

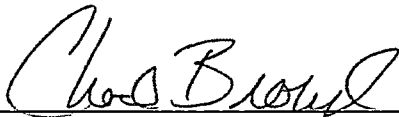
Zoning Map Change: REZ-26-03-06-00243, Zachary Carpenter (Applicant); Property Parcel: 169984 & 312523, Located on Mic Lock Pl., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning 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 and Zoning Board and Planning staff, finds:

- 1) The map change request for property parcels: 169984 & 312523, to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Overlay, 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-26-03-06-00243)

STAFF REPORT

APPLICATION SUMMARY	
Request: To rezone the property from the (R-1) Single-Family Limited Zoning District with the (US) Urban Standards Overlay to the (R-2) Single-Family Moderate Zoning District with the (US) Urban Standards Overlay	
Applicant(s): Zachary Carpenter	Property Owner(s): Zachary Carpenter
Parcel Identification (PID): 169984 & 312523	Property Location: Mic Lock Place, Dallas
Total Property Acreage: 6.06 acres	Acreage for Map Change: 6.06 acres
Current Zoning: (R-1) Single-Family Limited with the (US) Overlay	Proposed Zoning: (R-2) Single-Family Moderate with the (US) Overlay
Existing Land Use: Vacant	Proposed Land Use: Residential

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 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, more transportation alternatives, preservation of agriculture and maintaining the rural "feel" of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities
Comprehensive Plan Future Land Use: Rural
Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
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 request went before the Gaston County Technical Review Committee on April 17th, and the following departments had no comments at this time:

- Building Inspections
- Environmental Health
- Natural Resources

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

- There are no funded transportation improvement projects on the NCDOT's 2026-2045 State Transportation Improvement Program (STIP).
- The adopted Comprehensive Transportation Plan (CTP) does not include specific transportation projects within this area.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

The subject properties are located north of Dallas on Mic Lock Place, a private drive accessed from Willis Road. The parcels total approximately 6.06 acres and are currently wooded. Surrounding properties consist primarily of residential homes and other wooded areas.

If approved, any uses allowed in the (R-2) Single Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this request at its May 5th meeting, and recommended approval by a unanimous 9 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 keep the parcel residential in nature as envisioned by the rural future land use designation.



GASTON COUNTY PLANNING & ZONING BOARD

Statement of Consistency

In considering the general rezoning case REZ-26-03-06-00243, 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 keep the parcel residential in nature as envisioned by the rural future land use designation.

These findings are supported by a 9 - 0 vote by the Gaston County Planning & Zoning Board during its May 5, 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

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant Planning and Zoning Board (Administrative) Board of Commission (Administrative) ETJ

A. *APPLICANT INFORMATION

Name of Applicant: Zachary Austin Carpenter
(Print Full Name)

Mailing Address: 754 willis RD, Dallas NC 28034
(Include City, State and Zip Code)

Telephone Numbers: 7048539635
(Area Code) Business (Area Code) Home

Email: gadzooks280@gmail.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: Zachary Austin Carpenter
(Print Full Name)

Mailing Address: 754 willis RD, Dallas NC 28034
(Include City, State and Zip Code)

Telephone Numbers: 7048539635
(Area Code) Business (Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Mic Lock PL

Parcel Identification (PID): 312523, 169984

Acreage of Parcel: 6.06 +/- Acreage to be Rezoned: 6.06 +/- Current Zoning: R1

Current Use: Vacant Proposed Zoning: R2

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)

(Signature)

(Signature)

