

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

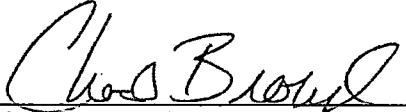
- a. Grant the rezoning as requested
- b. Grant the rezoning with a reduction of the area requested
- c. Grant the rezoning to a more restrictive general zoning district or districts
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning

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.

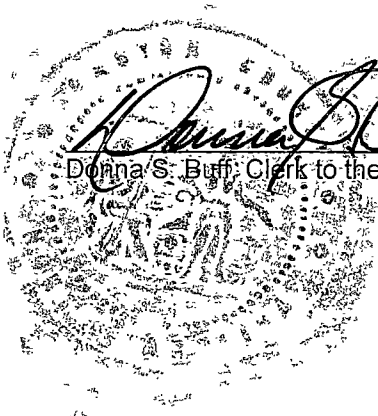
- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation

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



Donna S. Burr, Clerk to the Board

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

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property 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	
Applicant(s)	Property Owner(s)
GRY3, LLC	GRY3, LLC
Parcel Identification (PID)	Property Location
173490	14742 Lucia Riverbend Highway, Stanley
Total Property Acreage:	Acreage for Map Change
1.09 acres	1.09 acres
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays	(C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays
Existing Land Use	Proposed Land Use:
Vacant	Commercial

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
Water/Sewer Provider
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation – Lucia Riverbend Highway

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

The Gaston County TRC reviewed this request on April 23rd 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

Phone: (704) 866-3195

Mailing Address: P O Box 1578, Gastonia, N C. 28053-1578

Fax: (704) 866-3966

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: GRY3, LLC

(Print Full Name)

Mailing Address: 14740 Lucia Riverbend Hwy, Stanley, NC 28164

(Include City State and Zip Code)

Telephone Numbers: (800)333-8714

(Area Code) Business

(704)577-7614

(Area Code) Home

Email: reception@yarberinc.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: GRY3, LLC

(Print Full Name)

Mailing Address: 14740 Lucia Riverbend Hwy, Stanley, NC 28164

(Include City, State and Zip Code)

Telephone Numbers: (800)333-8714

(Area Code) Business

(704)577-7614

(Area Code) Home

Email: reception@yarberinc.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 14742 Lucia Riverbend Hwy, Stanley, NC 28164

Parcel Identification (PID) 173490

Acreage of Parcel: 1 09 +/- Acreage to be Rezoned: 1 09 +/- Current Zoning: Residential

Current Use: Residential Proposed Zoning: Commercial 1

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: N/A

Name of Property Owner: N/A

Mailing Address: _____

Mailing Address: _____

(Include City, State and Zip Code)

(Include City State and Zip Code)

Telephone: _____
(Area Code)

Telephone: _____
(Area Code)

Parcel: _____
(If Applicable)

Parcel: _____
(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

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**

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.

John Yarber

Digitally signed by John Yarber
Date: 2025.03.04 15:12:16 -05'00'

Signature of Property Owner or Authorized Representative

03/04/2025

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
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

