



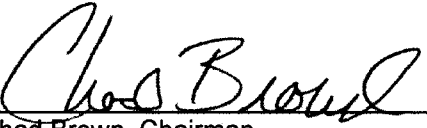
Zoning Map Change: Z22-12 Steven Davidson (Applicant); Property 175088, located at 107 Henderson Street, Mount Holly, NC, from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays  
Page 2

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

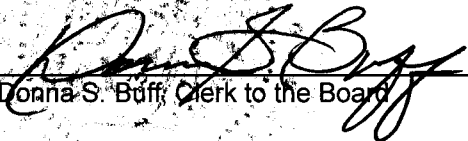
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The future land use designation for the parcel is Gateway Center. Gateway centers are meant to capture the attention of people entering the County for various reasons. These areas are specifically located along major transportation routes and carry the weight of introducing travelers to the County through the look, feel, and signage in the area. The proposed zoning and use is consistent with the Comprehensive Land Use Plan as it would serve the purpose of a gateway center and would bring the existing commercial structure into compliance with the Unified Development Ordinance.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 175088, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

  
Chad Brown, Chairman

ATTEST:

  
Donna S. Buff, Clerk to the Board

# GASTON COUNTY REZONING APPLICATION (Z22- 12)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single Family Limited with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay to (C-1) Light Commercial with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay

**Applicant(s):**

Steven Davidson

**Property Owner(s):**

Robert Bennett Jr.

**Parcel Identification (PID):**

175088

**Property Location:**

107 Henderson Street

**Total Property Acreage:**

.98

**Acreage for Map Change:**

.98

**Current Zoning:**

(R-1) Single Family Residential with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay

**Proposed Zoning:**

(C-1) Light Commercial with (US) Urban Standards Overlay and (CH) Corridor Highway Overlay

**Existing Land Use:**

Residential and Non-conforming Commercial

**Proposed Land Use:**

Residential and Commercial

### COMPREHENSIVE LAND USE PLAN

**Northeast Riverfront Gaston**

The northeast riverfront area of Gaston County has high numbers of transportation along Highway 27 and NC 16. The Lucia community is noted as a place that has potential for suburban development that supports travelers along NC Business 16. There is a large area that has been forecasted as suburban development and there is a gateway center just west of the Mount Holly city lines. 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, and increased commercial opportunities.

**Comprehensive Plan future Land Use: Gateway Center**

Gateway centers are meant to capture the attention of people entering the County for various purposes. These areas are specifically located along major transportation routes and carry the weight of introducing travelers to the County through the look, feel, and signage in the area.

**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

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
--

There are no funded transportation improvement projects in the immediate vicinity of the site on the STIP. The CTP includes a proposed extension of NC 273 to HWY 16. The proposed extension is shown between Johnson St. and Henderson St. There is also a proposed intersection improvement project at NC 273/Lucia Riverbend HWY on the MPO's MTP as an unfunded project.
--

<b>STAFF SUMMARY</b>
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<b>Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner</b>
--

The subject property has a pre-existing commercial building on the rear of the lot. The building was noted as a non-conforming commercial building when the County placed a residential zoning district on the lot. Rezoning this parcel would bring the lot into compliance. Any future use would still be required to go through a full site plan review with the zoning and building inspectors. Staff is of the opinion that the application as presented is consistent with the vision of the Comprehensive Land Use Plan and that the proposed use is in harmony with the surrounding area as there are several existing, smaller commercial sites nearby.
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<b>PLANNING BOARD RECOMMENDATION</b>
--------------------------------------

<b>Scheduled Meeting Date: April 4, 2022</b>
--

The Planning Board unanimously recommended approval of the request as presented as it is consistent with the Comprehensive Land Use Plan and rezoning the parcel would bring the existing commercial structure into compliance with the correct zoning.
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**Attachments: Application, Uses allowed in C-1, Maps**



# 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: **Z**

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Steven Davidson  
(Print Full Name)

Mailing Address: 225 N. Centurion Ln., Mount Holly, NC 28120  
(Include City, State and Zip Code)

Telephone Numbers: 704-774-6360  
(Area Code) Business (Area Code) Home

Email: cartsonparts1@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: Ronald Keith Bennett Jr  
(Print Full Name)

Mailing Address: 161 Griffin St Stanley N.C. 28164  
(Include City, State and Zip Code)

Telephone Numbers: 704-363-3116  
(Area Code) Business (Area Code) Home

Email: Mrcroakking33@aol.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 107 Henderson St.  
Mount Holly, NC 28120

