

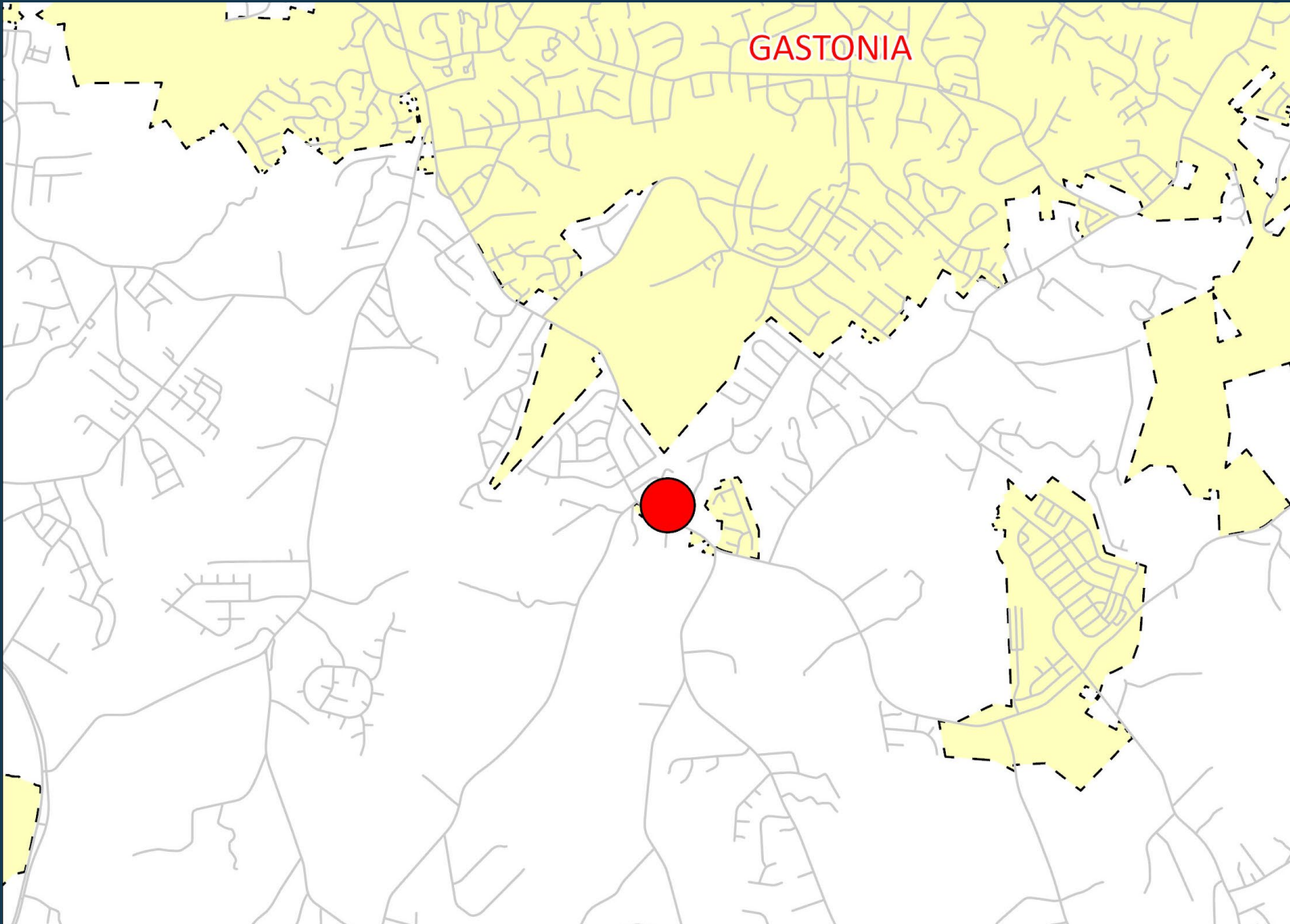
# REZ-25-11-19-00236

## Conditional Rezoning

- Applicant:** TKC Land Development II, LLC
- PID:** A portion of 146880
- Request:** Conditionally rezone from (R-1) with (US) & (CH) to (CD/C-1) with (US) and (CH)



# VICINITY MAP



## LEGEND


- Roads
- ▭ Municipalities
- Subject Property

*The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.*

# ORTHOPHOTO MAP

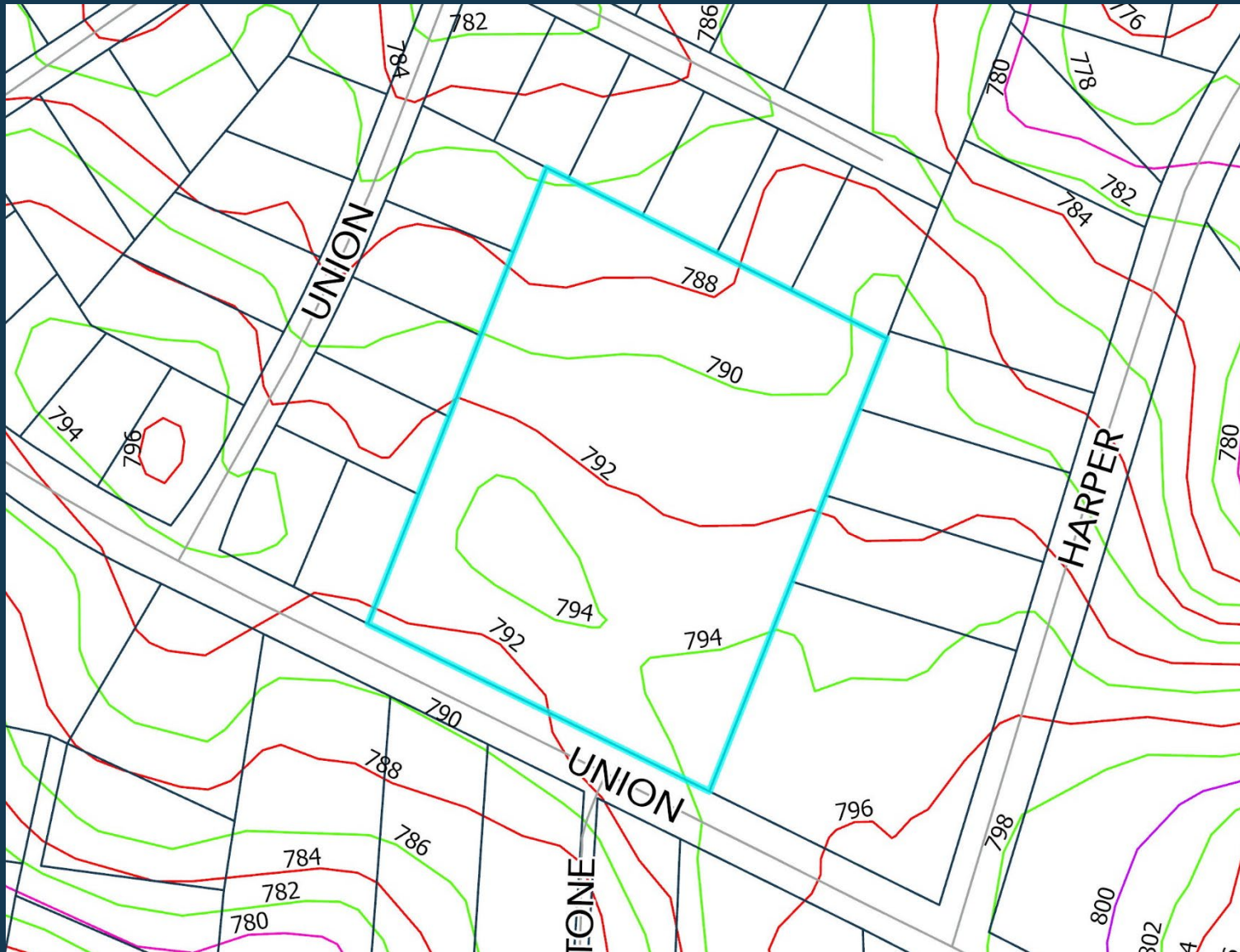


## LEGEND

-  Subject Parcel
-  Property Parcels

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# ENVIRONMENTAL MAP



## LEGEND

- ▭ Parcels
- Roads
- ▭ Subject Properties
- 100ft Contours
- 2ft Contours
- 4ft Contours
- 20ft Contours
- ▭ Flood

