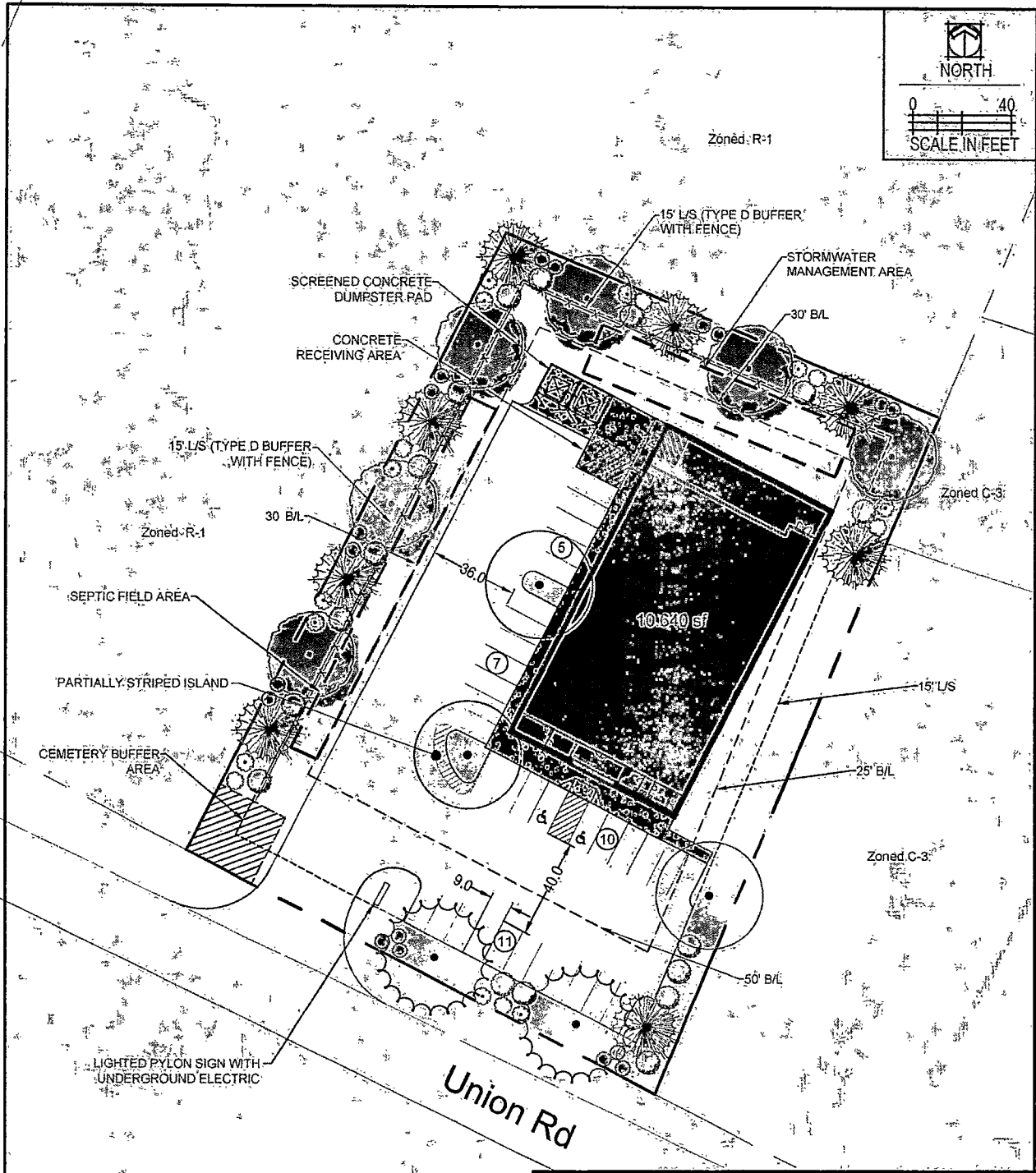
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NORTH

0 40  
SCALE IN FEET

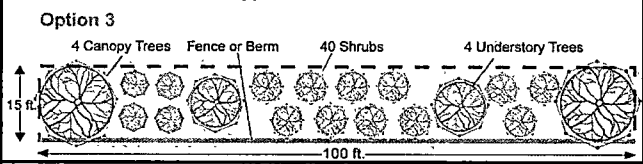
Zoned: R-1



**Conditions of Approval:**

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4. A decorative four (4) foot tall aluminum fence shall be installed around Evans Cemetery, in accordance with the approved buffer boundary, upon confirmation that the cemetery is located on the subject property.

**Type D Buffer Yard**



**DOLLAR GENERAL Union Rd | Gastonia, NC SITE PLAN DATE 3/4/2026**

**SITE SUMMARY**  
 MASTER TRACT AREA: ±4.96 ac  
 PROP SITE AREA: ±1.50 ac

**ZONING**  
 CURRENT/PROPOSED:  
 R-1 / (CD/C-1) with (CH) overlay  
 & (US) Overlay

PIN #s 146880

**OWNER INFO:**  
 Kay Tallent  
 5113 Union Rd  
 Gastonia, NC 28056

**PROPOSED USE:**  
 RETAIL STORE

**SETBACKS**  
 FRONT (req./provided): 50 ft  
 REAR (req./prov.): 30 ft  
 (abutting Residential)  
 SIDE (req./provided): 25 ft  
 LANDSCAPE (req./provided): 15 ft Rear

