

# REZ-25-01-28-00212

## Conditional Rezoning

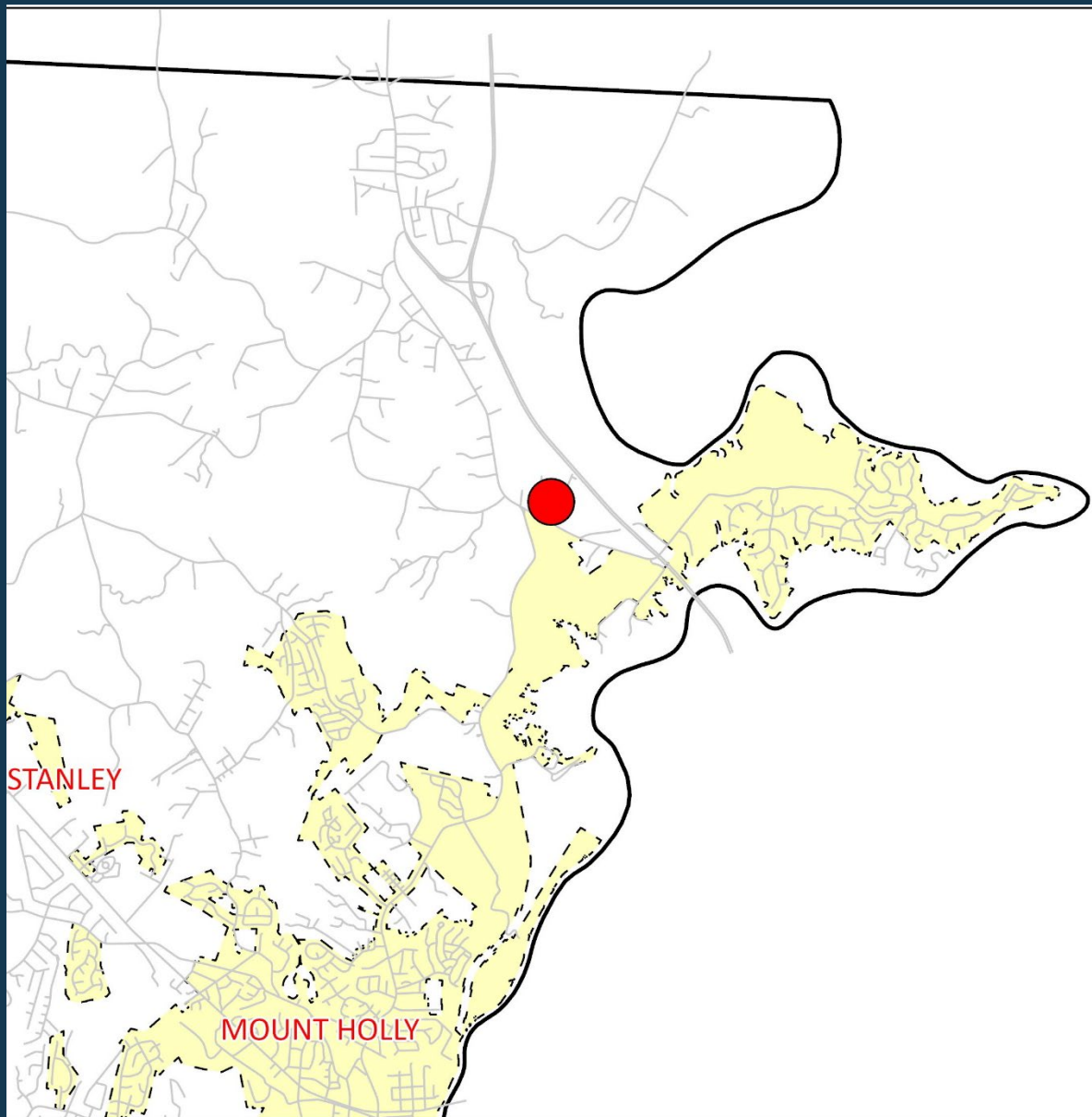
**Applicant:** Farrock Ghassemi

**PID:** 175091

**Request:** Conditionally rezone from (R-1) with US and CH overlays to CD/(C-3) with