



**TITLE:** ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-25-01-17-00206, CHRISTOPHER S. LONG (APPLICANT); PROPERTY PARCEL: 146345, LOCATED AT 105 SOUTHSIDE CHURCH RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS TO THE (CD/R-2) SINGLE FAMILY MODERATE ZONING CONDITIONAL DISTRICT WITH (US) URBAN STANDARDS AND (CH) CORRIDOR HIGHWAY OVERLAYS

**WHEREAS,** a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on April 22, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 146345  
Applicant(s): Christopher S. Long  
Owner(s): Christopher S. Long  
Property Location: 105 Southside Church Rd., Gastonia  
Request: Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway Overlays

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 Board recommended approval of the map change request, as conditioned, for parcel 146345, located at 105 Southside Church Rd., Gastonia, NC, to be rezoned from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway Overlays Zoning District on March 31, 2025, based on: staff recommendation; and the request is reasonable and in the public interest. Although inconsistent with the goals of the Comprehensive Land Use Plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the area was non consistent with the existing structures and uses that were in place well before zoning regulations were established in the County.

Motion: Crane Second: Sadler Vote: Unanimous  
Aye: Harris, Brooks, Crane, Harvey, Horne, Hurst, Sadler, Williams  
Nay: None  
Absent: Magee, Marcantel  
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	SShehan	Vote
2025-098	04/22/2025	BH	JB	A	A	A	AB	A	AB	A	U

**DISTRIBUTION:**

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

Zoning Map Change: Conditional District REZ-25-01-17-00206, Christopher S. Long (Applicant); Property Parcel: 146345, Located at 105 Southside Church Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (CD/R-2) Single Family Moderate Zoning Conditional 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. 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) Although inconsistent with the goals of the Comprehensive Land Use Plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the area was non consistent with the existing structures and uses that were in place well before zoning regulations were established in the County.

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: 146345, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance to be rezoned to the (CD/R-2) Single Family Moderate Zoning Conditional 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. Buff, Clerk to the Board

Exhibit A  
Conditions of Approval  
REZ-25-01-17-00206

1. Any uses allowed in the (R-2) Single Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
2. Accessory Structures are permitted in accordance with Section 9.9 of the UDO.
3. Minor modifications are permitted in accordance with Section 5.15 of the UDO.

# GASTON COUNTY REZONING APPLICATION REZ 25-01-17-00206

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway overlays.

**Applicant(s):**

Christopher Scott Long

**Property Owner(s):**

Christopher Scott Long

**Parcel Identification (PID):**

146345

**Property Location:**

105 Southside Church Rd

**Total Property Acreage:**

.41

**Acreage for Map Change:**

.41

**Current Zoning:**

(C-3) General Commercial with US & CH Overlays

**Proposed Zoning:**

(CD/R-2) Single-Family Moderate Conditional District with US & CH Overlays

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 5: Southwest Scenic 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 building and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

**Comprehensive Plan future Land Use:**

Industrial – This area is primarily for industrial and manufacturing based uses, currently and projected in the future.

**Staff Recommendation:**

The application, as presented, is not consistent with the vision and goals of the Comprehensive Land Use Plan. However, staff is still supportive of the request as the future land use designation that was placed on the area was non consistent with the existing structures and uses that have been in place well before zoning regulations were established in the county. The residential structures on Davis Heights were placed on the lots between 1940 and 1960, which indicates that residential use has been established for some time in the area.

The Industrial future land use was likely placed on this area during the last adoption of the Comprehensive Land Use Plan as York Hwy is a natural corridor that would likely be able to support commercial and industrial uses in the future. It is roughly a 200' right-of-way that allows for multiple lanes and utility infrastructure that is required to support commercial and industrial uses.

Staff is supportive of this request due to the existing residential structures in the immediate vicinity and the proposed residential use aligns with the existing structures and uses on the street. As we continue the process of updating the County's Comprehensive Land Use Plan, staff are identifying areas that were made nonconforming during the last CLUP adoption. Our goal is to create future land use descriptions that not only envision the potential for areas but also allow long-standing uses to continue and develop to meet the needs and trends of the area.

