



Zoning Map Change. Conditional District REZ-25-01-28-00212, Farrock Ghassemi (Applicant), Property Parcel: 175091, Located at 13460 Lucia Riverbend Hwy , Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the (CD/C-3) General Commercial Conditional District with US and CH Overlays  
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning Board and the Board of Commissioners to do one of the following

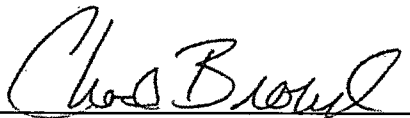
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Deny the rezoning

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 is consistent with the County's approved Comprehensive Land Use Plan as it will facilitate commercial development and generate additional employment opportunities at the Gateway Center on NC 16.

The Commission considers this action to be reasonable and in the public interest, based on Planning Staff and Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 175091, to be rezoned to the (CD/C-3) General Commercial Conditional District with US and CH Overlays, is hereby approved, with the modified condition for the use of additional landscaping or plantings for screening in lieu of a six-foot fence, consistent with staff's recommendation. Approval also includes the requested UDO relief reducing the required parking spaces from sixteen (16) to ten (10). To be effective with the passage of this Ordinance.

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

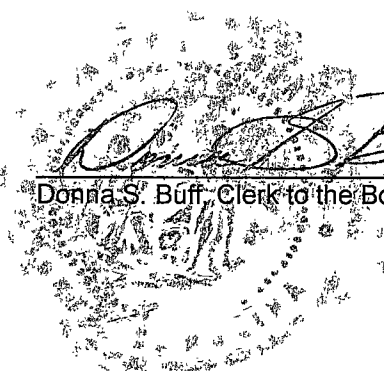


Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST



Donna S. Buff, Clerk to the Board



# GASTON COUNTY REZONING APPLICATION (REZ-25-01-28-00212)

## STAFF REPORT

<b>APPLICATION SUMMARY</b>	
<b>Request:</b>	
To rezone the property from the (R-1) Single Family Limited Zoning District with (US) and (CH) overlays to the (CD/C-3) General Commercial Conditional District with (US) and (CH) overlays	
<b>Applicant(s)</b>	<b>Property Owner(s)</b>
Farrokh Ghassemi	Farrokh Ghassemi
<b>Parcel Identification (PID)</b>	<b>Property Location</b>
175091	13460 Lucia Riverbend Hwy
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.03	1.03
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
R-1 with US and CH Overlays	CD/C-3 with US and CH overlays
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential	Contractor's Office and Equipment Storage Yard

<b>COMPREHENSIVE LAND USE PLAN</b>
<b>Area 3. Northeast Riverfront Gaston</b>
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, increased commercial opportunities.
<b>Comprehensive Plan future Land Use:</b>
Gateway Center at NC 16 - This location offers an opportunity for those traveling on NC 16 from Mecklenburg or Lincoln Counties to get a small glimpse of Gaston County While NC 16 is designed to keep traffic flowing and minimize on/off traffic, upon crossing the Catawba River, there is a small segment of the road that can be developed around the high traffic purpose to capture economic development. The center needs to be concentrated around NC 16 and the Catawba River crossing for commercial purposes associated with high traffic volume, as the existing conditions do not lend itself to future residential or mixed use development.
<b>Staff Recommendation.</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan based on the commercial use and an increase in job opportunities.

<b>UTILITIES AND ROAD NETWORK INFRASTRUCTURE</b>
<b>Water/Sewer Provider</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
The request went before the Gaston County TRC on Wednesday, February 18th, and received "no comments" from the following departments.

- Building Inspections
- Emergency Services
- Natural Resources

Environmental Health indicated they have no record of an existing well on-site. The applicant has submitted updated applications for the existing well and a septic system review to ensure compliance with the proposed commercial use requirements.

The GCLMPO reviewed this request and provided the following statements.

- According to the 2026-2035 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
- The NC 273/Lucia Riverbend Hwy Intersection Improvements is an unfunded project according to the 2050 MTP (improve intersection by installing a roundabout). The current ROW of Lucia Riverbend Hwy is 60 ft.
- There is a widening project for Union Road within the MPO's CTP. However, this has not yet received funding at this time.
- The CTP also shows recommended bicycle and pedestrian facilities along Union Road, but these improvements are unfunded at this time.