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# REZONING MAP

## LEGEND

▭ Parcels

### ZONE TYPE

■ C-3

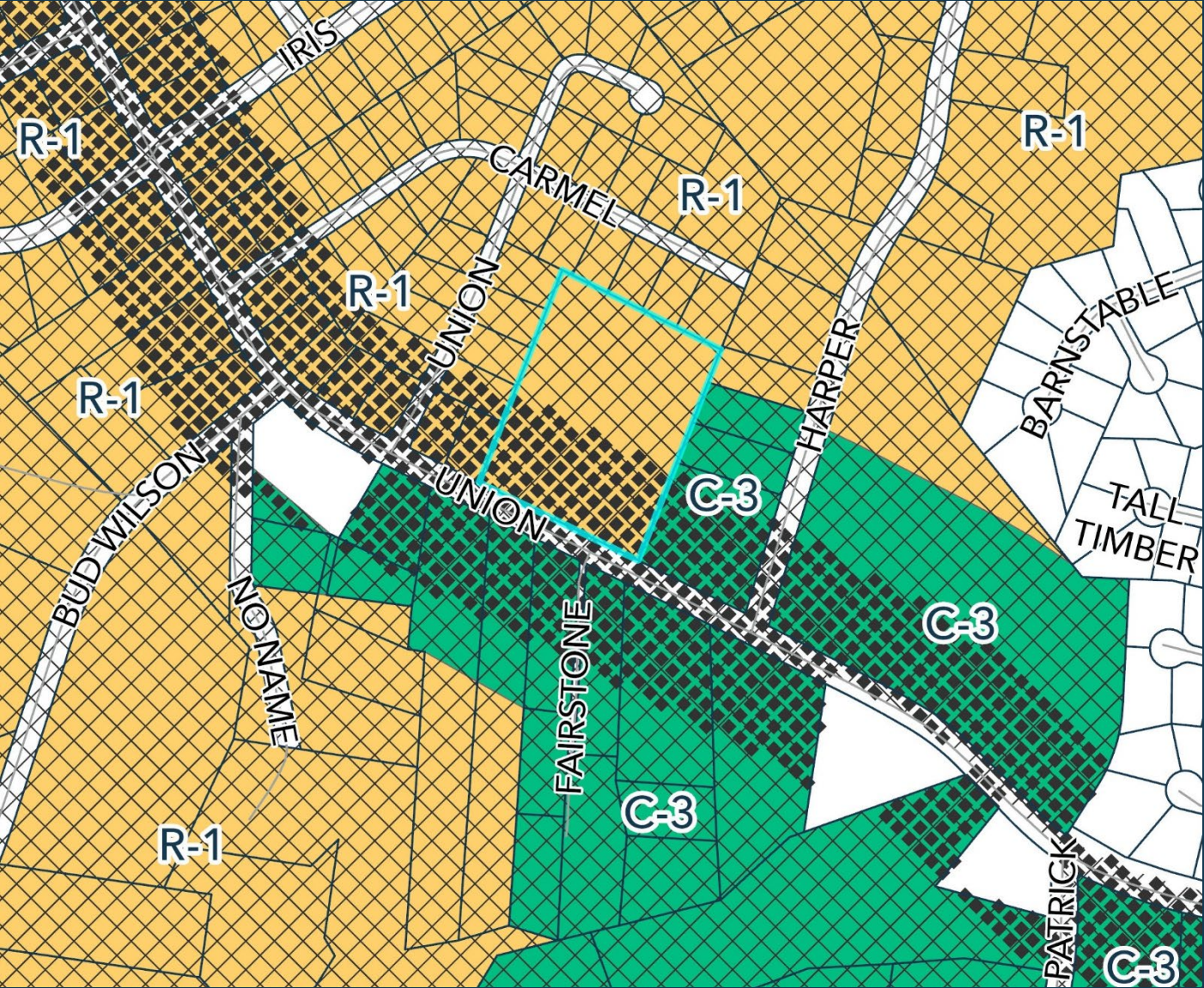
■ R-1

### TYPE

◆◆ CH OVERLAY

×× US OVERLAY

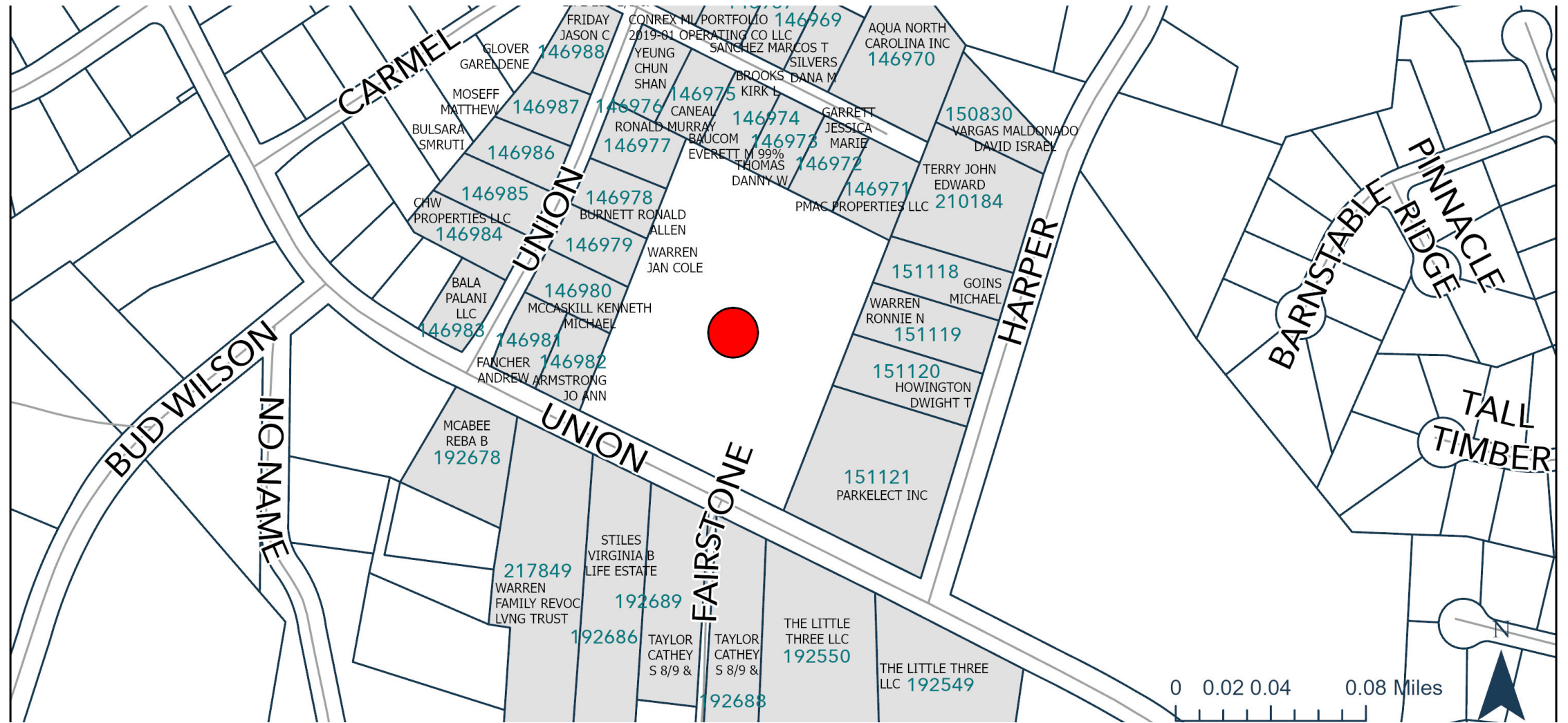
▭ Subject Parcel



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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
146970	NO ASSIGNED ADDRESS	AQUA NORTH CAROLINA INC		202 MACKENAN DR		CARY	NC	27511
146982	5107 UNION RD	ARMSTRONG JO ANN		5107 UNION RD		GASTONIA	NC	28056
146983	5011 UNION RD	BALA PALANI LLC		1307 HEATHERLOCH DR		GASTONIA	NC	28054
146977	916 UNION TER	BAUCOM EVERETT M 99%	BAUCOM DENISE B	916 UNION TERRACE		GASTONIA	NC	28052
146974	1011 CARMEL DR	BROOKS KIRK L	BROOKS AUDREY C	1011 CARMEL DRIVE		GASTONIA	NC	28054
146985	907 UNION TER	BULSARA SMRUTI		907 UNION TERRACE		GASTONIA	NC	28056
146978	912 UNION TER	BURNETT RONALD ALLEN		912 UNION TER		GASTONIA	NC	28056
146975	1007 CARMEL DR	CANEAL RONALD MURRAY	CANEAL YVETTE MELVINA	1007 CARMEL DRIVE		GASTONIA	NC	28056
146984	903 UNION TER	CHW PROPERTIES LLC		8042 WATER VIEW DR		BELMONT	NC	28012