## UTILITIES AND ROAD NETWORK INFRASTRUCTURE

### Water/Sewer Provider:

Private well or city water / private septic

### Road Maintenance:

North Carolina Department of Transportation

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

The TRC Reviewed this request on Friday, March 21st, and the following departments had no comments at this time:

- Gaston County Building Plan Review
- Emergency Management Services
- Natural Resources

A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.

## STAFF SUMMARY

### Prepared By: Jaime Lisi, Planner I

This property is located off Southside Church Road in Gastonia, in the southwest region of the county.

The surrounding area consists mostly of commercial and industrial uses with some residential mixed in throughout. While there are numerous residential homes nearby, they are considered to be legal nonconformities as they are existing and zoned in the (C-3), which does not allow for single-family homes.

The current property owner wants to place a manufactured home on the lot. However, with the current zoning district of (C-3), the new lot would be unable to meet the minimum standards. Therefore, the applicant is pursuing a conditional rezoning district to accommodate the requirements of the new base zoning district.

### Relief Requests

UDO Section	Required	Proposed
Table 7.1-2(A) Minimum Lot Area	30,000 square feet	17,860 square feet

### Public Information Meetings (PIMs)

The applicant advertised and held two public information meetings as required by Section 5.16.5.B of the UDO. The meetings were held on March 27<sup>th</sup> and March 28<sup>th</sup> from 12 p.m. to 2 p.m. The meetings took place in Conference Room 3A of the Gaston County Administration Building.

If approved, any uses allowed in the (R-2) Single Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

## PLANNING BOARD MEETING DATE

The Planning Board met in regular session on March 31<sup>st</sup>, 2025, and recommended approval of the request by a unanimous 8 to 0 vote based on the following:

- This is a reasonable request and in the public interest and
- Although inconsistent with the goals of the comprehensive land use plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the

area was non-consistent with the existing structures and uses that were in place well before zoning regulations were established in the county.

**Attachments: Application, Maps, Site Plan**

**Proposed Conditions of Approval**

1. Any uses allowed in the (R-2) Single-Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
2. Accessory Structures are permitted in accordance with Section 9.9 of the UDO.
3. Minor modifications are permitted in accordance with Section 5.15 of the UDO.



# 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: Christopher Scott Long  
(Print Full Name)  
Mailing Address: 2048 Pin Oak Pl, Gastonia, NC 28032  
(Include City, State and Zip Code)  
Telephone Numbers: 704-616-4207 704-913-6927  
(Area Code) Business (Area Code) Home  
Email: chris@citync.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: Christopher S. Long  
(Print Full Name)  
Mailing Address: 2048 Pin Oak Cramerton NC 28032  
(Include City, State and Zip Code)  
Telephone Numbers: 704-913-6927  
(Area Code) Business (Area Code) Home  
Email: chris@citync.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 105 Southside Rd. Gastonia NC 28052  
Parcel Identification (PID): 146345  
Acreage of Parcel: .41 +/- Acreage to be Rezoned: .41 +/- Current Zoning: ~~Industrial~~ C-3  
Current Use: ~~VACANT~~ Proposed Zoning: ~~R-2~~

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Christopher S. Long	Name of Property Owner: _____
Mailing Address: 2048 Pin Oak Pl, Cramerton NC 28032 (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: 704-913-6927 (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) 105 Southside Rd Gastonia NC hereby give Christopher S. Long (Name of Applicant) consent to execute this proposed action.

Christopher Long  
(Signature)

1-9-2025  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

I, Debra L. Nock, a Notary Public of the County of Gaston State of North Carolina, hereby certify that Christopher Long personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 9<sup>th</sup> day of January, 2025.

Debra L. Nock  
Notary Public Signature

June 8, 2026  
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.

Christopher Long  
Signature of Property Owner or Authorized Representative

1-9-2024  
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: 01/17/2025 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: \_\_\_\_\_

disputes the subject

Gaston County seeks to be among the finest counties in North Carolina. It will be wise to use the efficient and thoughtful services provided by the county and the state government, to ensure the growth and development of the county and the state.





