



**TITLE** ZONING MAP CHANGE CONDITIONAL DISTRICT REZ-24-12-16-00203, DEWAYNE JORDAN (APPLICANT), PROPERTY PARCEL 145599, LOCATED AT 4545 CROWDERS CREST DRIVE, GASTONIA, NC, REZONE FROM THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (CD/R-3) CONDITIONAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on October 28, 2025, by the County Commission, to take citizen comments into a map change application, as follows.

Tax Parcel Number(s) 145599  
Applicant(s) DeWayne Jordan  
Owner(s): DeWayne Jordan and Cappie Courneya  
Property Location. 4545 Crowders Crest Dr, Gastonia  
Request: Rezone from (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning District with (US) Urban Standards Overlay

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 and Zoning Board recommended disapproval of the map change request for parcel 145599, located at 4545 Crowders Crest Dr, Gastonia, NC, to be rezoned from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning District with (US) Urban Standards Overlay on October 6, 2025. While they found the request to be consistent with the Comprehensive Land Use Plan, as it would keep the parcel residential in nature; they also found the request to be inconsistent with the Unified Development Ordinance, specifically the permitted use table.

Motion Shires Second. Brooks Vote. Unanimous  
Aye: Brooks, Crane, Franks, Harvey, Hurst, Love, Magee, Shires, Williams, Wray  
Nay: None  
Absent: Ballard, Horne  
Abstain: None

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	TKeigher	SSiehan	Vote
2025-334	10/28/2025	BH	JB	A	A	A	A	A	A	A	U

(DISAPPROVED)

**DISTRIBUTION**

Laserfiche Users

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

Zoning Map Change. Conditional District REZ-24-12-16-00203, Dewayne Jordan (Applicant), Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the (CD/R-3) Conditional Zoning District with (US) Urban Standards Overlay

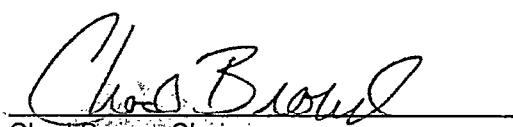
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning 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

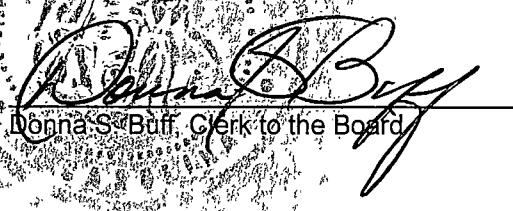
NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comments, and recommendation from the Planning and Zoning Board and Planning staff, finds.

- 1) The map change request for property parcel: 145599, to be rezoned to the (CD/R-3) Conditional Zoning District with (US) Overlay, is **hereby disapproved**.
- 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. Buff, Clerk to the Board

# **GASTON COUNTY REZONING APPLICATION (REZ-24-12-16-00203)**

## **STAFF REPORT**

### **APPLICATION SUMMARY**

**Request:**

To conditionally rezone the property from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay District to the CD/(R-3) Conditional Zoning District with the (US) Urban Standards Overlay District

<b>Applicant(s)</b>	<b>Property Owner(s)</b>
DeWayne Jordan and Cappie Courneya	DeWayne Jordan and Cappie Courneya
<b>Parcel Identification (PID):</b>	<b>Property Location.</b>
145599	4545 Crowders Crest Dr , Gastonia
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
69	69
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-3)	CD/(R-3)
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential Single-Family	Residential / Manufactured Home Park

### **COMPREHENSIVE LAND USE PLAN**

**Area 5. Scenic Gaston/Southwest Gaston**

Key issues for citizens in this area include:

- 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
- Increased commercial opportunities along existing major thoroughfares

**Comprehensive Plan Future Land Use: Rural Community**

Rural communities are areas characterized by a high concentration of residential buildings on smaller lots, typically situated close to the roadway. These areas have a neighborhood feel and may not serve a purpose other than providing homes.

**Staff Recommendation:**

Staff find that the request is consistent with the current existing, non-conforming, land uses of the area. However, the requested use is in substantial conflict with the provisions of the Unified Development Ordinance in that it specifically restricts the permitting of new manufactured home parks. The proposed use is also not consistent with the goals and visions of the comprehensive land use plan as it does not envision the creation of new manufactured home parks.

### **UTILITIES AND ROAD NETWORK INFRASTRUCTURE**

**Water/Sewer Provider:**

Private well / private septic

**Road Maintenance Crowders Crest Dr**

Crowders Crest Dr is an NCDOT-owned right-of-way

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

The GCLMPO provided their standard letter and shared that there are no funded transportation improvement plans in the immediate vicinity of the subject site on the State Transportation Improvement Plan (STIP), the Metropolitan Transportation Plan (MTP), or the Comprehensive Transportation Plan (CTP)

Environmental Health shared the following comments.

- The homes cannot be connected to the same septic system. A second septic permit and system would be required to support the second home.
- The second home appears to be too close, and possibly on top of the existing septic system.
- The current septic permit was only approved and permitted for up to two bedrooms.

The following departments had no comments at the time of request: Natural Resources, GEMS, and Building Inspection Plan Reviewers.