**PARKING**  
 REQUIREMENT (# per s.f.): 1 per 250 sf (Gross)

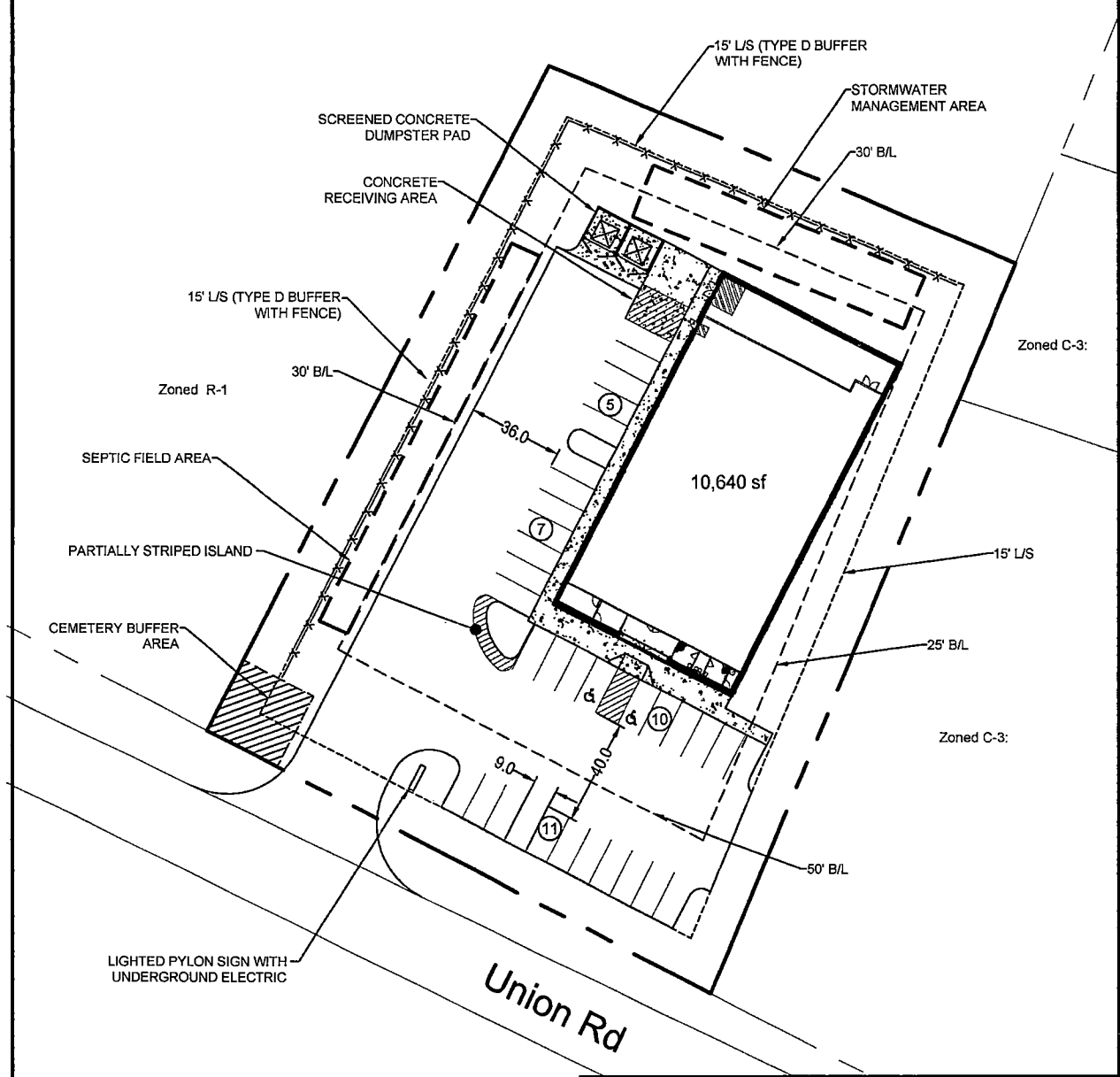
BLDG. AREA (s.f.): 10,640 s.f.  
 SPACES (req./provided): 43 /33 (Relief Requested)  
 SPACE SIZE: 9 x 19 / 24' DRIVE



NORTH



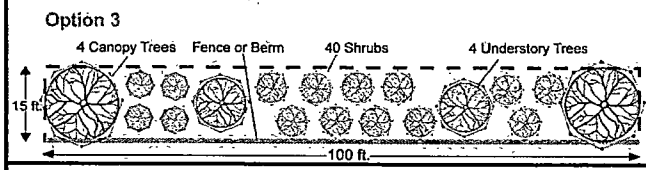
Zoned R-1



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**Type D Buffer Yard**



**DOLLAR GENERAL Union Rd | Gastonia, NC SITE PLAN DATE 3/4/2026**

**SITE SUMMARY**  
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 PROP SITE AREA: ±1.50 ac

**ZONING**  
 CURRENT/PROPOSED:  
 R-1 / (CD/C-1) with (CH) overlay  
 & (US) Overlay

PIN #s 146880

**OWNER INFO:**  
 Kay Tallent  
 5113 Union Rd  
 Gastonia, NC 28056

**PROPOSED USE:**  
 RETAIL STORE

**SETBACKS**  
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 REAR (req./prov.): 30 ft  
 (abutting Residential)  
 SIDE (req./provided): 25 ft  
 LANDSCAPE (req./provided): 15 ft Rear

**PARKING**  
 REQUIREMENT (# per s.f.): 1 per 250 sf (Gross)

BLDG. AREA (s.f.): 10,640 s.f.  
 SPACES (req./provided): 43 / 33 (Relief Requested)  
 SPACE SIZE: 9 x 19 / 24' DRIVE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Description
☐	1	HP-SH2	Twin	16182	0.950	147 489	NLES AL1212 Back Shield, 2-H
☐	8	G	Single	5692.9	0.950	42.2406	NLES WP4054

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.44	13.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.71	11.6	0.0	N.A.	N.A.