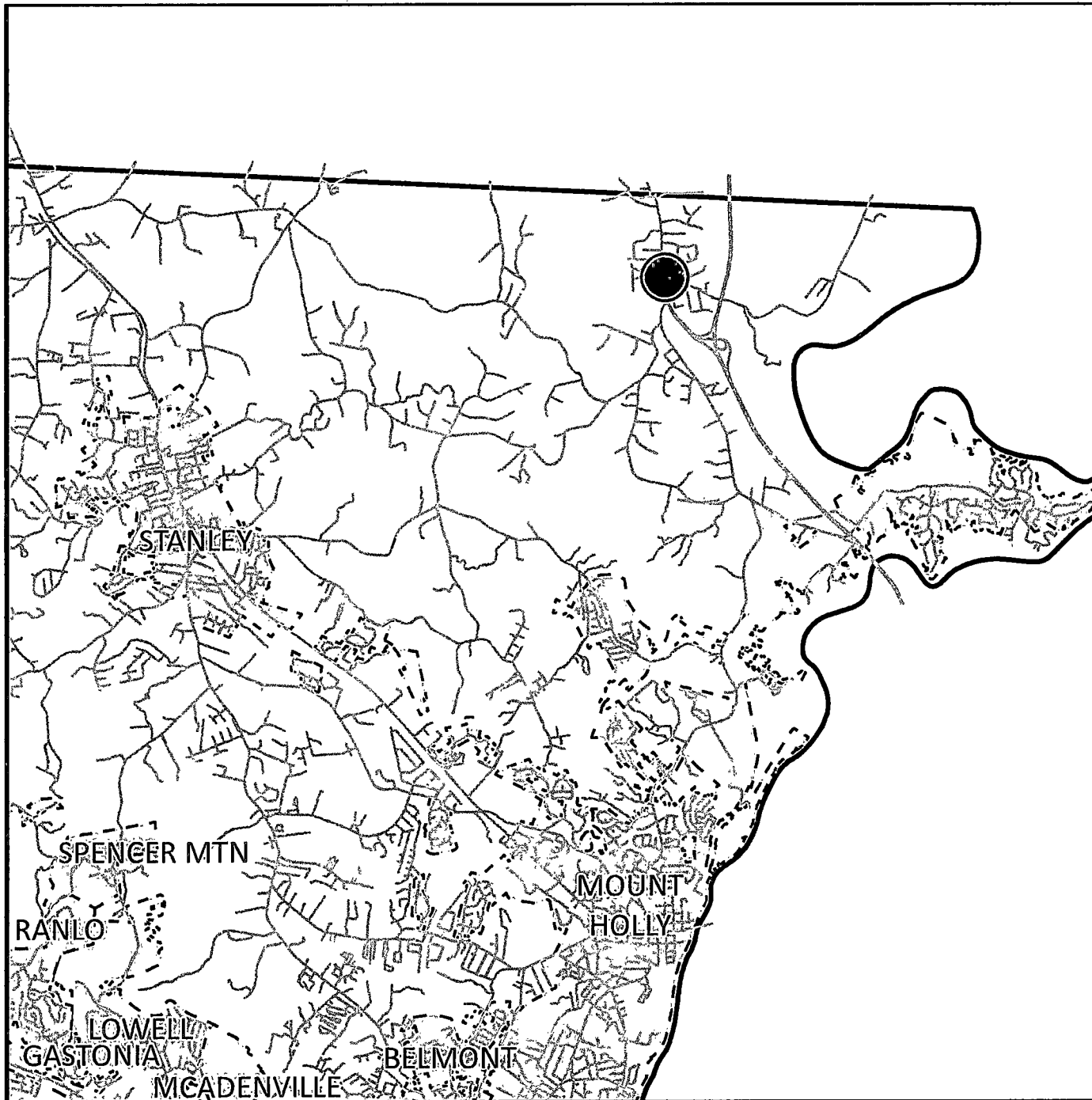
Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community an environment for economic growth, and promote a favorable quality of life.

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	Use	C-1	Use	C-1
Bus and Train Terminal, Passenger	SPs	Restaurant	Xs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	Xs/SPs
Baseball Hitting Range	X	School, Vocation	SPs	Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	Xs/SPs
Farm Supply Store, with outdoor storage	X	Special Events Facility	Xs	Funeral Homes	X
Farm Supply Store, without outdoor storage	X	Special Events Facility, Accessory	Xs	Furriers	X
Dwelling, Manufactured Home Class C	Es	Telecommunication Antennae & Equipment Buildings	Xs	Game Room	X
Dwelling, Manufactured Home Class D	Es	Wood Waste Grinding Operation	SPs	Glass & Mirror Shop	X
Manufactured Home Park	Es	Paint Ball / Laser Tag Facility	Xs	Golf Course; Golf Driving Range; Golf Miniature	Xs
Transit Station	SP	Restaurant, within other facilities	Xs	Grooming Services	X
Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	Xs	Planned Unit Development (PUD)	Xs/CDs	Group Home	SPs
Flea Market, Indoor	Xs	Auction House	Xs/SPs	Gunsmith, Gun & Ammunition Sales	X
Flea Market, Outdoor	SPs	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Hardware Store	X
Telecommunication Tower & Facilities	SPs	Club, Private (without Adult Entertainment)	Xs/SPs	Health and Behavioral Care Facility	Xs/SPs
Farmers Market	SPs	Lounge / Nightclub	Xs/SPs	Health Club, Spa, Gymnasium (principal use)	X
Building Material and Lumber Sales	X	Park	Xs/SPs	Home Occupation, Customary	Xs
Business Services	X	Restaurant, with drive thru	Xs/SPs	Home Occupation, Rural	Xs
Contractor's Office	X	ABC Store	X	Hotel or Full Service Hotel	SPs
Contractor's Office and Operation Center	X	Amusement and Sporting Facility, Indoor (unless use specifically listed)	X	Laundromat, Closed 12AM to 5AM	Xs
Day Care Center, Accessory	X	Amusement and Sporting Facility, Outdoor	SPs	Laundromat, Open Up to 24 hrs	SPs
Essential Services Class 1	X	Amusement Arcade	X	Library	X
Essential Services Class 4	X	Animal Grooming Service for household pet (indoor kennels)	X	Maternity Home	Xs/SPs
Financial Institution (excluding principal use ATMs)	X	Animal Hospital (Outdoor kennel)	SPs	Multi Family Development	Xs/CDs
Laboratories - Dental, Medical	X	Animal Hospital, (Indoor kennel)	Xs/SPs	Museum	X
Medical Offices, 0-49,999sqft GFA	X	Art Gallery	X	Nursery (Garden)	Xs
Medical Offices, 50,000-99,999sqft GFA	SP	Assisted Living Center	SPs	Nursing Home, Rest Home	Xs
Offices, Excluding Medical, 0-49,999sqft GFA	X	Auditorium /Assembly Hall / Amphitheater / Community Center, 500 or more seats	SPs	Personal Business Services	X
Offices, Excluding Medical, 50,000-99,999sqft GFA	SP	Auditorium /Assembly Hall / Amphitheater / Community Center, Less than 500 seats	X	Planned Residential Development (PRD)	Xs/CDs
Post Office	X	Bed and Breakfast Inn	Xs	Private Residential Quarters (PRQ)	Xs
Recycling Deposit Station, accessory	X	Billiard Parlor	SP	Produce Stand	Xs
Sign Shop	X	Body Piercing Establishment and Tattoo Parlor	SPs	Recreation Center and Sports Center	Xs
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X	Brew Pub	X	Residential Infill Development	Xs/CDs
Photo finish Laboratory	X	Car Wash, Self Service	Xs/SPs	Retail, 0-24,999sqft GFA	Xs
Lawn and Garden Center	X	Cleaning & Maintenance Service	X	Riding Stables	SPs
Monument Sales	X	College / University	SP	Rodeo / Accessory Rodeo	SPs
ATM (Automated Teller Machine)	Xs	Conference / Retreat / Event Center	X	School for the Arts	X
Automobile Hobbyist	Xs	Day Care Center, Class A	Xs	School, Elementary & Middle (public & private)	Xs
Bona Fide Farms	Xs	Day Care Center, Class B	Xs	School, Senior High (public & private)	Xs
Church / Place of Worship	Xs	Day Care Center, Class C	Xs	Shopping Center, 25,000-49,999sqft GFA	Xs
Convenience Store, Closed 12AM to 5AM	Xs	Dwelling, Mixed Use	Xs	Shopping Center, 0-24,999sqft GFA	Xs
Convenience Store, Open up to 24 hours	SPs	Dwelling, Single Family	X	Small House Community	SP
Essential Services Class 2	Xs	Dwelling, Two Family	Xs	Stadium	Xs/SPs
Flex Space	Xs	Exterminators Office	X	Swimming Pool, Sales, Service & Supplies	Xs
Machine, Metal, Wood Working, Welding Shop	Xs	Family Care Home	Xs/SPs	Tourist Home	X
Manufactured Goods, Class 1	Xs	Food Catering Facility	Xs/SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Mini-Warehouse	SPs	Food Pantry	X	Upholstery Shop	X
Parking Lot	Xs	Food Store, 0-9,999sqft GFA	X		
Recycling Deposit Station, principal use	Xs	Food Store, 10,000+sqft GFA	SP		



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-25-03-04-00216

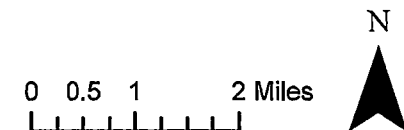
LEGEND

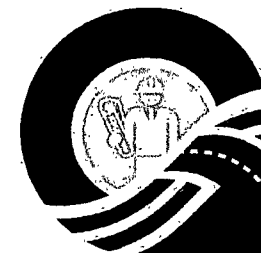
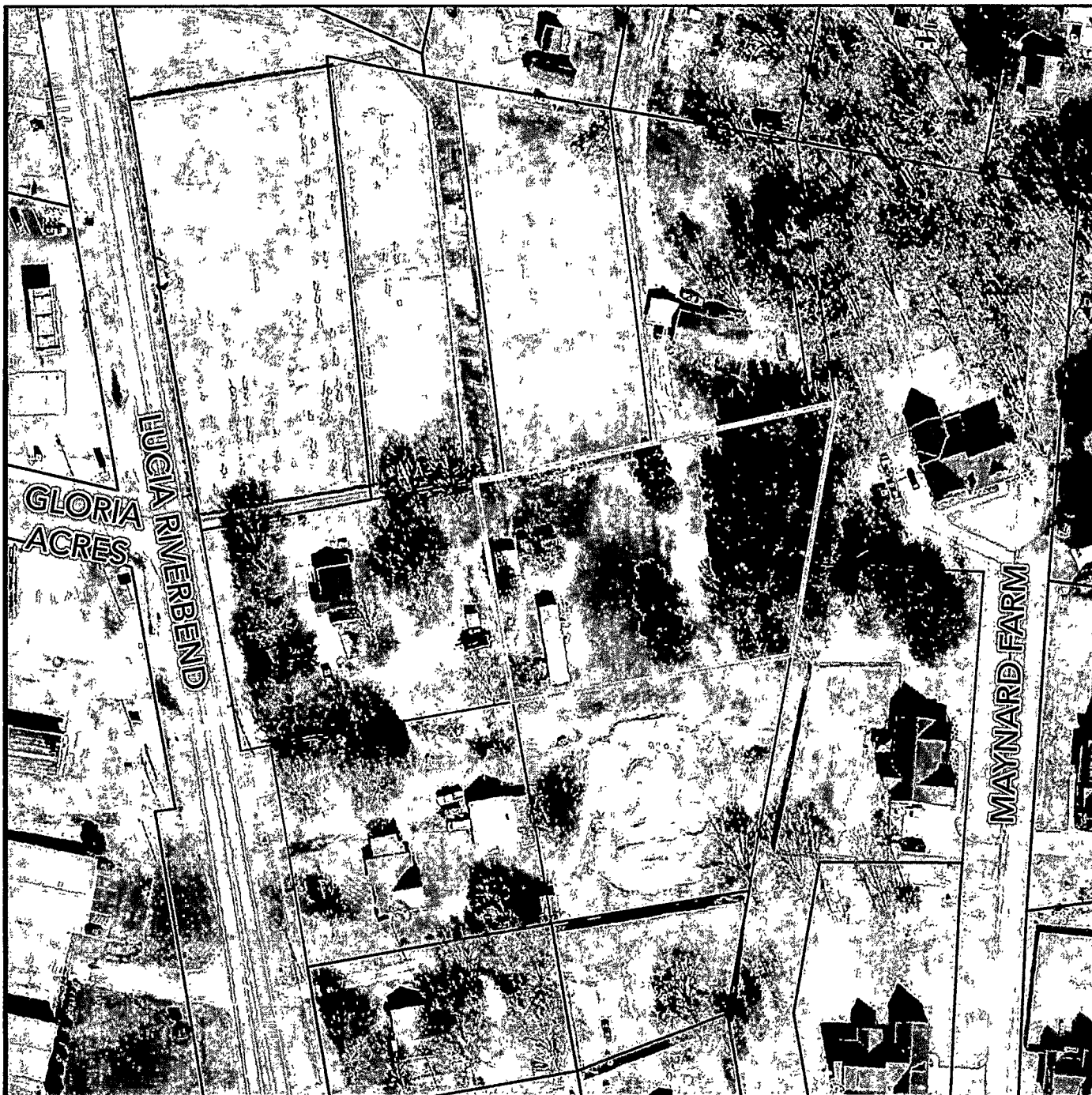
— Roads

[] 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-25-03-04-00216

LEGEND

- Roads
- Parcels
- ▭ Subject Property

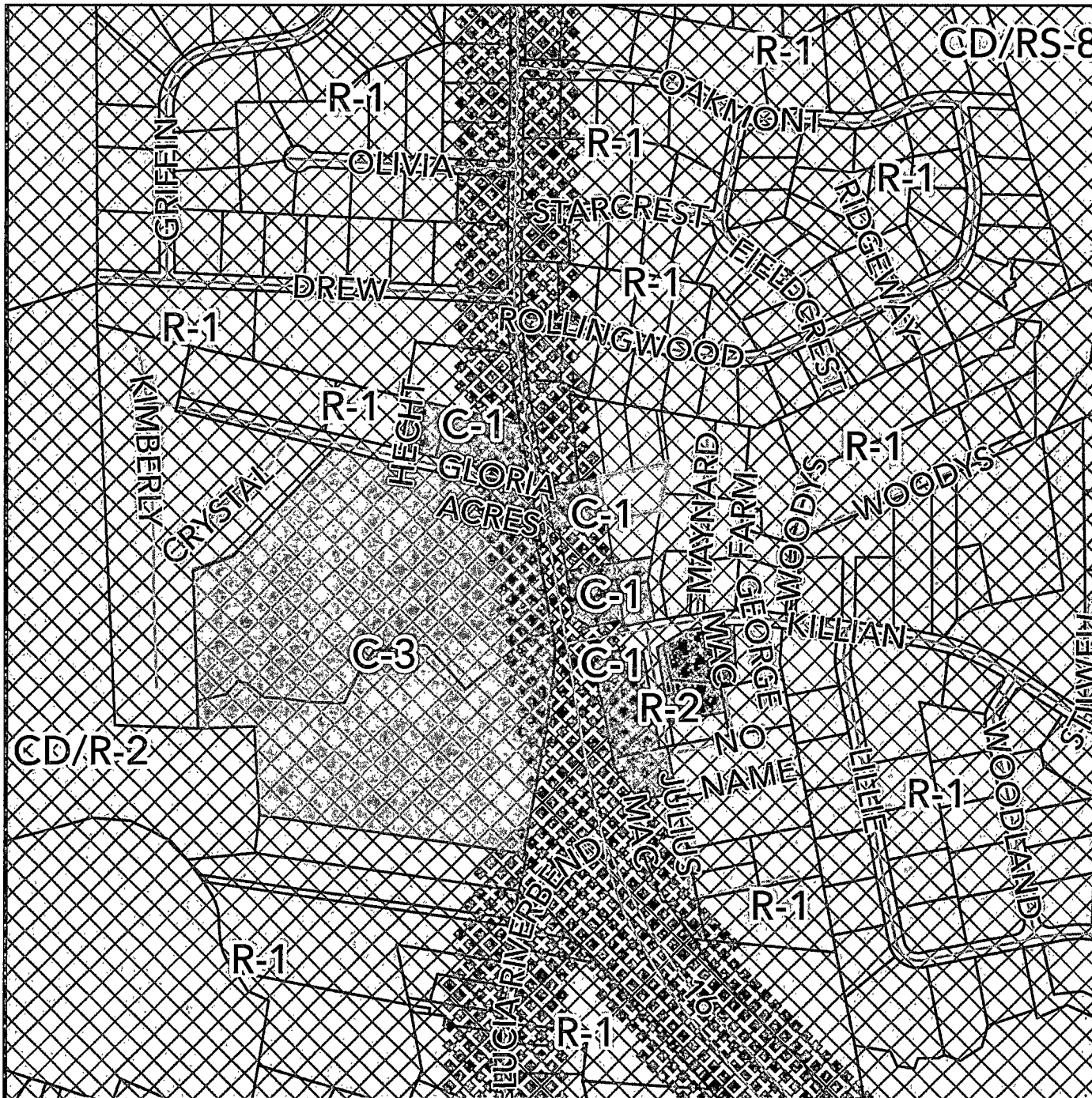
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0 0.01 0.01 0.01 0.03 Miles



N





ZONING MAP

REZ-25-03-04-00216

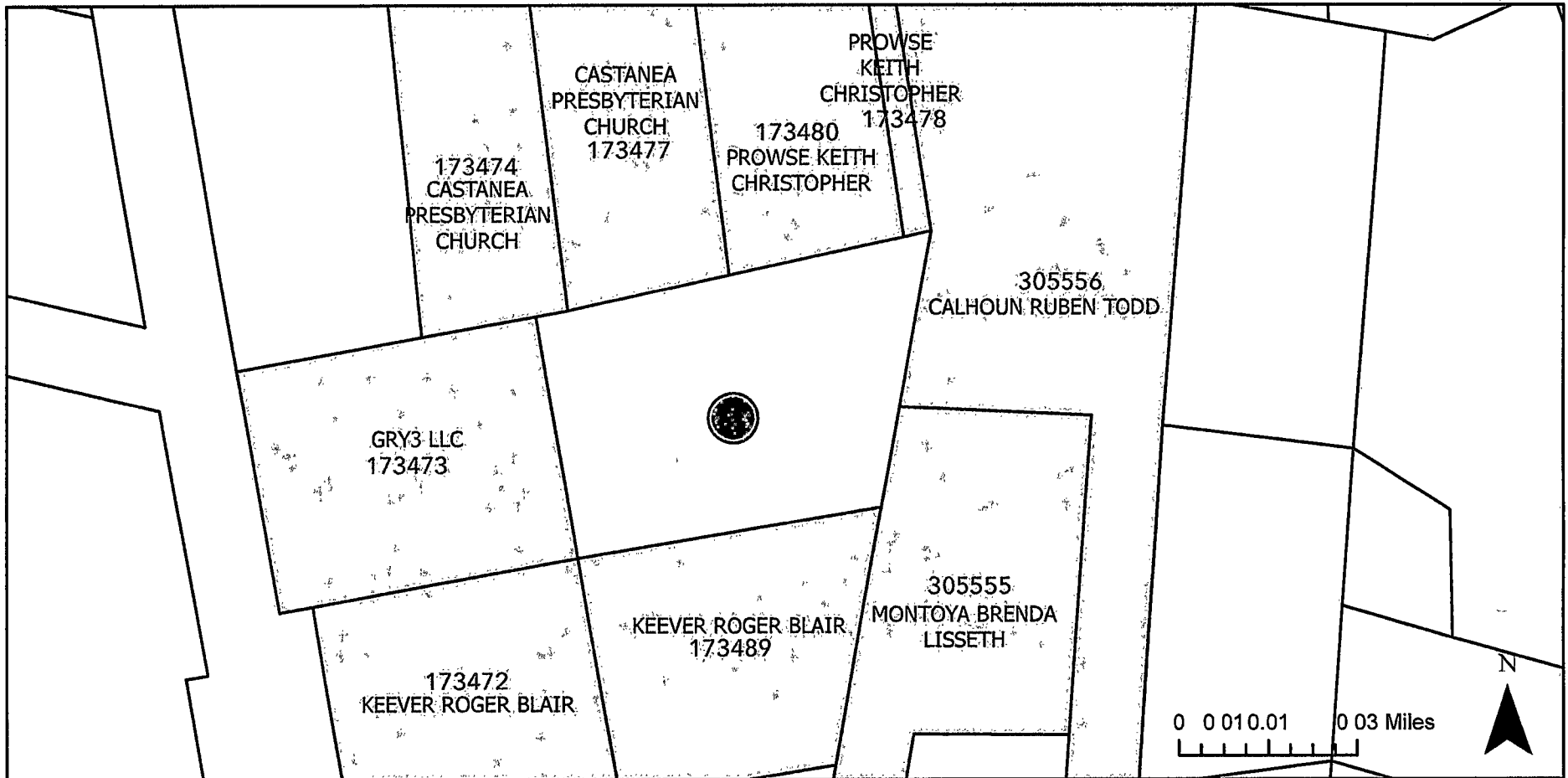
LEGEND

— Roads	□ R-1
▭ Parcels	▨ R-2
<u>ZONE TYPE</u>	<u>TYPE</u>
▨ C-1	◆ CH OVERLAY
▨ C-3	SH OVERLAY
▨ CD/R-2	× US OVERLAY
▨ CD/RS-8	
▭ Subject Parcel	

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0 0.04 0.08 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:

- 1 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.
- 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 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 (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 correct copy of action taken by the Board of Commissioners as follows.

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKelgher	SShehan	Vote
2025-260	08/26/2025	BH	JB	A	A	A	A	A	A	A	U

DISTRIBUTION

Laserfiche Users

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