

# REZ-25-06-09-00230

## Conditional Rezoning

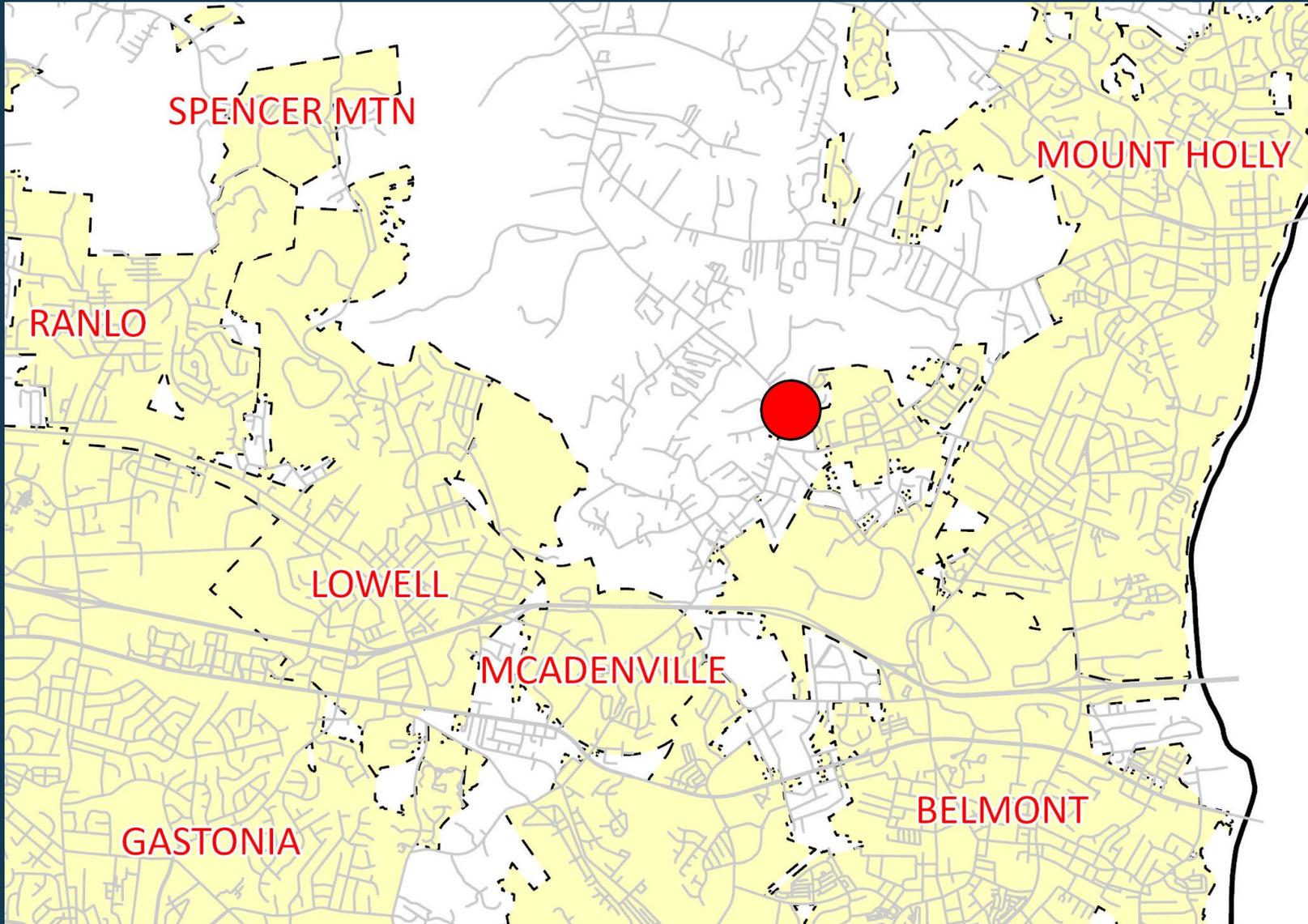
**Applicant:** Jason Cagle

**PID:** 182805

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