US and CH overlays



# 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

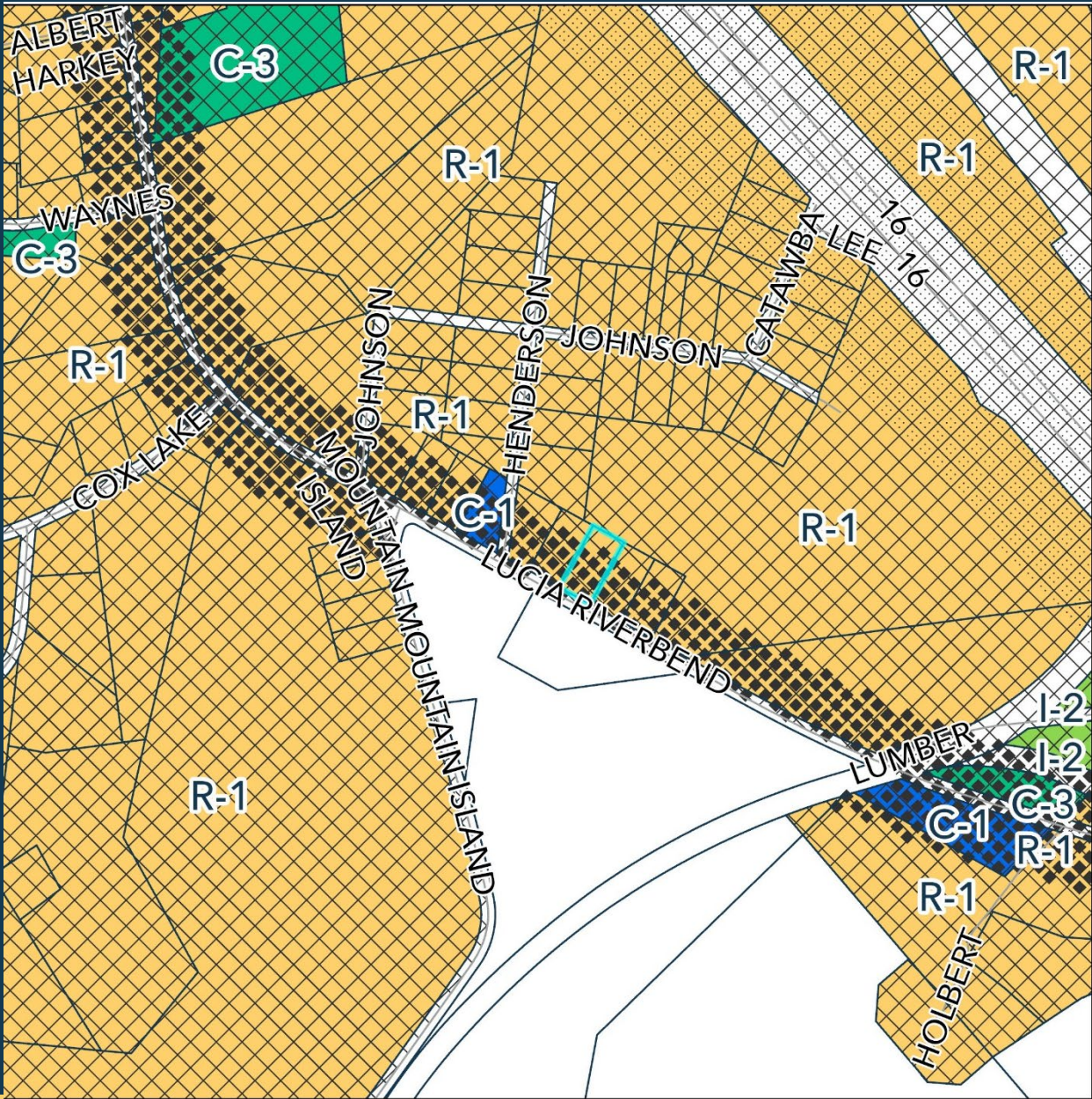


## LEGEND

-  Subject Parcel
-  Property Parcels

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# REZONING MAP



