



**TITLE: ZONING MAP CHANGE: REZ-25-03-28-00224, MATTHEW PRICE (APPLICANT); PROPERTY PARCEL: 222714, LOCATED AT 109 CROWDERS CREEK RD., GASTONIA, NC, REZONE FROM THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (C-3) GENERAL 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, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 222714  
Applicant(s): Matthew Price  
Owner(s): 109 Crowdres Creek LLC  
Property Location: 109 Crowdres Creek Road, Gastonia  
Request: Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General 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 222714, located at 109 Crowdres Creek Rd., Gastonia, NC to be rezoned from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General 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 increase commercial opportunities along existing major thoroughfares envisioned by the Area 5 – Scenic Gaston small area plan.

Motion: Magee Second: Harris 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 correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-237	07/22/2025	TK	BH	A	A	A	A	A	A	A	U

**DISTRIBUTION:**

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

Zoning Map Change: REZ-25-03-28-00224, Matthew Price (Applicant); Property Parcel: 222714, Located at 109 Crowders Creek Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays

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:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will increase commercial opportunities along existing major thoroughfares envisioned by the Area 5 – Scenic Gaston small area plan.

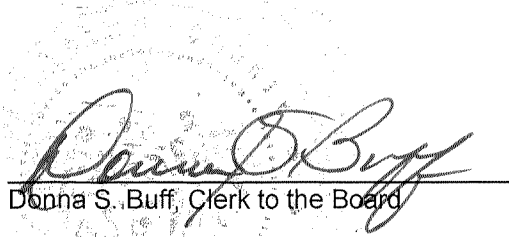
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 222714, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-3) General Commercial 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

# GASTON COUNTY REZONING APPLICATION (REZ-25-03-28-00224)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (I-2) General Industrial zoning district with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial zoning district with (US) Urban Standards and (CH) Corridor Highway Overlays

**Applicant(s):**

Matthew Price

**Property Owner(s):**

109 Crowders Creek LLC

**Parcel Identification (PID):**

222714

**Property Location:**

109 Crowders Creek Road, Gastonia

**Total Property Acreage:**

1.74 acres

**Acreage for Map Change:**

1.74 acres

**Current Zoning:**

(I-2) General Industrial zoning district with (US) Urban Standards and (CH) Corridor Highway Overlays

**Proposed Zoning:**

(C-3) General Commercial zoning district with (US) Urban Standards and (CH) Corridor Highway Overlays

**Existing Land Use:**

Automobile Vehicle Sales

**Proposed Land Use:**

Automobile Vehicle Sales and Retail

### COMPREHENSIVE LAND USE PLAN

**Area 5: Scenic Gaston/Southwest Gaston**

Key issues for citizens in this area include the preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

**Comprehensive Plan Future Land Use: Industrial**

Industrial - This area is primarily for industrial and manufacturing based uses, currently and projected in the future.

**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 request on June 16<sup>th</sup>, and the following departments had no comments at this time:

- Building Plan Review
- Zoning Inspector

A letter from the Gaston Cleveland Lincoln MPO has been attached. The MPO stated that the widening of York Highway (US) 321 is included in the MPO's CTP. However, the typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way and the existing right-of-way along York Highway is 200 feet.

**STAFF SUMMARY**

**Prepared By: Peyton Wiggins, Planner II**

This property is located within an industrial corridor in the southern portion of the county, along U.S. Highway 321. In October 2024, the applicants submitted a request for a Special Use Permit to allow automobile sales in conjunction with a warehouse use on the site. The Board of Adjustment approved the request, and the property has been in active operation since that time. The existing building on the site was constructed in 1972 and is classified as a legal nonconforming structure. Surrounding properties are primarily industrial and commercial in nature, including businesses such as a transmission shop.

If approved, any uses allowed in the (C-3) General 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 increase commercial opportunities along existing major thoroughfares envisioned by the Area 5 – Scenic Gaston small area plan.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-25-03-28-00224, 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 increase commercial opportunities along existing major thoroughfares envisioned by the Area 5 – Scenic Gaston small area plan.