**STAFF SUMMARY**

**Prepared By: Jamie Mendoza Kanburroglu, Director of Planning and Zoning**

**Overview and Timeline**

- This property is located off of Crowders Crest Dr in the southwestern part of the County
- The site was rezoned from (R-1) to (R-3) in April of 2023. A list of allowed uses for the (R-3) district has been included in the attachments. This request was the result of conversations with the property owner, as he wanted to place a single-wide manufactured home on the property. Before 2023, the site was vacant.
- A zoning and building permit were pulled for the site in March of 2023.
  - Final inspections have not been completed – this is likely due to the first code case being called in on September 13, 2023.
  - The voided-out cases on file for the property were the result of internal processes not being followed, however, throughout this time, the site remained out of compliance. During this time, there were conversations between planning and zoning and the building inspections department, where staff were coordinating the best way to process a case for the second home being set up on the lot.
- This request was the result of several code case violations. (COD-Z-24-07-02-00835 is the only active one.)
  - The complaint was that a second home was being set up on the property
  - The property was found in violation on October 9, 2024, and given a compliance date of October 25, 2024
  - The property was found in violation on October 25, 2024, at the follow-up inspection
  - The power was pulled from the site on November 6, 2024
- The applicant submitted this rezoning application on December 16, 2024, which placed the active code case on hold

**Public Information Meetings**

The applicant held two public information meetings on March 27<sup>th</sup> and 28<sup>th</sup>. Staff assisted with scheduling and coordinating the PIMs. PIMs were advertised as required by the UDO. Comments from the meetings are summarized below. For the first meeting, the adjacent property owner to the right (Mr. Kenneth Lutz) was present. Mr. Lutz attended the next meeting with a friend. Staff did not get the name of the person he brought with him.

**Neighbor's Concerns:**

- Utilities – mainly concerned about septic capacity and the feasibility of connecting two homes to one septic system

- Process questions – the neighbor initially thought that the request was for a variance to allow for two manufactured homes on one property; staff clarified that the applicant is seeking a conditional rezoning request to establish a manufactured home park with no more than two dwelling units
- Not in harmony with the area – Mr Lutz shared he did not feel the request was in harmony with the surrounding area

#### Site Plan and Staff Findings:

- The site plan for the request shows the existing homes on the site and general property information.
- There is only one zoning permit on file for this property, which pertains to the manufactured home located closer to the right-of-way of the road. (ZON-23-03-15-03465)
- Staff are concerned that there may not be enough room on site to support a second septic system for the second home.
- Staff estimate that the second home was placed on the lot later that year (2023), as we received a code complaint about a second home being placed on the property without permits. The code case was started and closed because internal procedures were not followed
- A new code case was created in February of 2024, and it resulted in a “Stop Work Order” on the installation of the second home on the property (COD-Z-24-02-20-00770)
- A third case was called back in and entered on July 2, 2024, for the continuation of installing a second home on the property. Zoning staff coordinated with the Building Inspections Department to have the power removed from the site in an effort to halt all work being done on the site. Power was pulled from the site in November of 2024 (This is the only active code case presently )
- The applicant applied for a conditional rezoning on December 16, 2024. The goal of the Conditional District is to establish a manufactured home park on the lot, allowing for two manufactured homes to be permitted on a single lot.

#### Relevant UDO Sections

UDO Section	Staff Comment:
Chapter 2 – Definition of a Manufactured Home Park	<p>A “Manufactured Home Park” is defined as “any premises where two or more manufactured homes are parked for living and sleeping purposes, or any premises used for or set apart for the purpose of supplying to the public, parking space for manufactured homes for living and sleeping purposes.”</p> <p>“In Graham Court Assocs. V Town Council of Chapel Hill, 53 N.C. App. 543, 281 S.E.3d 418 (1981), the court held zoning can regulate land use, but not the form of ownership.”<sup>1</sup></p> <p>The UDO definition mentions that the use is defined as premises “used for or set apart for the purpose of supplying to the public” – this definition assumes that spaces can be rented or leased out – because of the findings of the case noted above and standard practice, staff finds that the proposed use and site plan meet the intent of the definition of a manufactured home park, as we cannot assume, predict, or enforce whether or not the current or future property owner would use the homes for personal use or rent out the homes to others.</p>
Chapter 5 – Section 5.8.2. Temporary Uses	<p>The UDO allows for Temporary Manufactured Homes and Temporary Health Care Structures.</p> <p>The regulations for temporary manufactured homes are not applicable.</p> <p>160D-915 defines “temporary family health care structures” as. “a</p>

<sup>1</sup> <https://canons.sog.unc.edu/2012/08/can-we-consider-ownership-in-a-zoning-decision/#:~:text=In%20Graham%20Court%20Assocs.,not%20the%20form%20of%20ownership.>

	<p>Temporary manufactured homes may only be permitted in the event of disasters and during the construction of a single-family residence.</p> <p>Temporary health care structures shall be permitted in accordance with NCGS 160D-915</p>	<p>transportable residential structure providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person <u>that ... has no more than 300 gross square feet...</u> – the size requirement alone on temporary health care facilities make the second home ineligible from being classified as a temporary health care facility as the second home is estimated to be around 980 sqft.</p>
Chapter 7 – Table of Uses	The “Manufactured Home Park” use is only allowed if the park existed before the adoption of the ordinance and is subject to specific limitations.	Staff interprets this to mean that no new manufactured home parks may be established “by-right” within the county’s zoning jurisdiction.
Chapter 8 – Section 8.1.8. Manufactured Home Park	This section provides supplemental regulations for existing manufactured home parks.	Staff find that the regulations in this section do not apply as this park did not exist before the effective date of the current ordinance.
Chapter 8 – Section 8.1.17 Private Residential quarters	“Private residential quarters shall be permitted as an accessory use to any single-family detached dwelling unit (excluding manufactured homes) ”	When reviewing options with the property owner, staff noted that the second home could not be classified under the private residential quarters use and regulations, as PRQs cannot be permitted for manufactured homes.
Chapter 14 – Manufactured Home Parks	See the table below While the regulations for Chapter 14 are for all manufactured home parks that existed prior to the effective date of this ordinance – staff found that these are the only standards to review the use against, as the UDO does not have standards for new manufactured home parks.	

