

REZ-25-01-17-00206

Case Type

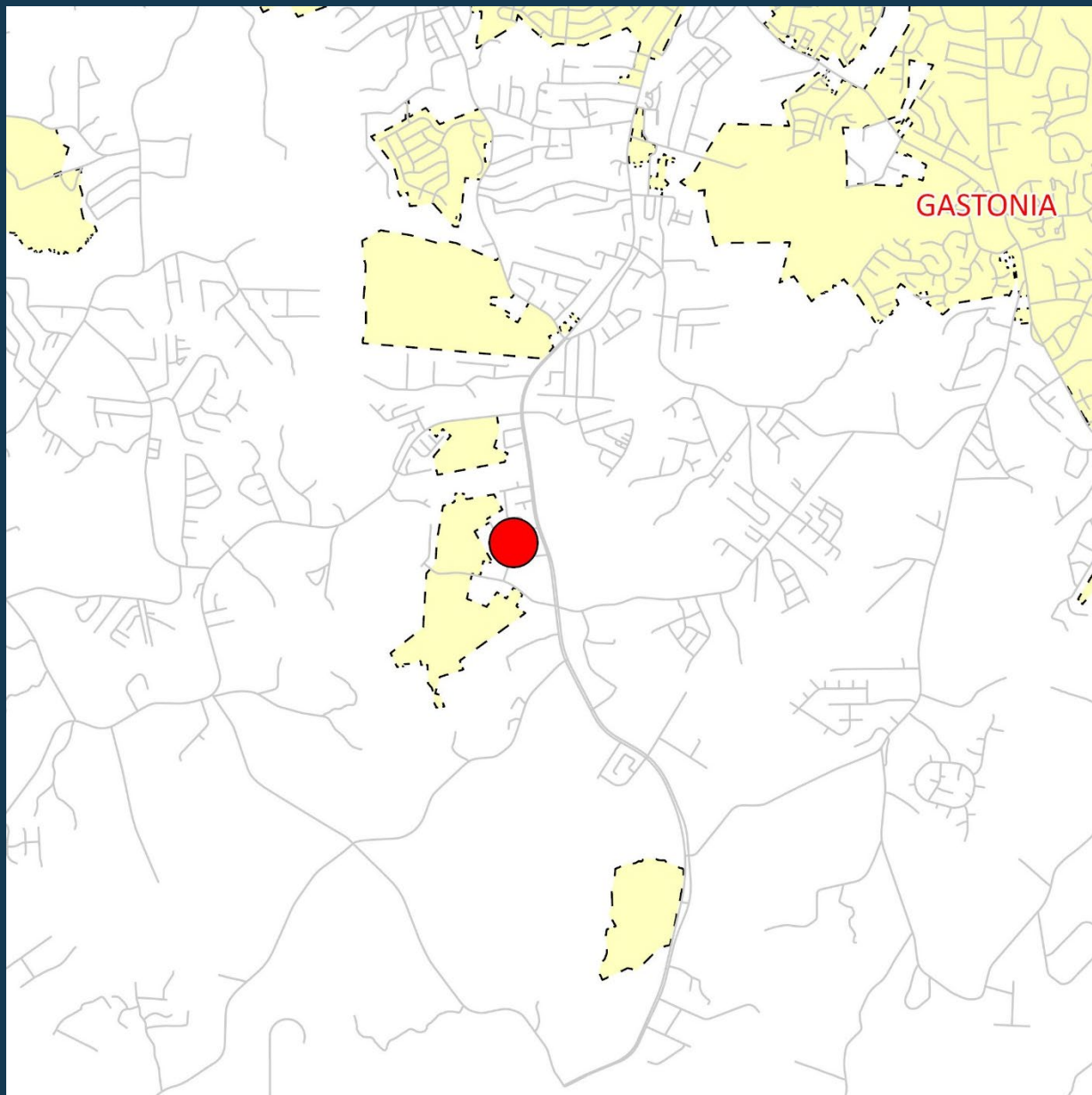
Applicant: Christopher S Long

PID: 146345

Request: Conditionally rezone from (C-3) with (US) and (CH) overlays to (CD/R-2) with (US) and (CH) overlays