# VICINITY MAP



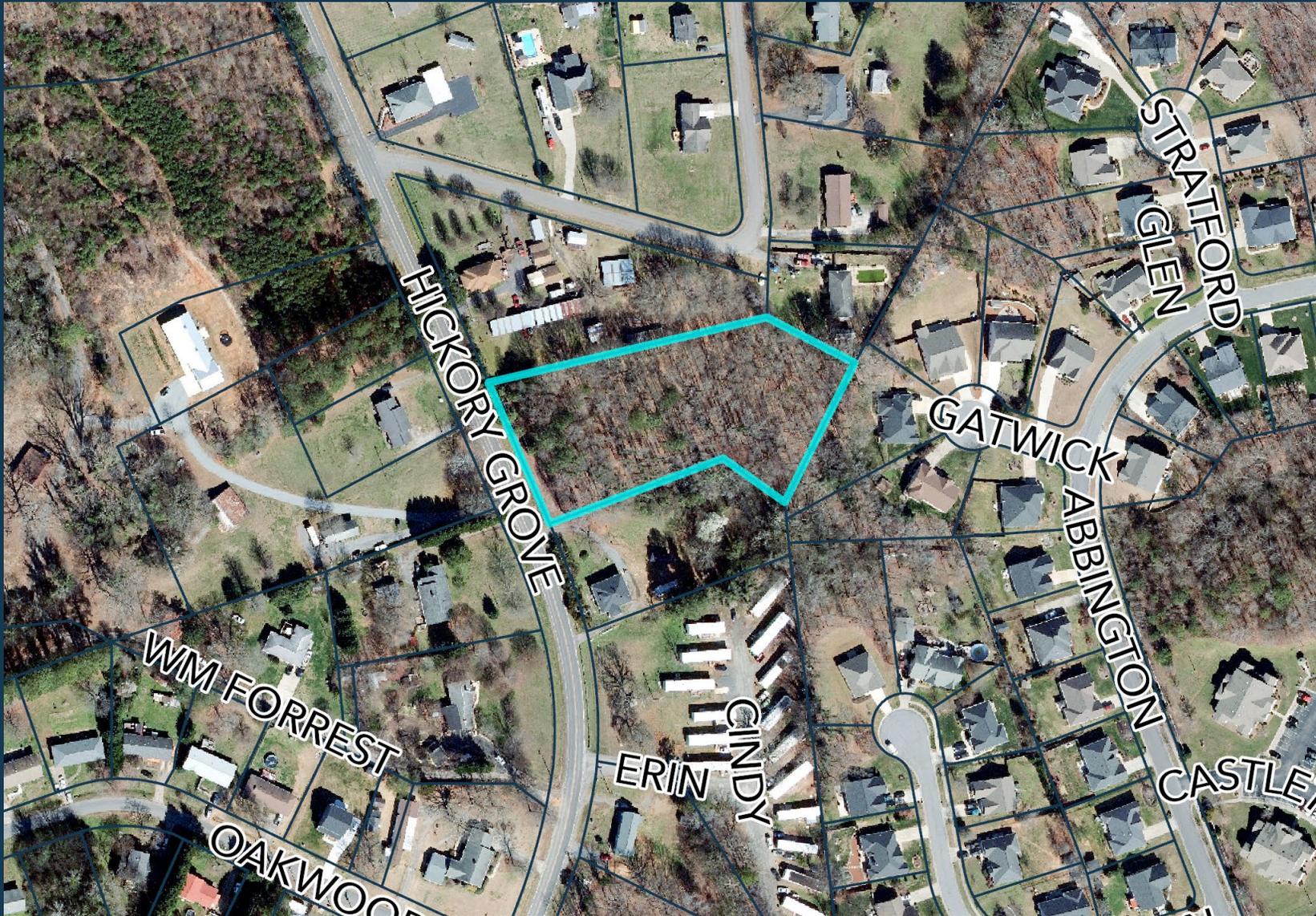
## LEGEND

- 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

