

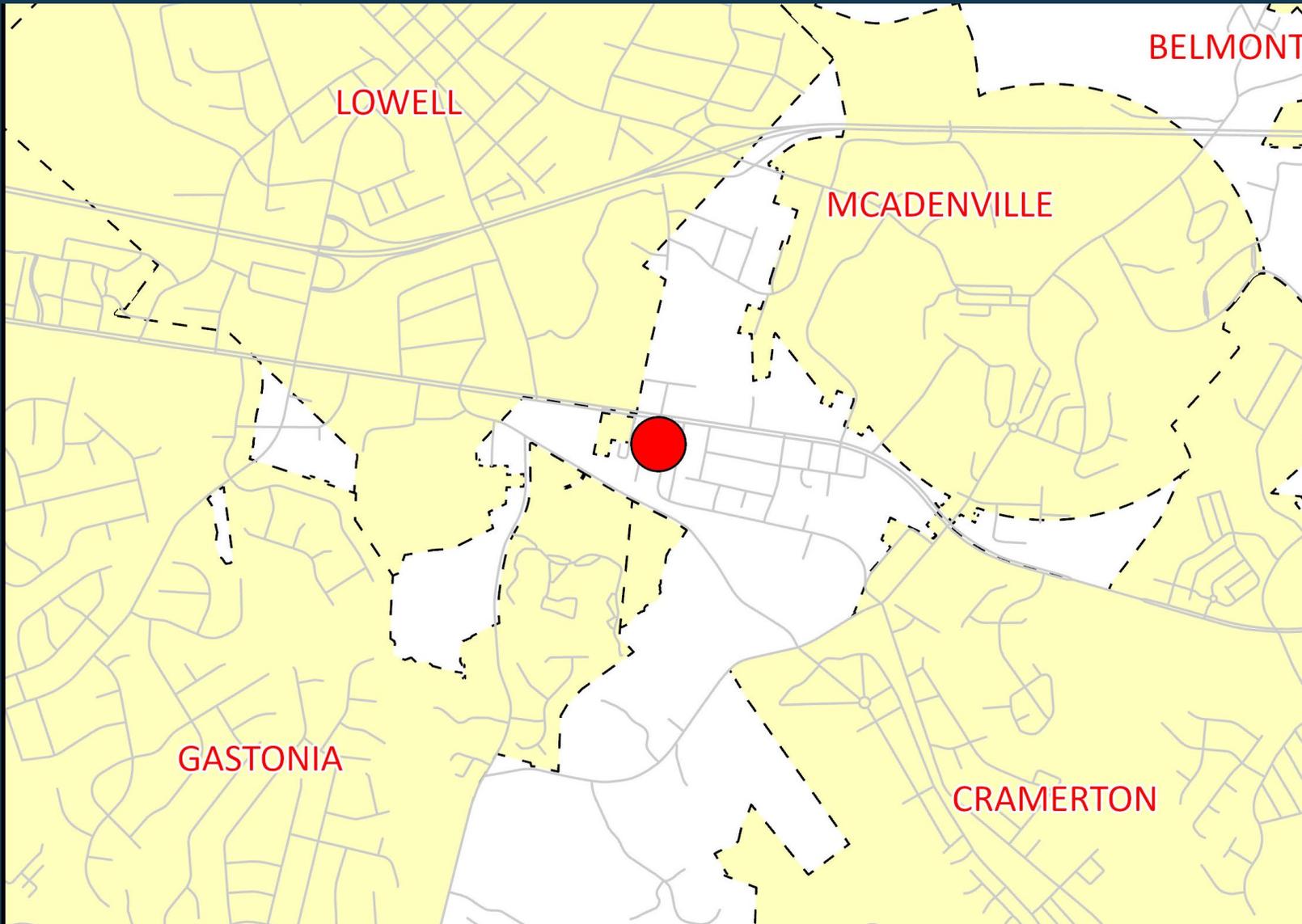
REZ-26-01-09-00241

Conditional Rezoning

Applicant: Crown Towing - Chuck Armeen
PID: 185406
Request: Conditionally rezone from (C-3) to (CD/C-3)