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 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 Board (Administrative) ☐ Board of Commissioners (Administrative) ☐ ETC ☐

### A. \*APPLICANT INFORMATION

Name of Applicant:

Matthew Miles Price

(Print Full Name)

Mailing Address:

109 Crowders Creek Road, Gastonia, NC 28052

(Include City, State and Zip Code)

Telephone Numbers:

704-671-4050

(Area Code) Business

704-798-9159

(Area Code) Home

Email:

admin@carthysac.com

\* If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent 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:

Chad Tedford

(Print Full Name)

Mailing Address:

117 North Central Ave, Belmont NC 28012

(Include City, State and Zip Code)

Telephone Numbers:

704-530-8004

(Area Code) Business

(Area Code) Home

Email:

Chad@diabeticsackclub.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property:

109 Crowders Creek Road  
Gastonia NC 28052

Parcel Identification (PID):

222714

Acreage of Parcel: 1.79 +/- Acreage to be Rezoned: +/- Current Zoning:

Current Use: Auto Retail

Proposed Zoning: Commercial District (Auto/Retail/Professional)

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner:

Chad Tedford

Name of Property Owner:

Mailing Address:

117 North Central Ave

Mailing Address:

Belmont NC 28012

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone:

704-530-8004

(Area Code)

Telephone:

(Area Code)

Parcel:

222714

(PID Number)

Parcel:

(PID Number)

Chad Tedford

(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) 222 719  
hereby give Matthew Paul / Co-Owner consent to execute this proposed action.  
(Name of Applicant)

[Signature]  
(Signature)

3-25-25  
(Date)

(Signature)

(Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_  
State of North Carolina, hereby certify that \_\_\_\_\_  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public Signature

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.

[Signature]  
Signature of Property Owner or Authorized Representative

3-25-25  
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: \_\_\_\_\_

## Uses Allowed in the (C-3) 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	
ABC Store	X
Adult Establishments	Xs
Amusement and Sporting Facility, Indoor (unless use specifically listed)	X
Amusement Arcade	X
Animal Grooming Service for household pet (indoor kennels)	X
Art Gallery	X
Assisted Living Center	Xs
ATM (Automated Teller Machine)	Xs
Auction House	X
Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X
Automobile Body Shop / Automobile, Truck Sales, Accessory	Xs
Automobile Detail Shop	Xs
Automobile Hobbyist	Xs
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Xs
Bail Bond	X
Baseball Hitting Range	X
Billiard Parlor	X
Bona Fide Farms	Xs
Bowling Lanes	X
Brew Pub	X
Breweries (including micro breweries and cideries)	Xs
Building Material and Lumber Sales	X
Business Services	X
Car Wash, Automatic	Xs
Cemetery	Xs
Charitable Service Facility	Xs
Check Cashing Establishment, Closed 12AM to 5AM	X
Church / Place of Worship	Xs
Cleaning & Maintenance Service	X
College / University	X
Conference / Retreat / Event Center	X
Contractor's Office	X
Contractor's Office and Operation Center	X
Convenience Store, Closed 12AM to 5AM	Xs
Convenience Store, Open up to 24 hours	Xs
Country Club	Xs
Crematorium	X
Day Care Center, Accessory	X
Day Care Center, Class B	Xs
Day Care Center, Class C	Xs
Distribution / Wholesale / Storage Operation	X
Dwelling, Mixed Use	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X
Electronic Gaming Operation	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Essential Services Class 4	X
Exterminators Office	X
Farm Supply Store, with outdoor storage	X
Farm Supply Store, without outdoor storage	X
Financial Institution (excluding principal use ATMs)	X
Flea Market, Indoor	Xs
Flea Market, Outdoor	Xs
Flex Space	Xs