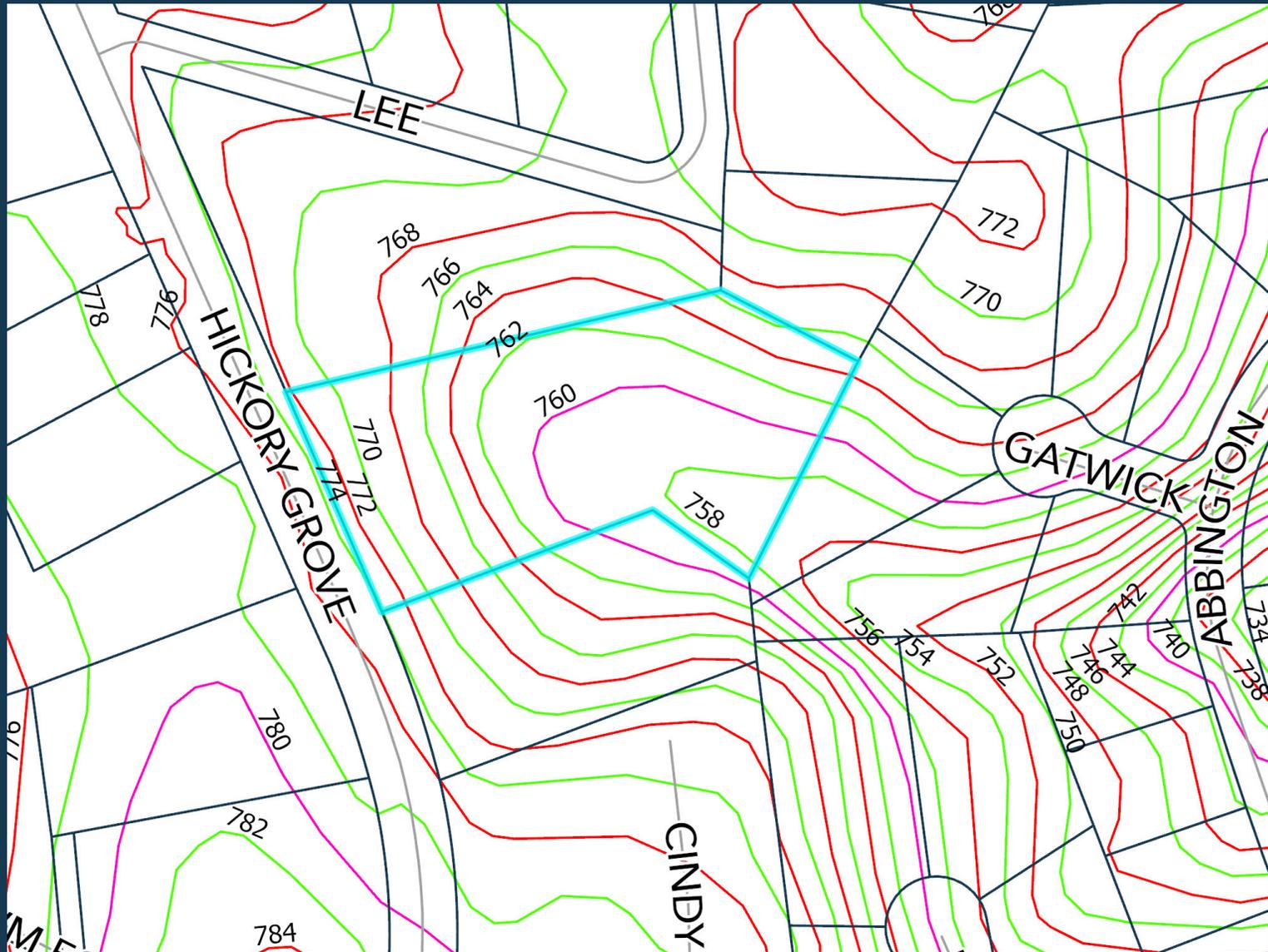


## LEGEND

-  Subject Parcel
-  Property Parcels

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# ENVIRONMENTAL MAP