Parcel Identification (PID): 175088

Acreage of Parcel: \_\_\_\_\_ +/- Acreage to be Rezoned: \_\_\_\_\_ +/- Current Zoning: \_\_\_\_\_

Current Use: \_\_\_\_\_ 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: \_\_\_\_\_  
(Area Code)

Telephone: \_\_\_\_\_  
(Area Code)

Parcel: \_\_\_\_\_  
(If Applicable)

Parcel: \_\_\_\_\_  
(If Applicable)

(Signature)

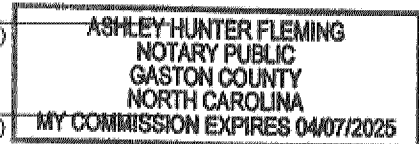
(Signature)

## 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) 175088 hereby give Steven Davidson consent to execute this proposed action.  
(Name of Applicant)

Ronald Keith Bennett Jr  
(Signature)

3-30-22  
(Date)



(Signature)

(Date)

I, Ashley Hunter Fleming, a Notary Public of the County of Gaston State of North Carolina, hereby certify that Ronald Keith Bennett Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 30<sup>th</sup> day of March, 2022.

Ashley Hunter Fleming  
Notary Public Signature

4-7-25  
Commission Expiration

(I/We), also agree to grant permission 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.

Ronald Keith Bennett Jr  
Signature of Property Owner or Authorized Representative

3-30-22  
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.

*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*

Use	C-1	Use	C-1	Use	C-1
Bus and Train Terminal, Passenger	SPs	Restaurant	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Baseball Hitting Range	X	School, Vocation	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Farm Supply Store, with outdoor storage	X	Special Events Facility	Xs	Funeral Homes	X
Farm Supply Store, without outdoor storage	X	Special Events Facility, Accessory	Xs	Furriers	X
Dwelling, Manufactured Home Class C	Es	Telecommunication Antennae & Equipment Buildings	Xs	Game Room	X
Dwelling, Manufactured Home Class D	Es	Wood Waste Grinding Operation	SPs	Glass & Mirror Shop	X
Manufactured Home Park	Es	Paint Ball / Laser Tag Facility	Xs	Golf Course; Golf Driving Range; Golf Miniature	Xs
Transit Station	SP	Restaurant, within other facilities	Xs	Grooming Services	X
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Planned Unit Development (PUD)	Xs/CDs	Group Home	SPs
Flea Market, Indoor	Xs	Auction House	Xs/SPs	Gunsmith, Gun & Ammunition Sales	X
Flea Market, Outdoor	SPs	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Hardware Store	X
Telecommunication Tower & Facilities	SPs	Club, Private (without Adult Entertainment)	Xs/SPs	Health and Behavioral Care Facility	Xs/SPs
Farmers Market	SPs	Lounge / Nightclub	Xs/SPs	Health Club, Spa, Gymnasium (principal use)	X
Building Material and Lumber Sales	X	Park	Xs/SPs	Home Occupation, Customary	Xs
Business Services	X	Restaurant, with drive thru	Xs/SPs	Home Occupation, Rural	Xs
Contractor's Office	X	ABC Store	X	Hotel or Full Service Hotel	SPs
Contractor's Office and Operation Center	X	Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Laundromat, Closed 12AM to 5AM	Xs
Day Care Center, Accessory	X	Amusement and Sporting Facility, Outdoor	SPs	Laundromat, Open Up to 24 hrs	SPs
Essential Services Class 1	X	Amusement Arcade	X	Library	X
Essential Services Class 4	X	Animal Grooming Service for household pet (indoor kennels)	X	Maternity Home	Xs/SPs
Financial Institution (excluding principal use ATMs)	X	Animal Hospital (Outdoor kennel)	SPs	Multi Family Development	Xs/ CDs
Laboratories - Dental, Medical	X	Animal Hospital, (Indoor kennel)	Xs/SPs	Museum	X
Medical Offices, 0-49,999sqft GFA	X	Art Gallery	X	Nursery (Garden)	Xs
Medical Offices, 50,000-99,999sqft GFA	SP	Assisted Living Center	SPs	Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	Personal Business Services	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP	Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Planned Residential Development (PRD)	Xs/CDs
Post Office	X	Bed and Breakfast Inn	Xs	Private Residential Quarters (PRQ)	Xs
Recycling Deposit Station, accessory	X	Billiard Parlor	SP	Produce Stand	Xs
Sign Shop	X	Body Piercing Establishment and Tattoo Parlor	SPs	Recreation Center and Sports Center	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X	Brew Pub	X	Residential Infill Development	Xs/CDs
Photo Finish Laboratory	X	Car Wash, Self Service	Xs/SPs	Retail, 0-24,999sqft GFA	Xs
Lawn and Garden Center	X	Cleaning & Maintenance Service	X	Riding Stables	SPs
Monument Sales	X	College / University	SP	Rodeo / Accessory Rodeo	SPs
ATM (Automated Teller Machine)	Xs	Conference / Retreat / Event Center	X	School for the Arts	X
Automobile Hobbyist	Xs	Day Care Center, Class A	Xs	School, Elementary & Middle (public & private)	Xs
Bona Fide Farms	Xs	Day Care Center, Class B	Xs	School, Senior High (public & private)	Xs
Church / Place of Worship	Xs	Day Care Center, Class C	Xs	Shopping Center, 25,000-49,999sqft GFA	Xs
Convenience Store, Closed 12AM to 5AM	Xs	Dwelling, Mixed Use	Xs	Shopping Center, 0-24,999sqft GFA	Xs
Convenience Store, Open up to 24 hours	SPs	Dwelling, Single Family	X	Small House Community	SP
Essential Services Class 2	Xs	Dwelling, Two Family	Xs	Stadium	Xs/SPs
Flex Space	Xs	Exterminators Office	X	Swimming Pool, Sales, Service & Supplies	Xs
Machine, Metal, Wood Working, Welding Shop	Xs	Family Care Home	Xs/SPs	Tourist Home	X
Manufactured Goods, Class 1	Xs	Food Catering Facility	Xs/SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Mini-Warehouse	SPs	Food Pantry	X	Upholstery Shop	X
Parking Lot	Xs	Food Store, 0-9,999sqft GFA	X		
Recycling Deposit Station, principal use	Xs	Food Store, 10,000+sqft GFA	SP		