## STAFF SUMMARY

**Prepared By: Jaime Lisi, Planner II**

This property is located at 13460 Lucia Riverbend Road, in the northeast region of the county. The property is 1.03 acres and contains a single-family dwelling. The area is primarily zoned for residential use, with some commercial and industrial zoning nearby.

Currently, the property is being used as a contractor's office and equipment storage yard. However, this use is not permitted within the (R-1) Single-Family Limited zoning district. This rezoning request originated from a code enforcement complaint in March 2022 regarding the operation of a contractor's business on a residential lot. Since that time, the applicant has pursued rezoning the property to bring the property into compliance with county regulations.

The site plan associated with this request shows the existing residential building will operate as a contractor's office, with an equipment laydown area located at the rear of the property. The front and side yards are currently screened by a fence, and the applicant proposes a Type D, Option 3 buffer for additional screening. The site plan includes parking areas in the front, side, and rear of the property.

### General Applicable Ordinance Sections

UDO Section	Proposal
Section 2.7 – Definition	<b>Contractor's Office and Equipment Storage Yard</b> - An Operation center where the contracted work type requires large commercial vehicles to do the work. Type vehicles used in this operation would be dump trucks, bucket trucks, large commercial vehicles, flatbed trucks, tractor trailers, and grading/paving equipment. Vehicles, equipment and materials, to do the contracted work, can be externally stored on site.
Section 6.2.3 E – Commercial Districts	C-3 General Commercial. This district accommodates the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any other commercial zoning districts. Like the (C-2) district, the (C-3) district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and generally located within the Urban Standards overlay district.
Section 6.3.6 – US Urban Standards Overlay District	This district provides for areas of the County located outside their corporate limits and municipal Extra Territorial Jurisdiction (ETJ), but where the

	provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years. This district calls for standards traditionally found in urban areas as opposed to rural areas. Standards addressed include, but are not limited to: building design, off-street parking, road, lot, and subdivision standards.
Section 6.3 11 – CH Corridor Highway Overlay District	This district preserves and enhances the streetscape along designated corridor highways in Gaston County A (CH) district may exist along the entire length of a roadway or any identifiable segment of a roadway Any (CH) District initially established shall contain a minimum length of at least 1,000 linear feet as measured along one side of a designated corridor highway The (CH) district shall consist of all lots fronting on the corridor highway for a depth of 250 feet as measured from the centerline of the corridor highway for a total width of 500 feet, unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.
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 “Contractors Office and Equipment/Storage Yard,” which is allowed in the proposed underlying zoning district of (C-3) General Commercial.

#### Proposed Features

UDO Section	Required	Proposed
Section 7 6.6 – Corridor Highway Overlay District – Setbacks	The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are <ul style="list-style-type: none"> <li>- Front: 50 ft</li> <li>- Side: 25 ft</li> <li>- Rear: 25 ft</li> </ul>	The proposal meets or exceeds all required setbacks for the (CH) overlay district.
Section 8.3.11 – Contractor’s Office and Equipment/Storage Yard	This section outlines the supplemental regulations for Contractor’s Office and Equipment/Storage Yard	If more than five acres of outdoor storage area is provided, a Special Use Permit shall be required.  Storage area is not greater than 5 acres.
Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations.	The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 1 -

	<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>	along the side and rear property lines.
Section 11.6.C – Open Air Storage Buffering	C. Buffering for storage areas one acre or less in size shall consist of any one or more of the following: (i) a wall or opaque fence meeting the requirements of Section 11.3.5(F); or (ii) a Type C Buffer or greater	A type D buffer is required and proposal includes this buffer

**Requested Area of Relief**

UDO Section	Required	Proposed
Section 7 6.6.H – CH Corridor Highway Overlay District	Any lot having direct access (i.e., a point of ingress and egress) onto a Corridor Highway shall have a minimum lot width measured at the Corridor Highway right-of-way line of 200 feet.	Lot will remain as is 150' lot width
Section 10 5 – Off-street parking space requirements	The parking calculation for the site is as follows. -6 Employees + 8 Business Vehicles= -16 spaces required	10 parking spaces proposed
Section 9 14 – Special grading treatment abutting residential districts	A. Special grading treatment is required where a nonresidential use abuts a residential use or zone and differences in elevations of two feet or greater are proposed within 20 feet of common property lines for the purpose of development. The elevation must be graded to a maximum two to one (2.1) slope and the installation of grass, plantings, landscaping, etc., as necessary to prevent erosion.	Site will remain as is, no grading is proposed
Section 10 4 – Off-street parking surface requirements	Unless otherwise stated, all off-street parking areas shall be paved. Pavement surfaces shall consist of asphalt, concrete, bituminous surface treatment, brick, or other paving material that will provide equivalent protection against potholes, erosion, and dust. Pervious paving surfaces that aid in reducing runoff are encouraged	A 15' driveway section where the driveway intersects the road and 324 square feet ADA parking area to be paved The remainder of the parking spaces to remain gravel parking.

**Public Engagement**

This case has been added to the Planning and Zoning Current Pages page on [engagegaston.com](http://engagegaston.com). So far, there have been no questions or concerns posted on the project page.

## PLANNING & ZONING BOARD MEETING DATE

The Planning and Zoning Board met at its regular meeting on March 2, 2026, and recommended approval by a 10 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 facilitate commercial development and generate additional employment opportunities at the Gateway Center on NC 16.

The planning board recommended a Type D buffer extending 55 feet into the front portion of the property. However, staff believes that a six-foot fence in the front yard would be incompatible with the residential appearance of the property. As an alternative, the board may consider additional landscaping or plantings within the front yard to provide screening, rather than requiring a full Type D buffer that would require a fence.

**Attachments. Application, Maps, Site Plan and GCLMPO Comment Letter**



## GASTON COUNTY PLANNING AND ZONING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-25-01-28-00212, the planning and 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 facilitate commercial development and generate additional employment opportunities at the Gateway Center on NC 16

These findings are supported by a 10 -0 vote by the Gaston County Planning and Zoning Board during its March 2, 2026, meeting.



# GASTON COUNTY Department of Planning & 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: Farokh Ghassemi  
(Print Full Name)

Mailing Address: 201 Holdsworth Dr Mount Holly, NC 28120  
(Include City, State and Zip Code)

Telephone Numbers: 704-458-1201  
(Area Code) Business (Area Code) Home

Email: fg@earthamericallc.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: Farrock Ghassemi  
(Print Full Name)

Mailing Address: 201 Holdsworth Dr Mount Holly NC 28120 United States  
(Include City, State and Zip Code)

Telephone Numbers: (704) 458-1201  
(Area Code) Business (Area Code) Home

Email: fg@earthamericallc.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 201 Holdsworth Dr

Parcel Identification (PID): 175091

Acreage of Parcel: 1 +/- Acreage to be Rezoned: 1 +/- Current Zoning: Residential

Current Use: Residential Proposed Zoning: Light Commercial

### 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)

**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) \_\_\_\_\_ hereby give \_\_\_\_\_ consent to execute this proposed action.  
 \_\_\_\_\_  
 (Name of Applicant)

\_\_\_\_\_  
 (Signature) \_\_\_\_\_ (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** Yes

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 of Property Owner or Authorized Representative \_\_\_\_\_ 01/28/2025 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
- COPY OF DEED
- NOTARIZED AUTHORIZATION
- PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_



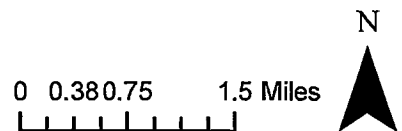
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