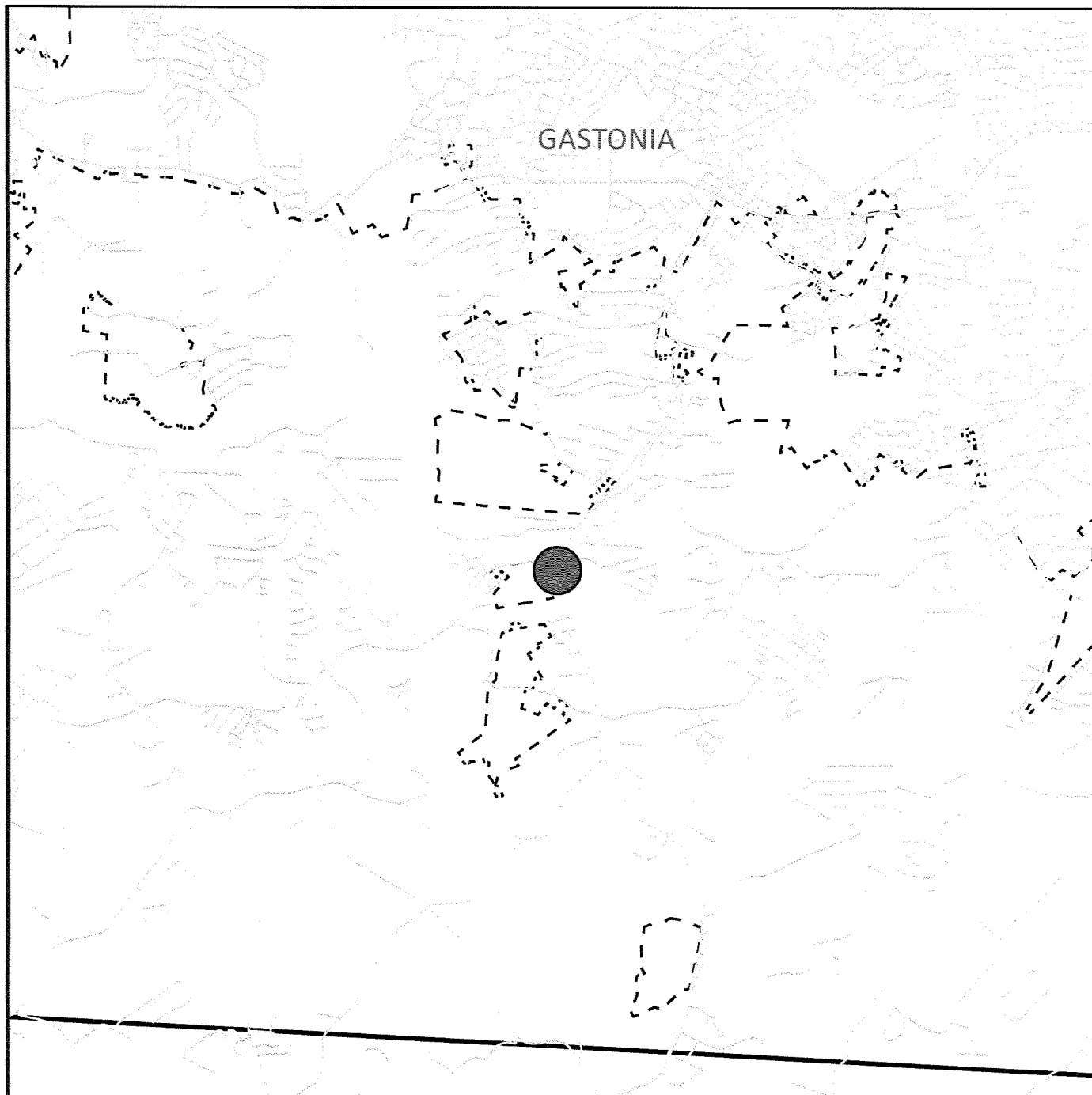
Uses Allowed By-Right or By SUP or CD	
Animal Hospital, (Indoor kennel)	Xs/SPs
Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs
Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	Xs/SPs
Bus Charter Service	Xs/SPs
Car Wash, Self Service	Xs/SPs
Club, Private (without Adult Entertainment)	Xs/SPs
Commercial Vehicle and Truck Storage	Xs/SPs
Firing Range, Indoors, principal use	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
Lounge / Nightclub	Xs/SPs
Park	Xs/SPs
Planned Unit Development (PUD)	Xs/CDs
Restaurant, with drive thru	Xs/SPs
Stadium	Xs/SPs

Uses Allowed By SUP	
Abattoir Class 1	SP
Abattoir Class 2	SP
Aircraft Sales & Service	SP
Airport, Airstrip, Freight & Flying Service	SPs
Amusement and Sporting Facility, Outdoor	SP
Amusement Park	SPs
Animal Hospital (Outdoor kennel)	SPs
Animal Kennel	SPs
Animal Shelter	SPs
Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs
Bus and Train Terminal, Passenger	SPs
Camping and Recreational Vehicle Park	SPs
Check Cashing Establishment, Open Up to 24 hrs	SP
Continuing Care Facility	SPs
Contractor's Office and Equipment / Storage Yard	SPs
Correctional Facility	SPs
Essential Services Class 3	SP
Farmers Market	SP
Marina, Commercial	SP
Motel	SPs
Offices, Excluding Medical, 100,000-199,999sqft GFA	SP
Offices, Excluding Medical, 200,000+sqft GFA	SP
Race Track, Large	SP
Railroad Terminal & Yard	SP
Retail, 100,000+sqft GFA	SPs
Rodeo / Accessory Rodeo	SPs
School, Elementary & Middle (public & private)	SP
School, Senior High (public & private)	SP
Septic Tank Cleaning Service	SP
Shopping Center, 100,000+sqft GFA	SPs
Solid Waste & Septic Tank Vehicle Storage Facility	SPs
Telecommunication Tower & Facilities	SPs
Theater, outdoor movie	SP
Tower and/or Station, Radio & Television Broadcast	SPs
Transit Station	SP
Truck Stop	SP
Zoo	SP