#### Relief Requests

UDO Section	Required	Proposed
Chapter 14	<p>This chapter outlines the regulations of existing manufactured home parks. Because this request is limited to two homes on the lot, staff recognize that some of the regulations in Chapter 14 go above what would be practical for this type of development.</p>	<p>The following requirements shall be met:</p> <ul style="list-style-type: none"> <li>- 14 6.1 - Setback requirements</li> <li>- 14 6.2 - Location of accessory structures</li> <li>- 14 6.4 - Site, underpinning, and tie-down</li> <li>- 14 6.5 - Steps and patios</li> <li>- Parking</li> <li>- 14 6.12 - Electric, telephone, and cable television utilities</li> <li>- 14 6.13 - Mailboxes shall be in accordance with the United States Postal Service requirements</li> <li>- 14 6.19 - Maintenance</li> </ul> <p>The applicant is requesting and staff recommends that the following sections of Chapter 14 not apply to the conditional district:</p>

		<ul style="list-style-type: none"> <li>- 14 6.6 - Space Numbers – there will only be two structures on the lot. Staff feel that address numbers will be sufficient</li> <li>- 14 6.7 - Park Identification Signs – The structures are intended to be inhabited by family members. The intention is not to operate a traditional manufactured home park.</li> <li>- 14 6.8 - Interior streets, drainage, and markings – There is only one driveway servicing both structures.</li> <li>- 14 5 11 - Lighting – not applicable as there will not be more than five spaces</li> <li>- 14 6.14 - Administrative Office – there will not be an administrative office on site</li> <li>- 14 6.15 - Water and Sewer requirements – the requirements in the UDO may be above and beyond what is needed or required by the Health Department – staff believes a standard well and septic verification and permit will be sufficient</li> <li>- 14 6.17 - Screening – Minimal screening on the right-hand side of the property is being proposed as a condition of approval</li> <li>- 14 6.18 - Interior landscaping – Staff feel this regulation is more applicable for traditional multi-lot manufactured home parks</li> <li>- 17 4 – Enforcement and Penalties – Enforcement shall be completed under the regular enforcement procedures of the UDO</li> </ul>
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The application and proposed use are consistent with the Comprehensive Land Use Plan. There are two registered/established manufactured home parks located on the same street as the subject property

- Crowders Crest MHP – 19 approved lots
- Charles Gillispie MHP – 2 approved lots

The Environmental Health Department has issued a new septic permit, which has been included as an attachment to this staff report.

Because the site plan is not signed/sealed, the measurements are being treated as estimates.

**Staff Recommended Conditions of Approval**

- A foundation survey showing all existing structures shall be submitted prior to any zoning permits being issued for the property. The survey shall include measurements of the structures and setbacks of all existing structures on the site.
  - o Justification The site plan provides sufficient information to give an overview of what is being requested in this case. However, if the request is approved, a survey of the property with exact setback measurements of all existing features will be required to ensure compliance with all setback regulations. In 2023, a new process was implemented that required foundation surveys for all new residential dwelling units. Staff believe that a foundation survey would ensure that the homes comply with all zoning setback regulations, as well as the requirements for the well and septic systems.
- A landscape buffer shall be installed on the right side of the property before passing the final zoning inspection. The landscape buffer shall be a Type A buffer as outlined in the UDO, at a minimum.
- All applicable permits and approvals shall be obtained before the issuance of the zoning permit for the second home.
- All applicable zoning and building permits shall be obtained for the accessory structure noted on the site plan.
- A dumpster shall not be permitted on-site as a trash facility. All solid waste shall be collected and disposed of in accordance with Gaston County's Solid Waste Ordinance.
- An administrative office, as typically associated with traditional manufactured home parks, shall not be allowed on-site.
- In no instance shall the manufactured home park be allowed to expand in the number of dwelling units or lots on site.
- If one of the manufactured homes shown on the site plan is removed from the site, the property owner shall have 90 days following the removal of the structure to replace it. If the structure is not replaced within 90 days, it shall not be permitted to be replaced on-site.