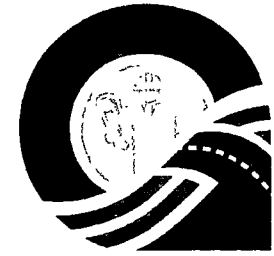
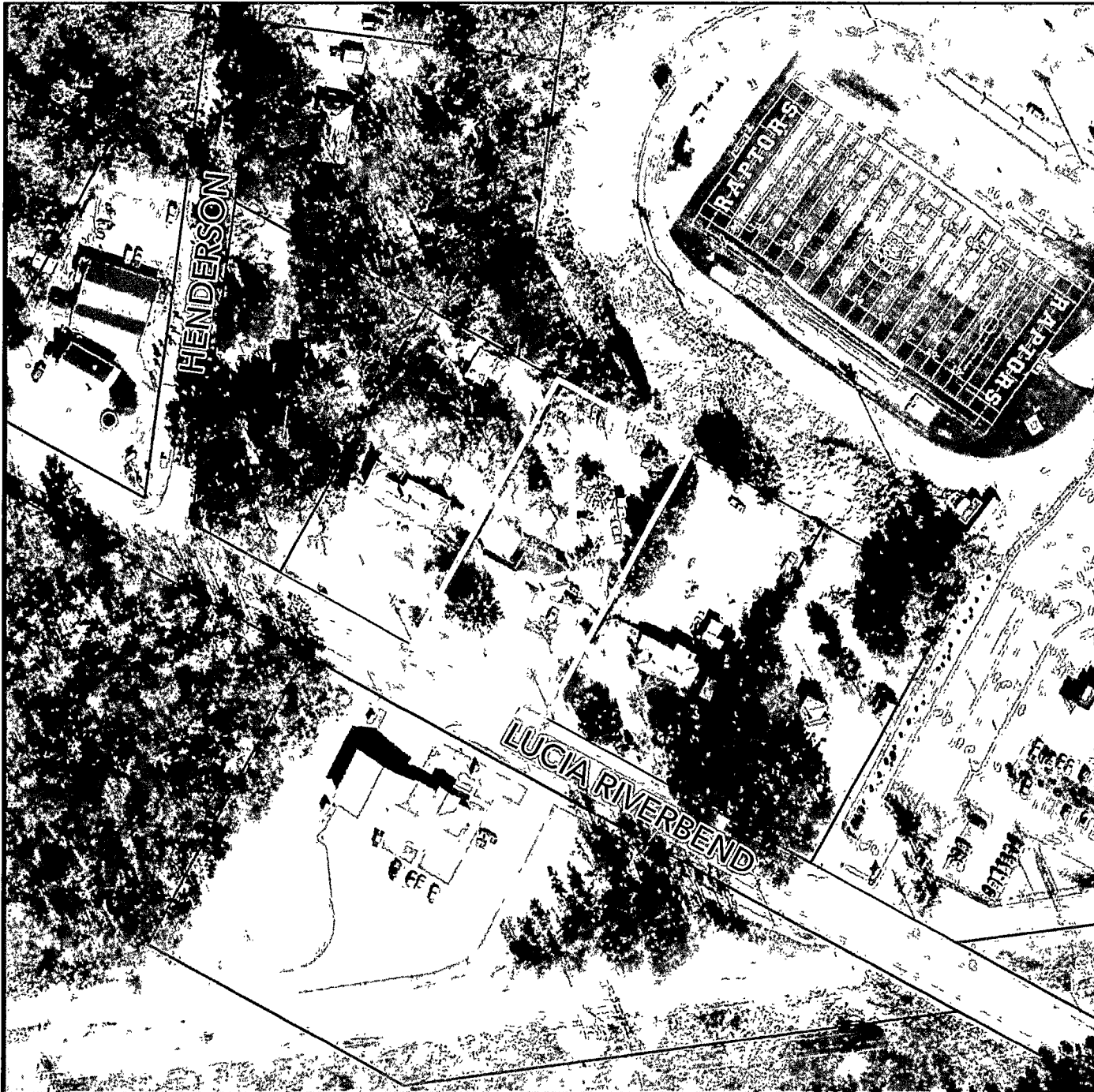
**VICINITY MAP**  
**REZ-25-01-28-00212**

**LEGEND**

- Roads
- - - Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS.





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-25-01-28-00212**

**LEGEND**

— Roads

▭ Parcels

▭ Subject Property

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS.

