

# REZ-24-12-16-00203

## Conditional Rezoning

**Applicant:** DeWayne Jordan

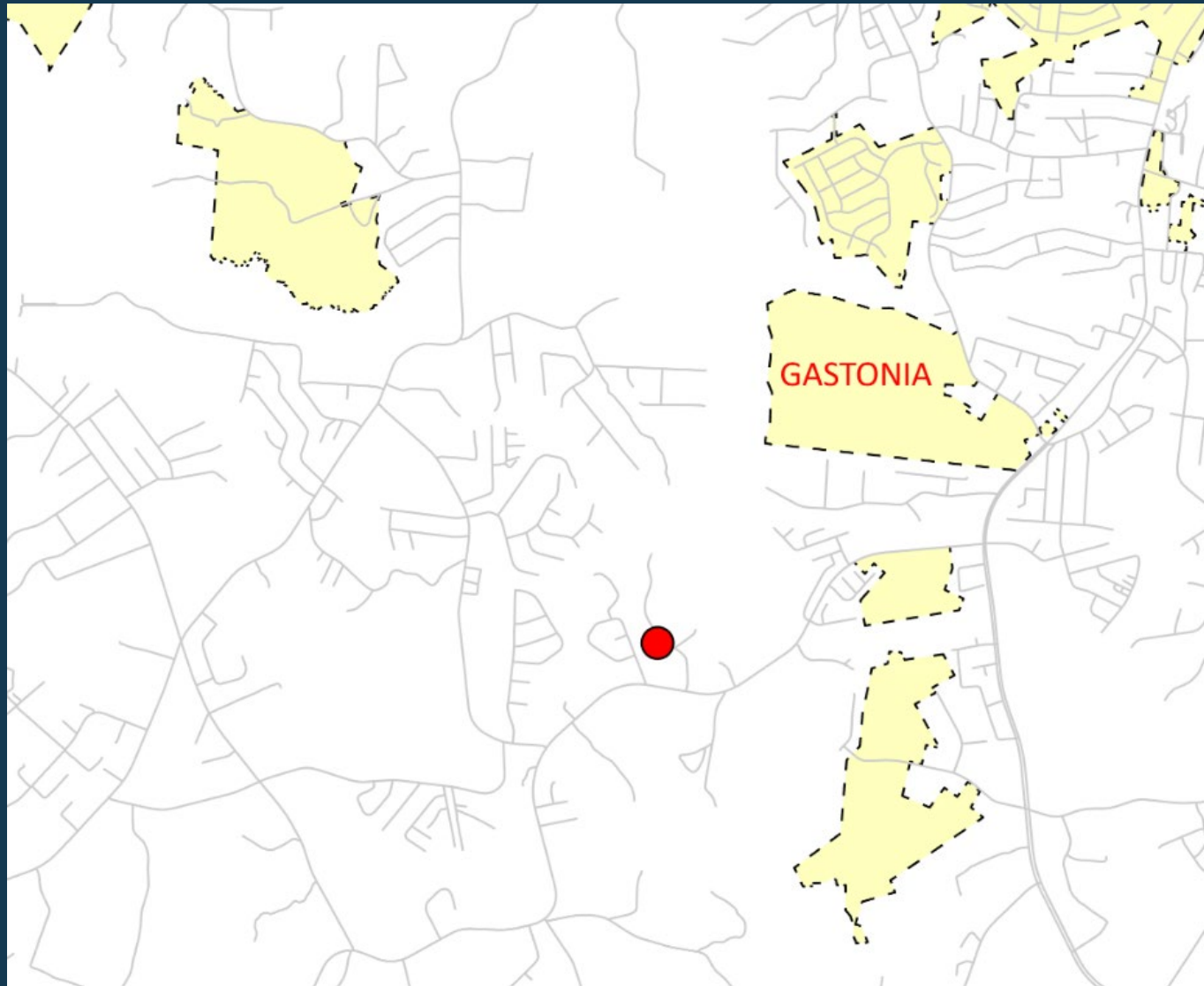
**PID:** 145599

**Request:** Conditionally rezone from (R-3) to CD/(R-3) with (US) Overlay



# VICINITY MAP

- Southwest portion of the County



## 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

- 2023 collection

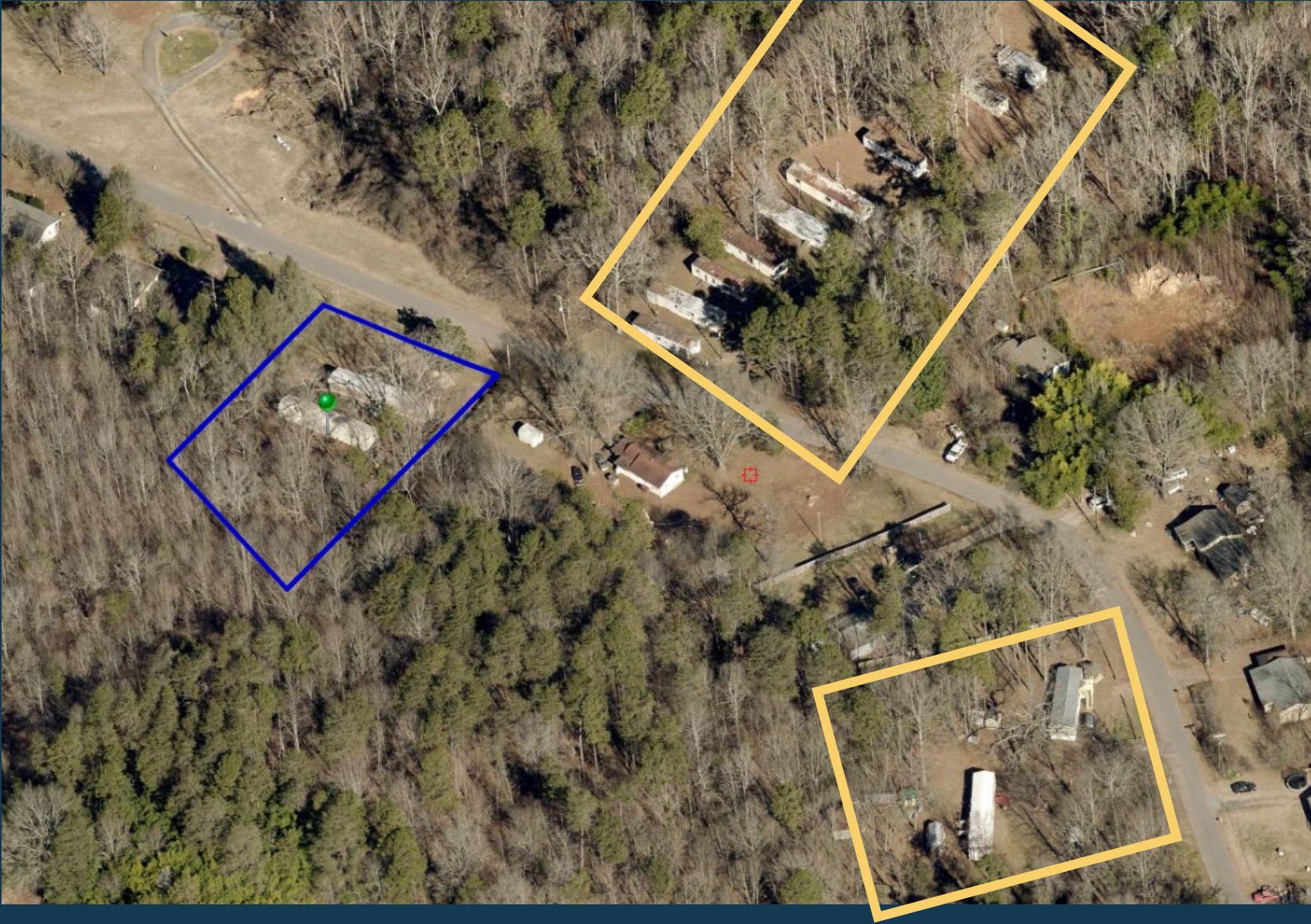
## LEGEND

-  Subject Parcel
-  Property Parcels

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# ORTHOPHOTO MAP

- 2025 collection

## LEGEND

-  Subject Parcel
-  Property Parcels

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# REZONING MAP

## LEGEND

 Subject Parcel

 Roads

Gaston County Overlays

TYPE

US OVERLAY

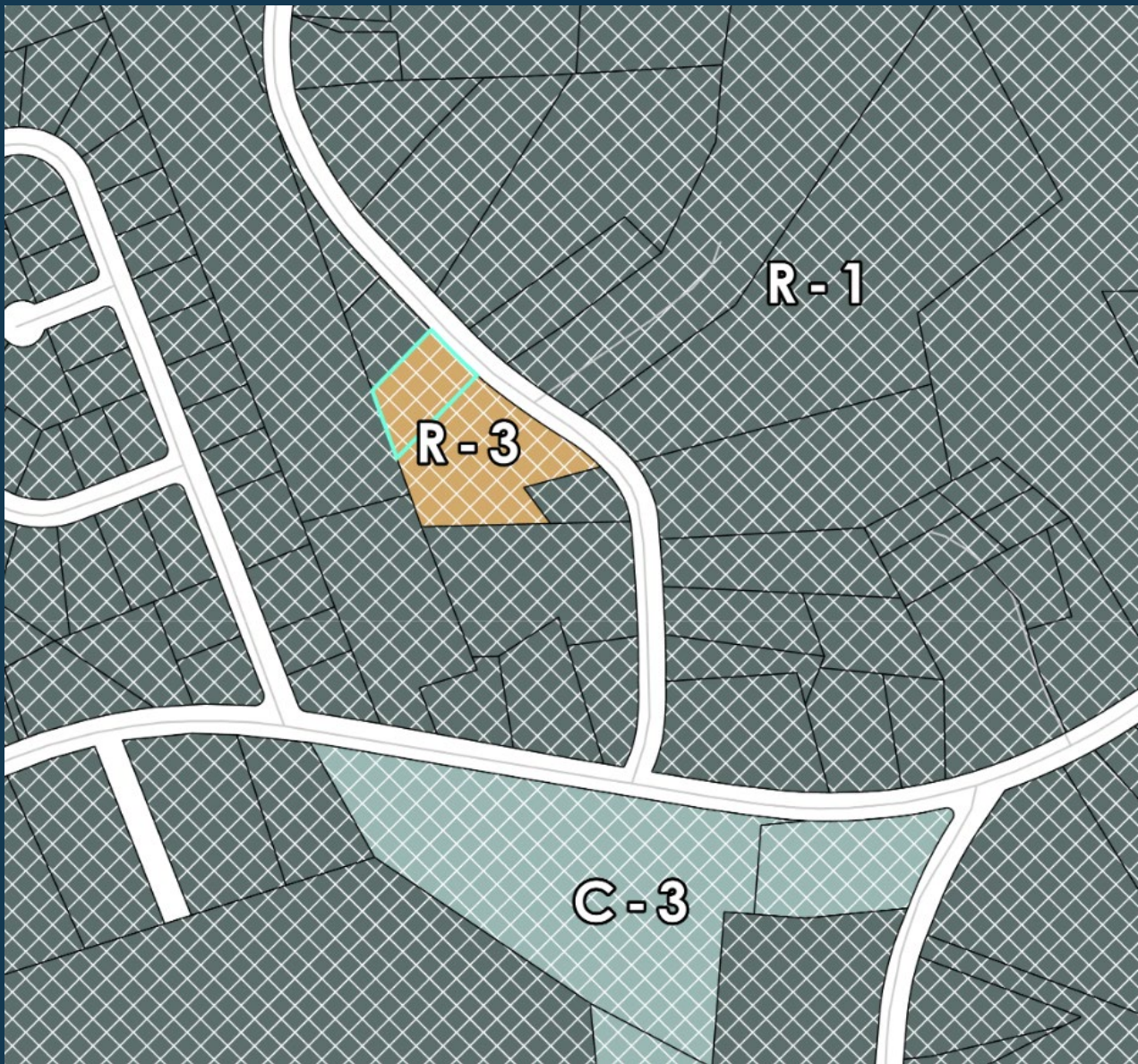
Gaston County UDO

ZONE TYPE

 C-3

 R-1

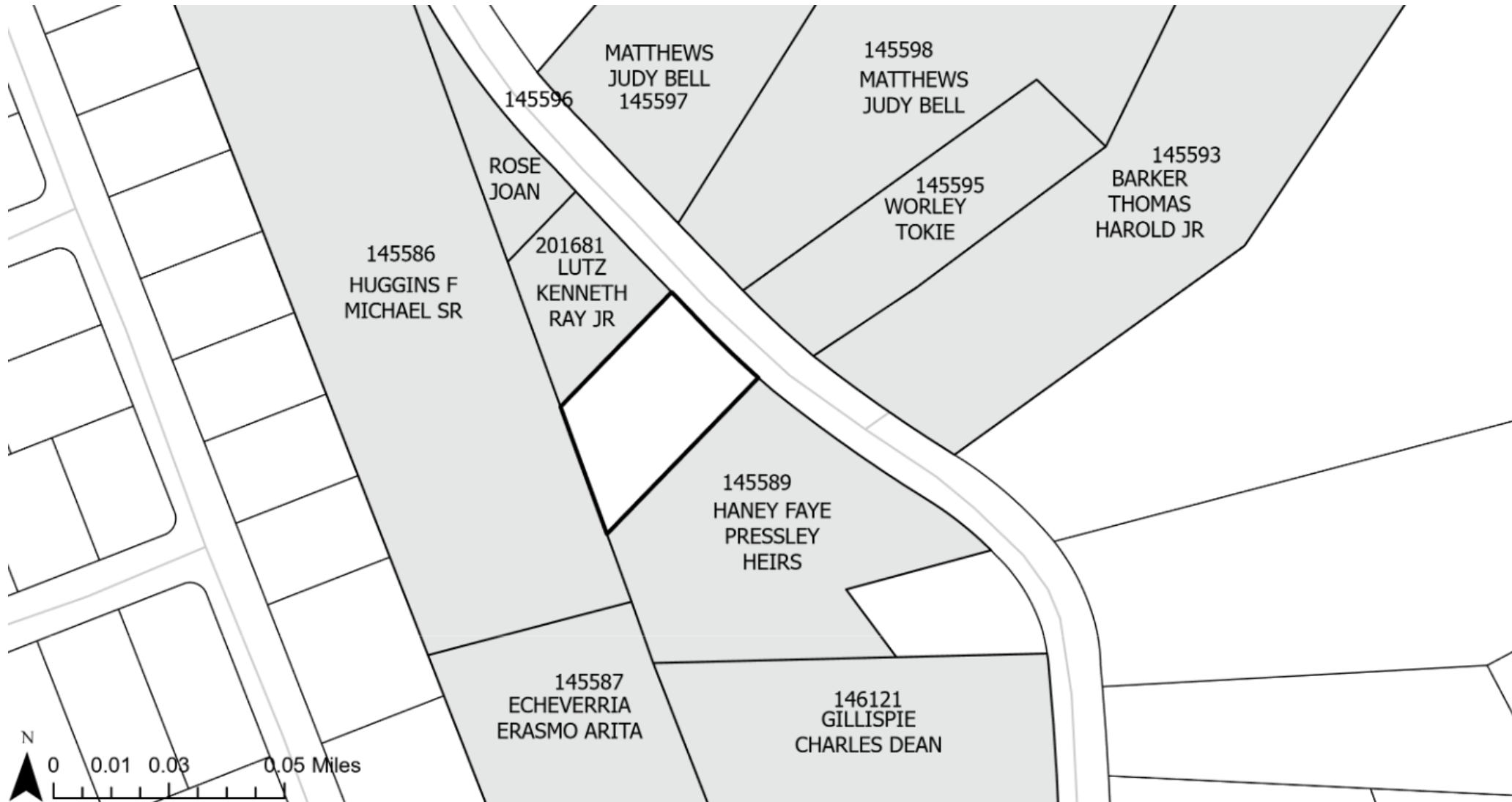
 R-3



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# SUBJECT & ADJACENT PARCELS



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## SITE PLAN

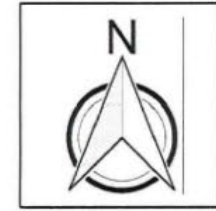
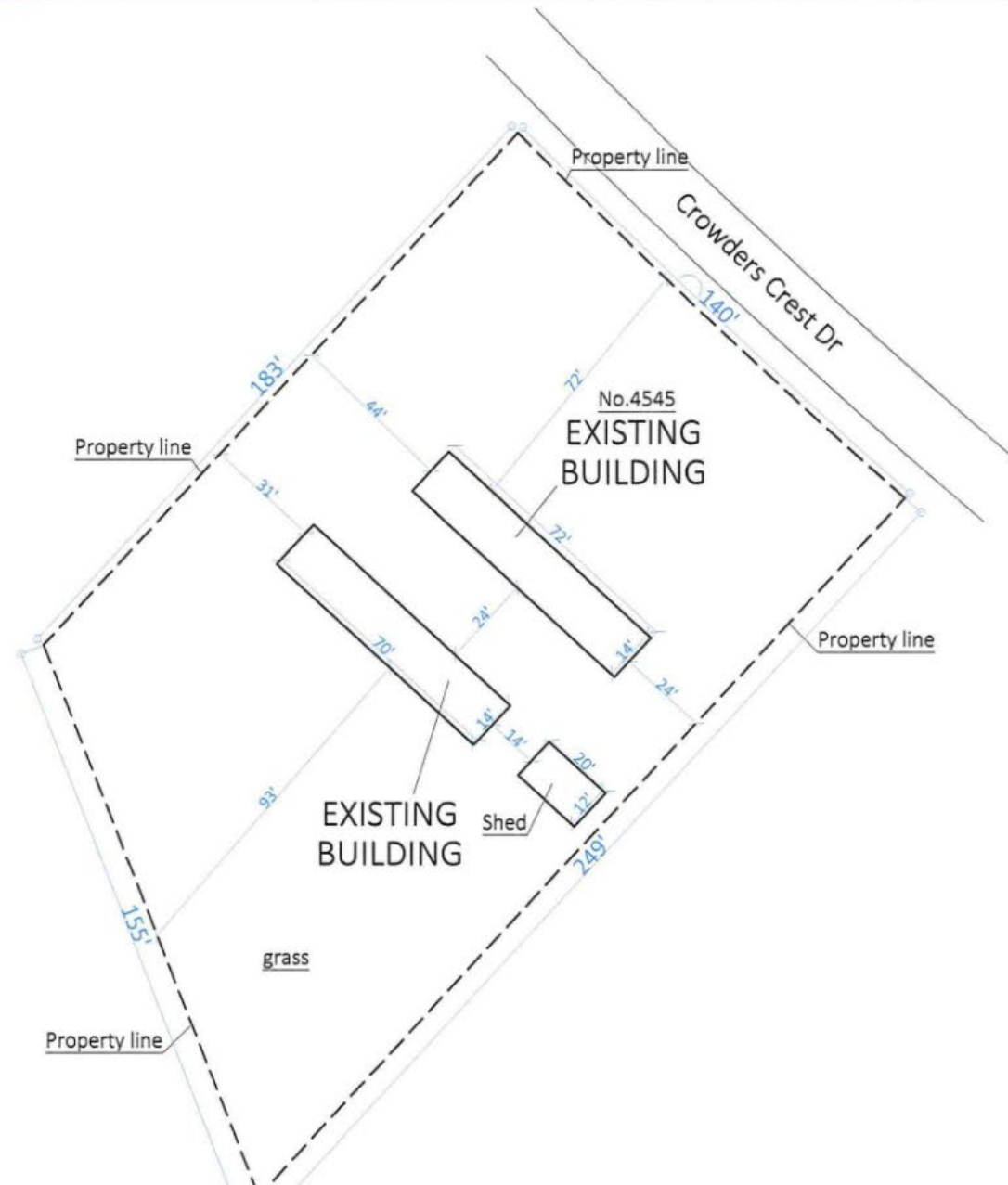
4545 Crowders Crest Dr

Gastonia, NC 28052

Parcel ID: 145599

Lot area: 0.69 Acres

Paper Size: 11"x17"



scale 1"=30'

# Utilities & Streets



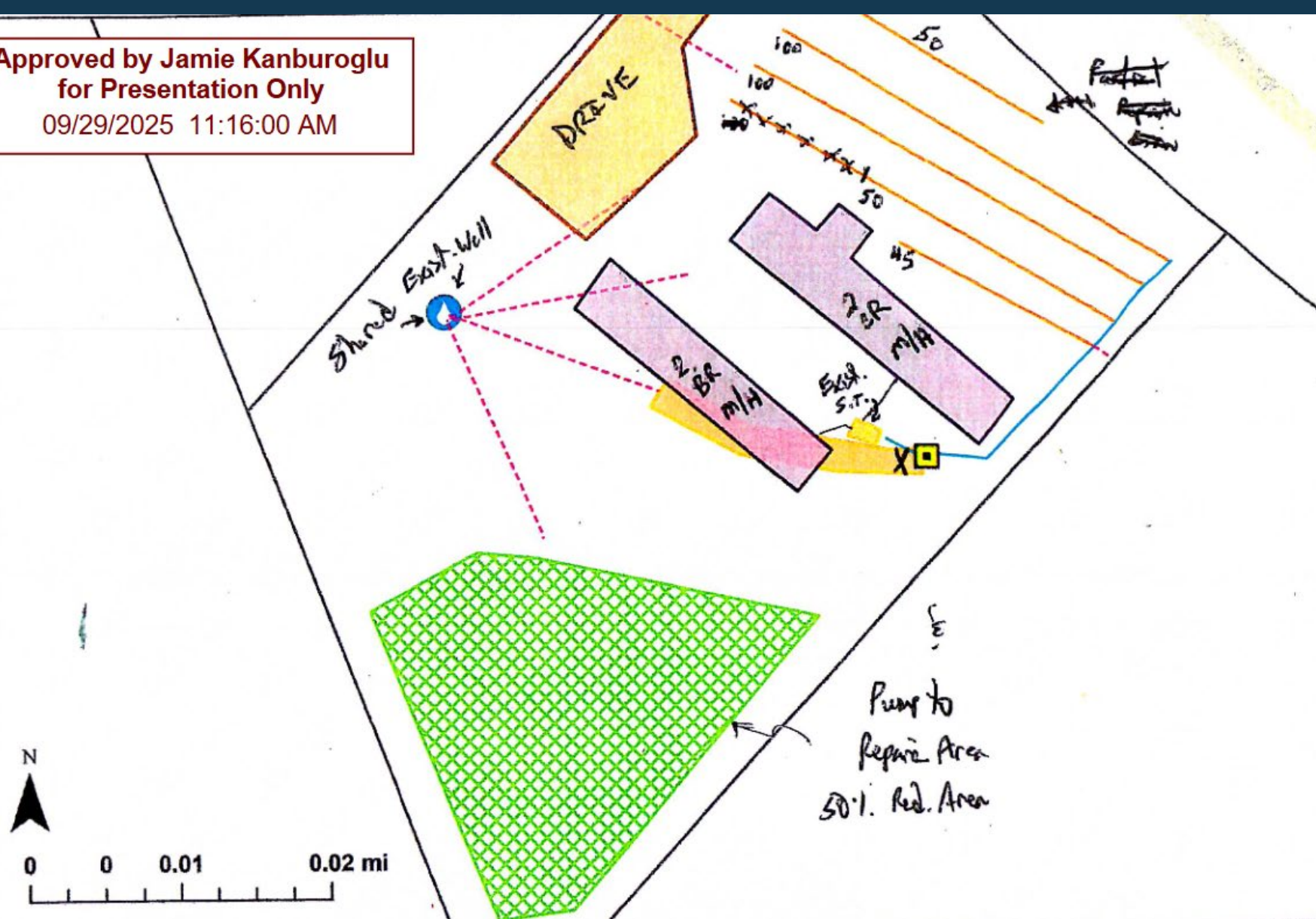
- **Private Well**
- **Private Septic**



- **NCDOT-owned**



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



# Density – Dwelling Units/Acre

**Acreage: .69 acres**



**Proposed units: two (2)**



# Traffic Impact

## GCLMPO Letter – Provided



- No funded transportation plans or projects on the STIP, the MTP, or the CTP for the subject road
- Applicant to coordinate with NCDOT for a driveway permit if needed

# Overview

- **General Rezoning in April of 2023**
  - To allow the placement of a single-wide manufactured home
- **Zoning and building permit pulled in March of 2023**
  - For front home only
  - Inspections have not been completed

- **Code Cases**

- COD-Z-00835 is the current “Active” case
  - Setting up a second manufactured home without permits
  - Found in violation on October 9, 2024
  - Power was pulled from the site on November 6, 2024, due to non-compliance
  - Conditional Rezoning application submitted on December 16, 2024



- **Public Information Meetings**

- ## • TRC Comments



# UDO Section Overview

## Chapter 2 – Definition of a Manufactured Home Park

“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.”



# UDO Section Overview

## Chapter 5 – Temporary Uses

- Temporary manufactured homes may only be permitted in the event of disasters and during the construction of a single-family residence.
- Temporary health care structures shall be permitted in accordance with NCGS 160D-915

# UDO Section Overview

## Chapter 7 – Table of Uses

The UDO only allows for existing manufactured home parks

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

USE CATEGORY	RESIDENTIAL ZONING DISTRICTS								OFFICE DISTRICTS				COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS				Suppl. Regs.	Parking Regs.
	R-1	R-2	R-3	RLD	RS-20	RS-12	RS-8	RMF	TMU	OLC	O-1	OM	CBD	UMU	GPX	NBS	C-1	C-2	C-3	I-1	I-2	I-3	IU	<a href="#">Ch. 8</a>	<a href="#">Ch. 10</a>
Group Home		Xs	Xs							Xs	Xs	Xs	SPs	SPs			SPs							<a href="#">8.1.7</a>	<a href="#">1.5</a>
Manufactured Home Park	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	Es	<a href="#">8.1.8</a>	<a href="#">1.2</a>

# UDO Section Overview

## Chapter 8 – Supplemental Regulations

The UDO has supplemental regulations for existing manufactured home parks which staff find are not applicable since the request is to establish a new park



# UDO Section Overview

## Chapter 8 – Supplemental Regulations

Private Residential Quarters (PRQs) shall be permitted as an accessory use to any single-family detached dwelling unit (excluding manufactured homes)

PRQs must be site built structures as well

# UDO Section Overview

## Chapter 14 – Manufactured Homes Parks

Standards to be met:

- Setbacks
- Accessory Structures
- Steps, Patios, Parking
- Trash (general) and Utilities
- Mailboxes
- Maintenance

# UDO Section Overview

## Chapter 14 – Manufactured Homes Parks

Requesting the following to NOT apply:

- Space Numbers
- Park Identification
- Streets
- Admin. Office
- Water/Sewer
- Screening
- Interior Landscaping
- Enforcement

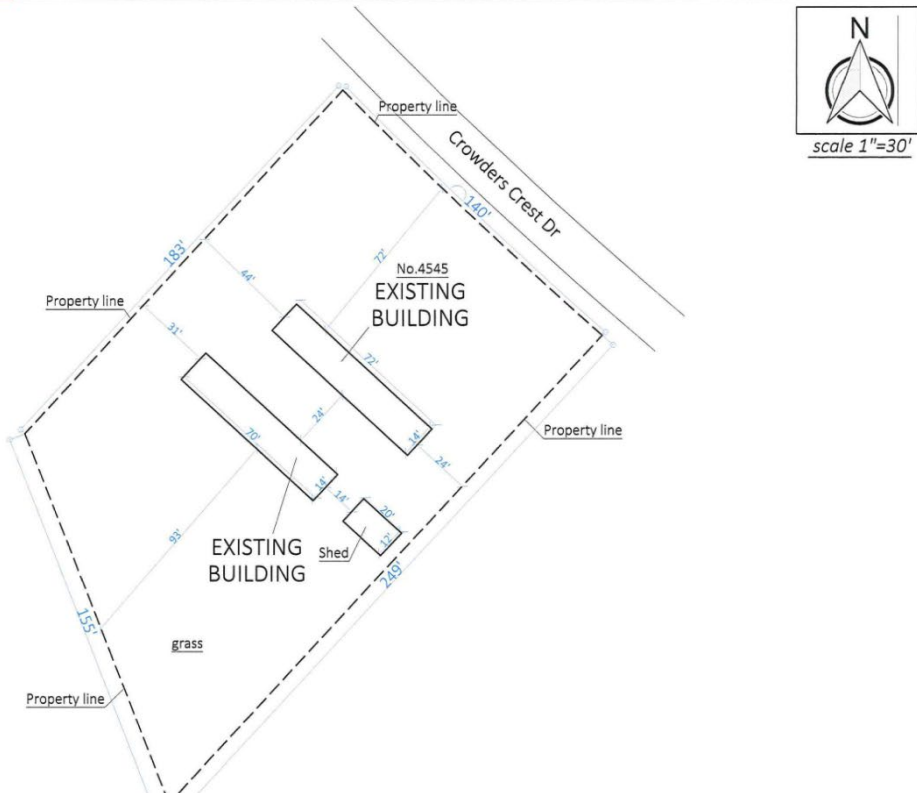


# Conditions of Approval

Approved by Jamie Kanburoglu  
for Presentation Only  
09/29/2025 11:29:38 AM

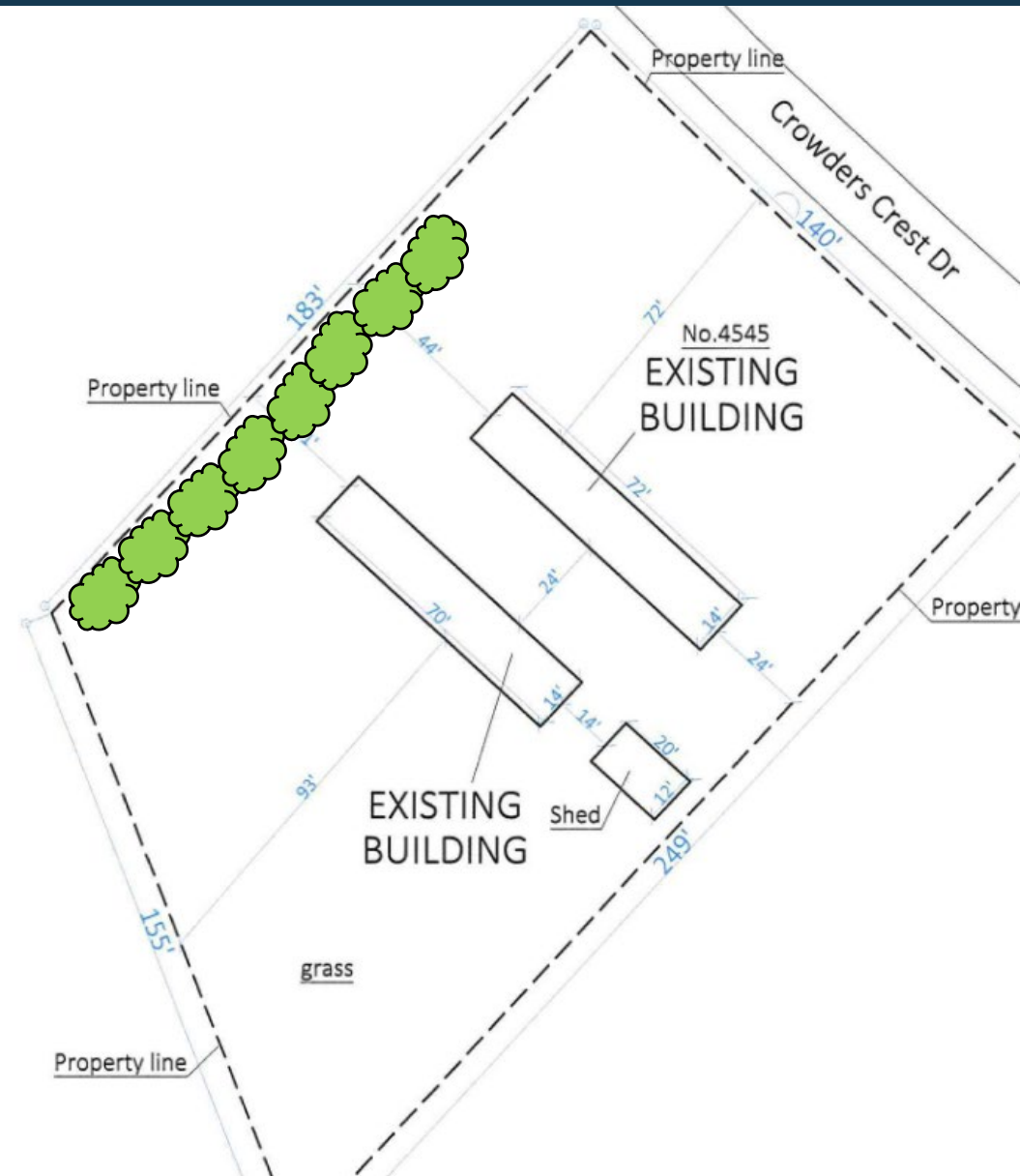
## SITE PLAN

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



- Foundation Survey
- Landscape Buffer (Type A)
- No on-site dumpster
- No admin. Office
- No more than two homes
- If one home is removed for more than 90 days, another shall not be allowed to replace it

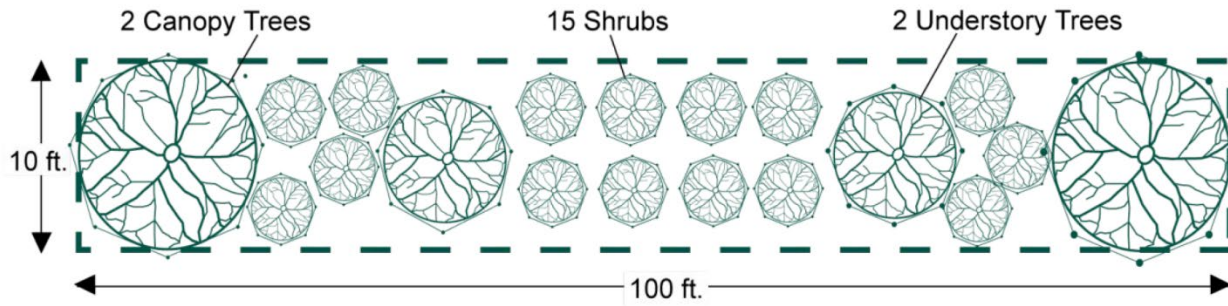
# Landscape Buffer



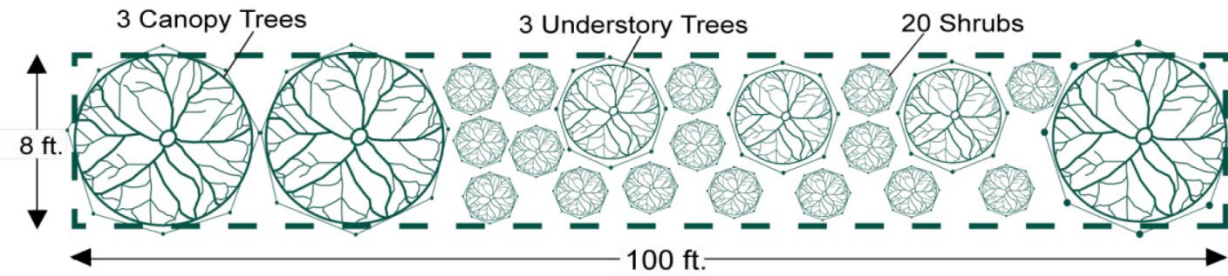


## Type A Buffer Yard

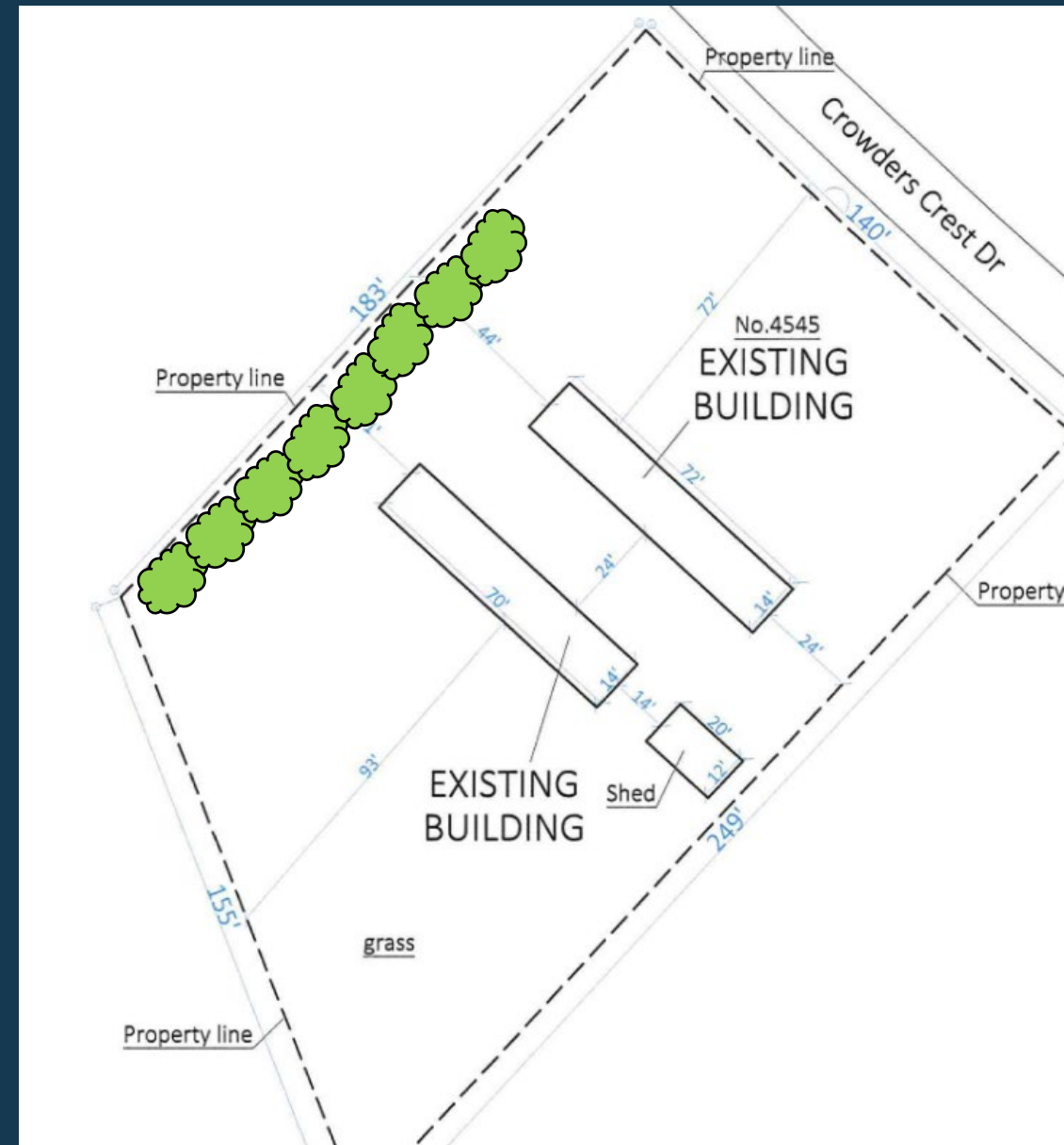
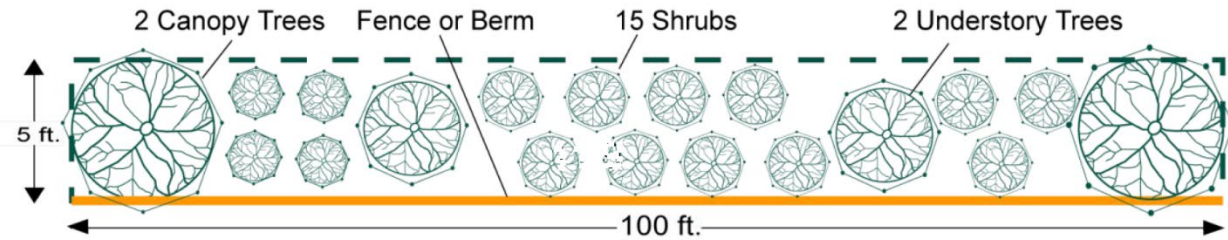
### Option 1



### Option 2



### Option 3





# Overview

- **Area: Scenic** Gaston / Southwest Gaston
- **Future Land Use Designation:** