



TITLE ZONING MAP CHANGE CONDITIONAL DISTRICT REZ-26-01-09-00241, CROWN TOWING – CHUCK ARMEEN (APPLICANT), PROPERTY PARCEL. 185406, LOCATED AT 4904 WILKINSON BLVD , GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT TO THE (CD/C-3) GENERAL COMMERCIAL CONDITIONAL DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on February 26, 2026, by the County Commission, to take citizen comments into a map change application, as follows

Tax Parcel Number(s) 185406
 Applicant(s) Crown Towing – Chuck Armeen
 Owner(s) James Isbill Jr
 Property Location. 4904 Wilkinson Blvd , Gastonia
 Request: Rezone from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District

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 failed to recommend approval of the map change request, for parcel 185406, located at 4904 Wilkinson Blvd , Gastonia, NC, to be rezoned from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District on February 9, 2026

Motion. Wray Second Williams Vote. 2-8
 Aye. Wray, Williams
 Nay: Brooks, Crane, Harvey, Horne, Hurst, Love, Magee, Shires
 Absent: Ballard, Franks
 Abstain. None

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) or (c) above.
- e. Deny the rezoning

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.

Donna S. Buff
 Donna S. Buff, Clerk to the County Commission

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	Keighner	SShehan	Vote
2026-049	02/26/2026	TK	CB	N	N	N	AB	N	A	AB	1-4

(DISAPPROVED)

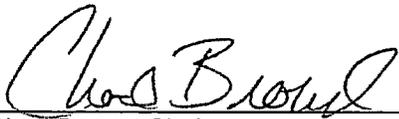
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Laserfiche Users

Zoning Map Change. Conditional District REZ-26-01-09-00241, Crown Towing – Chuck Armeen (Applicant), Property Parcel. 185406, Located at 4904 Wilkinson Blvd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District
Page 2

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 and Zoning Board and Planning staff, finds:

- 1) The map change request for property parcel: 185406, to be rezoned to the (CD/C-3) General Commercial Conditional District, 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-26-01-09-00241)

STAFF REPORT

APPLICATION SUMMARY	
Request: To rezone the property from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District.	
Applicant(s) Crown Towing – Chuck Armeen	Property Owner(s) James Isbill Jr
Parcel Identification (PID): 185406	Property Location. 4904 Wilkinson Blvd, Gastonia
Total Property Acreage: 0.89 acres	Acreage for Map Change: 0.89 acres
Current Zoning: (C-3) General Commercial	Proposed Zoning: (CD/C-3) General Commercial Conditional District
Existing Land Use: Automobile Sales	Proposed Land Use: Automobile Towing and Wrecker Service

COMPREHENSIVE LAND USE PLAN
Area 4. The Garden Gaston / Southeast Gaston
Key issues for citizens in this area include road improvements and better connectivity to other areas of the county and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, and maintaining enhanced quality of life.
Comprehensive Plan Future Land Use
This property was released from the City of Lowell's ETJ in 2021 and does not have an assigned future land use designation. Properties in the vicinity are designated as Suburban Development, and staff is comfortable applying this designation to the subject property.
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 multifamily 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 (Wilkinson Blvd and Vale St)

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

The Gaston County TRC reviewed this request on January 20, 2026, and the following departments had no comment at this time

- No comments from EMS

The Environmental Health Department confirmed the property is being served by a septic system and potentially a well.

The Gaston-Cleveland-Lincoln MPO reviewed this request and indicated there are no funded transportation improvement projects within the immediate vicinity. Other projects, including the proposed widening of Wilkinson Boulevard and the future high-speed rail line (Silver Line Project), are identified in the MPO's Comprehensive Transportation Plan (CTP), however, they are not funded at this time. The full letter from the MPO is included as an attachment to this staff report.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

This property is located in the mid-eastern portion of the county along Wilkinson Boulevard, between the city limits of Gastonia, Lowell, Cramerton, and McAdenville. The subject parcel is approximately 0.89 acres in size and has frontage along both Wilkinson Boulevard and Vale Street.