0 0 0 0 1 0 0 3 Miles



N





# ZONING MAP REZ-25-01-28-00212

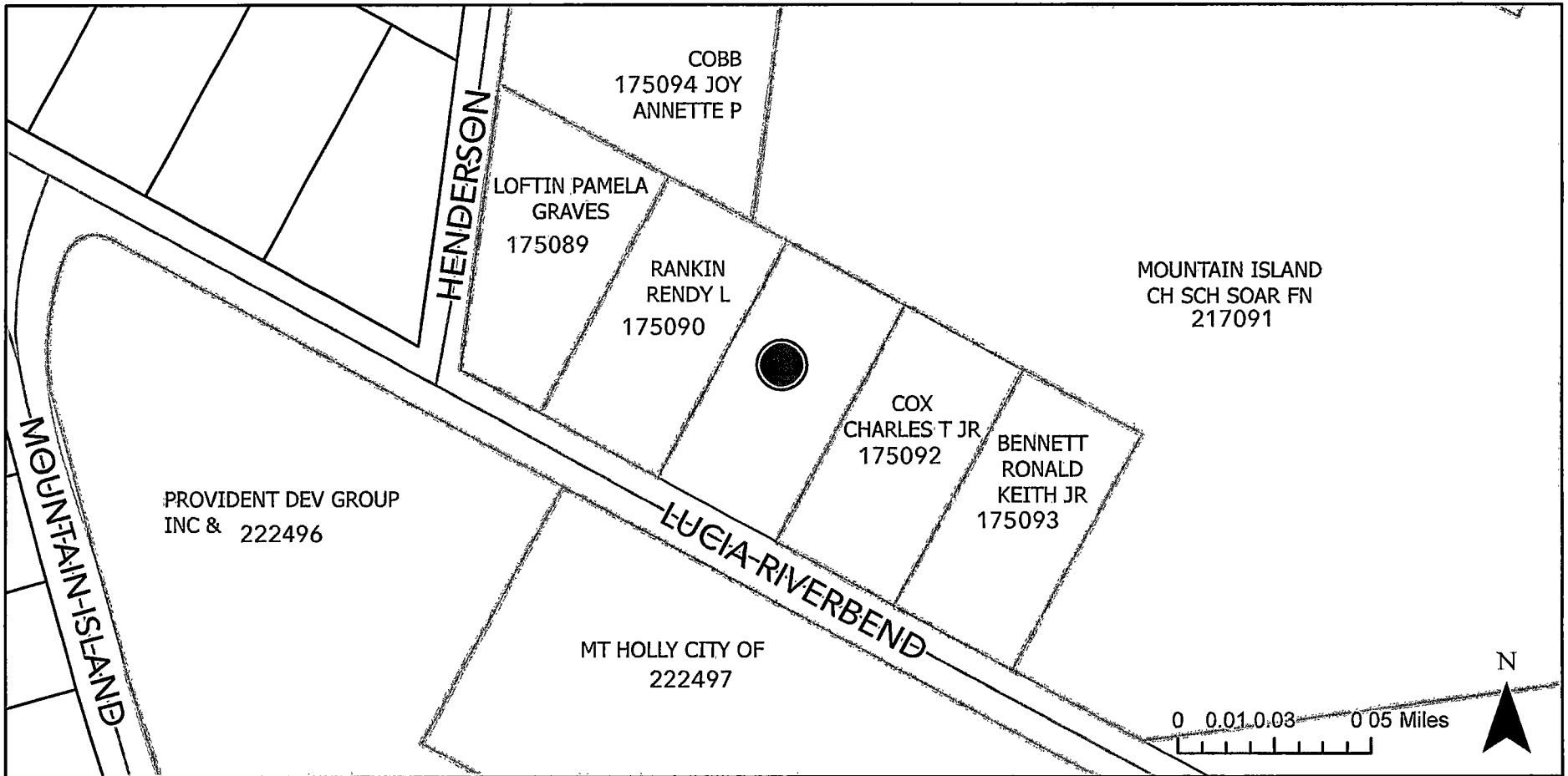
## LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE**
- C-1
- ▨ C-3
- ▩ I-2
- ▭ R-1
- TYPE**
- ◆ CH OVERLAY
- ◇ SH OVERLAY
- ✂ US OVERLAY
- ▭ Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS 132-10.