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:** Jamie Kanburoglu, Long Range Planner Building and Development Services  
**From:** Julio Paredes, Planner  
**Date:** March 29, 2022  
**Subject:** 107 Henderson, Mounty Holly – Rezoning Request- GCLMPO Site Plan Review

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

The site is located at 107 Henderson St, Mount Holly, NC 28120. Parcel ID# 175088. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The GCLMPO Highway CTP includes a proposed extension of NC 273 (Mountain Island Highway) to Hwy 16. The proposed extension is shown between Johnson St. and Henderson St.

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.

3. A proposed Intersection Improvement project at NC 273/Lucia Riverbend Hwy is included in the MPO's MTP as an unfunded project. This project was submitted for funding during the most recent round of NCDOT Prioritization, but will not receive funding at this time.





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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

4. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

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



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## VICINITY MAP Z22-12

### LEGEND

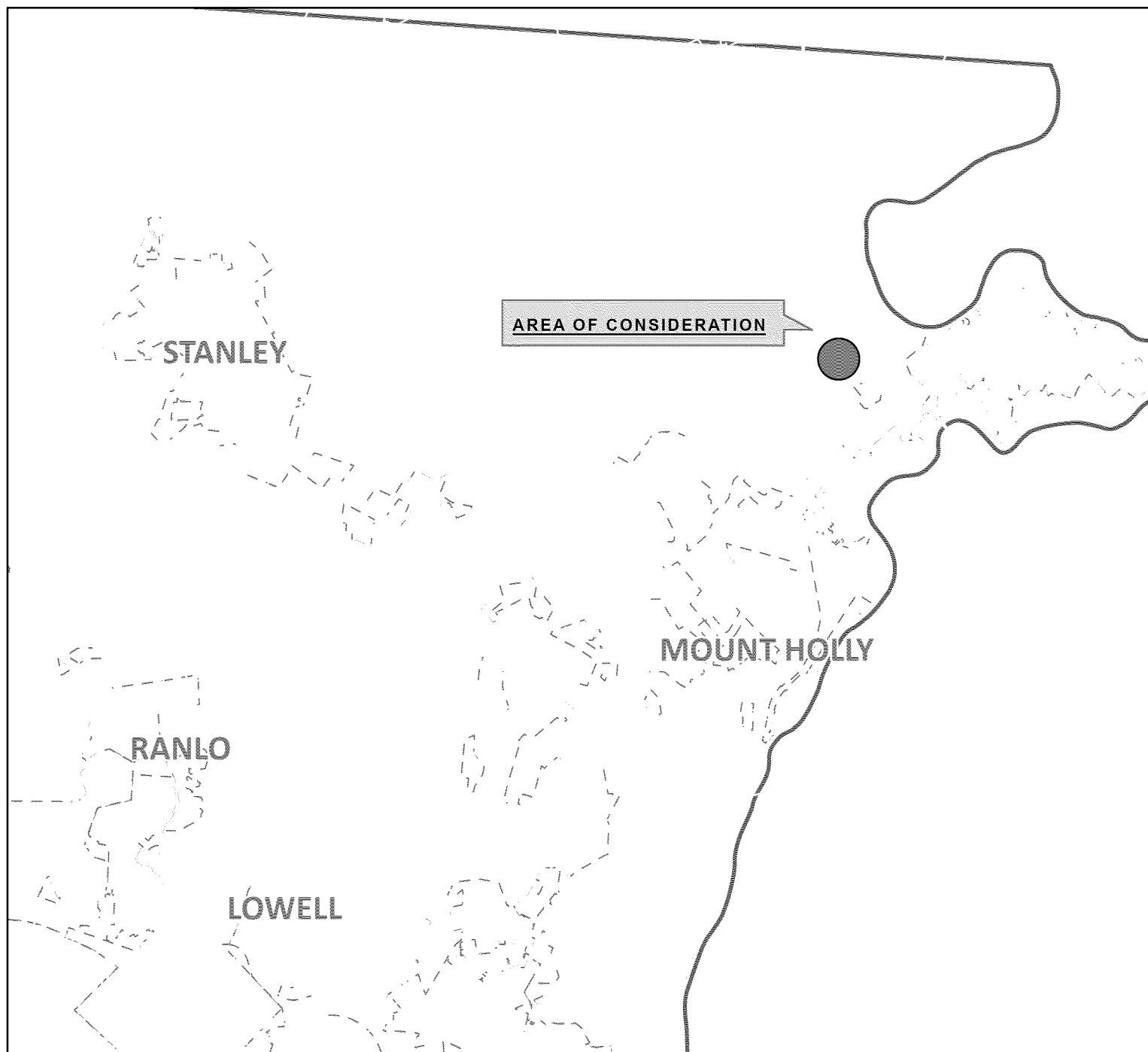
- Roads
- Municipalities
- Area of Consideration

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

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 North Carolina General Statute 132-10.



0 0.5 1 Miles





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## ORTHOPHOTO MAP Z22-12

### LEGEND

- Subject Area
- Property Parcels

This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

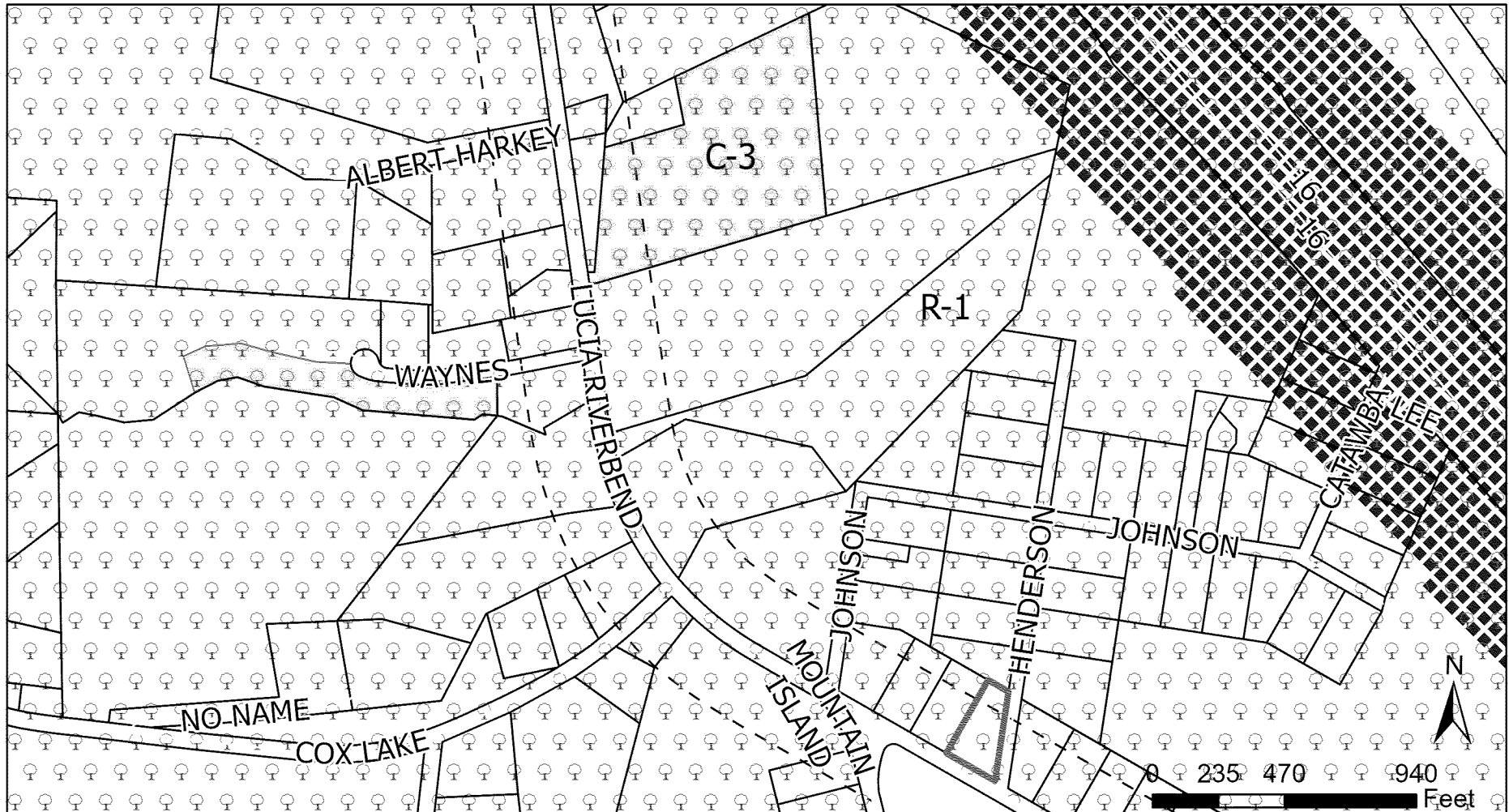
Property parcels, zoning, transportation, and other map information were compiled from one of more data layers. the data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.