The site currently operates as an auto sales business and contains three structures. The first structure, located at 4904 Wilkinson Boulevard, was constructed in 1985 and consists of a 200-square-foot office. The second structure, located at 309 Vale Street, was constructed in 1920 and is 656 square feet; it is not currently used as a single-family dwelling. The third structure is a metal carport constructed in 2005. If approved, the applicant is proposing to continue using the office for administrative purposes, with the remaining structures used for business-related storage.

According to the submitted site plan, the proposal includes use of the existing site for an automobile towing and wrecker service. The applicant proposes 78 vehicle storage spaces, 14 general parking spaces, and a landscape buffer, while utilizing the existing structures and site features.

General Applicable Ordinance Sections

UDO Section	
Section 2.7 – Definition	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.
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 “Automobile Towing and Wrecker Service,” which is allowed in the current district of (C-3) General Commercial by right or by special use permit, depending on the supplemental regulations.

Supplemental Regulations for Automobile Towing and Wrecker Service – Section 8.2.10

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.
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
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 Area 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.

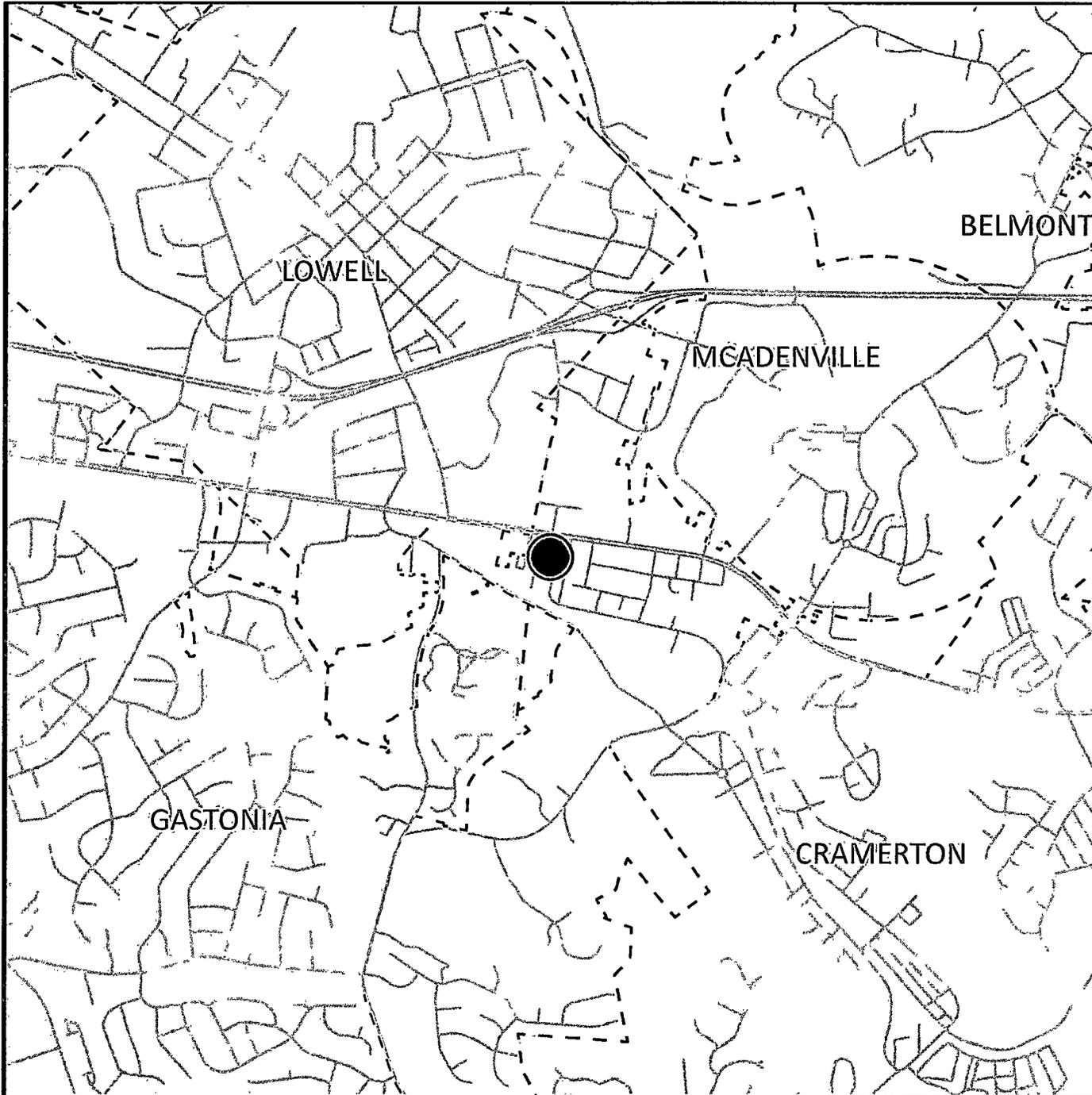
Public Engagement

This case is currently posted on Engage Gaston for public comment and questions as part of the public engagement process. To date, no public comments have been submitted. The case can be viewed at: <https://engagegaston.com/rez-00241-wilkinson-blvd-conditional-rezoning>.

PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board heard this request at its February 9, 2026, special meeting and failed to recommend approval of the request.

