

TITLE

ZONING MAP CHANGE REZ-25-03-04-00216, GRY3, LLC (APPLICANT), PROPERTY PARCEL. 173490, LOCATED AT 14742 LUCIA RIVERBEND HWY, STANLEY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS

WHEREAS.

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on May 27, 2025 and August 26, 2025, by the County Commission, to take citizen comments into a map change application, as follows.

Tax Parcel Number(s) 173490

Applicant(s)

GRY3, LLC GRY3, LLC

Owner(s) Property Location.

14742 Lucia Riverbend Hwy, Stanley

Request:

Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the

(C-1) Light Commercial Zoning District with (US) Urban Standards

and (CH) Corridor Highway Overlays

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS,

the Planning Board recommended approval of the map change request for parcel 173490, located at 14742 Lucia Riverbend Hwy, Stanley, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays on May 5, 2025, based on staff recommendation, and the request is reasonable and in the public interest and is consistent with the goals of the Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation.

Motion Marcantel

Second Sadler

Vote. Unanimous

Aye. Brooks, Crane, Harris, Harvey, Horne, Hurst, Marcantel, Sadler, Williams

Nav. None Absent: Magee Abstain. None

DO NOT TYPE BELOW THIS LINE

I, Donna S taken by ti	. Buff, Clerk t he Board of C	o the omm	Cour	nty Commi ners as fol	ssion, do h lows.	ereby certif	fy that the	above منعد	is a true and correct copy of action
NO.	DATE	M1	M2	JBailey	CBrown	CCloninge	er AFraley	BHo	visa TKeigher Sshehan Votes
2025-260	08/26/2025	вн	JB	A	Α	Α	Α	Α	Á
DISTRIBI	ITION								

JIS I KIBU I IUN. Laserfiche Users Zoning Map Change REZ-25-03-04-00216, GRY3, LLC (Applicant), Property Parcel 173490, Located at 14742 Lucia Riverbend Hwy, Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway 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 Grant the rezoning to a more restrictive general zoning district or districts
- d Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. 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 Board and Planning staff, finds.

1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation

The Commission considers this action to be reasonable and in the public interest, based on Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel. 173490, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

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:

# GASTON COUNTY GENERAL REZONING APPLICATION (REZ-25-03-04-00216) STAFF REPORT

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ted Zoning District with (US) Urban Standards and (CH)
Zoning District with (US) Urban Standards and (CH) Corrido
Property Owner(s)
GRY3, LLC
Property Location
14742 Lucia Riverbend Highway, Stanley
Acreage for Map Change
1.09 acres
Proposed Zoning:
(C-1) Light Commercial Zoning District with (US) Urban
Standards and (CH) Corridor Highway Overlays
Proposed Land Use:
<del></del>

### COMPREHENSIVE LAND USE PLAN

#### Area 3. Riverfront Gaston/Northeast Gaston

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, and increased commercial opportunities.

#### Comprehensive Plan Future Land Use: Suburban Development

Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multi-family houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.

#### **Staff Recommendation**

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE	are and a second	The second secon	الله داراد	A STATE OF THE STA
Water/Sewer Provider		,		
Private well / private septic				
Road Maintenance:			,	
North Carolina Department of Transportation – Lucia Riverbend Highway				

## Technical Review Committee (TIRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this request on April 23<sup>rd</sup> and the following departments had no comments at this time.

- Natural Resources
- Building Plan Review

Environmental Health stated the applicants will need to apply for an Existing System Approval for the septic system at the time of future permitting.

A letter from the Gaston Cleveland Lincoln MPO has been attached

### STAFF SUMMARY

#### Prepared By Peyton Wiggins, Planner II

The subject property is located within a commercial pocket along Lucia Riverbend Highway in the northeast portion of the county. The area surrounding this commercial pocket consists of residential areas with single-family dwellings. Currently, the parcel is vacant. Previously, a manufactured home with three accessory structures was on the property Based on aerial photography, the property existed like this since at least 1997. However, sometime between 2023 and 2024, all the structures, including the mobile home, were demolished, and the property sits vacant.

Earlier this year, the property owners submitted a recombination plat to our office for review The goal is to combine the subject parcel and PID #173473 to create one large parcel. PID #173473 is currently zoned (C-1) Light Commercial, so the applicants are requesting the subject property be zoned (C-1) Light Commercial to prevent split zoning across the new parcel.