**PLANNING AND ZONING BOARD MEETING DATE**

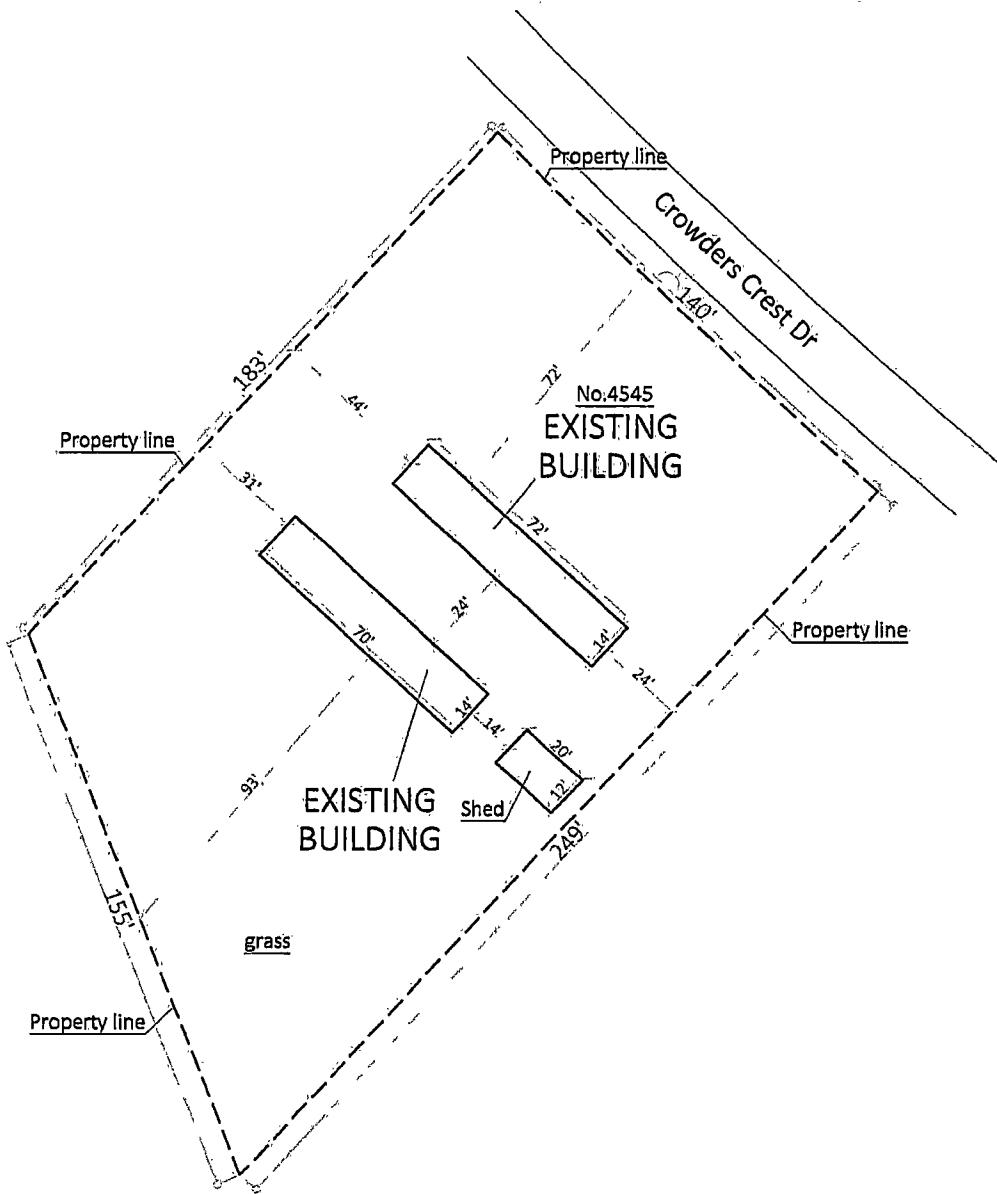
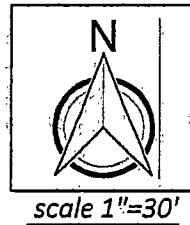
The Planning and Zoning Board heard this request at their October 6, 2025, meeting and recommended that the request not be approved as they found the request to be inconsistent with the Unified Development Ordinance. They did share that they felt the use was consistent with the existing uses in the area, though.

Attachments. Application, Maps, Site Plan, Septic Permit, and GCLMPO Letter, Allowed uses in the (R-3) district



# SITE PLAN

4545 Crowders Crest Dr  
Gastonia, NC 28052  
Parcel ID: 145599  
Lot area. 0.69 Acres  
Paper Size. 11"x17"



Type: CONSOLIDATED REAL PROPERTY  
Recorded: 3/2/2022 12:00:47 PM  
Fee Amt: \$116.00 Page 1 of 3  
Revenue Tax: \$90.00  
Gaston, NC  
Susan S. Lockridge Register of Deeds

**BK 5316 PG 941 - 943**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$90.00

Parcel Identifier No. 145599 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee @ 213 Brentwood Circle, Gastonia NC 28052

This instrument was prepared by Parks H. Wilson, Jr., Attorney, PO Box 2187 Gastonia, NC 28053 (RE 42212)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 2nd day of March, 2022, by and between

GRANTOR

DEBRA D. MATTHEWS, Single

GRANTEE

CAPPIE COURNEYA, Single and DEWAYNE L. JORDAN, Single, as joint tenants with right of survivorship and not as tenants in common

Property Address: 4545 Crowders Crest Road  
Gastonia, NC 28052

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Gastonia, Gastonia Township, Gaston County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5166 page 920.  
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

Page 1 of 2

Submitted electronically by "Parks H. Wilson, Jr."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Gaston County Register of Deeds

Approved by:  
Form No. 3

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
By \_\_\_\_\_  
(Entity Name)

*Debra D. Matthews* (SEAL)  
Print/Type Name: DEBRA D MATTHEWS

Print/Type Name & Title: \_\_\_\_\_

(SEAL)

By \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

(SEAL)

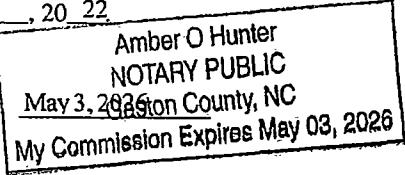
By \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

(SEAL)

State of North Carolina - County or City of Gaston

I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that  
DEBRA D. MATTHEWS, Single personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of March, 20 22.

My Commission Expires \_\_\_\_\_  
(Affix Seal)



*Amber O Hunter*  
Amber O Hunter Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Gaston

I, the undersigned Notary Public of the County or City of Gaston and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of \_\_\_\_\_, 20 \_\_\_\_\_.