The motion was this request is a reasonable request and in the public interest; and it is consistent with the goals of the comprehensive land use plan as it will keep the parcel commercial in nature within an existing commercial pocket along Wilkinson Blvd, as envisioned by the Suburban Development future land use designation. The motion failed by a 2 to 8 vote.



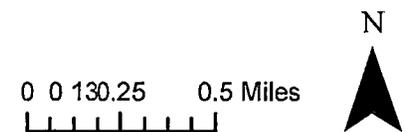
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-26-01-09-00241

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 132-10.





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

REZONING MAP
REZ-26-01-09-00241

LEGEND

-  Parcels
-  Roads
-  Subject Property

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ZONING MAP
REZ-26-01-09-00241

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-3

□ R-3

□ RMF

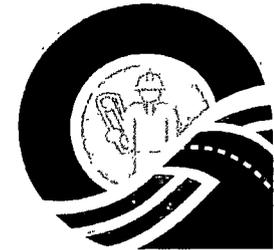
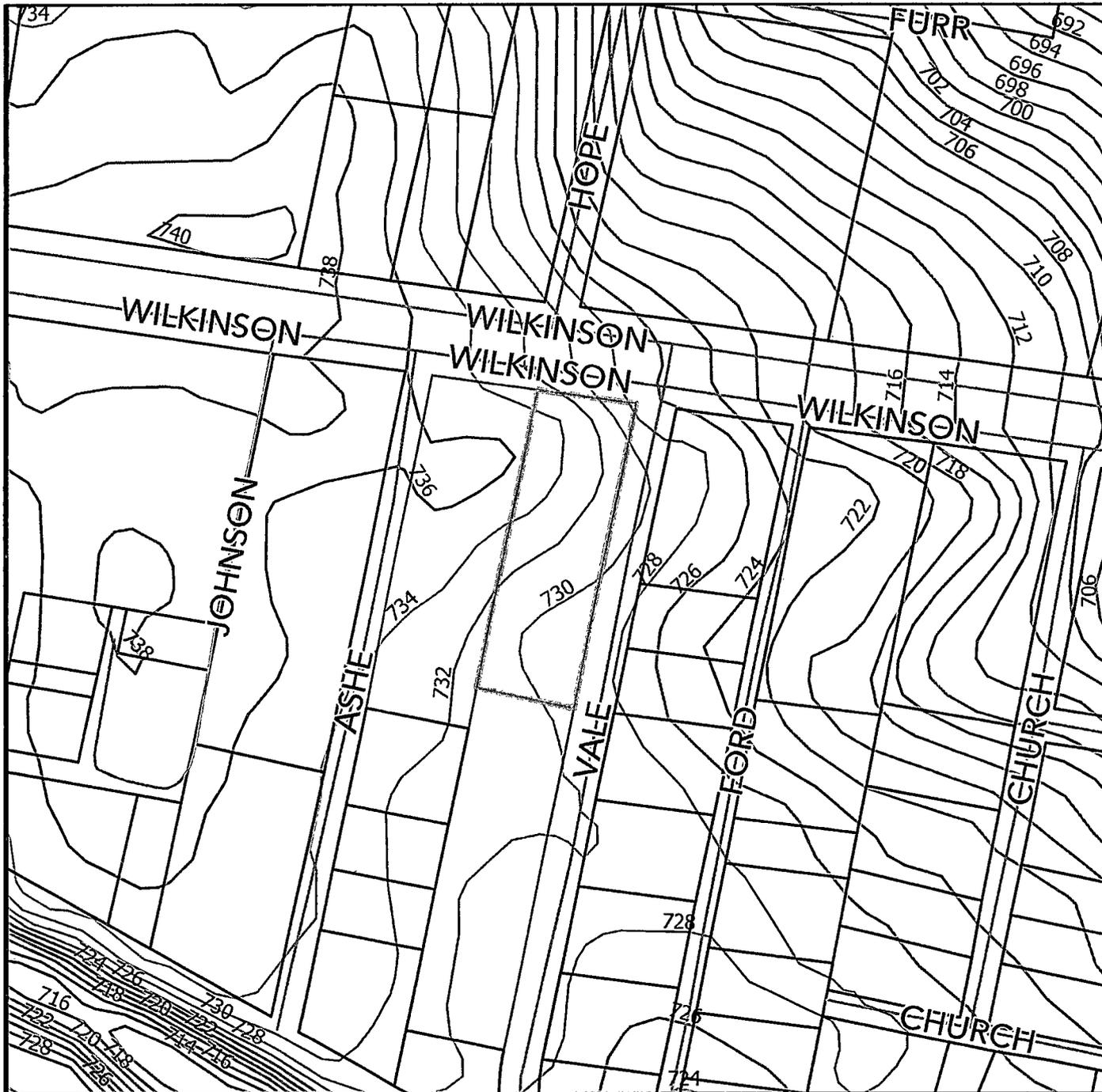
■ RS-12

