

GASTON COUNTY REZONING APPLICATION (REZ-25-06-09-00230)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single-Family Limited zoning district with (US) and (CH) Overlays to the (CD/C-3) General Commercial Conditional District with (US) and (CH) Overlays.	
Applicant(s):	Property Owner(s):
Jason Cagle	Jason and Tracy Cagle
Parcel Identification (PID):	Property Location:
182805	Hickory Grove Rd, Gastonia
Total Property Acreage:	Acreage for Map Change:
1.99 acres	1.99 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited with (US) and (CH) Overlays	(CD/C-3) General Commercial Conditional District with (US) and (CH) Overlays
Existing Land Use:	Proposed Land Use:
Vacant	Contractor's Office

COMPREHENSIVE LAND USE PLAN
Area 3: Riverfront Gaston/Northeast Gaston
Key issues for citizens in this area include the 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 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

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

This request went before the Gaston County TRC on Monday, September 15th, and received “no comments” from the following departments:

- Building Inspections

Natural Resources commented that if one acre or more of land is to be disturbed for this project, a full sediment and erosion control plan, as well as a post-construction stormwater plan (Water Supply Watershed) will need to be submitted to Gaston County Natural Resources for review.

Environmental Health stated the applicants, if approved, will need to apply for a septic system permit (Improvement Permit) and well permit for the contractor’s office.

The GCLMPO provided the following comments:

- There are no funded transportation improvement projects in the immediate vicinity of this site according to NCDOT’s State Transportation Improvement Program (STIP).
- The CTP shows bicycle facilities along Hickory Grove Road, but these are unfunded at this time.
- The MTP shows proposed sidewalks on Hickory Grove Road, but these are unfunded at this time.

The full GCLMPO Letter is included as an attachment to this staff report.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is located on Hickory Grove Road in Gastonia, within the northeast portion of the county. The parcel is 1.99 acres in size and is currently vacant. The applicant is requesting approval to establish a contractor’s office.

General Applicable Ordinance Sections

UDO Section	Proposal
Section 2.7 – Definitions	Contractor’s Office: Any establishment from which services (cleaning service, surveying, security service, etc.) are performed on a contract basis which has no outdoor storage of materials. Vehicles used in this operation are limited to cars and light commercial trucks.
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 6.3.6 – US Urban Standards Overlay District	This district provides for areas of the County located outside their corporate limits and municipal Extra Territorial Jurisdiction (ETJ), but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years. This district calls for standards traditionally found in urban areas as opposed to rural areas. Standards addressed include, but are not limited to: building design, off-street parking, road, lot, and subdivision standards.
Section 6.3.11 – CH Corridor Highway Overlay District	This district preserves and enhances the streetscape along designated corridor highways in Gaston County. A (CH) district may exist along the entire length of a roadway or any identifiable segment of a roadway. Any (CH) District initially established shall contain a minimum length of at least 1,000 linear feet as measured along one side of a designated corridor highway. The (CH) district shall consist of all lots fronting on the corridor highway for a depth of 250 feet as measured from the centerline of the corridor highway for a total width of 500 feet, unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

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 uses for this site include “Contractor’s Office and Equipment Storage Yard,” which is allowed in the proposed underlying zoning district of (C-3) General Commercial.

Proposed Features

UDO Section	Required	Proposed
Section 7.5 – Table 7.1-4(A) – Commercial Zoning Districts	The following setbacks are required for the underlying (C-3) zoning district: <ul style="list-style-type: none"> - Front: 30 ft - Side: 10 ft / 30 ft (if abutting a residential zoning district) - Rear: 20 ft / 30 ft (if abutting a residential zoning district) 	The proposal meets or exceeds all required setbacks for the proposed zoning district.
Section 7.6.6.G – CH Corridor Highway Overlay District – Setbacks Requirements	The following setbacks are required for the CH Corridor Highway Overlay District: <ul style="list-style-type: none"> - Front: 50 ft - Side: 25 ft - Rear: 25 ft 	The proposal meets or exceeds all required setbacks for the proposed zoning district.
Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations: When a lot is: <ul style="list-style-type: none"> - In a commercial district and abuts a lot in a residential district, screening must be provided on the commercial lot in the form of a Type D Screen/Buffer. 	The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 1 - along the side property lines.

Public Information Meetings (PIMs)

This case has been added to the Planning & Zoning Current Cases page on engagegaston.com. So far, there have been no questions or concerns posted on the project page.

FIRST PLANNING & ZONING BOARD MEETING – NOVEMBER 17, 2025

The Planning & Zoning Board considered this request at its November 17, 2025, meeting and voted to continue the case due to concerns related to the range of proposed uses, the level of detail provided on the site plan, erosion control measures, and the lack of indoor storage for the proposed mini-warehouse use.

Following the Planning & Zoning Board meeting, the applicant submitted a revised site plan that removes the mini-warehouse use entirely. The request now proposes a contractor's office, limited to the area identified in pink on the site plan.

In addition, the applicant requests that a hair salon and dance studio be included as permitted uses within the proposed conditional zoning district. These uses are explicitly identified in the proposed conditions of approval. This request effectively limits the range of permitted uses from those allowed in the full (C-3) General Commercial zoning district to only the specified alternative uses.

Updated Conditions of Approval

1. The site shall be limited to the uses specifically identified on the approved site plan. These uses shall be permitted provided all applicable supplemental regulations are met.
2. The contractor's office use shall be limited to the area identified in pink on the approved site plan. Disturbance associated with this use shall not exceed one (1) acre.
3. A photometric plan shall be submitted to and approved by the Planning & Zoning Department at the time of permitting.

SECOND PLANNING & ZONING BOARD MEETING – FEBRUARY 9, 2026

The Planning and Zoning Board met at its special meeting on February 9, 2026, and recommended approval of the revised request by a unanimous 11 to 0 vote based on:

- This is a reasonable request and in the public interest; and
- It is consistent with the future land use designation of suburban development, as it supports neighborhood-serving commercial uses and aligns with the Area 3 small area plan by promoting additional commercial opportunities.