VICINITY MAP



LEGEND

- Roads
- ▭ Municipalities
- Subject Property



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ORTHOPHOTO MAP



LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

 Subject Parcel

 Roads

 Parcels

ZONE TYPE

 C-3

 I-2

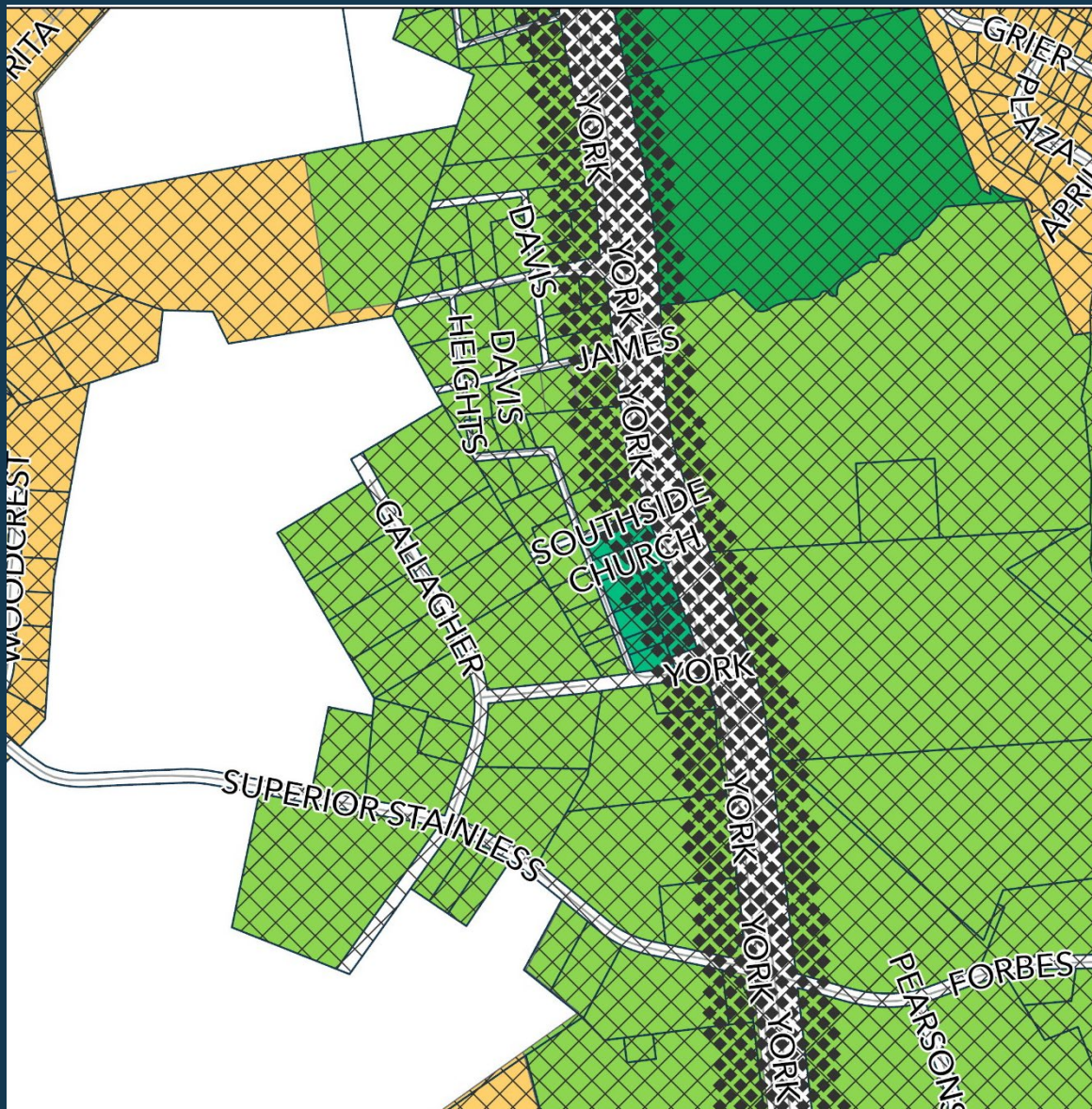
 I-3

 R-1

TYPE

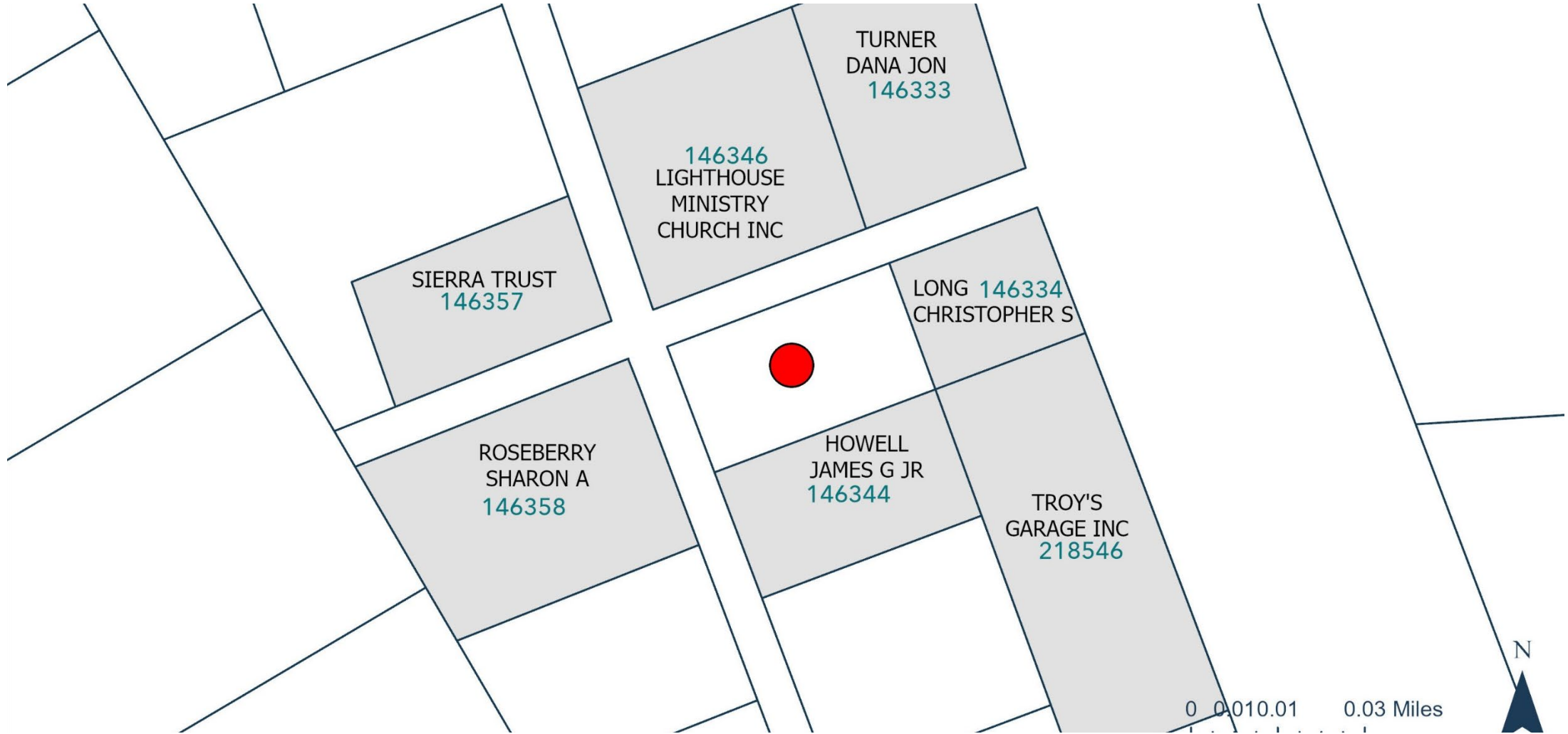
 CH OVERLAY

 US OVERLAY



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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	CURR_NAME1	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
218546	TROY'S GARAGE INC	C/O WILLIAM D CLAMPET	123 ALEX D OWENS DR	KINGS MOUNTAIN	NC	28086
146357	SIERRA TRUST	703 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146346	LIGHTHOUSE MINISTRY CHURCH INC	PO BOX 6006		GASTONIA	NC	28056
146344	HOWELL JAMES G JR	270 HEATHERLOCK DR		CLOVER	SC	29710
146360	DOCKERY JUDY HILL	717 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146343	BELK DAVID W	108 LOU DRIVE		GASTONIA	NC	28052
146358	ROSEBERRY SHARON A	703 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146359	HOWELL KATHALEEN ROSEBERRY HEIRS	707 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146334	LONG CHRISTOPHER S	703 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146345	LONG CHRISTOPHER S	703 DAVIS HEIGHTS DR		GASTONIA	NC	28052
146333	TURNER DANA JON	4616 JAMEE DR.		GASTONIA	NC	28056