My Commission Expires: May 3, 2026  
(Affix Seal)

Amber O. Hunter Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

Notary Public  
Notary's Printed or Typed Name

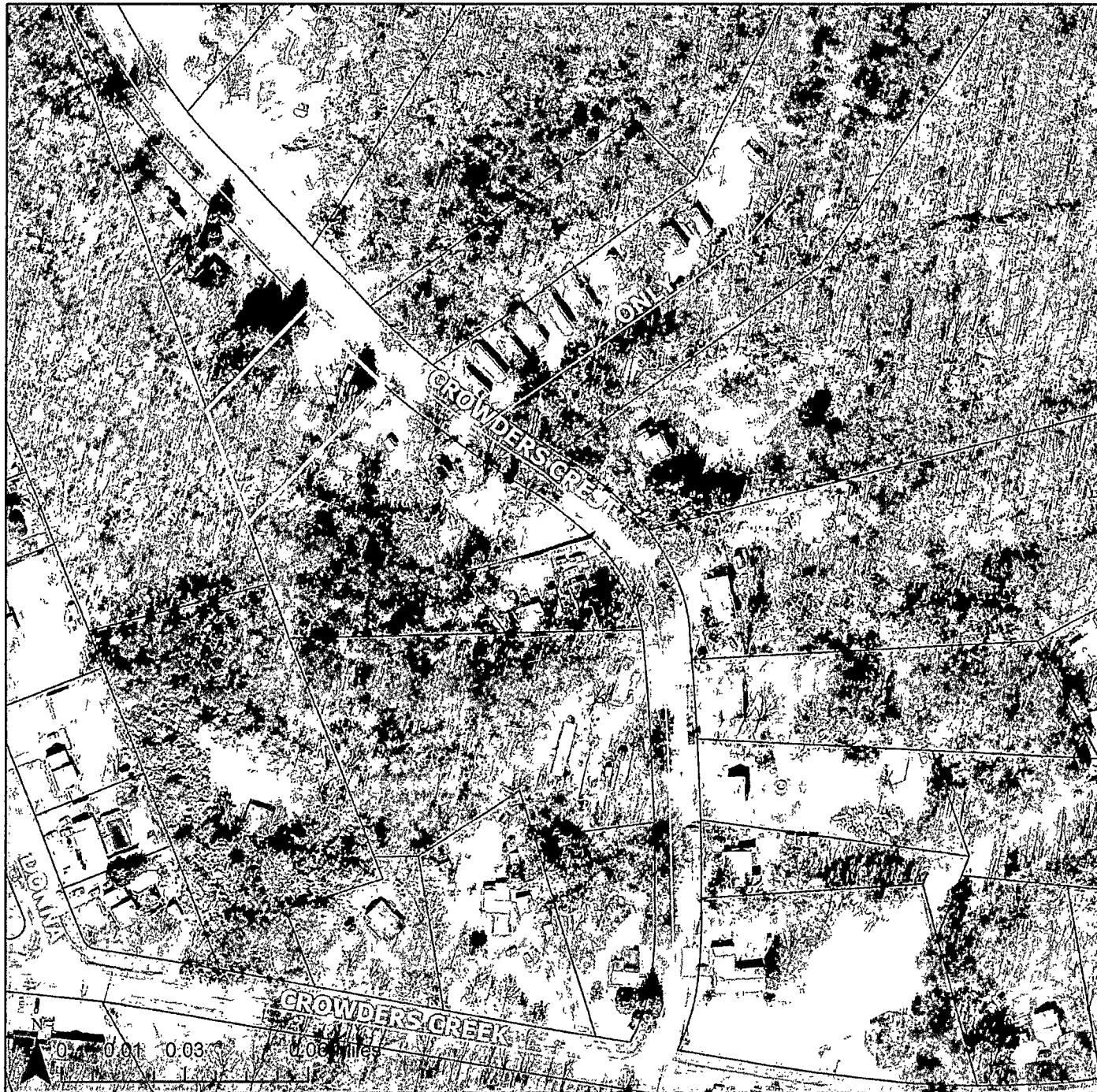


**VICINITY MAP**  
**REZ-24-12-16-00203**

**Legend**

- Municipal Zoning District
- Roads
- Subject Parcel(s)

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 132-10.



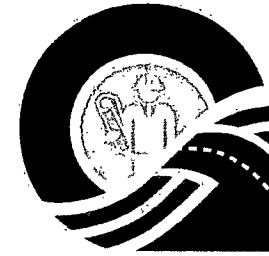
GASTON COUNTY  
BUILDING AND DEVELOPMENT SERVICES

**ORTHO PHOTO MAP**  
**REZ-24-12-16-00203**

**Legend**

- Subject Parcel
- Roads

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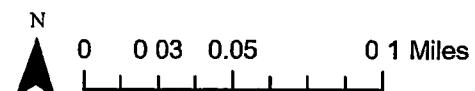