Uses Allowed in the (R-2) 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	
Automobile Hobbyist	Xs	Day Care Center, Class B	Xs/SPs	School for the Arts	SP	Dwelling, Manufactured Home Class C	Es
Bona Fide Farms	Xs	Essential Services Class 4	Xs/SPs	Animal Grooming Service for household pet (indoor kennels)	SP	Dwelling, Manufactured Home Class D	Es
Botanical Garden	Xs	Family Care Home	Xs/SPs	Animal Hospital (Outdoor kennel)	SPs	Manufactured Home Park	Es
Church / Place of Worship	Xs	Maternity Home	Xs/SPs	Animal Hospital, (Indoor kennel)	SPs		
Day Care Center, Class A	Xs	Park	Xs/SPs	Animal Kennel	SPs		
Dwelling, Manufactured Home Class A	X	Stadium	Xs/SPs	Bed and Breakfast Inn	SPs		
Dwelling, Single Family	X	Planned Residential Development (PRD)	Xs/CDs	Camping and Recreational Vehicle Park	SPs		
Dwelling, Two Family	Xs	Planned Unit Development (PUD)	Xs/CDs	Cemetery	SPs		
Essential Services Class 1	X	Traditional Neighborhood Development (TND)	Xs/CDs	College / University	SP		
Essential Services Class 2	Xs			Conference / Retreat / Event Center	SPs		
Flex Space	Xs			Continuing Care Facility	SPs		
Group Home	Xs			Country Club	SPs		
Home Occupation, Customary	Xs			Day Care Center, Class C	SPs		
Home Occupation, Rural	Xs			Essential Services Class 3	SP		
Marina, Accessory	Xs			Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA	SPs		
Private Residential Quarters (PRQ)	Xs			Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA	SPs		
Produce Stand	Xs			Golf Course; Golf Driving Range; Golf Miniature	SPs		
Recycling Deposit Station, accessory	X			Library	SP		
Restaurant, within other facilities	Xs			Marina, Commercial	SP		
School, Elementary & Middle (public & private)	Xs			Military Reserve Center	SPs		
School, Senior High (public & private)	Xs			Museum	SP		
Taxidermy	X			Nursery (Garden)	SPs		
Telecommunication Antennae & Equipment Buildings	Xs			Nursing Home, Rest Home	SPs		
Tourist Home	X			Paint Ball / Laser Tag Facility	SPs		
				Parking Lot	SPs		
				Recreation Center and Sports Center	SPs		
				Recycling Deposit Station, principal use	SPs		
				Riding Stables	SPs		
				Rodeo / Accessory Rodeo	SPs		
				Small House Community	SP		
				Special Events Facility	SPs		
				Special Events Facility, Accessory	SPs		
				Telecommunication Tower & Facilities	SPs		
				Tower and/or Station, Radio & Television Broadcast	SPs		
				Wood Waste Grinding Operation	SPs		
				Zoo	SP		



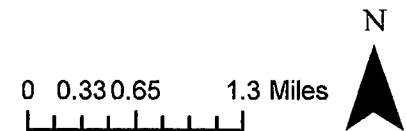
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-26-03-06-00243