□ Subject Parcel

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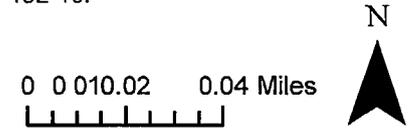
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

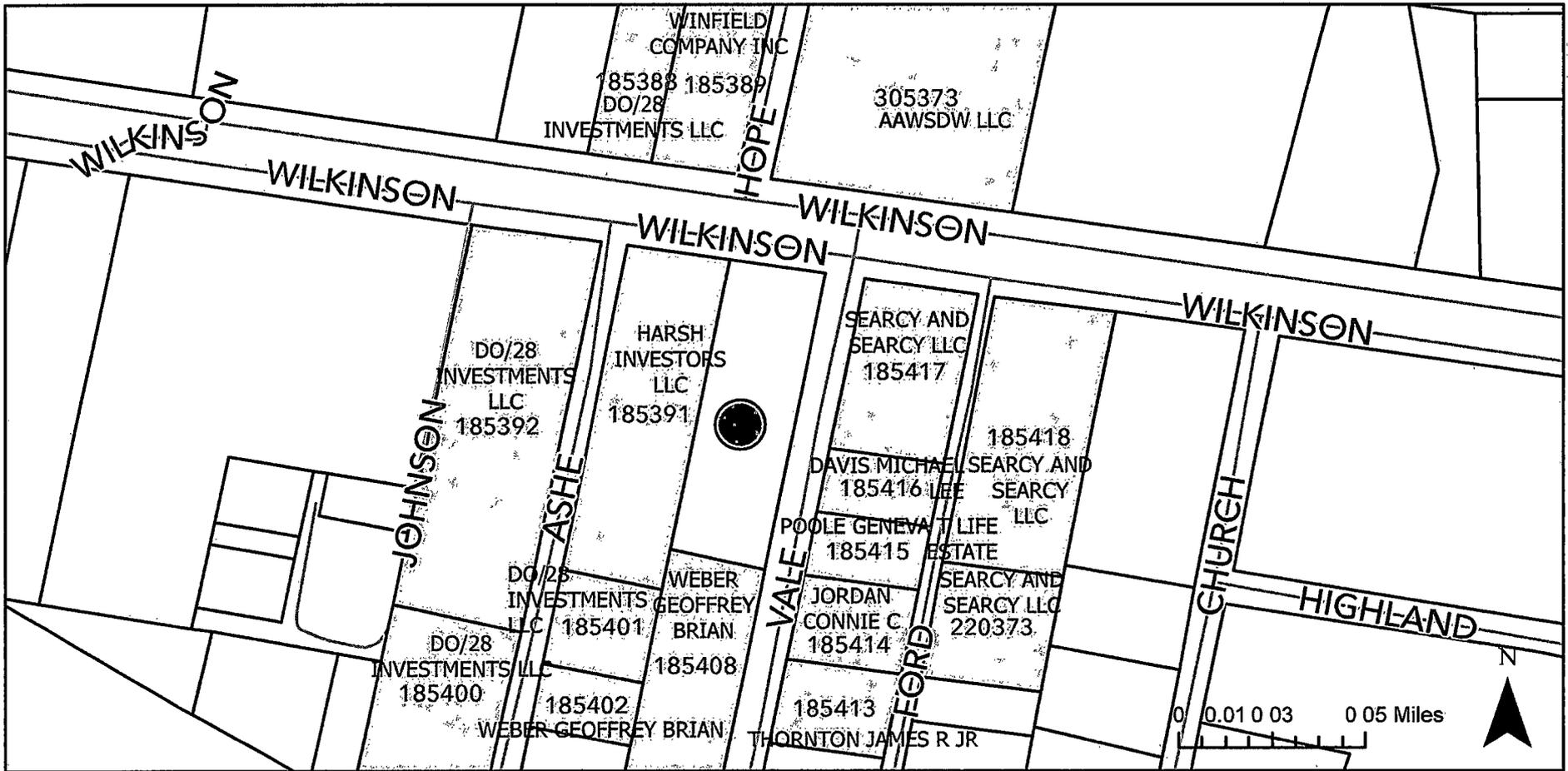
ENVIRONMENTAL MAP
REZ-26-01-09-00241

LEGEND

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

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-26-01-09-00241

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, Land Development Manager, Building and Development Services
From: Julio Paredes, Planner, AICP, Gaston—Cleveland—Lincoln MPO
Date: February 10th, 2026
Subject: TRC Review for REZ 421 - Wilkinson Blvd - GCLMPO Site Plan Review

Thank you for the opportunity to provide comments on a proposed site plan within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the site plan in accordance with the adopted Comprehensive Transportation Plan (CTP), the 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 4904 Wilkinson Blvd, Gastonia, NC. On behalf of the GCLMPO, I offer the following comments.

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The widening of Wilkinson Boulevard (U.S. 29/74) is included in the MPO's CTP. The typical cross section for a six-lane divided road involves a minimum of 130 ft. right-of-way. The existing right-of-way along Wilkinson Boulevard (U.S. 29/74) is 100 ft.
3. A proposed high-speed rail line along Wilkinson Boulevard (U.S. 29/74) is included in the GCLMPO CTP. The proposed high-speed rail line is an unfunded project. The proposed high-speed rail line is part of a future phase study of the Silver Line Project that is planned to end at Park St, Belmont. The LYNX Silver Line light rail is in a pre-Project Development phase. CATS has not yet requested entry into the formal Project Development stage, which would be required to receive federal funding.
4. The CTP shows recommended multiuse path facilities along Wilkinson Boulevard (U.S. 29/74). These improvements are unfunded at this time.
5. 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.
6. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

GASTON-CLEVELAND-LINCOLN



Metropolitan Planning Organization

Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195
Mailing Address: PO Box 1578, Gastonia, N C 28053-1578 Fax: (704) 866-3966

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly

Application Number: **REZ**

A.

APPLICANT INFORMATION

Name of Applicant: Chuck Armean (Crown Towing) (Print Full Name)
Mailing Address: 352A Boat St. Charlotte, NC 28208 (Include City, State and Zip Code)
Telephone Numbers: 704-975-8087 (Area Code) Business (Area Code) Home

B.

OWNER INFORMATION

Name of Owner: James Isbill, Jr. (Print Full Name)
Mailing Address: 591 Ridgewood Tr. Kings Mountain, NC 28086 (Include City, State and Zip Code)
Telephone Numbers: 704-823-8088 (Area Code) Business (Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: 4904 Wilkinson Blvd., Gastonia, NC 28056
Property Identification Number (PID): 185406
Acreage of Parcel: 0.89 +/- Acreage to be Rezoned: 0.89 +/-
Current Zoning: C-3 Proposed Zoning: CD/C-3
Current Use: Pre-owned Vehicle Sales Proposed Use(s): Automobile Towing and Wrecker Service

D.

ADDITIONAL INFORMATION REQUIRED

- Copy of Site Plan
- Copy of Deed
- Notarized Authorization
- Payment of Fee
- PIM 1st. Meeting Date: _____
- PIM 2nd. Meeting Date: _____
- PIM Comments to Planning _____

E.

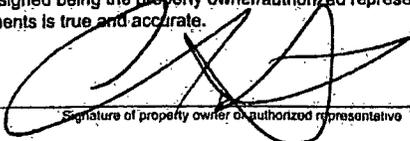
CONDITIONS SET FORTH BY APPLICANT

8.2.10.A - Any outdoor vehicle storage area shall be located a minimum of 0 linear feet from any street right-of-way and 45 linear feet from any residential zoning district.
8.2.10.B Auto towing to be allowed within 45 feet of a residential zoning district. 8.2.10.D Vehicle storage facilities raised to 78 storage spaces.

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.


Signature of property owner or authorized representative

1/8/26
Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number **REZ** Fee: _____
Received by (Staff): _____ Meetings - Planning and Zoning Board: _____ / BOC: _____



Crown Towing LLC

9511 Brookdale Drive ste 100 #139

Charlotte NC 28215

(704) 975- 8087

A little bit about our business

We are an collateral repossession company We do not perform tows or service the general public or police rotation in any manner We do not do any private property impounds for improperly parked or abandoned vehicles **We solely repossess collateral for banks and lienholders.**

Repossession companies operate under materially higher standards, including wrongful repossession coverage, specialized on- hook insurance, mandatory law-enforcement reporting, system-of-record compliance, rigorous lot security requirements, comprehensive employee training, and documented policies governing vehicle and personal property handling.

Our goal is to bring no attention to ourselves or our business. We must sign strict social media policies. Any websites or social media accounts portraying repossessions in a negative or "Hollywood" manor are all fake for attention and clicks for pay

We have been growing steadily for the last 8 years If we can obtain this property and proceed accordingly, we will be able to bring more jobs to the area We can estimate to bring 5 more full time employees on in the next 12 months

Recovery agent 100k+

Office staff \$50k+

Spotter car/Camera Car driver \$50K+

This added employment would be roughly \$400,000 in additional payroll for the area

We spend \$1500-2000 weekly/ roughly \$100,000 annually on diesel fuel that would be spent at local stations

We also spend around \$50,000 per year or more on maintenance, and that would be spent at local mechanics



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 26-037

Commissioner Bailey - Building & Development Services - Zoning Map Change. Conditional District REZ-26-01-09-00241, Crown Towing - Chuck Armeen (Applicant), Property Parcel 185406, Located at 4904 Wilkinson Blvd, Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District

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 and Zoning Board prior to consideration for final action by the Commission Crown Towing - Chuck Armeen (Applicant); Property Parcel. 185406, Located at 4904 Wilkinson Blvd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District to the (CD/C-3) General Commercial Conditional District. A public hearing was advertised and held on February 26, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on February 9, 2026, 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, Maps, Site Plan 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	TKeigher	SShehan	Vote
2026-049	02/26/2026	TK	CB	N	N	N	AB	N	A	AB	14

(DISAPPROVED)

DISTRIBUTION

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