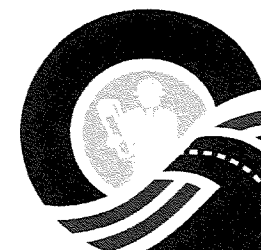
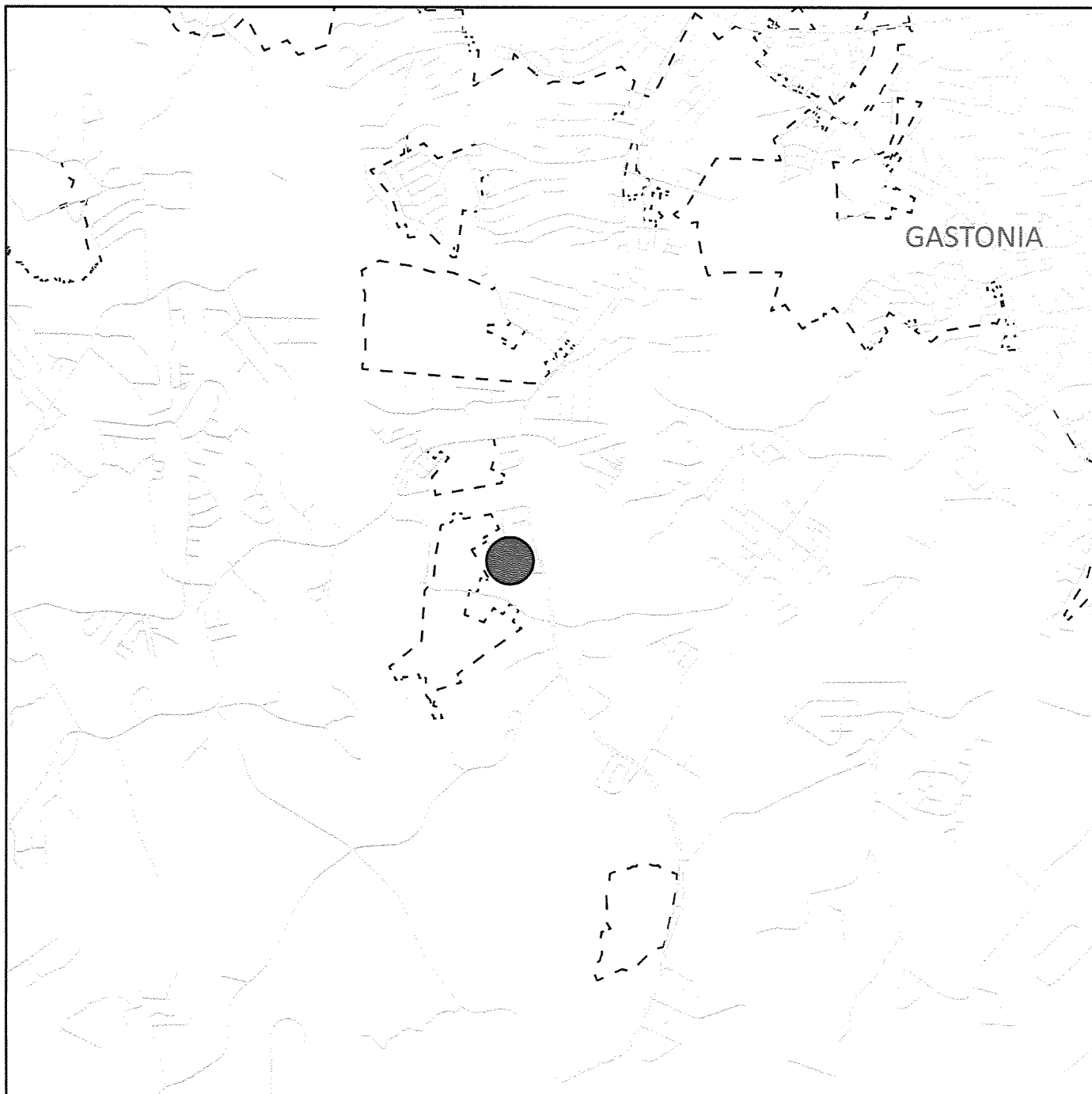
## GASTON COUNTY PLANNING BOARD

### Statement of Inconsistency

In considering the general rezoning case REZ-25-01-17-00206, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. Although inconsistent with the goals of the comprehensive land use plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the area was non consistent with the existing structures and uses that were in place well before zoning regulations were established in the county.