0 0.040 0.08 0.16 Miles



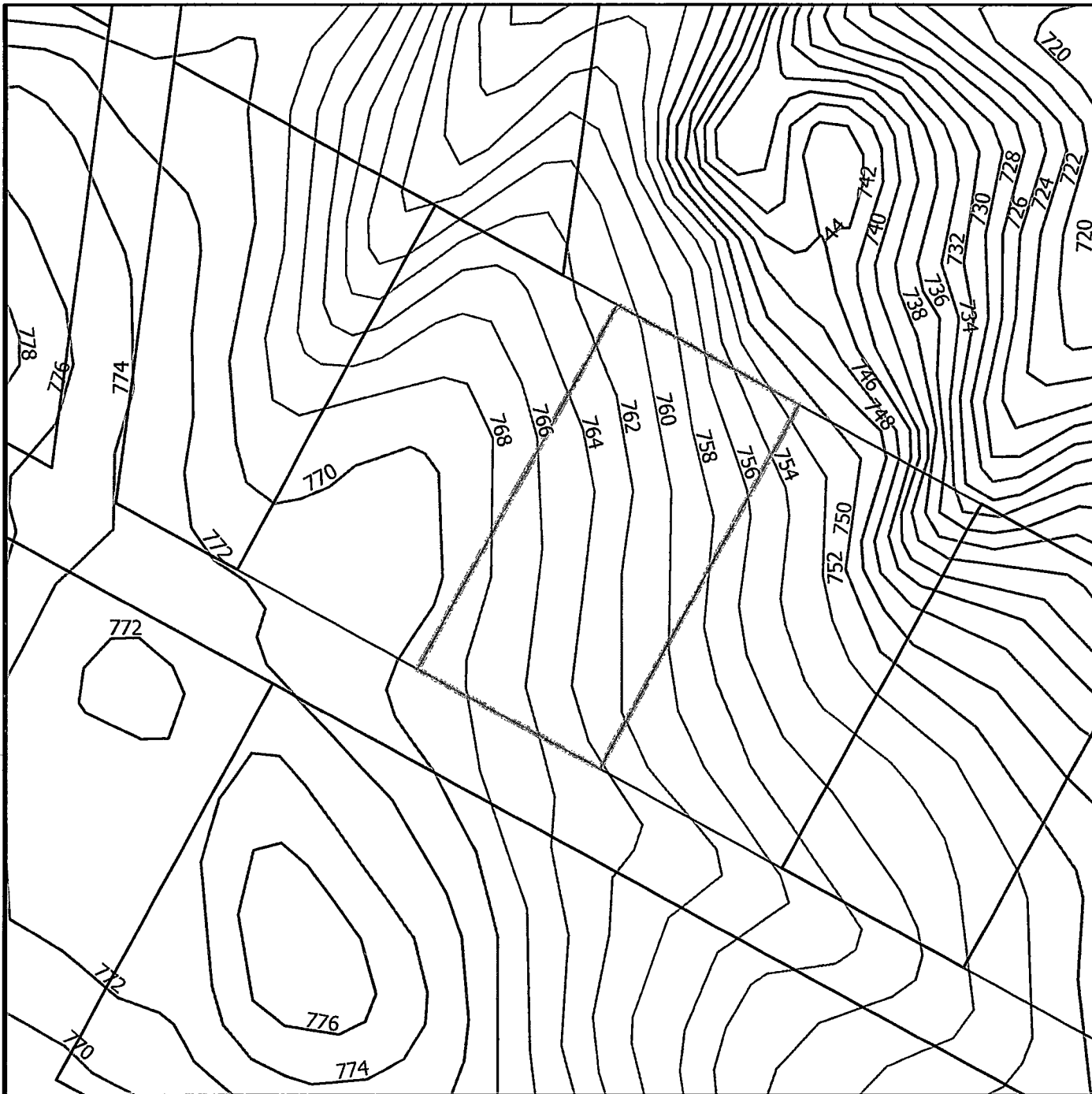


## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-28-00212

### LEGEND

 Subject Parcel








The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS 132-10.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ENVIRONMENTAL MAP**  
**REZ-25-01-28-00212**

**LEGEND**

-  Parcels
-  Subject Property
-  100ft Contours
-  2ft Contours
-  4ft Contours
-  20ft Contours
-  Flood

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. 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 NCGS 132-10.

0 0 0 0 0 1 0 0 2 Miles



N



ADJOINING LAND OWNERS

217091 MTN ISLAND CH SCH, 13440 LUCIA RIVERBEND HWY, MT HOLLY, NC, 28120  
 175090 RANKIN, JAMES, PO BOX 213, MT HOLLY, NC, 28120  
 175092 COX, CHARLES JR, 13452 LUCIA RIVERBEND HWY, MT HOLLY, NC, 28120  
 175090 CITY OF MT HOLLY, PO BOX 406, MT HOLLY, NC, 28120

**Approved for Public Hearing  
 Purposes Only by Jaime Lisi  
 02/18/2026**

**PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR DEED DESCRIPTION**

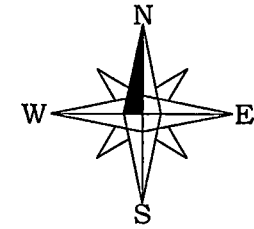
**TOTAL AREA:** 45,308 SQFT  
 GRAVEL DRIVEWAY FRONT: 5,001 SQFT  
 GRAVEL DRIVEWAY BACK: 8,192 SQFT  
 NEW LAY DOWN AREA: 915 SQFT  
 HOUSE: 1,512 SQFT  
 ADA PARKING AREA: 324 SQFT  
 SHED: 120 SQFT  
**TOTAL IMPERVIOUS AREA:** 16,064 SQFT  
**TOTAL % OF IMPERVIOUS AREA:** 35% (NO CURB OR GUTTER)

**NOTES:**  
 PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED  
 OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION  
 PROPERTY TO BE USED FOR CONTRACTOR'S OFFICE & EQUIPMENT STORAGE YARD  
 PARKING SPACES 1-10 NEED TO MEASURE 9' WIDE & 19' DEEP

**DATA:**  
 TOTAL ACREAGE: 1.0401 AC +/-  
 ZONING: CD-C-3 (CH) & (US) overlay  
 LOT #: 3  
 SUBDIVISION: HENDERSON (PB 12; PG 18 Gaston County)  
 FLOOD ZONE: X (Area of minimal flood hazard)  
 FLOOD PANEL: 371043090L (9-02-2015)  
 WATERSHED: Mtn Island Protected IV  
 PROPOSED USE: CONTRACTOR'S OFFICE & EQUIPMENT STORAGE YARD

**SETBACKS FOR CD-C-3:**  
 FRONT: 30'  
 REAR: 20'  
 SIDE: 15'

**MT HOLLY CITY OF:**  
 222497  
 DB 4740, PG 1758  
 B-3



TYPE D OPTION 3 BUFFER WILL BE USED FOR SCREENING ON THE SIDE YARD

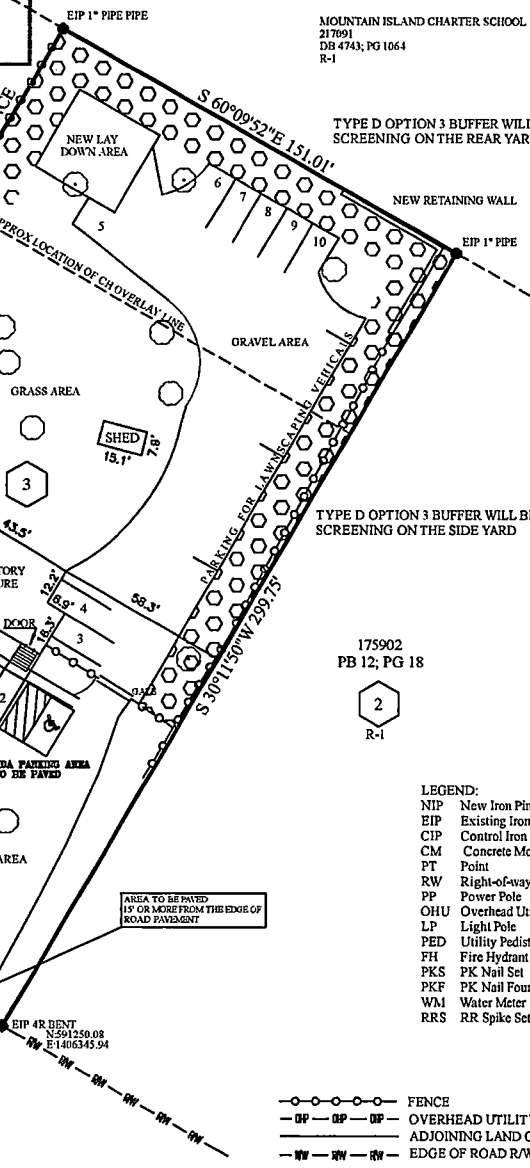
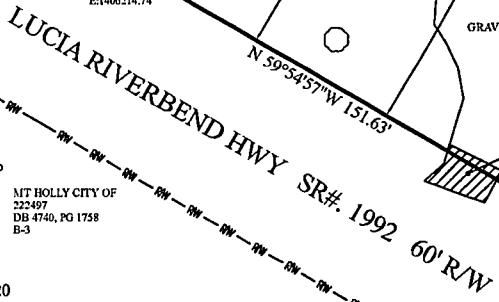
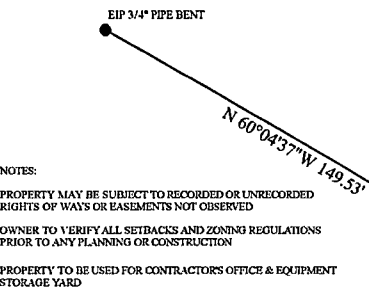
MOUNTAIN ISLAND CHARTER SCHOOL  
 217091  
 DB 4743; PG 1064  
 R-1