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



Food Pantry	X
Food Store, 0-9,999sqft GFA	X
Food Store, 10,000+sqft GFA	X
Funeral Homes	X
Furriers	X
Game Room	X
Glass & Mirror Shop	X
Golf Course; Golf Driving Range; Golf Miniature	Xs
Grooming Services	X
Gunsmith, Gun & Ammunition Sales	X
Hardware Store	X
Health and Behavioral Care Facility	Xs
Health Club, Spa, Gymnasium (principal use)	X
Heavy, Industrial, Farm Equipment Sales and Services	X
Hotel or Full Service Hotel	Xs
Laboratories - Dental, Medical	X
Laundromat, Closed 12AM to 5AM	Xs
Laundromat, Open Up to 24 hrs	Xs
Lawn and Garden Center	X
Library	X
Machine, Metal, Wood Working, Welding Shop	Xs
Manufactured Goods, Class 1	Xs
Maternity Home	Xs
Medical Offices, 0-49,999sqft GFA	X
Medical Offices, 50,000- 99,999sqft GFA	X
Military Reserve Center	Xs
Mini-Warehouse	Xs
Monument Sales	X
Moving & Storage Facilities	X
Museum	X
Nursery (Garden)	Xs
Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0- 49,999sqft GFA	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	X
Paint Ball / Laser Tag Facility	Xs
Parking Lot	Xs
Personal Business Services	X
Photo finish Laboratory	X
Portable Toilet Service	Xs
Post Office	X
Produce Stand	Xs
Race Track, Small	Xs
Recreation Center and Sports Center	Xs
Recycling Deposit Station, accessory	X
Recycling Deposit Station, principal use	Xs
Restaurant	Xs
Restaurant, within other facilities	Xs
Retail, 0-24,999sqft GFA	Xs
Retail, 25,000-49,999sqft GFA	Xs
Retail, 50,000-99,999sqft GFA	Xs
School for the Arts	X
School, Vocation	Xs
Shopping Center, 25,000- 49,999sqft GFA	Xs
Shopping Center, 50,000- 99,999sqft GFA	Xs
Shopping Center, 0-24,999sqft GFA	Xs
Sign Shop	X
Special Events Facility	Xs
Special Events Facility, Accessory	Xs
Swimming Pool, Sales, Service & Supplies	Xs
Telecommunication Antennae & Equipment Buildings	Xs
Telecommunication Tower, Freestanding Monopole, up to 199.9ft	Xs
Theater, indoor movie	X
Tire Sales, new or used	Xs
Upholstery Shop	X
Warehouse, 0-99,999sqft GFA	X
Warehouse, 100,000+sqft GFA	X
Wood Waste Grinding Operation	Xs