146967	1006 CARMEL DR	CONREX ML PORTFOLIO 2019-01 OPERATING CO LLC		MAYMONT HOMES C/O RYAN LLC	P O BOX 4900	SCOTTSDALE	AZ	85261
146981	5103 UNION RD	FANCHER ANDREW	BAKER SAMANTHA	5103 UNION RD		GASTONIA	NC	28056
146988	921 CARMEL DR	FRIDAY JASON C	FRIDAY LAKISHA	921 CARMEL DRIVE		GASTONIA	NC	28056
146972	1019 CARMEL DR	GARRETT JESSICA MARIE	GARRETT CHAD WAYNE	1019 CARMEL DR		GASTONIA	NC	28056
146987	915 UNION TER	GLOVER GARELDENE		915 UNION TER		GASTONIA	NC	28056
151118	915 HARPER RD	GOINS MICHAEL	GOINS KELLY	501 CRAMER MOUNTAIN ROAD		CRAMERTON	NC	28032
151120	909 HARPER RD	HOWINGTON DWIGHT T		909 HARPER RD		GASTONIA	NC	28056
192678	5102 UNION RD	MCABEE REBA B	RUPPE WANDA B	701 NEAL HAWKINS RD		GASTONIA	NC	28056
146980	904 UNION TER	MCCASKILL KENNETH MICHAEL	MCCASKILL JASMINE	904 UNON TERRACE		GASTONIA	NC	28056
146986	911 UNION TER	MOSEFF MATTHEW	MOSEFF KIMBERLY E	911 UNION TERRACE		GASTONIA	NC	28056
151121	5211 UNION RD	PARKELECT INC		C/O CONTROL SOURCE INC	PO BOX 551177	GASTONIA	NC	28055
146971	1023 CARMEL DR	PMAC PROPERTIES LLC		P O BOX 688		KINGS MOUNTAIN	NC	28086
146968	1010 CARMEL DR	SANCHEZ MARCOS T	SANCHEZ CHASITY B	1010 CARMEL DR		GASTONIA	NC	28056
146969	1014 CARMEL DR	SILVERS DANA M	SILVERS JEFFREY S	1014 CARMEL DR		GASTONIA	NC	28056