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

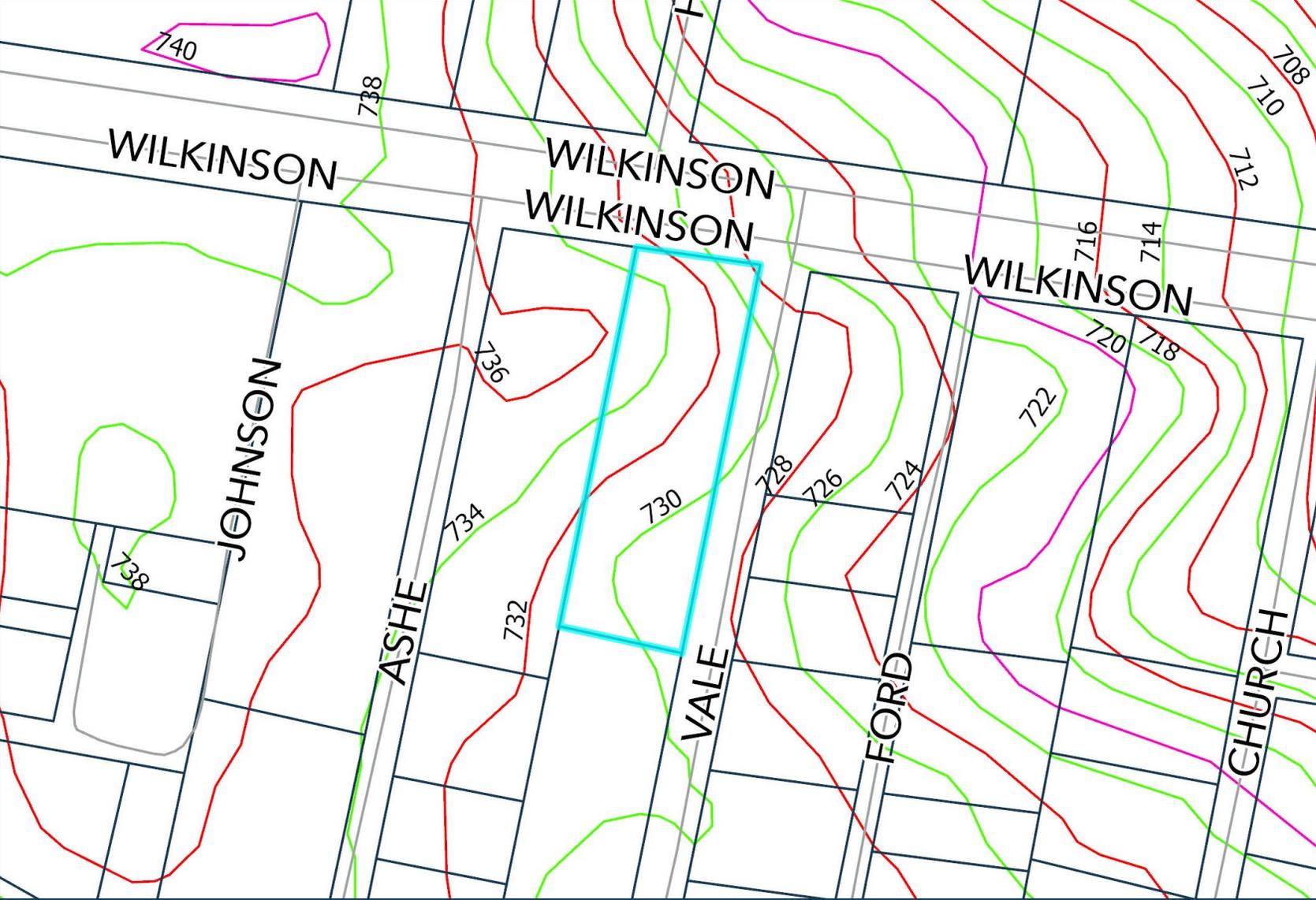


LEGEND

-  Subject Parcel
-  Property Parcels

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ENVIRONMENTAL MAP



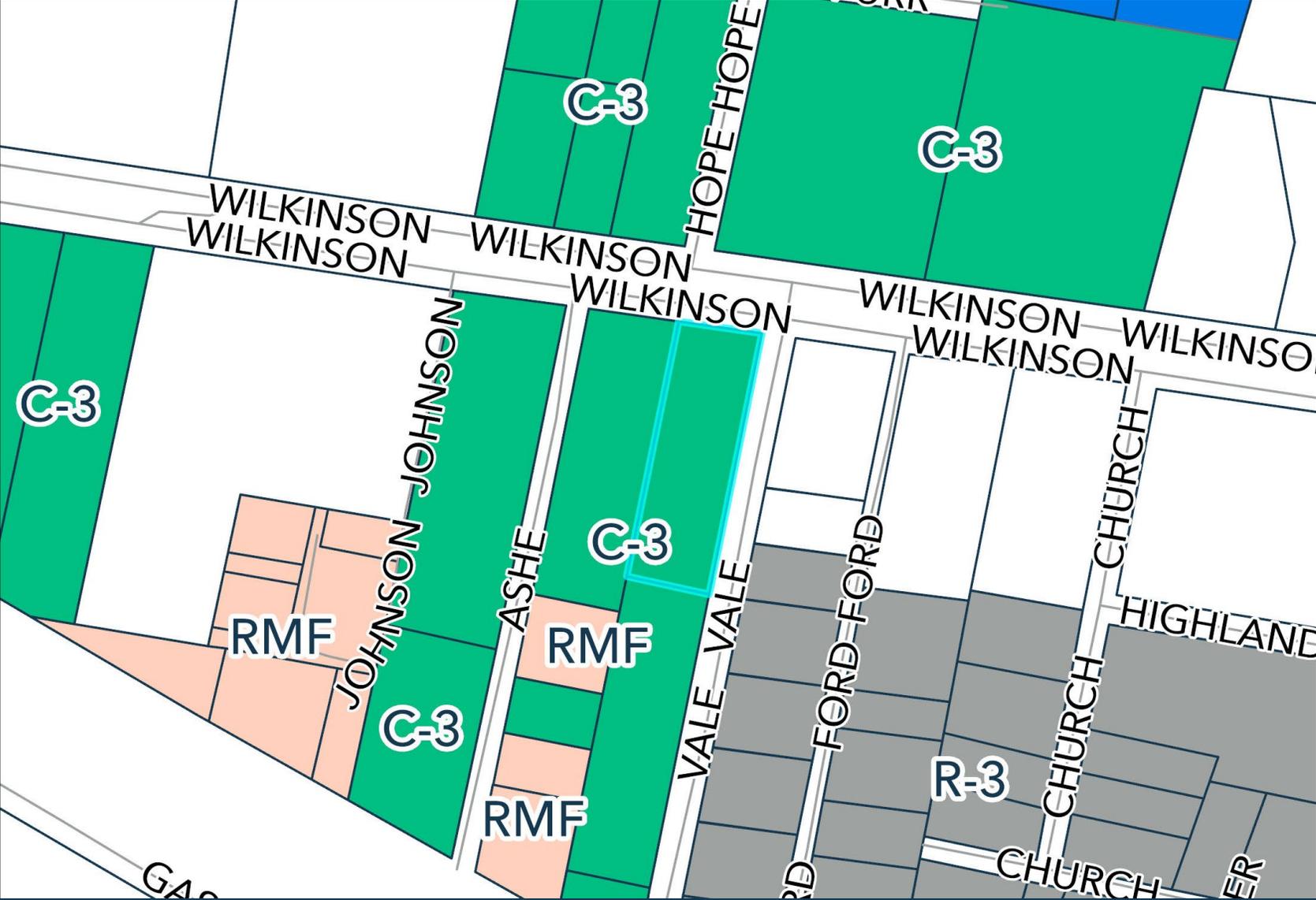
LEGEND

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

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REZONING MAP



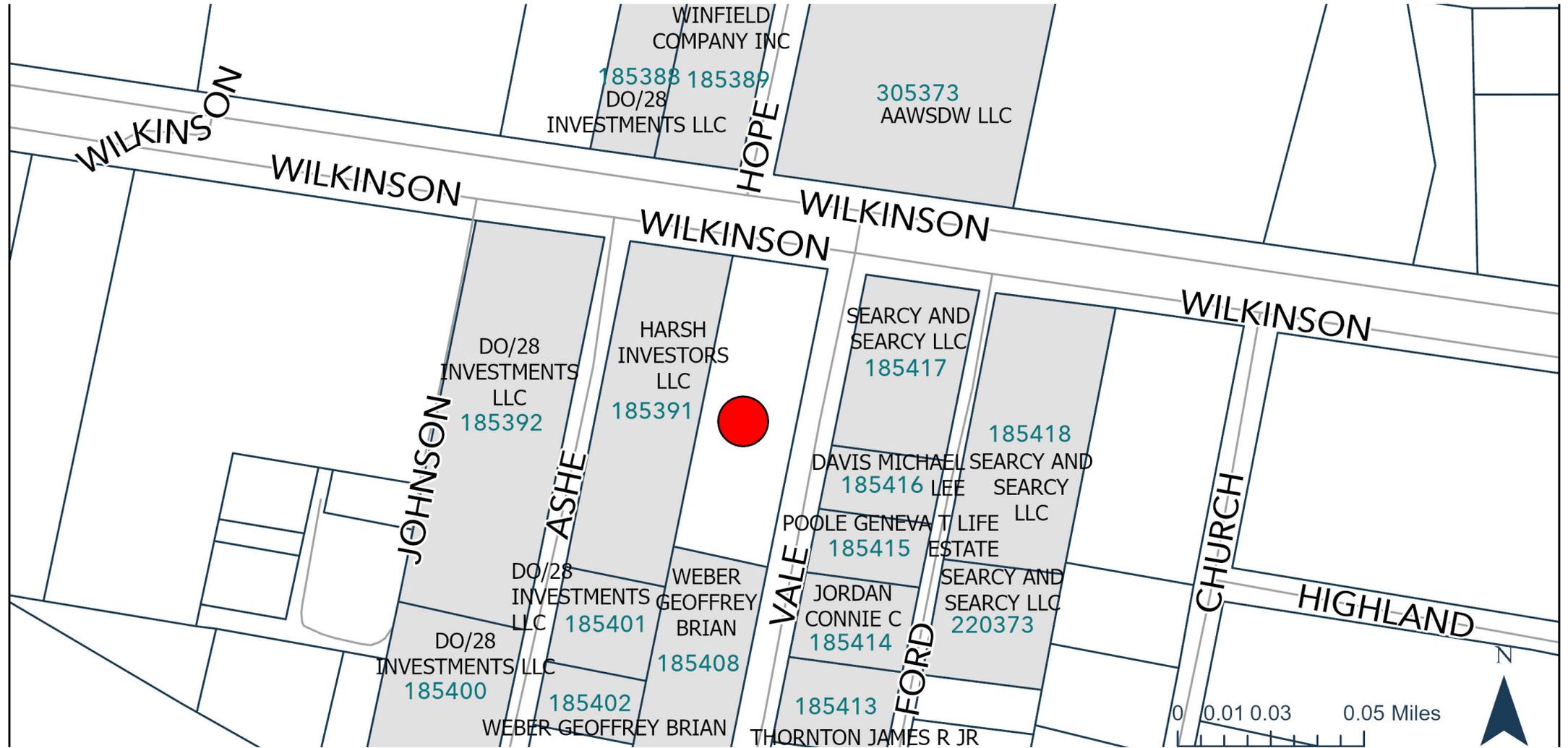
LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE**
- C-3
- R-3
- RMF
- RS-12
- ▭ 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_CITY	CURR_STATE	CURR_ZIPCODE
185414	305 FORD ST	JORDAN CONNIE C		305 FORD ST	CRAMERTON	NC	28032