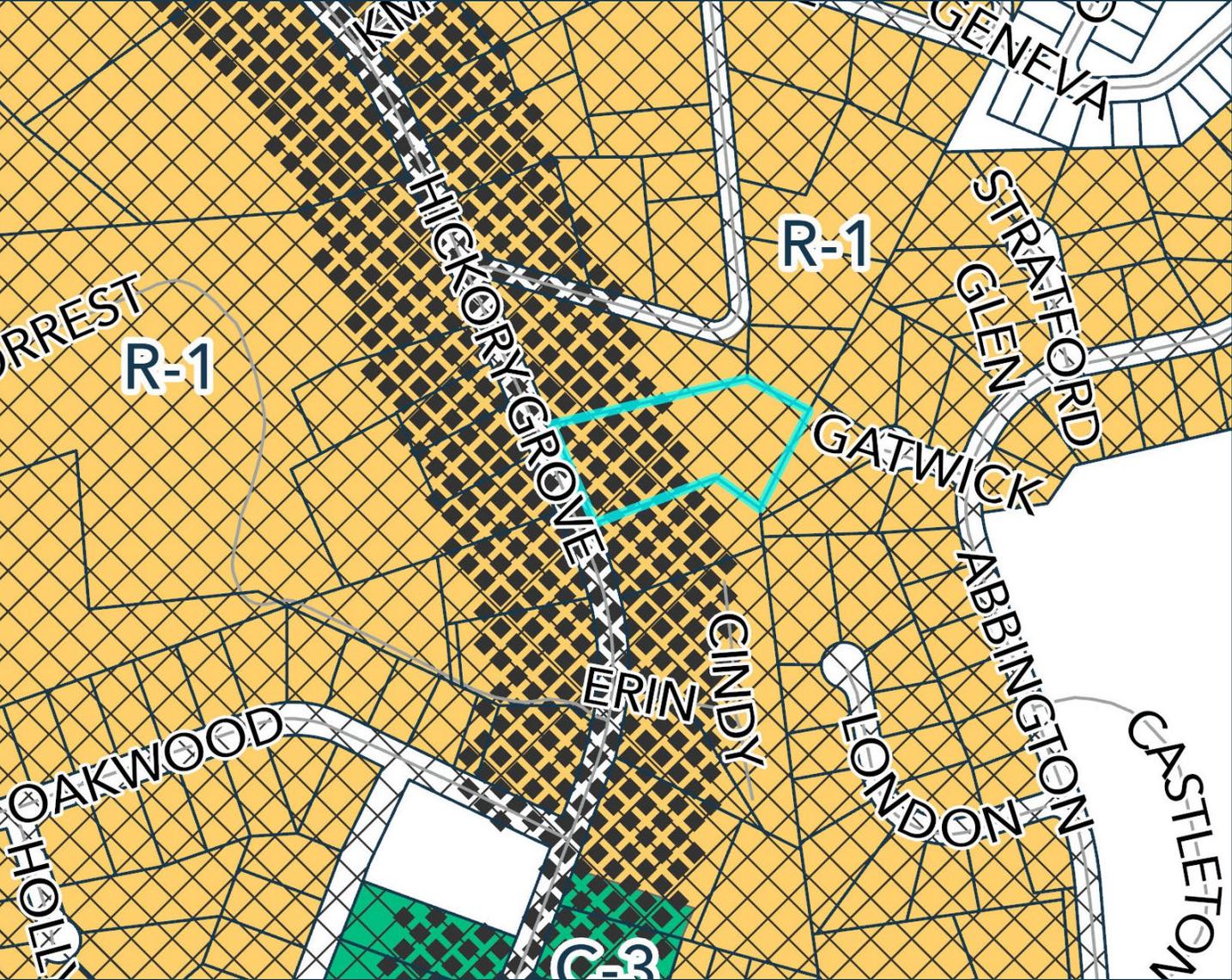
## LEGEND

- Parcels
- Roads
- Subject Properties
- 100ft Contours
- 2ft Contours
- 4ft Contours
- 20ft Contours
- Flood