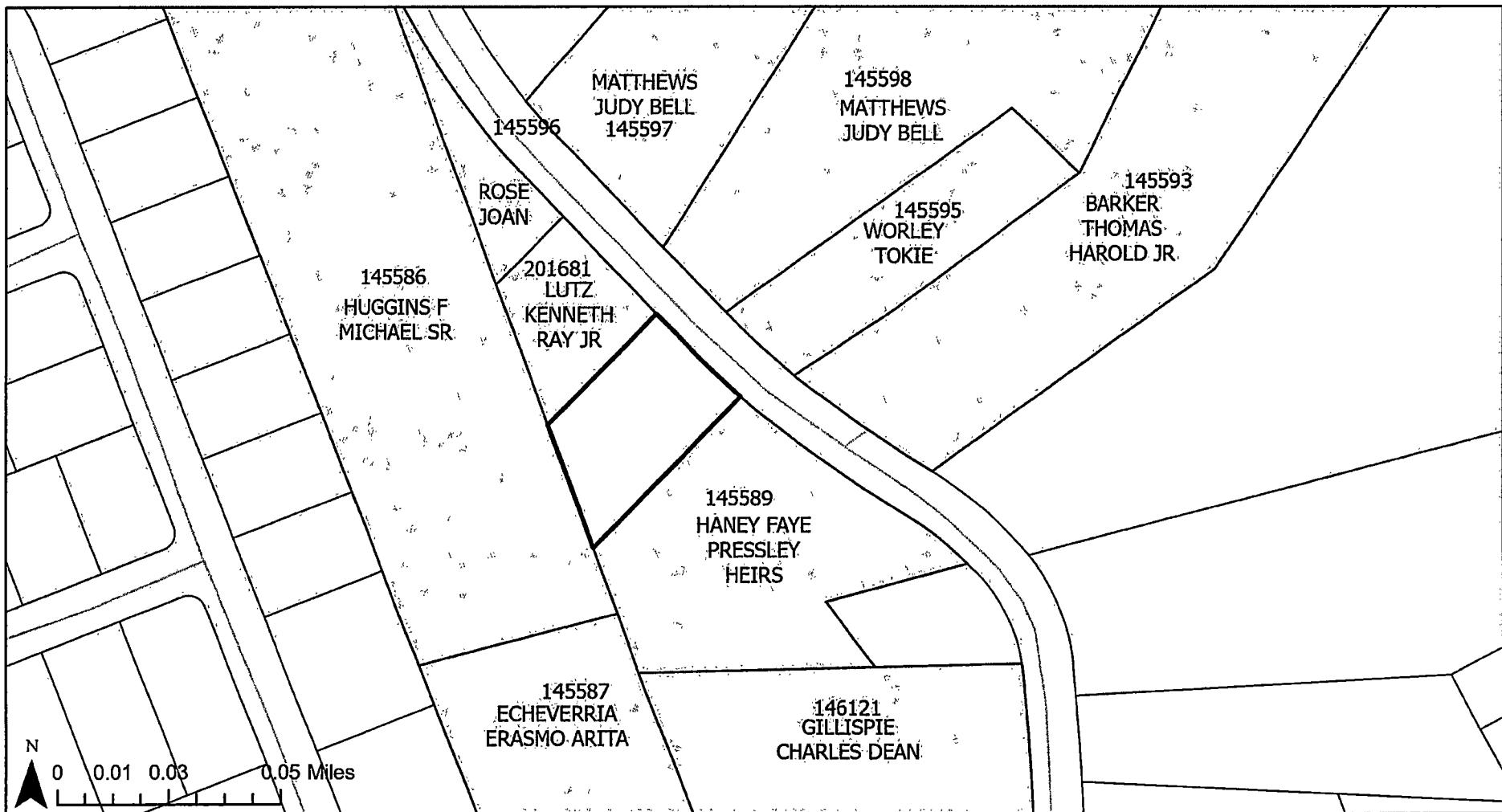
**ZONING MAP  
REZ-24-12-16-00203**

**Legend**

- Subject Parcel
- Roads
- Gaston County Overlays
- TYPE**
- US OVERLAY
- Gaston County UDO
- ZONE TYPE**
- C-3
- R-1
- R-3

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## SUBJECT & ADJACENT PROPERTIES MAP | REZ-24-12-16-00203



### Legend

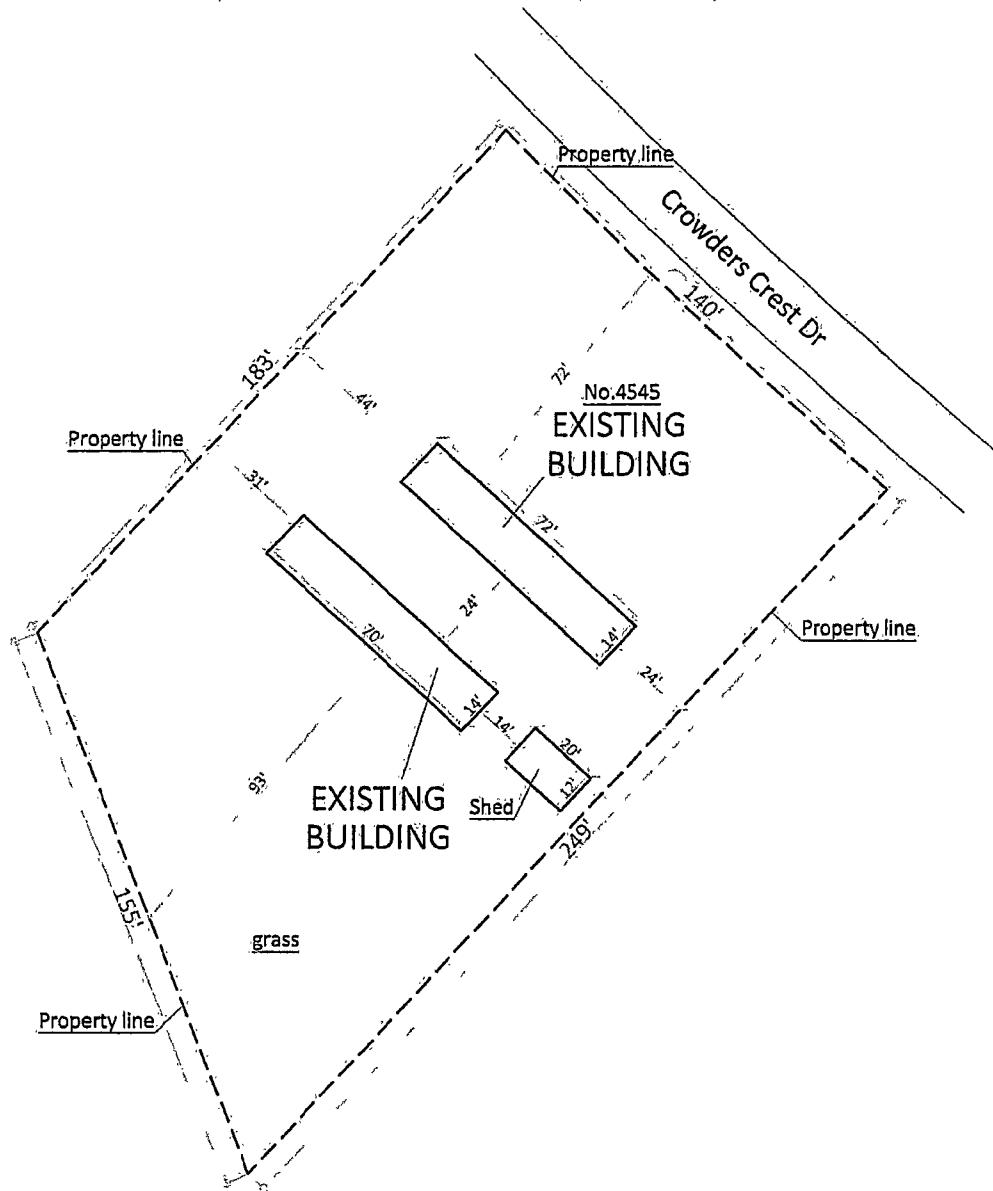
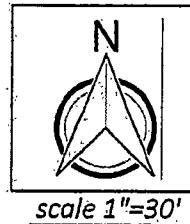
- Subject Parcel
- Roads

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Approved by Jamie Kanburoglu  
for Presentation Only  
09/29/2025 11.29 38 AM

## SITE PLAN

4545 Crowders Crest Dr  
Gastonia, NC 28052  
Parcel ID: 145599  
Lot area: 0.69 Acres  
Paper Size. 11"x17"



# GASTON COUNTY PUBLIC HEALTH - ENVIRONMENTAL HEALTH

## SITE SKETCH

Date: 05/27/2025

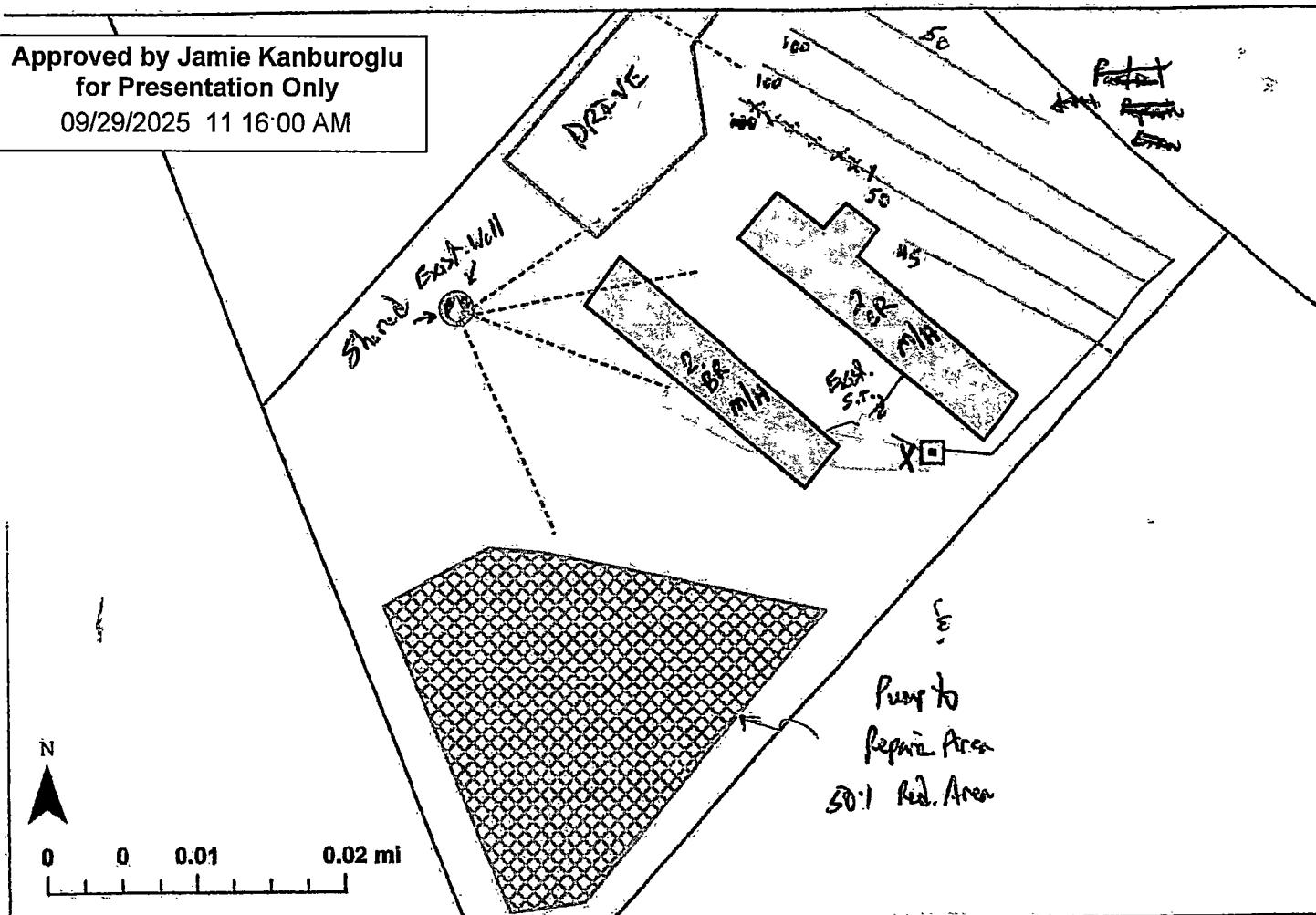
PID: 145599

Permit Number: 339225

REHS: M. Preston Long

Address: 4545 Crowders Crest Rd. Gastonia, NC 28052

Approved by Jamie Kanburoglu  
for Presentation Only  
09/29/2025 11:16:00 AM



Note: m/H #1 & m/H #2  
should both be hooked to  
existing 1000 gal. S.T.

### Setbacks:

All parts of septic system must be a min. of: 5' off foundations, 10' off prop lines, 50' off wells.

### Specifications:

Keep all vehicular traffic off all parts septic system. Existing 1000 gal ST. Install 343 LF of 25% Red material. Serial feed.

Note: Must be 100'  
from existing well  
(on property) to  
septic system.  
"Shared Well"

Note: Ensure no effluent  
goes to existing bed, as it  
is under the rear m/H.

### Uses Allowed in the (R-3) Zoning District

<sup>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</sup>							
Uses Allowed By-Right		Uses Allowed By-Right or By SUP or CD		Uses Allowed By SUP		Existing Uses with Limitations	
Automobile Hobbyist	Xs	Planned Residential Development (PRD)	Xs/CDs	Small House Community	SP	Dwelling, Manufactured Home Class C	Es
Bona Fide Farms	Xs	Day Care Center Class B	Xs/SPs	Abattoir Class 1	SPs	Dwelling, Manufactured Home Class D	Es
Botanical Garden	Xs	Essential Services Class 4	Xs/SPs	Animal Grooming Service for household pet (indoor kennels)	SP	Manufactured Home Park	Es
Church / Place of Worship	Xs	Family Care Home	Xs/SPs	Animal Hospital (Outdoor kennel)	SPs		
Day Care Center, Class A	Xs	Maternity Home	Xs/SPs	Animal Hospital, (Indoor kennel)	SPs		
Dwelling, Manufactured Home Class A	X	Park	Xs/SPs	Animal Kennel	SPs		
Dwelling, Manufactured Home Class B	X	Planned Unit Development (PUD)	Xs/CDs	Animal Shelter	SPs		
Dwelling, Single Family	X	Stadium	Xs/SPs	Assisted Living Center	SPs		
Dwelling, Two Family	Xs	Traditional Neighborhood Development (TND)	Xs/CDs	Automobile Repair Shop / Automobile, Truck Sales, Accessory	SPs		
Essential Services Class 1	X			Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	SPs		
Essential Services Class 2	Xs			Bed and Breakfast Inn	SPs		
Flex Space	Xs			Camping and Recreational Vehicle Park	SPs		
Group Home	Xs			Cemetery	SPs		
Home Occupation, Customary	Xs			College / University	SP		
Home Occupation, Rural	Xs			Conference / Retreat / Event Center	SPs		
Marina, Accessory	Xs			Continuing Care Facility	SPs		
Private Residential Quarters (PRO)	Xs			Contractor's Office	SP		
Produce Stand	Xs			Convenience Store, Closed 12AM to 6AM	SPs		
Recycling Deposit Station, accessory	X			Country Club	SPs		
School, Elementary & Middle (public & private)	Xs			Day Care Center, Class C	SPs		
School, Senior High (public & private)	Xs			Essential Services Class 3	SP		
Taxidermy	X			Firing Range, Indoors, principal use	SPs		
Telecommunication Antennae & Equipment Buildings	Xs			Firing Range, Outdoors, principal use	SPs		
Tourist Home	X			Fish Hatcheries	SP		
				Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs		
				Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs		
				Golf Course; Golf Driving Range; Golf Miniature	SPs		
				Library	SP		
				Machine, Metal, Wood Working, Welding Shop	SPs		
				Marina, Commercial	SP		
				Military Reserve Center	SPs		
				Museum	SP		
				Nursery (Garden)	SPs		
				Nursing Home, Rest Home	SPs		
				Paint Ball / Laser Tag Facility	SPs		
				Parking Lot	SPs		
				Post Office	SP		
				Race Track, Small	SPs		
				Recreation Center and Sports Center	SPs		
				Recycling Deposit Station, principal use	SPs		
				Riding Stables	SPs		
				Rodeo / Accessory Rodeo	SPs		
				School for the Arts	SP		
				Special Events Facility	SPs		
				Special Events Facility, Accessory	SPs		
				Telecommunication Tower & Facilities	SPs		
				Tower and/or Station, Radio & Television Broadcast	SPs		
				Upholstery Shop	SP		
				Wood Waste Grinding Operation	SPs		
				Zoo	SP		



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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** Jamie M Kanburoglu MPA, AICP, CZO, Director of Planning and Zoning  
Gaston County Building and Development Services

**From** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO

**Date** March 19<sup>th</sup>, 2025

**Subject:** Crowders Spring Camp – GCLMPO Site Plan Review

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Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the 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 site is located at 4545 Crowders Crest Drive, Gastonia, NC. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property
3. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

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



# Gaston County

Gaston County  
Board of Commissioners  
[www.gastongov.com](http://www.gastongov.com)

## Building and Development Services Board Action

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File # 25-169

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Commissioner Hovis - Building & Development Services - Zoning Map Change. Conditional District REZ-24-12-16-00203, DeWayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Dr , in Gastonia, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the CD/(R-3) Conditional Zoning District with (US) Urban Standards Overlay

### **STAFF CONTACT**

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

### **BACKGROUND**

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning and Zoning Board prior to consideration for final action by the Commission DeWayne Jordan (Applicant), Property Parcel: 145599, Located at 4545 Crowders Crest Dr , in Gastonia, Rezone from the (R-3) Single Family General Zoning District with (US) Urban Standards Overlay to the CD/(R-3) Conditional Zoning District with (US) Urban Standards Overlay A public hearing was advertised and held on October 28, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on October 6, 2025, and the Commission is requested to consider the public hearing comment, Planning and Zoning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

### **ATTACHMENTS**

Ordinance, Staff Report, Application Packet, Maps, Site Plan, Septic Permit, and GCLMPO Comments

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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	TKeigher	SShehan	Votes
2025-334	10/28/2025	BH	JB	A	A	A	A	A	A	A	A

(DISAPPROVED)

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