Luminaire Location Summary		
LumNo	Label	Z
1	G	15.5
2	G	15.5
3	G	15.5
4	G	15.5
5	G	15.5
6	G	15.5
7	G	15.5
8	G	11
9	HP-SH2	27

**Notes.**

**Plan Notes:**

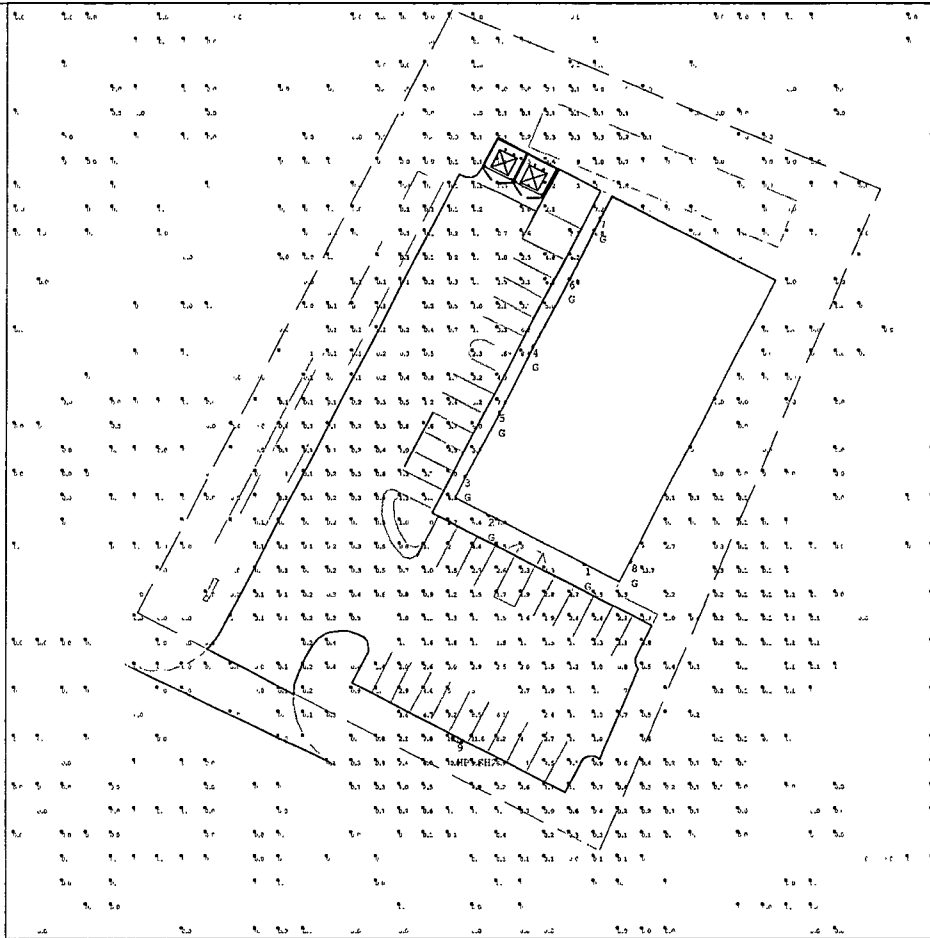
Calculations at Ground Level (10' x 10' Grid Spacing) Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

**General Notes:**

Due to changing lighting ordinances it is the contractors responsibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on IES files that were lab tested or computer generated, actual results may vary

Project name Dollar General Gastonia NC 31825 Lighting Layout  Prepared for: AEC Engineering  Prepared by: Brent M Finley, LC	<b>NLES - INC.</b> 2586 W AMERICAN DRIVE, #1 NEENAH, WI 54956 PH 920-840-6054 / FAX 920-840-6424 www.nlesinc.com
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LumNo	Label	Z
1	G	15.5
2	G	15.5
3	G	15.5
4	G	15.5
5	G	15.5
6	G	15.5
7	G	15.5
8	G	11
9	HP-SH2	27

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	1	HP-SH2	Twin	NLES AL1212 Back Shield, 2-H	0.950	16181	147,489	294,978
□	8	G	Single	NLES WP4054	0.950	5596	42,2406	337,925

Label	CalcType	Units	Avg	Max	Mn	Avg/Mn	Max/Mn
Site	Illuminance	Fc	0.44	13.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.71	11.6	0.0	N.A.	N.A.