0 500  
Feet

# FOR DISPLAY PURPOSES ONLY -- NOT TO BE USED FOR CONVEYANCE



## ZONING REVIEW MAP



Application Z22-12  
Tax ID: 175088  
Request: General Rezoning  
From: (R-1) with (US) Overlay  
To: (C-1) with (US) Overlay

Map Date: 03/29/2022

### Gaston County Overlays

#### TYPE

- CH OVERLAY
- SH OVERLAY
- US OVERLAY

### Gaston County UDO

#### ZONE TYPE

- C-3
- R-1
- Subject Property

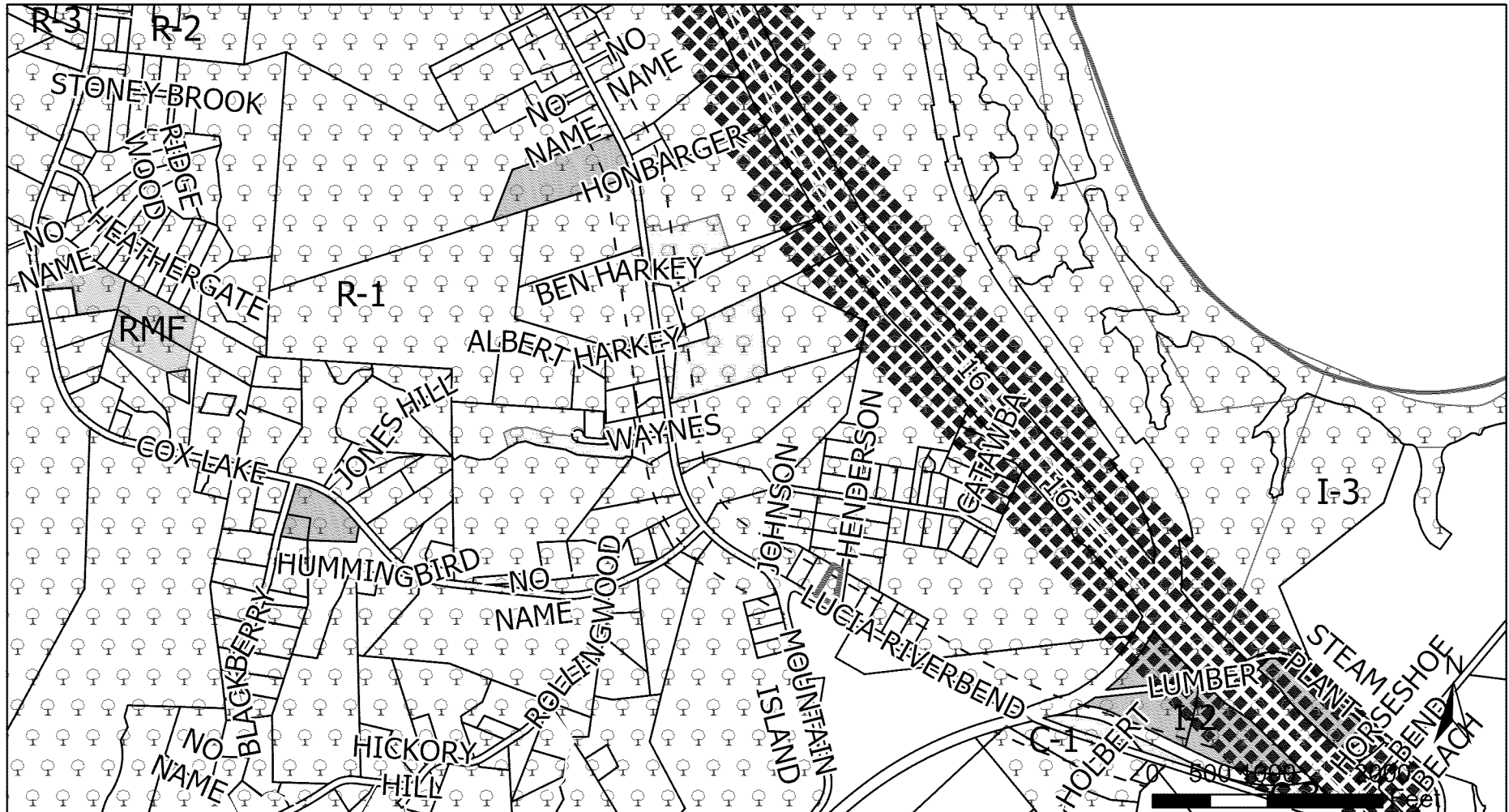
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## ZONING REVIEW MAP



Application Z22-12  
Tax ID: 175088  
Request: General Rezoning  
From: (R-1) with (US) Overlay  
To: (C-1) with (US) Overlay

Map Date: 03/29/2022

Gaston County Overlays	
TYPE	
	CH OVERLAY
	SH OVERLAY
	US OVERLAY
Gaston County UDO	
ZONE TYPE	
	C-1
	C-3
	I-2
	I-3
	R-1
	R-2
	R-3
	RMF
	Subject Property

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### Z22-12 Subject and Adjacent Properties Map

See reverse side or next page for listing of property owners.



SUBJECT PROPERTY

**Z22-12 Subject and Adjacent Parcel Information**

<b>NO:</b>	<b>PARCEL</b>	<b>NAME 1</b>	<b>NAME 2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIPCODE</b>
*	175088	DOUGHERTY JOHN THOMAS		161 GRIFFIN RD	STANLEY	NC	28164
1	175094	COBB JOY ANNETTE P		116 HENDERSON ST	MT HOLLY	NC	28120
2	175089	LOFTIN CHRISTOPHER BRADLEY	LOFTIN PAMELA GRAVES	503 NIVENS COVE RD	MT HOLLY	NC	28120
3	222496	PROVIDENT DEV GROUP INC &	SAMUEL J STIGLER JR REV TRUST	6707 FARIVIEW RD SUITE B	CHARLOTTE	NC	28210
4	175087	DOUGHERTY JOHN THOMAS		161 GRIFFIN RD	STANLEY	NC	28164
5	175095	DOUGHERTY JOHN THOMAS		161 GRIFFIN RD	STANLEY	NC	28164



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services Board Action

File #: 22-163

Commissioner Brown - Building & Development Services - Zoning Map Change: Z22-12 Steven Davidson (Applicant); Property Parcel: 175088, Located at 107 Henderson Street in Mount Holly, NC, Rezone from the (R -1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays

### STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

### 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. Steven Davidson (Applicant); Rezone Parcel: 175088, from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (C-1) Light Commercial Zoning District with (US) and (CH) Overlays. A public hearing was advertised and held on April 26, 2022 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on April 4, 2022, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

### ATTACHMENTS

Resolution, Staff Report & Application Packet

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	CBrown	AFraley	BHovis	KJohnson	TKelgher	TPHabeck	RWorley	Vote
2022-097	04/26/2022	BH	TK	A	AB	A	AB	A	A	A	U

### DISTRIBUTION:

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