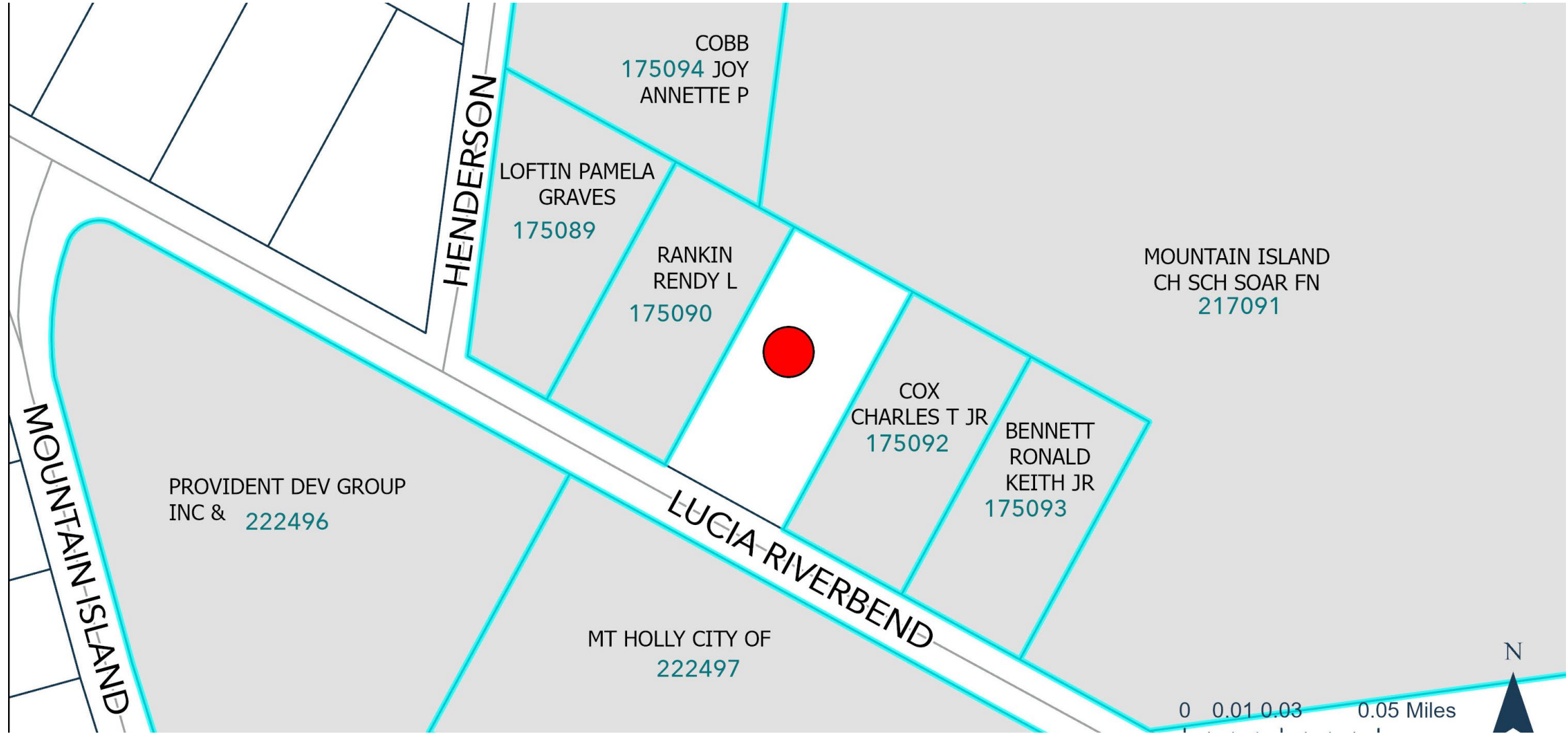
## LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE
- C-1
- C-3
- I-2
- R-1
- TYPE
- ◆ CH OVERLAY
- ⋯ SH OVERLAY
- ⊗ US OVERLAY
- ▭ Subject Parcel

