

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 16th, 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.