TYPE D OPTION 3 BUFFER WILL BE USED FOR SCREENING ON THE REAR YARD

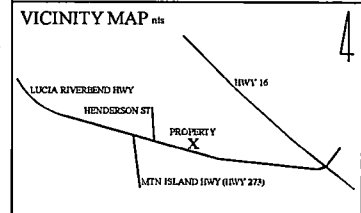
175090  
 PB 12; PG 18



NORTH REFERENCE  
 NAD 83 (2011)



REVISION 03-06-2024: REMOVED SURVEYOR'S CERTIFICATES, PER COUNTIES REQUEST & ADDED COUNTY'S COMMENTS  
 REVISION 09-17-2025: ADDED COUNTY'S COMMENTS  
 REVISION 12-17-2025: ADDED COUNTY'S COMMENTS  
 REVISION 02-16-2025: REVISED COUNTY'S COMMENTS



**SITE PLAN  
 FOR  
 FAROKH GHASSEMI**

PID #: 175091  
 PIN #: 4509-61-3451

PARCEL ADDRESS:  
 13460 LUCIA RIVERBEND HWY, MT HOLLY NC 28120

- LEGEND:**
- NIP New Iron Pin
  - EIP Existing Iron Pin
  - CIP Control Iron Pin
  - CM Concrete Monument
  - PT Point
  - RW Right-of-way
  - PP Power Pole
  - OHU Overhead Utility
  - LP Light Pole
  - PED Utility Pedestal
  - FH Fire Hydrant
  - PKS PK Nail Set
  - PKF PK Nail Found
  - WM Water Meter
  - RRS RR Spike Set

RIVERBEND TOWNSHIP	GASTON COUNTY, NC
REFERENCE: DEED BOOK 4759 /PAGE 2044	SCALE: 1" = 40'
DATE OF SURVEY: 10-27-2022	DATE OF DRAWING: 07-21-2023
	DATE OF REVISION: 03-06-2024
	DATE OF REVISION: 09-17-2025
FAROKH GHASSEMI 201 HOLDSWORTH DR MOUNT HOLLY NC 28120	
T. RILEY CASEY, P.L.S. L-4896 CASEY LAND SURVEYING, PLLC PO BOX 189 LINCOLNTON, NC 28093 (704) 368-0701	
JOB FILE: LUCIA RIVERBEND 10272022	

- FENCE
- DP—DP—DP— OVERHEAD UTILITY
- AD—AD—AD— ADJOINING LAND OWNER
- RW—RW—RW— EDGE OF ROAD R/W



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** Jaime Lisi, Planner I, Building & Development Services  
**From** Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO  
**Date** February 23<sup>rd</sup>, 2026  
**Subject:** TRC Review for REZ-212 - Lucia Riverbend Hwy – GCLMPO Review

Thank you for the opportunity to provide transportation comments on a proposed conditional 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 13460 Lucia Riverbend Highway, Stanley, NC, 28164 PID# 175091. 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.

3. The NC 273/Lucia Riverbend Hwy Intersection Improvements is an unfunded project according to the 2050 MTP (improve intersection by installing a roundabout) The current ROW of Lucia Riverbend Hwy is 60 ft.
4. The CTP shows recommended pedestrian facilities along Lucia Riverbend Highway These improvements are unfunded at this time



---

Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6980

150 South York Street  
Gastonia, North Carolina 28052  
Fax (704) 869-1960

- 5 The MPO submitted the improvement of the NC 273/Lucia Riverbend Hwy intersection by installing a roundabout for NCDOT's round of prioritization (SPOT 7 0) This project did not receive funding in the current STIP

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 # 26-090

Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-25-01-28-00212, Farrokh Ghassemi (Applicant), Property Parcel. 175091, Located at 13460 Lucia Riverbend Hwy , Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the (CD/C-3) General Commercial Conditional District with US and CH Overlays

### STAFF CONTACT

Jaime Lisi - Planner II - 704-898-1342

### 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. Farrokh Ghassemi (Applicant), Property Parcel: 175091, Located at 13460 Lucia Riverbend Hwy , Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the (CD/C-3) General Commercial Conditional District with US and CH Overlays. A public hearing was advertised and held on March 24, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on March 2, 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
2026-081	03/24/2026	TK	AF	N	A	A	A	A	A	N	5 - 2

### DISTRIBUTION.

Laserfiche Users

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