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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

Parcel ID	Owner Name	Owner Name	Address	City	State	Zipcode
175090	RANKIN JAMES E JR	RANKIN RENDY L	PO BOX 213	MT HOLLY	NC	28120
175094	COBB JOY ANNETTE P		116 HENDERSON ST	MT HOLLY	NC	28120
222496	PROVIDENT DEV GROUP INC &	SAMUEL J STIGLER JR REV TRUST	6707 FARIVIEW RD SUITE B	CHARLOTTE	NC	28210
217091	MOUNTAIN ISLAND CH SCH SOAR FN		13440 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
175091	GHASSEMI FAROKH		201 HOLDSWORTH DR	MOUNT HOLLY	NC	28120
222497	MT HOLLY CITY OF		PO BOX 406	MT HOLLY	NC	28120
175092	COX CHARLES T JR		13452 LUCIA RIVERBEND HWY	MT HOLLY	NC	28120
175089	LOFTIN CHRISTOPHER BRADLEY	LOFTIN PAMELA GRAVES	503 NIVENS COVE RD	MT HOLLY	NC	28120
175093	BENNETT RONALD KEITH JR	BENNETT MONICA	161 GRIFFIN ST	STANLEY	NC	28164

# REZ-00212 | Lucia Riverbend Hwy Conditional Rezoning

Project Details for REZ-25-01-28-00212 - a conditional rezoning request from Farrokh Ghassemi for PID #175091 on Lucia Riverbend Hwy. in Mount Holly.

Home / REZ-00212 | Lucia Riverbend Hwy Conditional Rezoning

**Applicant:** Farrokh Ghassemi

**Parcel ID(s):**175091

**Request:** Conditionally rezone the above parcel to permit a contractor's office and equipment storage yard.

## 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.



## Document Library



**Site Plan**

PDF (94.57 KB)

## Contact Us

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

Name Jaime Lisi

Phone 704-898-1342

Email [jaime.lisi@gastongov.com](mailto:jaime.lisi@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?

# Utilities & Streets



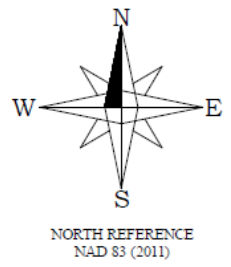
- **Private well and municipal water**
- **Private septic system**
- **Lucia Riverbend - NCDOT**