These findings are supported by a 8 - 0 vote by the Gaston County Planning Board during its March 31, 2025, meeting.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES


**VICINITY MAP**  
**REZ-25-01-17-00206**

**LEGEND**

-  Roads
-  Municipalities
-  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

0 0.25 0.5 1 Miles





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-25-01-17-00206**

### LEGEND

- Roads
- Parcels
- ▭ Subject Property

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.

0 0.00.01 0.03 Miles





**ZONING MAP**  
**REZ-25-01-17-00206**

**LEGEND**

Subject Parcel

Roads

Parcels

**ZONE TYPE**

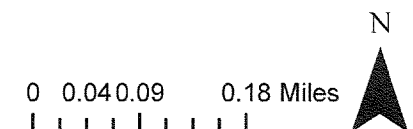
C-3

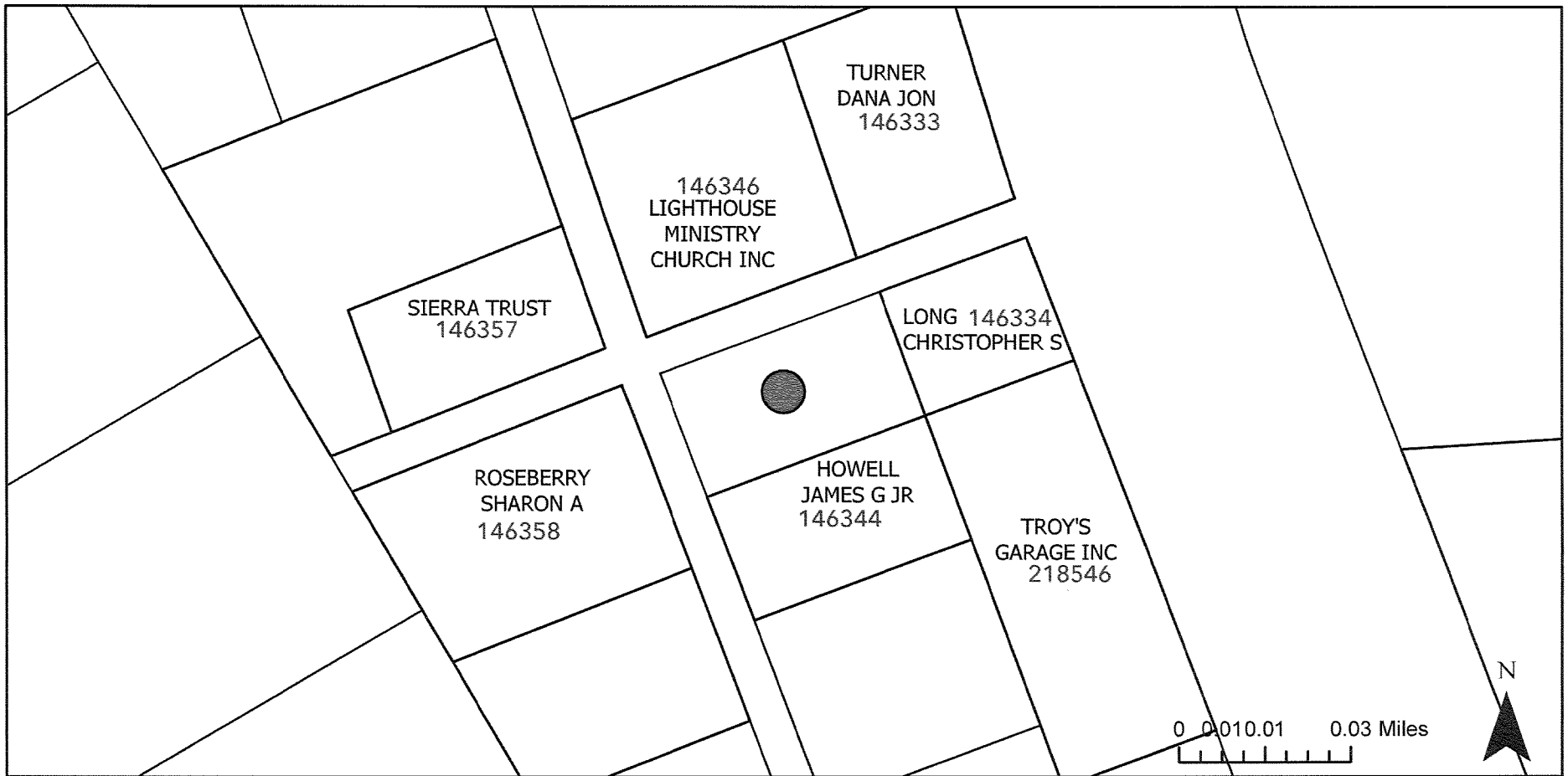
I-2

I-3

R-1

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





## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-17-00206

### LEGEND

● Subject Parcel(s)

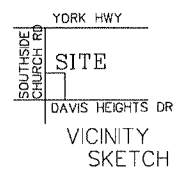
The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map 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.

I, Robert T. Kelso, Professional Land Surveyor certify that this plat is drawn from an actual site survey under my direct supervision of the physical monuments which are relevant to the deeds noted, improvements, and obvious easements, however; unobserved easements may exist, lines not surveyed are drawn as noted; that the ratio of precision is as calculated as 1:10,000 that this plat is drawn in accordance with 21 NCAC 56.0802, as amended. Witness my original hand and seal this 10th day of February, 2025

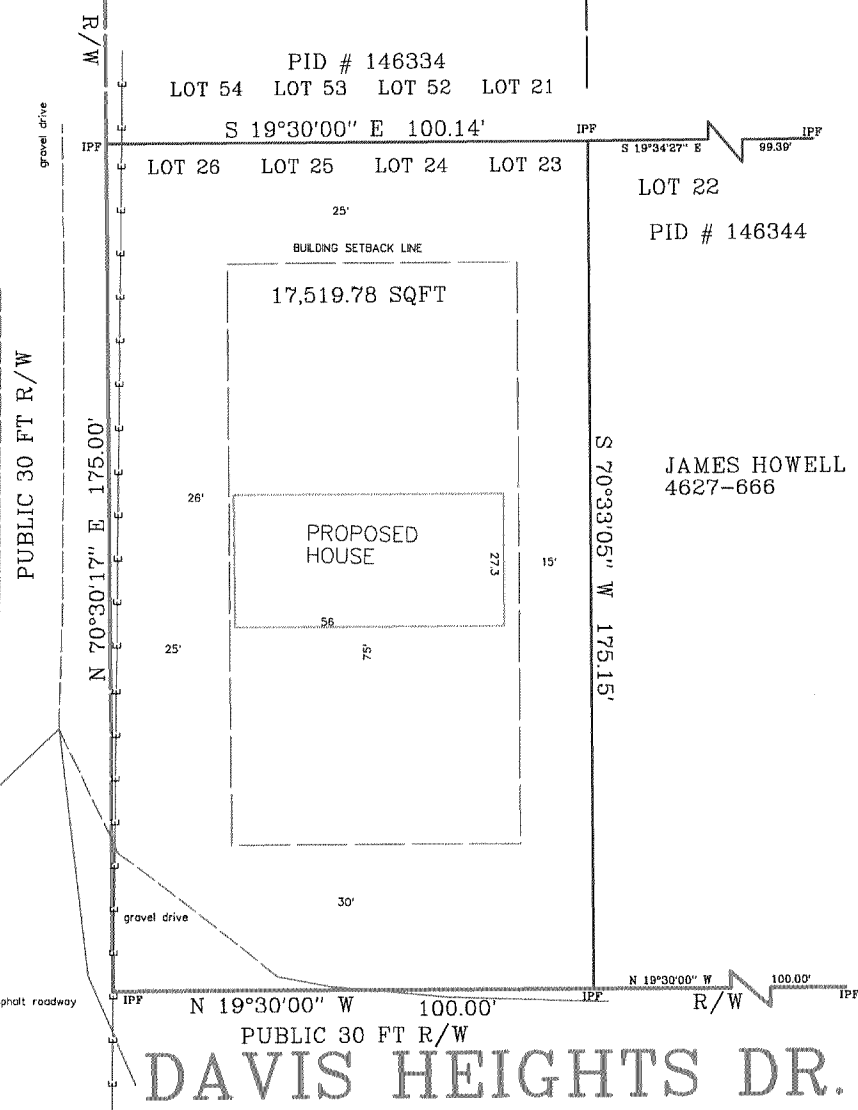
*Robert T. Kelso*  
**Tom Kelso**  
 Land Surveyor  
 P.O. Box 1583 RLS L-3145  
 GASTONIA, NC 28053  
 F-0983