185402	119 ASHE ST	WEBER GEOFFREY BRIAN		PO BOX 339	STANLEY	NC	28164
305373	4909 WILKINSON BLVD	AAWSDW LLC		P.O. BOX 615	BELMONT	NC	28012
185418	312 FORD ST	SEARCY AND SEARCY LLC		190 BAYSHORE DRIVE	BELMONT	NC	28012
185417	4912 WILKINSON BLVD	SEARCY AND SEARCY LLC		190 BAYSHORE DRIVE	BELMONT	NC	28012
185406	4904 WILKINSON BLVD	ISBILL JAMES WILLIAM JR		591 RIDGEVIEW TRL	KINGS MOUNTAIN	NC	28086
185416	309 FORD ST	DAVIS MICHAEL LEE	DAVIS REBECCA A	1209 RAINBOW DRIVE	MT HOLLY	NC	28120
185388	4835 WILKINSON BLVD	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098
220373	304 FORD ST	SEARCY AND SEARCY LLC		190 BAYSHORE DRIVE	BELMONT	NC	28012
185401	113 ASHE ST	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098
185389	4839 WILKINSON BLVD	WINFIELD COMPANY INC		9900 LAMPKIN WAY	CHARLOTTE	NC	28269
185391	4902 C WILKINSON BLVD	HARSH INVESTORS LLC		8208 CORNHILL AVE	CHARLOTTE	NC	28277
185408	305 VALE ST	WEBER GEOFFREY BRIAN		PO BOX 339	STANLEY	NC	28164
185413	303 FORD ST	THORNTON JAMES R JR	THORNTON GLENDA P	6233 BARCLAY LN	CLOVER	SC	29710
185392	4830 WILKINSON BLVD	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098
185415	307 FORD ST	POOLE GENEVA T LIFE ESTATE		307 A FORD STREET	CRAMERTON	NC	28032
185400	NO ASSIGNED ADDRESS	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098

Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 8.2.10.B	If the lot containing the use is located within 300 feet of a residential zoning district, a Special Use Permit shall be required.	In lieu of the special use permit, the applicant is pursuing approval through the conditional rezoning process.
Section 8.2.10.C	All damaged and wrecked vehicles must be parked in delineated parking spaces.	The applicant is proposing 78 delineated parking spaces for wrecked vehicles.
Section 8.2.10.D	If the vehicle storage area is greater than 25 parking spaces then a Special Use Permit required.	In lieu of the special use permit, the applicant is pursuing approval through the conditional rezoning process.

Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 8.2.10.E	Vehicle storage facilities shall not be located at an elevation whereby the storage is visible from a public street after the required screening is in place.	The applicant plans to use the existing fence with black opaque screening and to plant landscaping on the exterior of the fence for additional screening.
Section 8.2.10.F	The automotive storage area shall be located in the rear yard only, and be materially screened with a six-foot high opaque fence in addition to other required screening provided elsewhere in this Ordinance.	Per the submitted site plan, wrecked vehicle parking will be limited to the rear yard of the subject property.

Proposed Features

UDO SECTION	REQUIRED	PROPOSED
Section 8.2.10.H	No outdoor disassembly or salvaging of the vehicles or parts thereof shall be permitted on site.	The applicant understands this requirement.
Section 8.2.10.I	No portion of any pre-existing principal residential structure (other than the residential structure which is occupied by the owner of said use) shall be located within 100 feet of the automotive storage area.	While there is a single-family residence on site, it is not utilized as a dwelling today; therefore, the applicant is in compliance with this regulation.

Requested Areas of Relief

UDO SECTION	REQUIRED	PROPOSED
Section 8.2.10.A	Any outdoor vehicle storage area shall be located a minimum of 100 linear feet from any street right-of-way and 200 linear feet from any residential zoning district.	Given the existing conditions, the site cannot meet these setback requirements. Instead, the applicant is requesting a 0-foot setback from the street right-of-way and a 45-foot setback from a residential zoning district.
Section 8.2.10.G	A minimum 240 square foot building for office and restroom shall be provided on site.	The applicant is requesting to utilize the existing 200 square foot office that is on-site to meet this requirement.

General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 2.7 – Definitions	Automobile Towing and Wrecker Service: An establishment primarily engaged in the towing of motor vehicles and vehicular storage associated with vehicle accidents and violations. This shall not include vehicular salvaging operations or the sale of salvaged vehicular parts. This use is not to be construed as a junkyard and salvage yard. An "Automobile Towing and Wrecker Service" may be part of an "Automobile Body Shop" in zoning districts where an "Automobile Body Shop" is allowed.
Section 6.2.3 – Commercial Districts	(C-3) General Commercial - This district accommodates the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any other commercial zoning districts. Like the (C-2) district, the (C-3) district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and generally located within the Urban Standards overlay district.

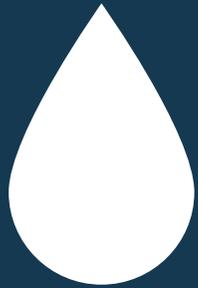
General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 6.5 – Conditional District (CD)	The Conditional District (CD) zoning process allows for the establishment of specific uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. Any area rezoned to a (CD) district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. This review process provides for the accommodation of such uses by a reclassification of property into a (CD) district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), to ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County.
Section 7.5 – Table of Uses	The proposed use for this site includes “Retail,” which is allowed in the proposed underlying zoning district of (C-1) Light Commercial.

General Applicable Ordinance Sections

UDO SECTION	PROPOSED
Section 3.5 – Nonconforming Situations	<p>The purpose of this section is to regulate the continued existence of uses and structures established prior to the effective date of these regulations or any subsequent amendment that does not conform to these regulations. Given the fact that the implementation of this UDO and previous zoning ordinances has in the past and will in the future result in the creation of a number of nonconformities, some of which are viable uses that do not produce substantial negative impacts, this Ordinance allows the Administrator and the Planning and Zoning Board to issue permits for the expansion and or replacement of nonconforming uses and structures in certain situations.</p> <p><i>Section 3.5.5 – Other nonconforming principal structures</i></p>

Utilities & Streets



- **Well/Septic**



- **Wilkinson Blvd / Vale St –
NCDOT**

Traffic Impact & TRC Review



- **No funded transportation improvement projects within the vicinity**
 - Wilkinson Blvd widening project and high-speed light rail (unfunded)
 - Recommended multi-use path along Wilkinson Blvd (unfunded)
- **TRC Comments**
 - Well & septic permits

Applicant Provided Site Photos



Applicant Provided Site Photos



Applicant Provided Site Photos



Applicant Provided Site Photos



Applicant Provided Site Photos



Applicant Provided Site Photos



REZ-00241 | Wilkinson Blvd. Conditional Rezoning

Project Details for REZ-26-01-09-00241 - a conditional rezoning request from Crown Towing - Chuck Armeen for PID #185406 on Wilkinson Blvd. in Gastonia

Home / REZ-00241 | Wilkinson Blvd Conditional Rezoning

Applicant: Crown Towing - Chuck Armeen

Parcel ID(s):185406

Request: Conditionally rezone the above parcel to permit a automobile towing and wrecker service.

Key Dates

 **February 02, 2026 4:30 pm**
Public Meeting with the Planning and Zoning Board

This case is scheduled to be presented to the Planning & Zoning Board at its 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



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

Ask a Planner!

Open Activity closes 2/24/2026 at 11:59 PM

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

 Ask a Question

 Who's Listening?

Search the questions



Planning & Zoning Board Recap

- **Recommended Condition of Approval:**
 - NCDOT Approval required for plantings within Vale Street right of way.
- **Board Recommendation:**
 - Failed to recommend approval of the request by a 2 to 8 vote

Overview

- **Area 4:** The Garden Gaston/Southeast 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.