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# REZONING MAP



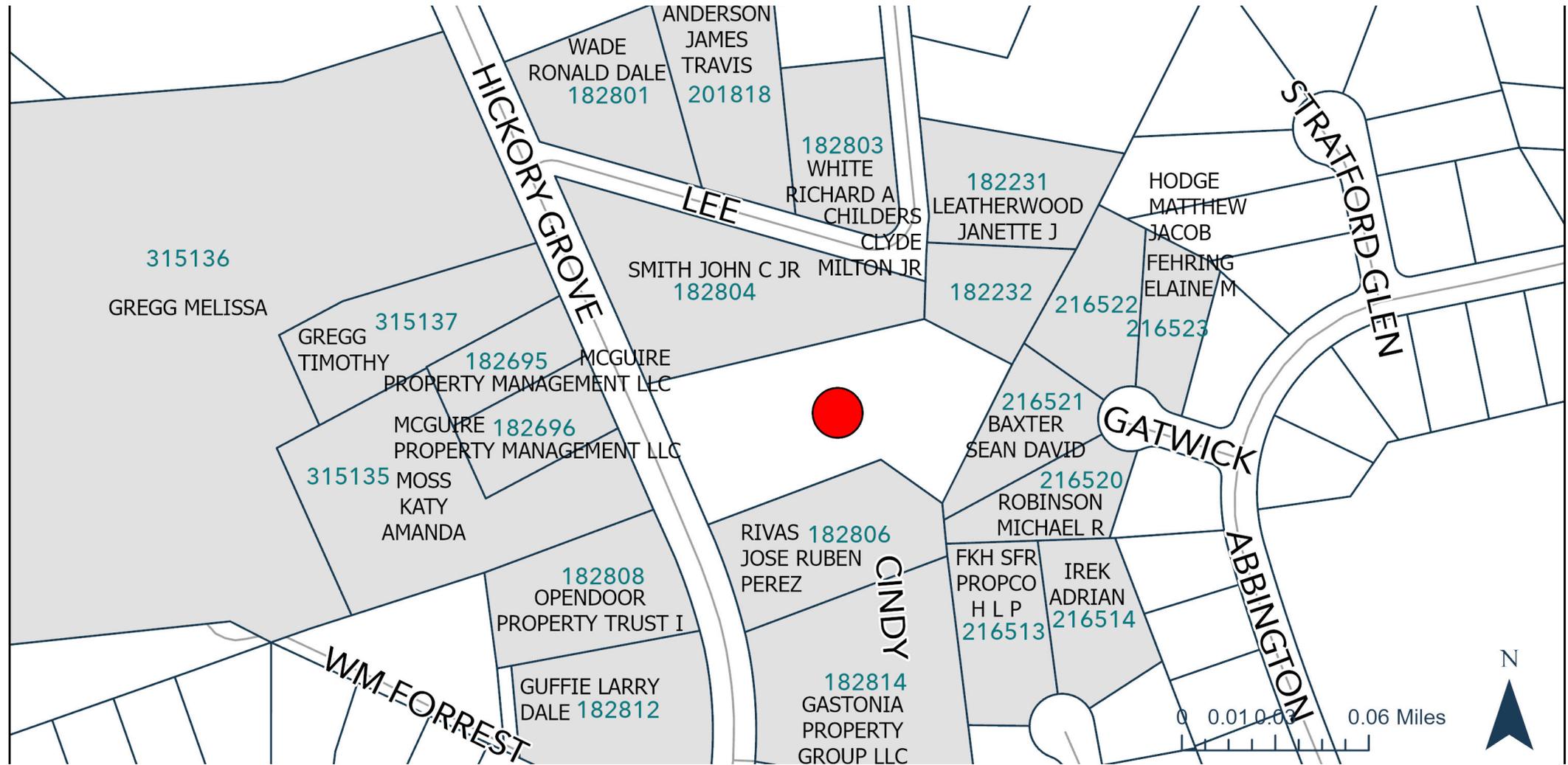
## LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE
  - C-3
  - I-2
  - R-1
- TYPE
  - ◆◆ CH OVERLAY
  - × > US OVERLAY
  - ▭ Subject Parcel

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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

| AKPAR  | WHOLE_ADDRESS         | CURR_NAME1                      | CURR_NAME2                            | CURR_ADDR1                  | CURR_ADDR2 | CURR_CITY  | CURR_STATE | CURR_ZIPCODE |
|--------|-----------------------|---------------------------------|---------------------------------------|-----------------------------|------------|------------|------------|--------------|
| 201818 | 3011 LEE RD           | ANDERSON JAMES TRAVIS           | ANDERSON JENNIFER CROWELL             | 3011 LEE RD                 |            | GASTONIA   | NC         | 28056        |
| 216521 | 2207 GATWICK CIR      | BAXTER SEAN DAVID               | BAXTER VIRGINIA LOCKMAN               | 2207 GATWICK CIRCLE         |            | BELMONT    | NC         | 28012        |
| 182805 | NO ASSIGNED ADDRESS   | CAGLE JASON GLENN               | CAGLE TRACY LUNSFORD                  | 3057 LEE ROAD               |            | GASTONIA   | NC         | 28056        |
| 182232 | 3022 LEE RD           | CHILDERS CLYDE MILTON JR        | CHILDERS AUDREY LYNN                  | 3022 LEE RD                 |            | GASTONIA   | NC         | 28056        |
| 216523 | 2202 GATWICK CIR      | FEHRING ELAINE M                |                                       | 2202 GATWICK CIR            |            | BELMONT    | NC         | 28012        |
| 216513 | 2133 LONDON LN        | FKH SFR PROPCO H L P            |                                       | 600 GALLERIA PARKWAY        | SUITE 300  | ATLANTA    | GA         | 30339        |
| 182814 | 101 CINDY LN          | GASTONIA PROPERTY GROUP LLC     |                                       | 9001 ADMIRALTY LN           |            | TUSCALOOSA | AL         | 35406        |
| 315136 | NO ASSIGNED ADDRESS   | GREGG MELISSA                   |                                       | 213 WM FORREST LANE         |            | GASTONIA   | NC         | 28056        |
| 315137 | 2017 HICKORY GROVE RD | GREGG TIMOTHY                   |                                       | 2017 HICKORY GROVE RD       |            | GASTONIA   | NC         | 28056        |
| 182812 | 1911 HICKORY GROVE RD | GUFFIE LARRY DALE               | GUFFIE ELIZABETH M                    | 1911 HICKORY GROVE ROAD     |            | GASTONIA   | NC         | 28054        |
| 216522 | 2206 GATWICK CIR      | HODGE MATTHEW JACOB             | HODGE ALEXA TAYLOR                    | 2206 GATWICK CIR            |            | BELMONT    | NC         | 28012        |
| 216514 | 2134 LONDON LN        | IREK ADRIAN                     | IREK CINDY                            | 2134 LONDON LANE            |            | BELMONT    | NC         | 28012        |
| 182231 | 3026 LEE RD           | LEATHERWOOD JANETTE J           |                                       | 3026 LEE RD                 |            | GASTONIA   | NC         | 28056        |
| 182695 | NO ASSIGNED ADDRESS   | MCGUIRE PROPERTY MANAGEMENT LLC |                                       | 2205 CRESCENT AVENUE        |            | CHARLOTTE  | NC         | 28207        |
| 182696 | 2023 HICKORY GROVE RD | MCGUIRE PROPERTY MANAGEMENT LLC |                                       | 2205 CRESCENT AVENUE        |            | CHARLOTTE  | NC         | 28207        |
| 315135 | NO ASSIGNED ADDRESS   | MOSS KATY AMANDA                |                                       | 2017 HICKORY GROVE ROAD     |            | GASTONIA   | NC         | 28056        |
| 182808 | 2009 HICKORY GROVE RD | OPENDOOR PROPERTY TRUST I       |                                       | 1295 WEST WASHINGTON STREET | STE 115    | TEMPE      | AZ         | 85281        |
| 182806 | 2006 HICKORY GROVE RD | RIVAS JOSE RUBEN PEREZ          | MARTINEZ CARMEN AIDA MARGARITA GAMERO | 10010 GARRISON RD           |            | CHARLOTTE  | NC         | 28278        |
| 216520 | 2205 GATWICK CIR      | ROBINSON MICHAEL R              | ROBINSON MARY K                       | 2205 GATWICK CIR            |            | BELMONT    | NC         | 28012        |
| 182804 | 2026 HICKORY GROVE RD | SMITH JOHN C JR                 |                                       | 2026 HICKORY GROVE RD       |            | GASTONIA   | NC         | 28056        |
| 182801 | 2102 HICKORY GROVE RD | WADE RONALD DALE                |                                       | 2102 HICKORY GROVE RD       |            | GASTONIA   | NC         | 28056        |
| 182803 | 3031 LEE RD           | WHITE RICHARD A                 | WHITE TRACY W                         | 3031 LEE RD                 |            | GASTONIA   | NC         | 28056        |