146356	SIERRA TRUST	703 DAVIS HEIGHTS DR		GASTONIA	NC	28052

[illegible]

Relief Requested

UDO Section	Required	Existing lot size
Section 7.1-2(A) – Minimum Lot Area (square feet)	30,000 square feet minimum lot square footage	17,860

Utilities & Streets



- **Public Water (Gastonia) or well**
- **Private Septic**



- **Southside Church – Public Right of Way**

Traffic Impact



- **The GCLMPO reviewed this project on March 21st, 2025, and provided the following comments:**
 - No funded transportation improvement projects in the immediate vicinity

TRC Comments and PIMs

- **TRC Comments**
- **Public Information Meetings**
 - March 27th from 12:00 p.m. to 2:00 p.m.
 - March 28th from 12:00 p.m. to 2:00 p.m.

Proposed Conditions of Approval

- Minimum lot size of 17,860 square feet
- Any uses allowed in the (R-2) Single Family Moderate Zoning district with US and CH overlays would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
- Accessory structures are permitted in accordance with Section 9.9 of the UDO.
- Minor modifications are permitted in accordance with Section 5.15 of the UDO.

Overview

- **Area 5: Southwest Scenic Gaston**
- **Future Land Use: Industrial**
- **Staff Recommendation:** The application, as presented is not consistent with the goals and future land use designation found in the Comprehensive Land Use Plan. However, staff is still supportive of the request.