If approved, any uses allowed in the (C-1) Light 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 May 5, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on

- This is a reasonable request and in the public interest; and
- It is consistent with the comprehensive land use plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation

Attachments Application, Maps, and (C-1) Table of Uses



## **GASTON COUNTY PLANNING BOARD**

## **Statement of Consistency**

In considering the general rezoning case REZ-25-03-04-00216, the planning board finds.

- 1. This is a reasonable request and in the public interest; and
- 2 It is consistent with the comprehensive land use plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation

These findings are supported by a 9 - 0 vote by the Gaston County Planning Board during its May 5, 2025, meeting.



## GASTON COUNTY Department of Building & Development Services

Street Address:

128 W Main Avenue, Gastonia, North Carolina 28052

GASTON COUNTY Mailing Address: PO Box 1578, Gastonia, N.C. 28053-1578

Phone. (704) 866-3195 Fax. (704) 866-3966

GE	NERAL REZ	ONING APPLICATION	Application Number: REZ-
Appl	icant 🔀 Pla	nning Board (Administrative)	Board of Commission (Administrative) ETJ
Α.		INFORMATION nt: GRY3, LLC	
	Mailing Address:	14740 Lucia Riverbend	(Print Full Name)  d Hwy, Stanley, NC 28164  (Include City State and Zip Code)
	Telephone Numb	ers: (800)333-8714 (Area Code) <b>Business</b>	(704)577-7614 (Area Code) <b>Home</b>
	Email: reception	@yarberinc com	
con	sent form from the pr		lual or group, the Gaston County Zoning Ordinance requires written e authorizing the Rezoning Application. Please complete the cation.
В.	OWNER INFO		
	Name of Owner	GRY3, LLC	(Print Full Name)
	Mailing Address.	14740 Lucia Riverbene	d Hwy, Stanley, NC 28164
	Telephone Numb	ers: <u>(</u> 800)333-8714	(Include City, State and Zip Code) (704)577-7614
	Email: reception	(Area Code) Business n@yarberinc.com	(Area Code) Home
C.			perty <sup>.</sup> 14742 Lucia Riverbend Hwy, Stanley, NC 28164
	Acreage of Parce		Rezoned: 109 +/- Current Zoning: Residential Proposed Zoning Commercial 1
D.	PROPERTY IN  Name of Property Ow  Mailing Address:		Name of Property Owner N/A  Mailing Address:
	Telephone:	(Include City, State and Zip Code)	(Include City State and Zip Code)  Telephone: (Area Code)
	Parcel:	(If Applicable)	(Area Code)  Parcel: (If Applicable)
		(Signature)	(Signature)

## E. AUTHORIZATION AND CONSENT SECTION

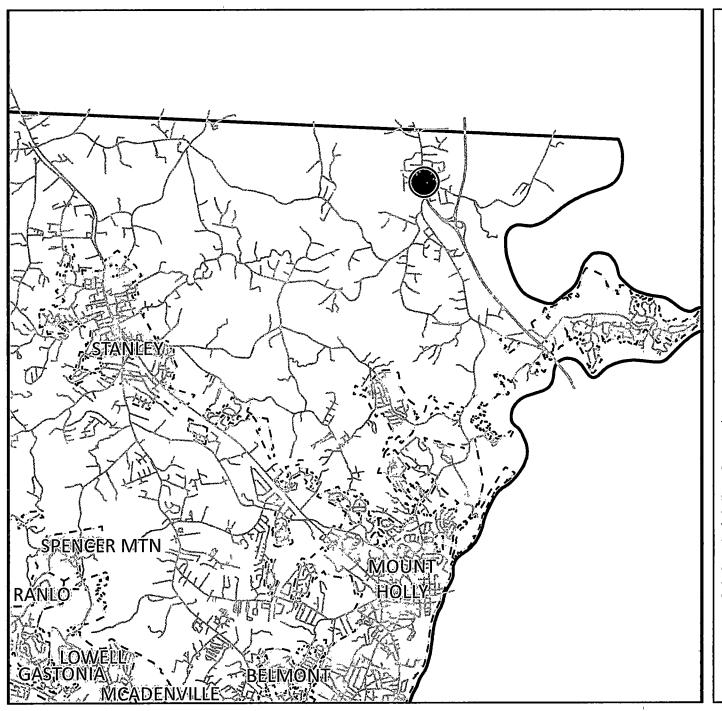
reby give		consent to execute this proposed action
	(Name of Applicant)	
<del></del>	(Signature)	(Date)
	(Signature)	(Date)
,		D. Hr. of the Occurrent
state of North Carolina, here		y Public of the County of
		due execution of the foregoing instrument.
		, 20
Notary Put	olic Signature	Commission Expiration
	_	•
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X = Permitted use by right | CD = Conditional Zoning required | E = Existing use subject to limitations | SP = Special Use Permit required | s = Supplemental regulations listed in addition to X, CD, E, SP

Use	C-1
Bus and Train Terminal, Passenger	SPs
Baseball Hitting Range	x
Farm Supply Store, with outdoor storage	x
Farm Supply Store, without	х
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Manufactured Home Park	Es
Transit Station	SP
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs
Flea Market, Indoor	Xs
Flea Market, Outdoor	SPs
Telecommunication Tower & Facilities	SPs
Farmers Market	SPs
Building Material and Lumber Sales	×
Business Services	X X
Contractor's Office Contractor's Office and	x
Operation Center	
Day Care Center, Accessory	x x
Essential Services Class 1 Essential Services Class 4	x x
Financial Institution (excluding	×
pnnopal use ATMs)  Laboratories - Dental, Medical	x
Medical Offices, 0-49,999sqft	×
GFA Medical Offices, 50,000-	SP
99,999sqft GFA Offices, Excluding Medical, 0- 49,999sqft GFA	x
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP
Post Office	X
Recycling Deposit Station, accessory	x
Sign Shop	x
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	x
Photo finish Laboratory	X
Lawn and Garden Center	X
Monument Sales ATM (Automated Teller Machine)	X Xs
Automobile Hobbyist	Xs
Bona Fide Farms	Xs
Church / Place of Worship	Xs
Convenience Store, Closed 12AM to 5AM Convenience Store, Open up to	Xs
24 hours	SPs
Essential Services Class 2 Flex Space	Xs Xs
Machine, Metal, Wood	Xs
Working, Welding Shop	Xs
Manufactured Goods, Class 1 Mini-Warehouse	SPs
Parking Lot Recycling Deposit Station,	Xs
principal use	Xs

in add	ition to X, CD, E, SP
Use	C-1
Restaurant	Xs
School, Vocation	SPs
	<u> </u>
Special Events Facility	Xs
Special Events Facility,	Xs
Accessory	
Telecommunication Antennae	Xs
& Equipment Buildings	
Wood Waste Grinding Operation	SPs
Paint Ball / Laser Tag Facility	Xs
	^3
Restaurant, within other facilities	Xs
Planned Unit Development (PUD)	Xs/CDs
(400)	
Auction House	Xs/SPs
Automobile Service Station /	Xs/SPs
Automobile, Truck Sales, Accessory	AS/SFS
Club, Private (without Adult	Xs/SPs
Entertainment)	, Asylans
Lounge / Nightclub	Xs/SPs
Park	Xs/SPs
	l
Restaurant, with drive thru ABC Store	Xs/SPs X
Amusement and Sporting	
Facility, Indoor (unless use	х
specifically listed) Amusement and Sporting	
Facility, Outdoor	SPs
Amusement Arcade	X
Animal Grooming Service for household pet (indoor kennels)	х .
Animal Hospital (Outdoor	SPs
kennel) Animal Hospital, (Indoor	
kennel)	Xs/SPs
Art Gallery	х
Assisted Living Center	SPs
Auditorium /Assembly Hall /	
Amphitheater / Community	SPs
Center, 500 or more seats	
Auditorium /Assembly Hall /	
Amphitheater / Community	х
Center, Less than 500 seats	
Bed and Breakfast Inn	Xs
Billiard Parlor	SP
Body Piercing Establishment	
and Tattoo Parlor	SPs
Brew Pub	x
J. C.	
Car Wash, Self Service	Xs/SPs
Cleaning & Maintenance	х
Service College / University	SP
Conference / Retreat / Event	
Center	X
Day Care Center, Class A	Xs
Day Care Center, Class B	Xs
Day Care Center, Class C	Xs
Dwelling, Mixed Use	Xs
Dwelling, Single Family	х
Dwelling, Two Family	Xs
Exterminators Office	x
LATERINIATORS OTHICE	
Family Care Home	Xs/SPs
Food Catering Facility	Xs/SPs
	X
Food Pantry Food Store, 0-9,999sqft GFA	- x x
Food Store, 10,000+sqft GFA	SP
	Jr.

Use	C-1
Fraternal & Service Organization Meeting	]
Facility (non- or not- for profit), 0 - 9,999sqft	lv- (mp.
GFA	Xs/SPs
Fraternal & Service Organization Meeting	y /an
Facility (non- or not- for profit), 10,000+sqft	Xs/SPs
GFA	
Funeral Homes	×
Furriers	×
Game Room	x
Guine Room	l °
Glass & Mirror Shop	x
Golf Course; Golf Driving Range; Golf	V-
Miniature	Xs Xs
Grooming Services	x
Grooming Services	
Group Home	SPs
	l
Gunsmith, Gun & Ammunition Sales	x
L	
Hardware Store	X
Health and Behavioral Care Facility	Xs/SPs
Health Club, Spa, Gymnasium (principal use)	x
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs SPs
Hotel or Full Service Hotel	ərs
Laundromat, Closed 12AM to 5AM	Xs
Edulational, closed 12AW to SAW	<b>1</b> ~
Laundromat, Open Up to 24 hrs	SPs
Library	Х
Maternity Home	Xs/SPs
Multi Family Development	Xs/ CDs
	Nay COS
Museum	×
Nursery (Garden)	Xs
Nursing Home, Rest Hame	Xs
	1
Personal Business Services	×
· · · · · · · · · · · · · · · · · · ·	
Planned Residential Development (PRD)	Xs/CDs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recreation Center and Sports Center	Xs
	·-
Desident Legipe	v-(
Residential Infill Development	Xs/CDs
Retail, 0-24,999sqft GFA	Xs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
School for the Arts	x
	···
School, Elementary & Middle (public &	Xs
private)	
School, Senior High (public & private)	Xs
Shopping Center, 25,000-49,999sqft GFA	Xs
Shopping Center,0-24,999sqft GFA	Xs
Small House Community	SP
Stadium	Xs/SPs_
Swimming Pool, Sales, Service & Supplies	Xs
·	
Tourist Home	х
Traditional Neighborhood Development	
(TND)	Xs/CDs
Upholstery Shop	X





VICINITY MAP REZ-25-03-04-00216

### **LEGEND**

--- Roads

[ ] Municipalities



Subject Parcel

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0 0.5 1 2 Miles







### **ORTHOPHOTO MAP** REZ-25-03-04-00216

## **LEGEND**

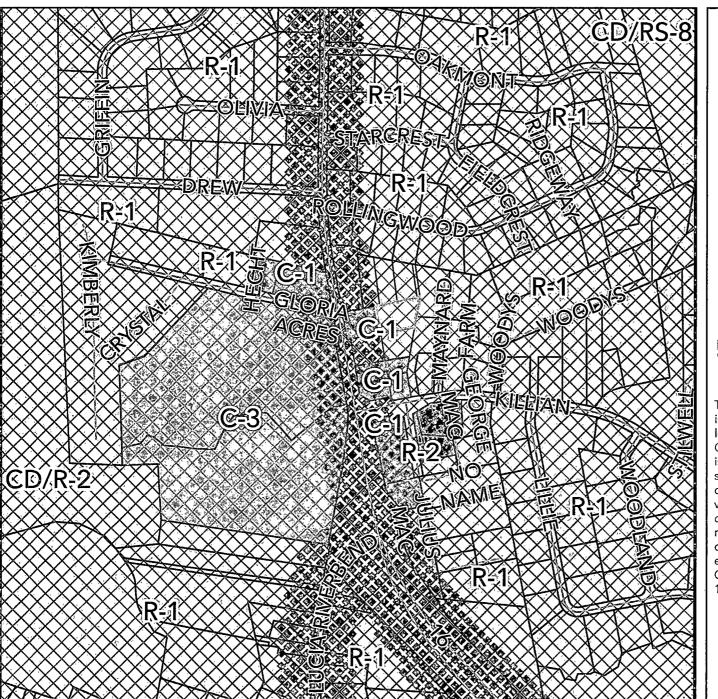
- Roads
- Parcels
- Subject Property

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0 .0 010.01

0.03 Miles







## **ZONING MAP** REZ-25-03-04-00216

## **LEGEND**

Roads	□ R-1
Parcels	₩ R-2
ZONE TYPE	TYPF

C-1	•	♦CH OVERLAY
<b>III</b> C-3		SH OVERLAY

10-3	3H OVERLAY
CD/R-2	✓ `US OVERLAY

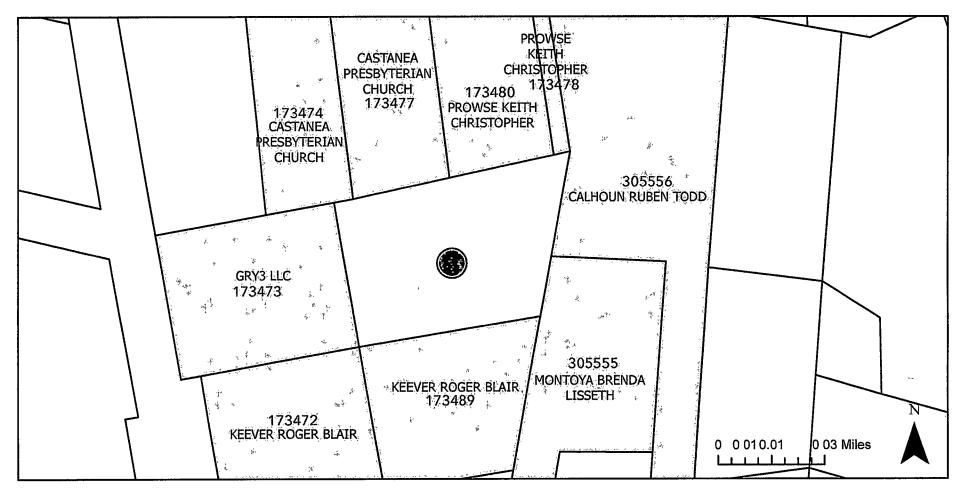
CD/RS-8

Subject Parcel

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0 004008 0 16 Miles







## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-04-00216 **LEGEND**



Subject Parcel

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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

Peyton Wiggins CZO, Planner II, Building and Development Services

From

Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO

Date

April 25th, 2025

Subject:

TRC Review for REZ-216 - Lucia Riverbend Hwy - GCLMPO Review

Thank you for the opportunity to provide transportation comments on a proposed 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 14742 Lucia Riverbend Highway, Stanley, NC, 28164 PID# 173490 On behalf of the GCLMPO, I offer the following comments

- According to NCDOT's 2024-2033 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site
- 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.
- The CTP shows recommended bicycle facilities improvements along Lucia Riverbend Highway (NC 16) These improvements are unfunded at this time

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



## **Gaston County**

Gaston County Board of Commissioners www.gastongov.com

# Building and Development Services

## Board Action

File # 25-224

Commissioner Brown - Building & Development Services - Zoning Map Change. REZ-25-03-04-00216, GRY3, LLC (Applicant), Property Parcel: 173490, Located at 14742 Lucia Riverbend Hwy, Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

### STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

#### **BACKGROUND**

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. GRY3, LLC (Applicant); Property Parcel: 173490, Located at 14742 Lucia Riverbend Hwy, Stanley, NC, Rezone from the the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays A public hearing was advertised and held on May 27, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on May 5, 2025, and the Commission was requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change The public hearing was closed with no subsequent action taken by the Board of Commissioners. A second public hearing was advertised and held on August 26, 2025, to rehear the case and consider approval, modification, or disapproval.

#### **ATTACHMENTS**

Ordinance, Staff Report, Application Packet, 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 taken by the Board of Commissioners as follows. CCloninger AFraley **JBailey CBrown** NO. DATE Α 08/26/2025 BH JB Α Α 2025-260 Δ DISTRIBUTION Laserfiche Users