# Site Plan

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

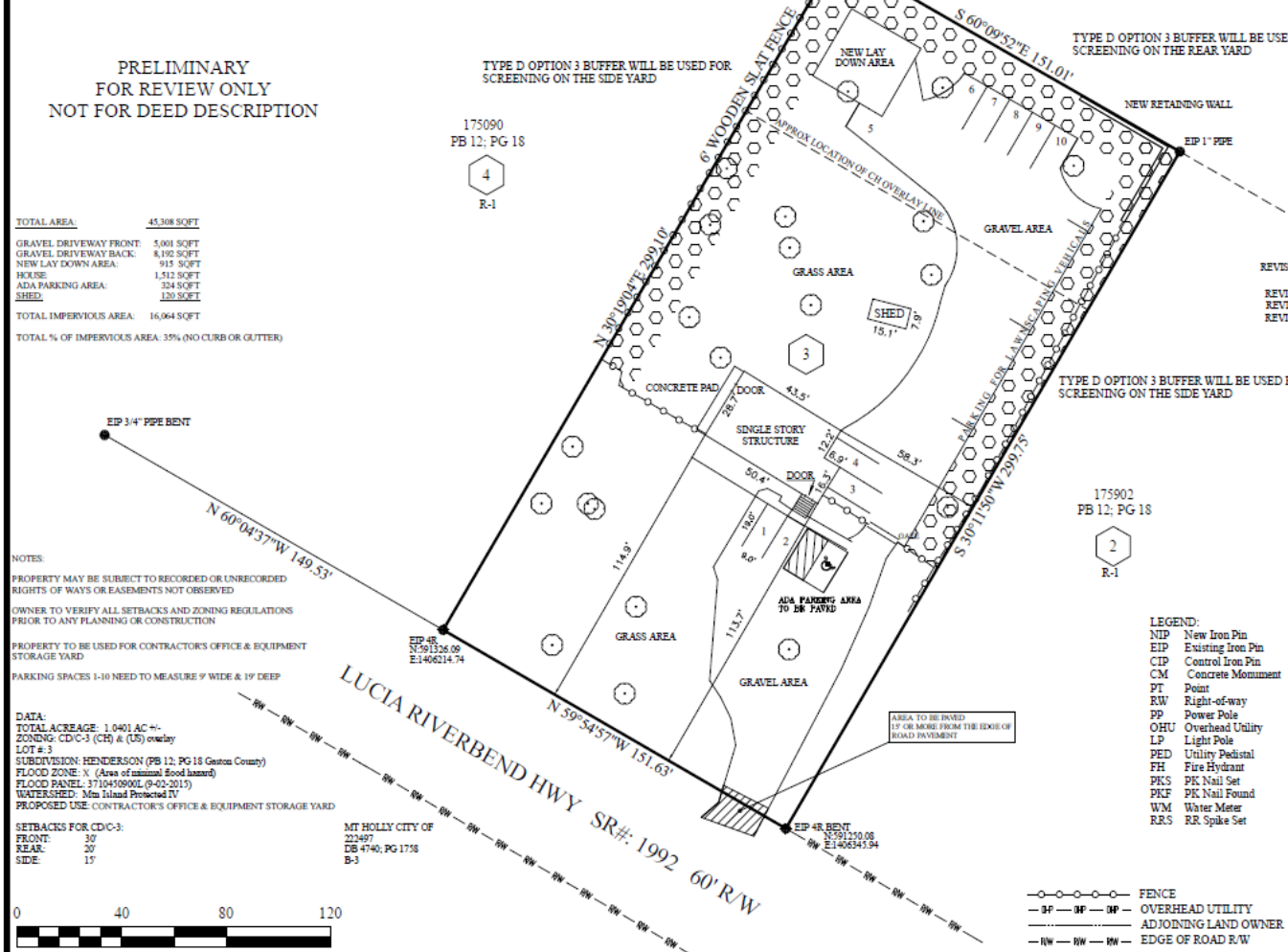
TOTAL AREA:	45,308 SQFT
GRAVEL DRIVEWAY FRONT:	5,001 SQFT
GRAVEL DRIVEWAY BACK:	8,192 SQFT
NEW LAY DOWN AREA:	915 SQFT
HOUSE:	1,512 SQFT
ADA PARKING AREA:	324 SQFT
SHED:	120 SQFT
TOTAL IMPERVIOUS AREA:	16,064 SQFT
TOTAL % OF IMPERVIOUS AREA: 35% (NO CURB OR GUTTER)	

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 CONTRACTORS OFFICE & EQUIPMENT STORAGE YARD  
 PARKING SPACES 1-10 NEED TO MEASURE 9' WIDE & 19' DEEP

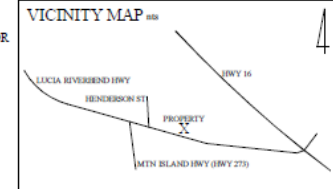
DATA:  
 TOTAL ACREAGE: 1.0401 AC +/-  
 ZONING: CD-C-3 (CH) & (US) overlay  
 LOT # 3  
 SUBDIVISION: HENDERSON (PB 12, PG 18 Gaston County)  
 FLOOD ZONE: X (Area of minimal flood hazard)  
 FLOOD PANEL: 3710450900L (9-02-2015)  
 WATERSHED: Mtn Island Protection IV  
 PROPOSED USE: CONTRACTORS OFFICE & 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



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  
 PD# #: 4509-61-3451

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

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-4886	
CASEY LAND SURVEYING, PLLC PO BOX 195 LINCOLN, NC 28089 (704) 308-0701	
JOB FILE: LUCIARIVERBEND0272022	

- 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
  - RSS RR Spike Set

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

# 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>	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 the Contractors Office and Equipment/Storage Yard use.	If more than five acres of outdoor storage area is provided, a Special Use Permit shall be required. The proposed storage area is approximately 1500 sq ft, therefore, a Special Use Permit is not required.

# General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 2.7 – Definitions	<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 – Commercial Districts	<b>(C-3) General Commercial</b> – 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.

# 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 “Contractor’s Office and Equipment/Storage Yard,” which is allowed in the proposed underlying zoning district of (C-3) General Commercial.

# Relief Requested

UDO SECTION	REQUIRED	PROPOSED
Special Grading when abutting a residential district	Elevation must be graded to a 2:1 slope	Lot grading to remain as is
Section 10.5 – Off-street parking space requirements	The parking calculation for the site is as follows: -6 Employees + 8 Business Vehicles + 2 for visitors = 16 spaces required	10 Parking spaces
Parking surface requirements	Paved	ADA parking space paved, the remainder of the space will remain gravel
Lot width CH Overlay	200'	Lot width will remain 150'

# TRC Comments and PIMs

- **TRC Comments**

- EMS, Natural Resources, Building Services, no Comment
- Environmental Health

# Planning & Zoning Board Recap

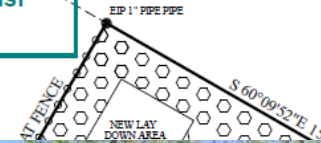
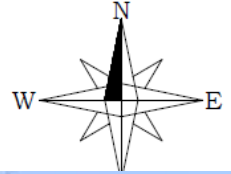
- **Recommended Condition of Approval:**
  - Planning Board recommended extending the Type D buffer 50' from the existing fence towards the road.
- **Board Recommendation:**
  - Recommended approval by of the request by a 10 to 0 vote

# Site Plan

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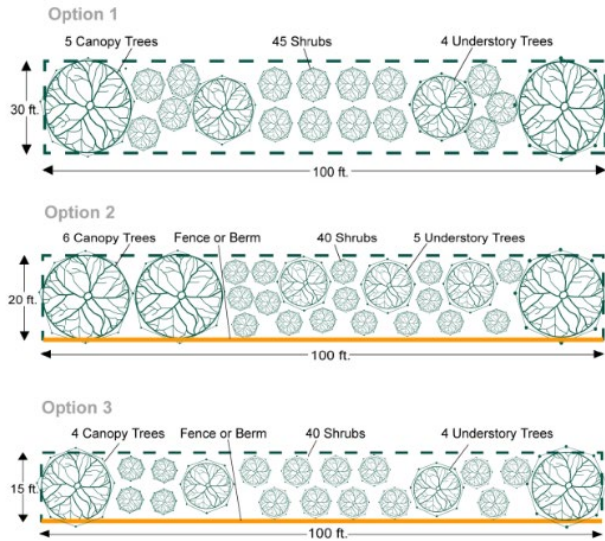
MOUNTAIN ISLAND CHARTER SCHOOL  
 217091  
 DB 4743, PG 1064  
 R-1



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



Figure 11.3.3-4  
 Type D Buffer Yard



# Overview

- **Area 3:** Northeast Riverfront Gaston
- **Future Land Use Designation:** Gateway Center
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.