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-25-03-28-00224**

**LEGEND**

- ..... Roads
- [ - - ] Municipalities
- Subject Parcel

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0 0.33 0.65 1.3 Miles





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-25-03-28-00224**

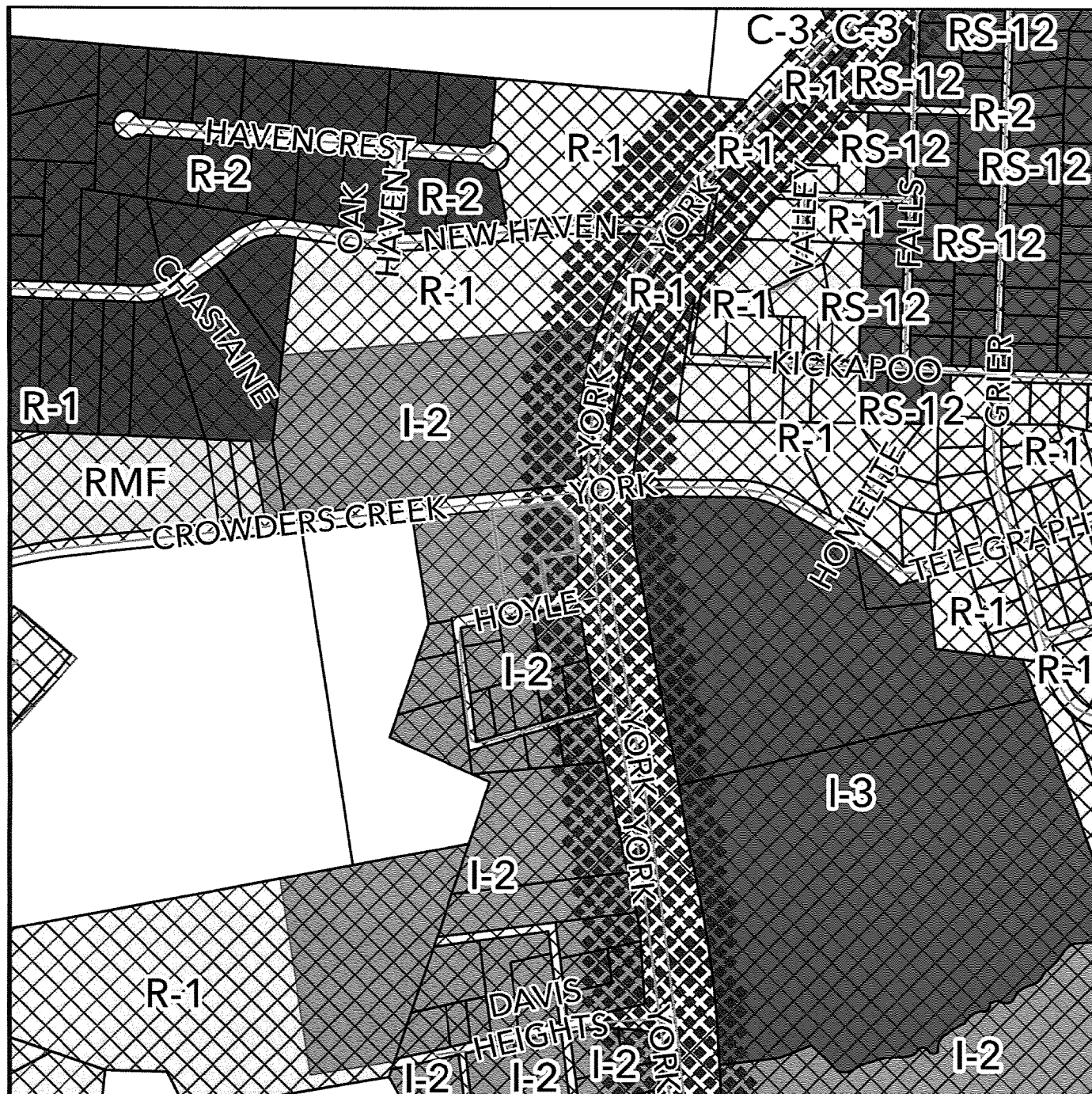
### LEGEND

- Roads
- Parcels
- ▭ Subject Property

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0 0.010.02 0.04 Miles  
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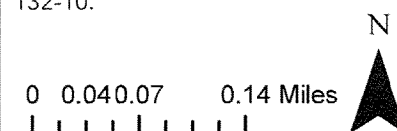