192686	5112 UNION RD	STILES VIRGINIA B LIFE ESTATE		5112 UNION RD		GASTONIA	NC	28056
146966	1002 CARMEL DR	STOREY DORIS L LIFE EST 2/3	STOREY CHRISTOPHER TOM 1/3	4001 HIGH CLIFF COURT		GASTONIA	NC	28056
146880	5113 UNION RD	TALLEN KAY W		5113 UNION RD		GASTONIA	NC	28056
192688	5200 UNION RD	TAYLOR CATHEY S 8/9 &	TAYLOR W C HEIRS 1/9	268 MOORE DR		GASTONIA	NC	28056
192689	5118 UNION RD	TAYLOR CATHEY S 8/9 &	TAYLOR W C HEIRS 1/9	268 MOORE DR		GASTONIA	NC	28056
210184	917 HARPER RD	TERRY JOHN EDWARD		917 HARPER RD		GASTONIA	NC	28056
192550	5210 UNION RD	THE LITTLE THREE LLC		P O BOX 1296		GASTONIA	NC	28053
146973	1015 CARMEL DR	THOMAS DANNY W	THOMAS ANN G	1015 CARMEL DR		GASTONIA	NC	28056
150830	921 HARPER RD	VARGAS MALDONADO DAVID ISRAEL	OCAMPO RUBIO MARTHA ALEJANDRA	921 HARPER ROAD		GASTONIA	NC	28056
217849	5106 UNION RD	WARREN FAMILY REVOC LVNG TRUST		401 LORD THOMAS AVE		SOUTHPORT	NC	28461
146979	908 UNION TER	WARREN JAN COLE		908 UNION TER		GASTONIA	NC	28056
151119	913 HARPER RD	WARREN RONNIE N	KISTLER BARRY N	427 HUFFSTETLER RD		GASTONIA	NC	28056
146976	1003 CARMEL DR	YEUNG CHUN SHAN	WONG MAN SHAN	1003 CARMEL DR		GASTONIA	NC	28056