Property Information: Parcel# 182805  
Owner: Jason and Tracy Cagle  
Use: Vacant  
1.99 Acres  
Current Zoning (R1) Single family limited with (US) & (CH) Overlays  
Overlays  
Proposed Zoning CD/(C3) General District/ Light Commercial with (US) & (CH) overlays  
Purpose use: Contractor office  
Setbacks (US) & (CH) Overlay  
Front:50  
Side: 25ft  
Rear:25ft  
**PERMITTED USES:**  
Contractor office  
Plumbing  
HVAC  
Electrical  
General Contractor  
Dance studio  
Hair Salon

**PROPOSED CONDITIONS OF APPROVAL**  
1. All uses listed on the permitted uses list shall be permitted on the site provided that all applicable supplemental regulations for each use are met, or that such supplemental regulations have been specifically approved as part of the conditional zoning district.  
2. The contractor's office use shall be limited to the area identified in pink on the approved site plan. Disturbance associated with this use shall not exceed one (1) acre.  
3. A photometric plan shall be submitted to and approved by the Planning & Zoning Department at the time of permitting.



**APPROVED**  
FOR PUBLIC HEARING PURPOSES ONLY  
by Peyton Wiggins on 1/20/2026

# Proposed Features

| UDO SECTION                               | REQUIRED                                                                                                                                                                                                                                                                                                             | PROPOSED                                                                                                                                       |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 11.3.2 – Buffer yard requirements | <p>Screening and buffering shall be required under the following situations:</p> <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> | <p>The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 1 -along the side property lines.</p> |

# General Applicable Ordinance Sections

| UDO SECTION                                         | PROPOSED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 6.2.3 – Commercial Districts                | <p><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.</p>                             |
| Section 6.3.6 – US Urban Standards Overlay District | <p>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.</p> |

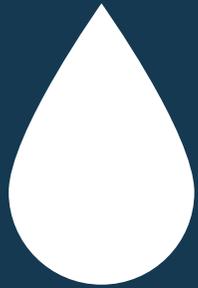
# General Applicable Ordinance Sections

| UDO SECTION                                           | PROPOSED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 6.3.11 – CH Corridor Highway Overlay District | <p>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.</p> |