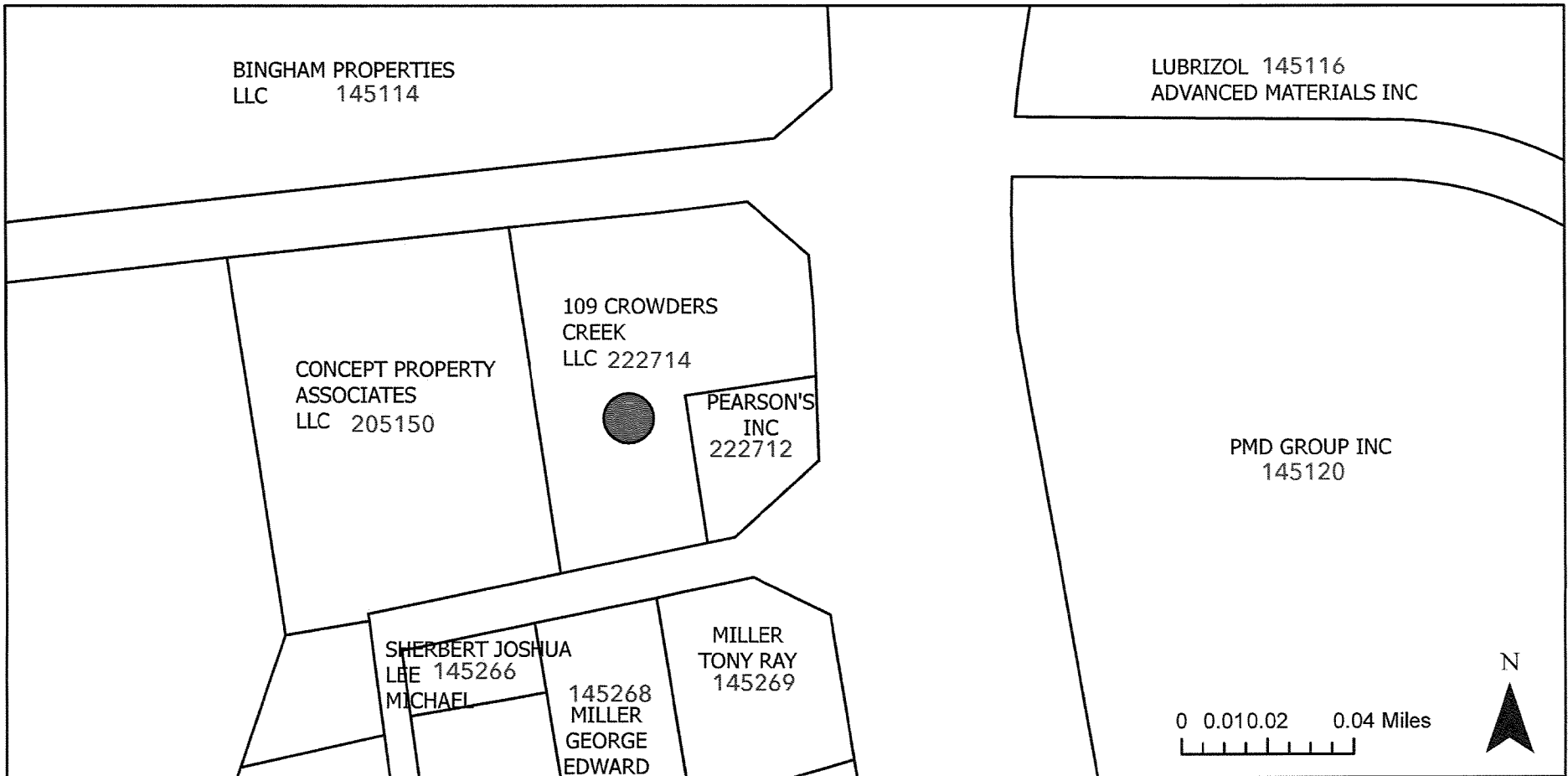
# **ZONING MAP** **REZ-25-03-28-00224**

## **LEGEND**

- Roads
- ▭ Parcels
- ZONE TYPE
- ▨ C-3
- ▨ I-2
- ▨ I-3
- ▭ R-1
- ▨ R-2
- ▨ RMF
- ▨ RS-12
- TYPE
- ◆◆ CH OVERLAY
- ✓ US OVERLAY
- ▭ Subject Parcel

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## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-28-00224

### 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 CZO, Planner II, Building and Development Services  
**From:** Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO  
**Date:** June 18<sup>th</sup>, 2025  
**Subject:** TRC Review for REZ-224 – US 321 York Hwy - GCLMPO Site Plan Review

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Thank you for the opportunity to provide comments on a proposed rezoning request 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 109 Crowders Creek Road, Gastonia, NC 28052. PID: 222714. On behalf of the GCLMPO, I offer the following comments:

1. The widening of York Highway (US 321). is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along York Highway (US 321) is 200 ft.
2. 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. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the 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 [julio.paredes@gastonianc.gov](mailto:julio.paredes@gastonianc.gov)



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File #: 25-358

Commissioner Shehan - Building & Development Services - Zoning Map Change: REZ-25-03-28-00224, Matthew Price (Applicant); Property Parcel: 222714, Located at 109 Crowders Creek Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C -3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

### STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

### 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. Matthew Price (Applicant); Property Parcel: 222714, Located at 109 Crowders Creek Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General 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 is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

### ATTACHMENTS

Ordinance, Staff Report, Application Packet, 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
2025-237	07/22/2025	TK	BH	A	A	A	A	A	A	A	U

### DISTRIBUTION:

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