Project name Dollar General  
Gastonia NC 31825 Lighting Layout

Prepared for: AEC Engineering

Prepared by: Brent M Finley, LC

**NLES - INC.**

2586 W AMERICAN DRIVE, #1

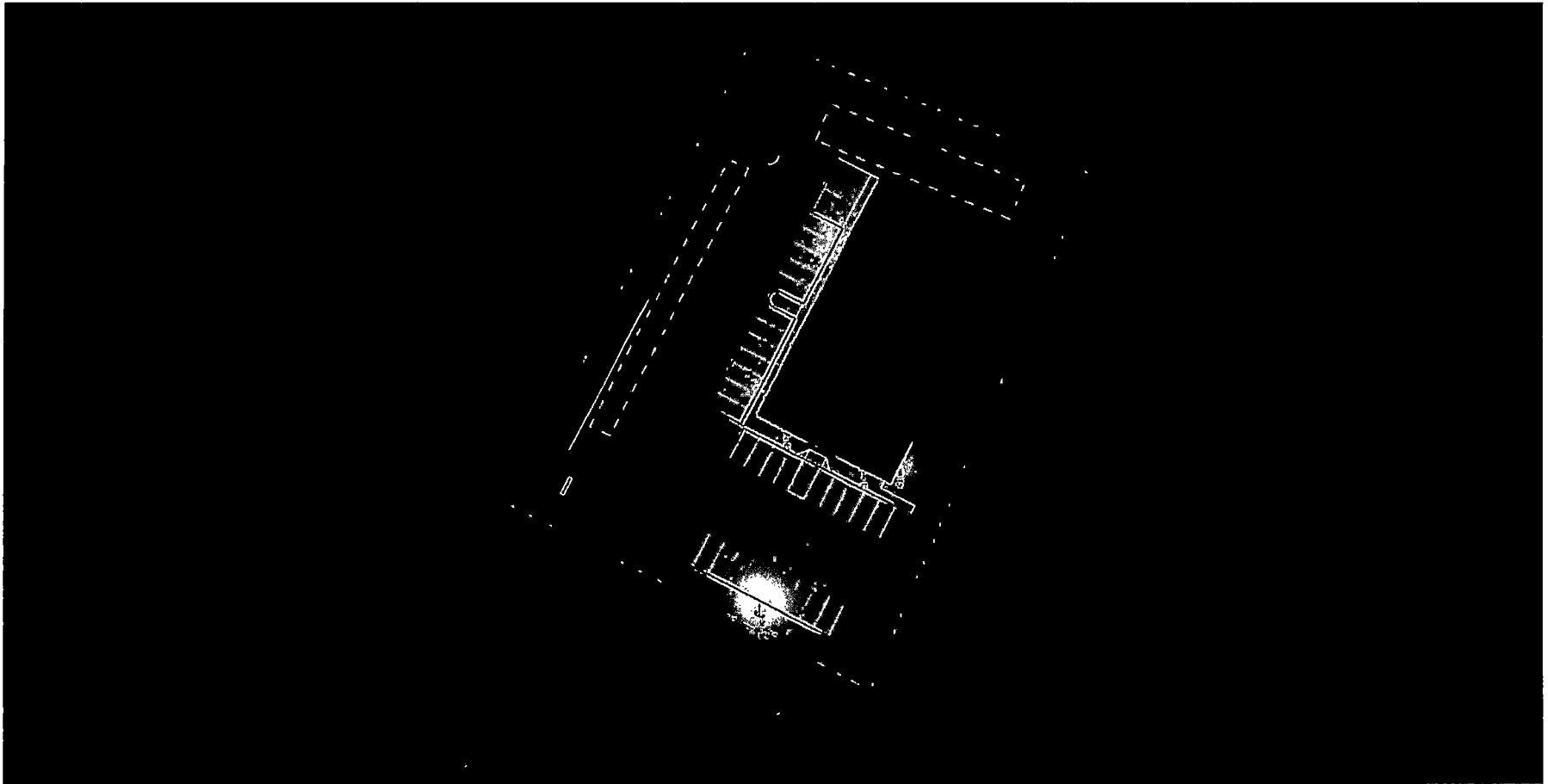
NEENAH, WI 54956

PH 920-840-6054 / FAX 920-840-6424

www.nlesinc.com







Project name Dollar General  
Gastonia NC 31825 Lighting Layout

Prepared for: AEC Engineering

Prepared by: Brent M Finley, LC

**NLES - INC.**

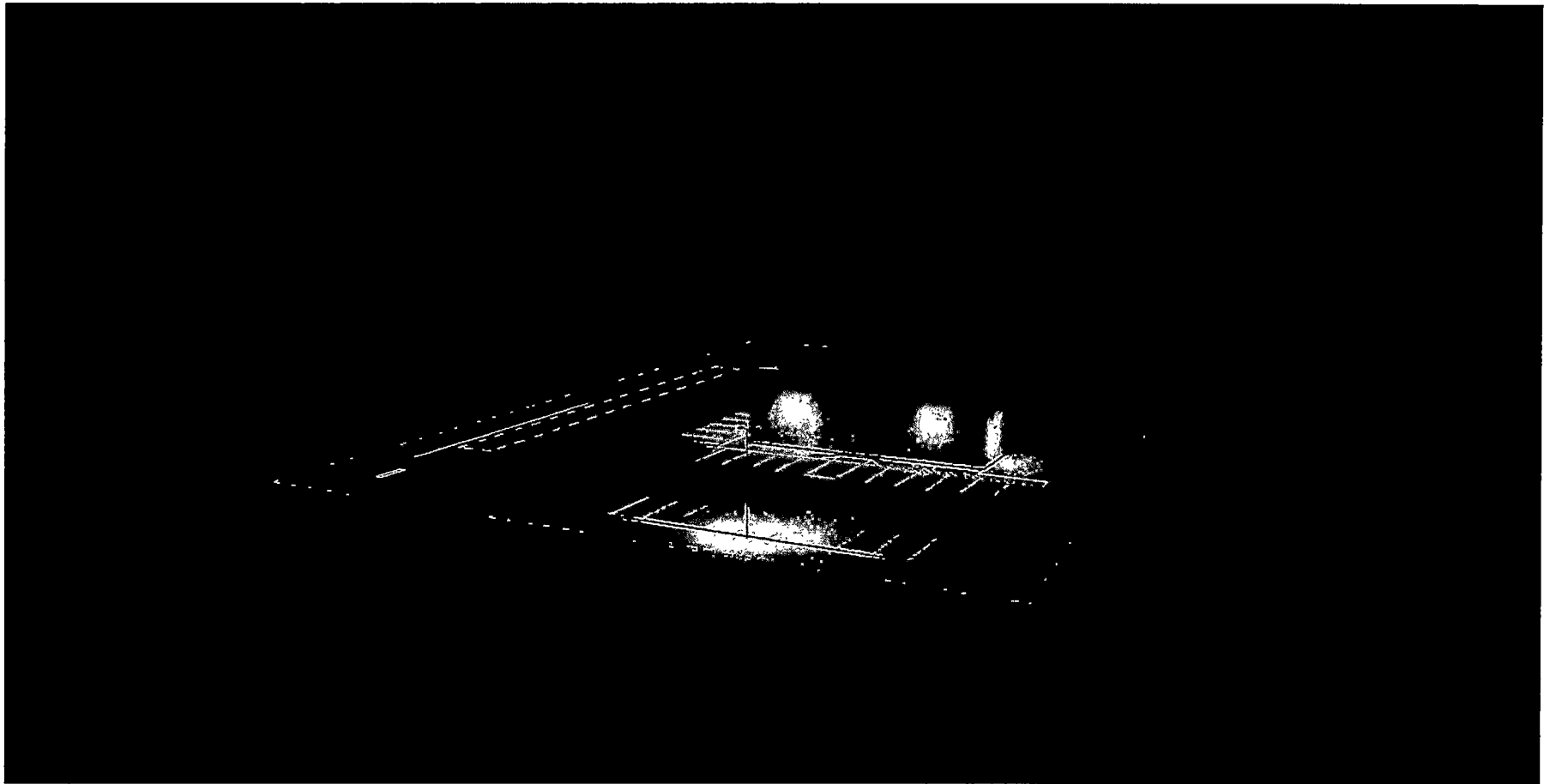
2586 W AMERICAN DRIVE, #1

NEENAH, WI 54956

PH 920-840-6054 / FAX 920-840-6424

[www.nlesinc.com](http://www.nlesinc.com)





Project name Dollar General  
Gastonia NC 31825 Lighting Layout

Prepared for AEC Engineering

Prepared by Brent M Finley, LC

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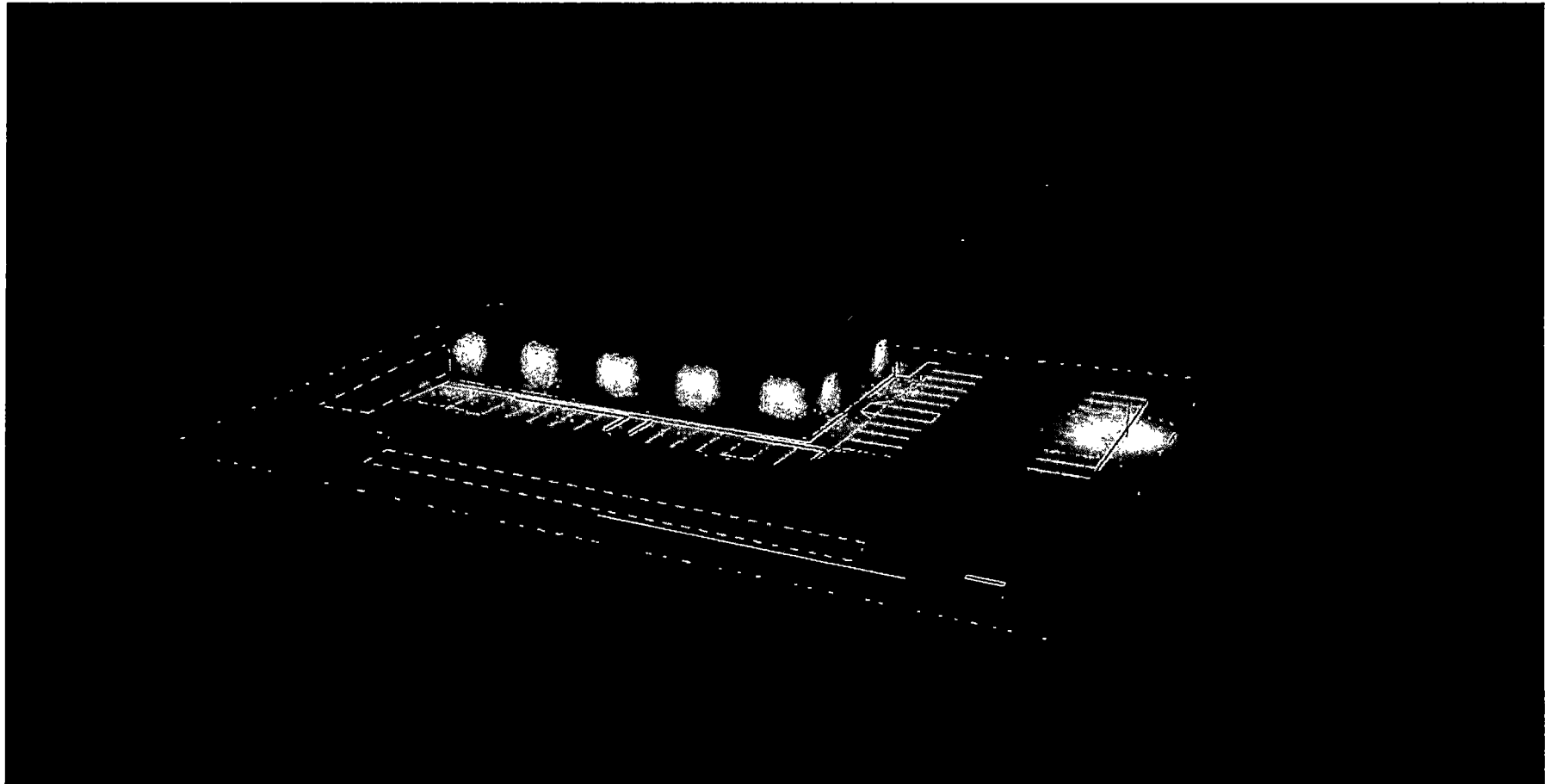
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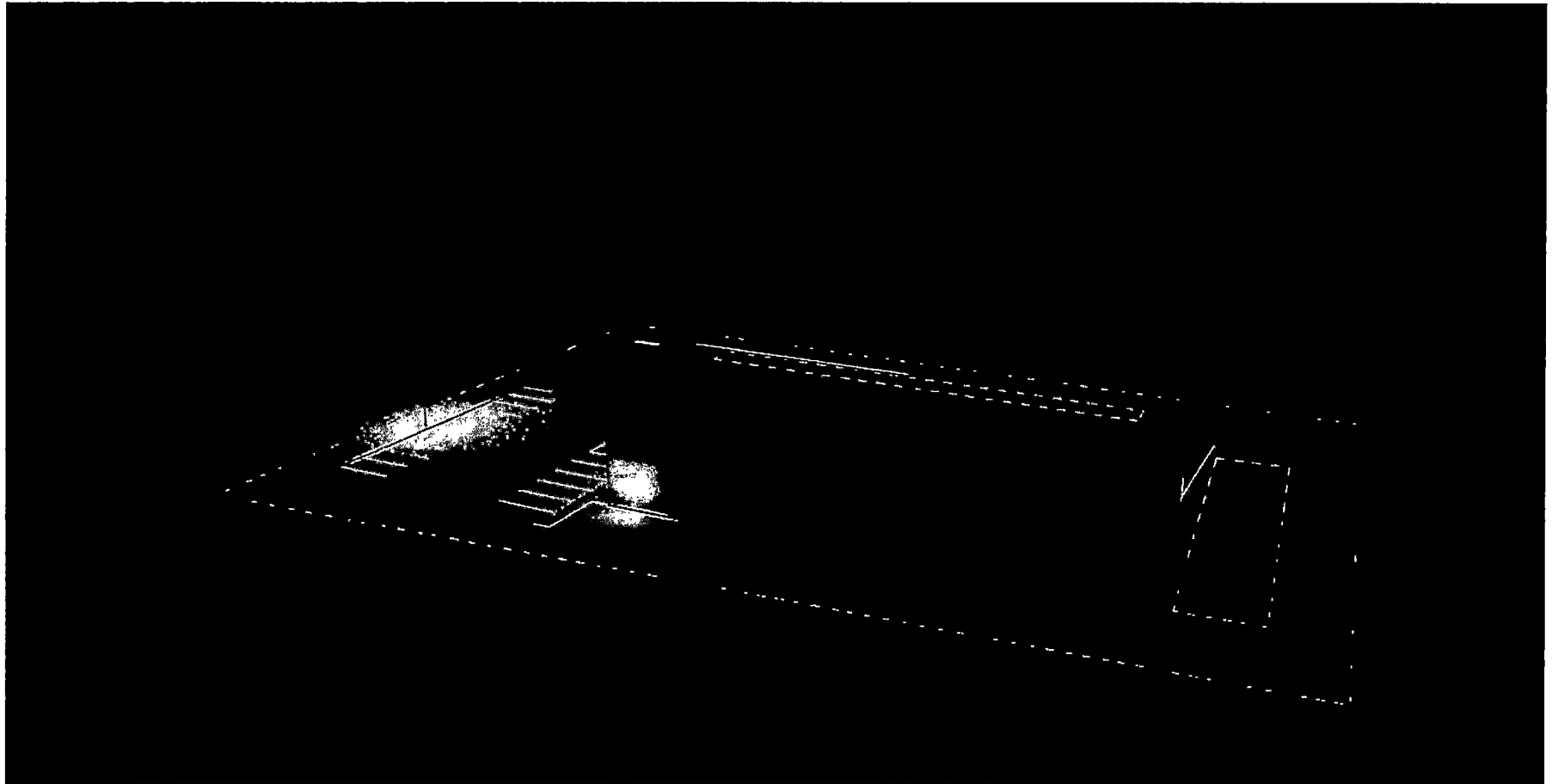
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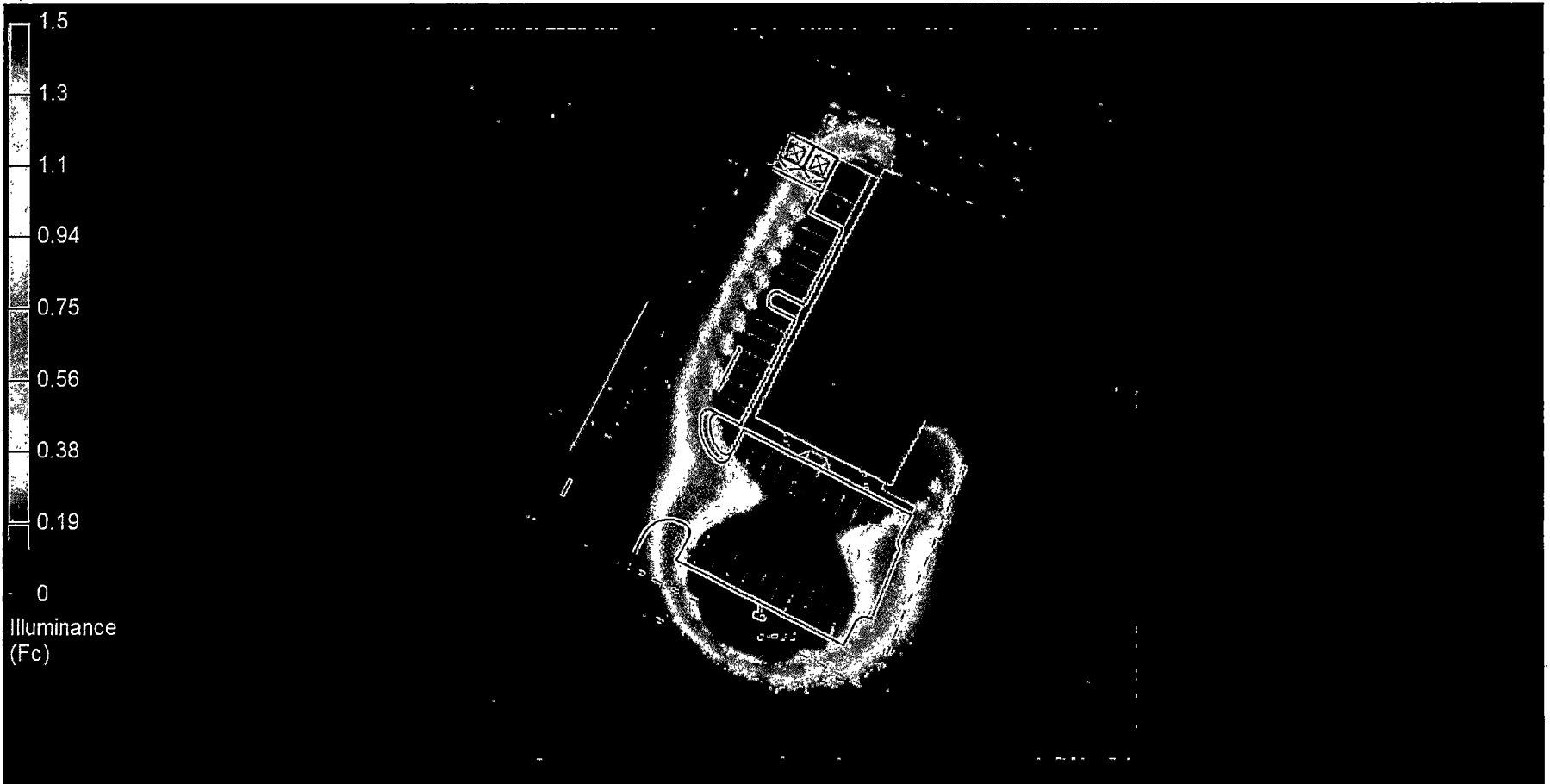
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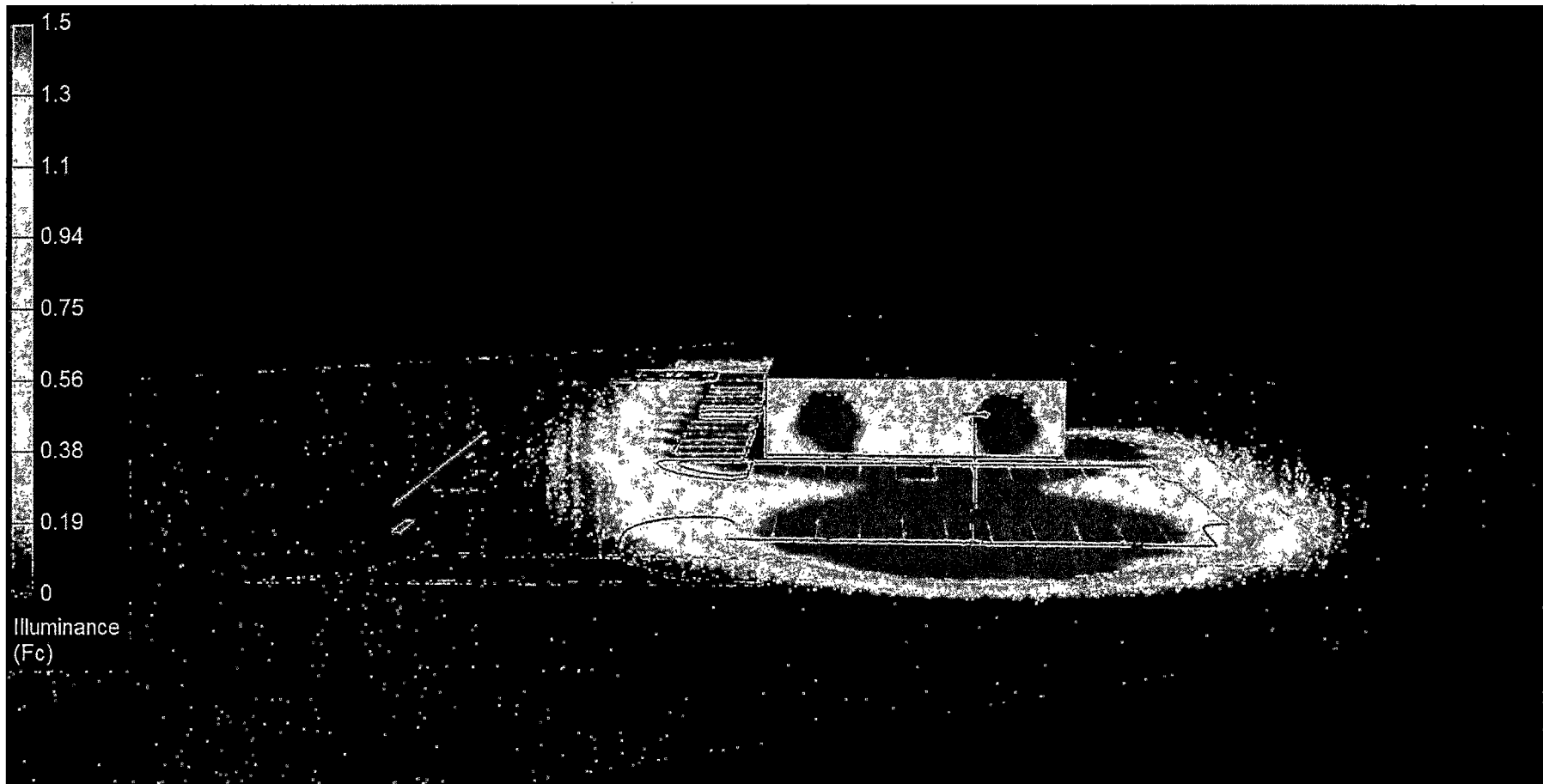
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January 8, 2026

Gaston County, NC Building Department  
128 West Main Avenue  
Gastonia, NC 28052

RE. Dollar General Store 31825  
5113 Union Road  
Gastonia, NC 28052

To whom it may concern,

Through the years, Dollar General has been in the process of refining the design criteria for new store development. With over 20,000 stores in productive operation, we have gathered a significant amount of data.

One area in which we are balanced between development cost and customer needs is in the area of parking requirements and accessibility for our build-to-suit locations. During the highest peak hours of sales, the DG 10,640 prototype utilizes 30 parking spaces. We have confirmed that the proposed 33 spaces at this location will accommodate and exceed the customer flow rate that our business generates.

Thank you for this inquiry and the opportunity to bring Dollar General to this local community. Please feel free to contact me with any other questions you may have.

Best regards,

Jeff Steele, AIA LEED AP  
Director of Architecture + Engineering  
Dollar General CORP  
100 Mission Ridge  
Goodlettsville, TN



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** Peyton Wiggins, Land Development Manager, Building and Development Services  
**From** Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO  
**Date** February 18<sup>th</sup>, 2026  
**Subject:** TRC Review - Union Rd

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 location 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 5113 Union Rd, Gastonia, NC, 28056, USA. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2026-2035 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The widening of Union Rd (NC 274) is included in the MPO's CTP. The typical cross section for a five-lane road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Union Rd (NC 274) is 60 ft.
3. According to the 2055 MTP, there will be a widening project of Union Rd (NC 274) to five-lanes divided.
4. The CTP shows recommended bicycle facilities improvements along Union Rd (NC 274). These improvements are unfunded at this time.
5. The CTP shows recommended pedestrian facilities along Union Rd (NC 274). These improvements are unfunded at this time.
6. The MPO submitted the widening of Union Rd (NC 274) as a five-lane roadway for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP.
7. 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.



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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.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [julio.paredes@gastonians.gov](mailto:julio.paredes@gastonians.gov)



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File # 26-088

Commissioner Shehan - Building & Development Services - Zoning Map Change. Conditional District REZ-25-11-19-00236, TKC Land Development II, LLC (Applicant), Property Parcel: 146880, Located at 5113 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) & (CH) Overlays to the (CD/C-1) Light Commercial Conditional District with (US) and (CH) Overlays

#### STAFF CONTACT

Peyton Wiggins - Land Development Manager - 704-866-3530

#### BACKGROUND

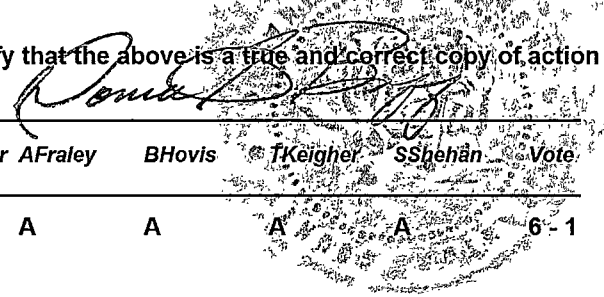
Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning and Zoning Board prior to consideration for final action by the Commission TKC Land Development II, LLC (Applicant); Property Parcel 146880, Located at 5113 Union Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) & (CH) Overlays to the (CD/C-1) Light Commercial Conditional District with (US) and (CH) Overlays. A public hearing was advertised and held on March 24, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on March 2, 2026, and the Commission is requested to consider the public hearing comment, Planning and Zoning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

#### ATTACHMENTS

Ordinance, Staff Report, Maps, Site Plan, 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	AFraleley	BHovis	TKeigher	SShehan	Vote
2026-082	03/24/2026	SS	BH	A	A	N	A	A	A	A	6-1

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