LEGEND

- Roads
- Municipalities
- Subject Parcel

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




GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-26-03-06-00243

LEGEND

-  Parcels
-  Roads
-  Subject Property

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0 0.010.03 0.05 Miles



N





ZONING MAP REZ-26-03-06-00243

LEGEND

▭ Parcels

ZONE TYPE

■ C-1

▭ CU/C-3

▭ I-2

▭ R-1

▭ R-3

TYPE

◆ CH OVERLAY

✕ US OVERLAY

▭ Subject Parcel

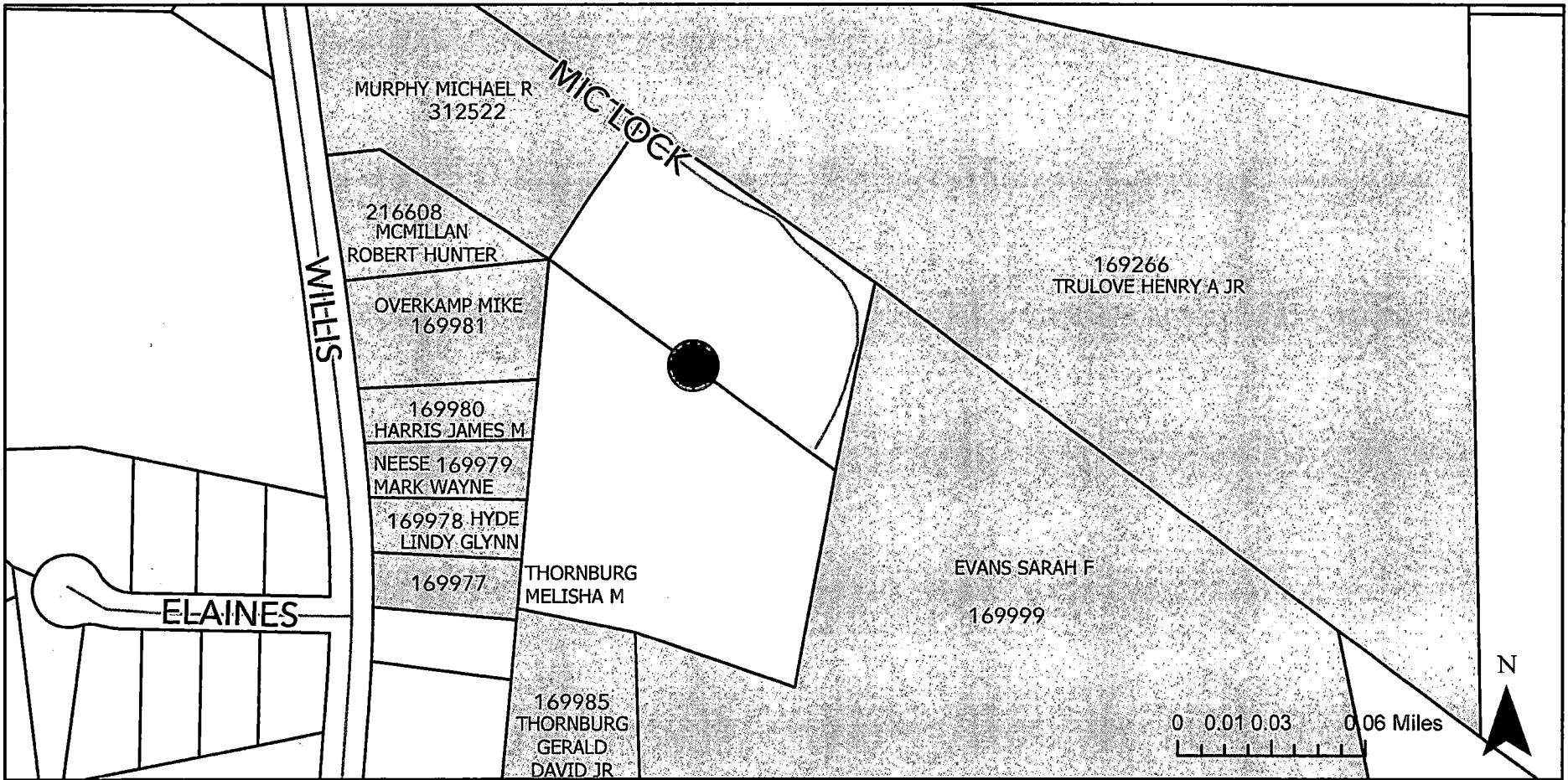
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N





SUBJECT & ADJACENT PROPERTIES MAP | REZ-26-03-06-00243

LEGEND

 Subject Parcel

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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: Peyton Wiggins, Land Development Manager, Building and Development Services
From: Julio Paredes, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO
Date: April 24th, 2026
Subject: TRC Review for REZ-243 – Mic Lock PI – GCLMPO Review

Thank you for the opportunity to provide transportation comments on a general rezoning request 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#: 312523 & 169984. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. 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.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 26-197

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-26-03-06-00243, Zachary Carpenter (Applicant); Property Parcels: 169984 & 312523, Located on Mic Lock Pl., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay

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. Zachary Carpenter (Applicant); Property Parcels: 169984 & 312523, Located on Mic Lock Pl., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay. A public hearing was advertised and held on May 26, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on May 5, 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, 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	TKeigher	SShehan	Vote
2026-151	05/26/2026	SS	BH	N	N	AB	N	N	AB	N	0-5

(DISAPPROVED)

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