Type D Buffer Yard		Conditions of Approval:	
<p>Option 3</p>		<ol style="list-style-type: none"> <li>1. A subdivision plat must be processed prior to the issuance of the zoning permit.</li> <li>2. 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 issuance of the zoning permit.</li> <li>3. 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.</li> <li>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.</li> </ol>	
<h3>DOLLAR GENERAL Union Rd   Gastonia, NC SITE PLAN DATE: 3/4/2026</h3>			
<p><b>SITE SUMMARY</b></p> <p>MASTER TRACT AREA: ±4.96 ac PROP. SITE AREA: ±1.50 ac</p> <p><b>ZONING</b></p> <p>CURRENT/PROPOSED: R-1 / (CD/C-1) with (CH) overlay &amp; (US) Overlay</p> <p>PIN #: 146880</p>	<p><b>OWNER INFO:</b></p> <p>Kay Tallent 5113 Union Rd Gastonia, NC 28056</p> <p><b>PROPOSED USE:</b></p> <p>RETAIL STORE</p>	<p><b>SETBACKS</b></p> <p>FRONT (req./provided): 50 ft REAR (req./prov.): 30 ft (abutting Residential) SIDE (req./provided): 25 ft LANDSCAPE (req./provided): 15 ft Rear</p>	<p><b>PARKING</b></p> <p>REQUIREMENT (# per s.f.): 1 per 250 sf (Gross)</p> <p>BLDG. AREA (s.f.): 10,640 s.f. SPACES (req./provided): 43 /33 (Relief Requested) SPACE SIZE: 9 x 19 / 24' DRIVE</p>



# Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 7.6.6 – Corridor Highway Overlay District – Setbacks	<p>The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are:</p> <ul style="list-style-type: none"><li>• Front: 50 ft</li><li>• Side: 25 ft</li><li>• Rear: 25 ft</li></ul>	<p>The proposal meets or exceeds all required setbacks for the (CH) overlay district.</p>
Section 8.2.32 – Retail	<p>This section outlines the supplemental regulations for the Retail use.</p>	<p>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.</p>

# Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 11.3.2 – Buffer yard requirements	<p>Screening and buffering shall be required under the following situations:</p> <p>When a lot is:</p> <ul style="list-style-type: none"><li>• 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.</li></ul>	<p>The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 1 -along the side and rear property lines.</p>

# General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 2.7 – Definitions	<p><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.</p>
Section 6.2.3 – Commercial Districts	<p>(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 note created to accommodate retail uses that attract persons from outside the neighborhood or attract large numbers of passing motorists.</p>

# General Applicable Ordinance Sections

UDO SECTION	PROPOSED
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.

# 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.

# Utilities & Streets



- **Public Water / Private Septic**



- **Union Rd. – NCDOT**

# Traffic Impact & TRC Comments



- **No funded transportation improvement projects within the vicinity**
  - Recommended bicycle facility improvements along Lewis Road (unfunded)
- **TRC Comments**
  - Evans Cemetery on Site
  - Sediment and Erosion Control & Post-Construction stormwater plans are needed

# Proposed Conditions of Approval

- 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.
- *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.*

# REZ-00236 | Union Rd. Conditional Rezoning

Project Details for REZ-25-11-19-00236 - a conditional rezoning request from TKC Land Development II, LLC for a portion of PID #146880 on Union Rd. in Gastonia.

Home / REZ-00236 | Union Rd Conditional Rezoning

**Applicant:** TKC Land Development II, LLC

**Parcel ID(s):** 146880

**Request:** Conditionally rezone the above parcel to permit a Dollar General retail store.

## Key Dates

**March 02, 2026 4:30 pm**

Public Meeting with the Planning and Zoning Board

This case is scheduled to be presented to the Planning & Zoning Board at its March 2nd meeting.

Conference Room 3A of the County Administration Building, located at 128 W. Main Ave. in Downtown Gastonia

**March 24, 2026 6:00 pm**

Public Hearing with the Board of Commissioners

This case is scheduled to be presented to the Board of Commissioners at their regular meeting on March 24, 2026.

Commissioner meetings are held at the Courthouse at 325 Dr. M.L.K. Jr. Way in Gastonia.

Enter an address



## Document Library



**Site Plan**  
PDF (810.05 KB)

## Contact Us

Have questions or want to learn more about a project, contact the planner below:

**Name** Peyton Wiggins

**Phone** 704-866-3530

**Email** [peyton.wiggins@gastongov.com](mailto:peyton.wiggins@gastongov.com)

## Ask a Planner!

Open *Activity closes 3/24/2026 at 11:59 PM*

Please feel free to send any questions to the planner overseeing this project.

**Ask a Question**

**Who's Listening?**

Search the questions

**Filter by:**

Status

Sort by

# CLUP Overview

- **Area 4:** The Garden Gaston/Southeast Gaston
- **Future Land Use Designation:** Rural Center
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.