# General Applicable Ordinance Sections

| UDO SECTION                                   | PROPOSED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 6.5 –<br>Conditional District<br>(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<br>Uses                | The proposed use for this site includes “Retail,” which is allowed in the proposed underlying zoning district of (C-1) Light Commercial.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

# Utilities & Streets



- **Private Well / Private Septic**



- **NCDOT - Hickory Grove Rd.**

# Traffic Impact & TRC Comments



- **No funded transportation improvement projects within the vicinity**
  - Recommended bicycle facility improvements along Hickory Grove Road (unfunded)
  - Recommended sidewalks on Hickory Grove Rd (unfunded)
- **TRC Comments**
  - Well & septic permits
  - Sediment and Erosion Control & Post-Construction stormwater plans are needed

# REZ-00230 | Hickory Grove Rd. Conditional Rezoning

Project Details for REZ-25-06-09-00230 - a conditional rezoning request from Jason Cagle for PID #182805 off Hickory Grove Rd. in Gastonia

Home / REZ-00230 | Hickory Grove Rd. Conditional Rezoning

**Applicant:** Jason Cagle

**Parcel ID(s):** 182805

**Request:** Conditionally rezone the above parcel to permit a contractor's office with equipment storage yard and a mini warehouse with open-air storage.

## Key Dates



**November 17, 2025 4:30 pm**

**Public Meeting with the Planning and Zoning Board**

This case was presented to the Planning & Zoning Board at its November 17th meeting

The Board voted to continue the case to allow the applicant to gather more information about the request.

Conference Room 3A of the County Administration Building, located at 128 W. Main Ave. in Downtown Gastonia



**February 02, 2026 4:30 pm**

**Public Meeting with the Planning and Zoning Board**

This case is scheduled to be re-presented at the Planning & Zoning Board at its February 2nd meeting.

Conference Room 3A of the County Administration Building, located at 128 W. Main Ave. in Downtown Gastonia.

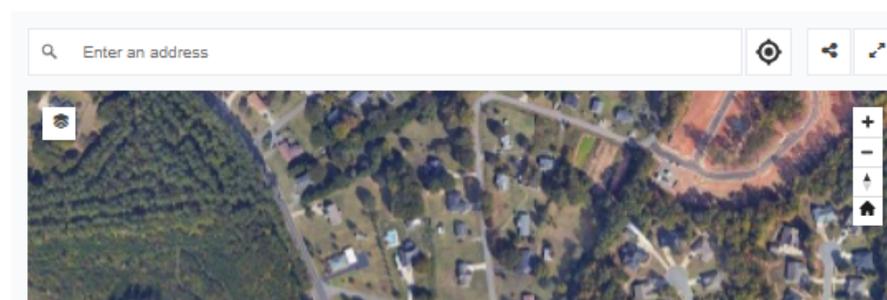


**February 26, 2026 6:00 pm**

**Public Hearing with the Board of Commissioners**

This case is scheduled to be presented to the Board of Commissioners at their regular meeting on February 26, 2026.

Commissioner meetings are held at the Courthouse at 325 Dr. M.L.K. Jr. Way in Gastonia.



## Document Library



**Site Plan**  
PDF (51.67 KB)

## Contact Us

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

**Name** Peyton Wiggins

**Phone** 704-866-3530

**Email** [peyton.wiggins@gastongov.com](mailto:peyton.wiggins@gastongov.com)

## Ask a Planner!

**Closed** Activity closed 2/24/2026 at 11:59 PM

Please feel free to send any questions to the planner overseeing this project.

Who's Listening?

Search the questions



**Filter by:**

Status

Sort by

No questions found



# Proposed Conditions of Approval

- **The site shall be limited to the uses specifically identified on the approved site plan. These uses shall be permitted provided all applicable supplemental regulations are met.**
- **The contractor's office use shall be limited to the area identified in pink on the approved site plan. Disturbance associated with this use shall not exceed one (1) acre.**
- **A photometric plan shall be submitted to and approved by the Planning & Zoning Department at the time of permitting.**

# CLUP Overview

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