**CHRISTOPHER LONG**  
 4863-1414



**SOUTHSIDE CHURCH RD.**



ZONED CH OVERLAY  
 COUNTY R-2

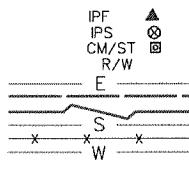
BUILDING SETBACKS  
 30 FT FRONT  
 15 FT SIDE  
 25 FT SIDE W/ST  
 25 FT REAR

NOT LOCATED IN A WATERSHED  
 NOT LOCATED IN A FLOOD HAZARDOUS AREA  
 COMMUNITY PANEL NUMBER 3710352200J dtd 9-28-2007

PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W'S NOT OBSERVED

**LEGEND**

iron pin found  
 iron pin set  
 concrete/stone  
 Right of Way  
 electric service  
 line not surveyed  
 line not to scale  
 sewer line  
 fence line  
 water line

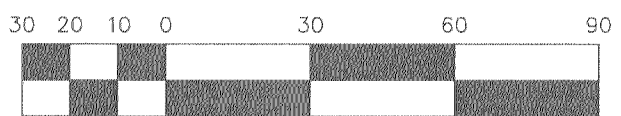


SURVEY FOR:

**CHRISTOPHER LONG**

DEED BOOK 4863 PAGE 1414  
 LOT 23 THROUGH LOT 26; LOCK 2  
 DAVIS HEIGHTS ADDITION  
 PLAT BOOK 8 PAGE 73  
 NEAR CITY OF GASTONIA  
 GASTONIA TWSP., GASTON CO., N.C.

PID # 146345



Scale 1" = 30' GA146345



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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:** Jaime Lisi, Planner I, Building & Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** April 7<sup>th</sup>, 2025  
**Subject:** REZ-206 Southside Church Rd – 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 105 Southside Church Rd, Gastonia, NC, 28052. PID: 146345 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. 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.
4. 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

## Building and Development Services

### Board Action

File #: 25-165

Commissioner Shehan - Building & Development Services - Zoning Map Change: Conditional District REZ-25-01-17-00206, Christopher S. Long (Applicant); Property Parcel: 146345, Located at 105 Southside Church Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay & (CH) Corridor Highway Overlay to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards Overlay & (CH) Corridor Highway Overlay

### STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

### 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. Christopher S. Long (Applicant); Property Parcel: 146345, Located at 105 Southside Church Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay & (CH) Corridor Highway Overlay to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards Overlay & (CH) Corridor Highway Overlay. A public hearing was advertised and held on April 22, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on March 31, 2025, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

### ATTACHMENTS

Ordinance, Staff Report, Application Packet, 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
2025-098	04/22/2025	BH	JB	A	A	A	AB	A	AB	A	U

### DISTRIBUTION:

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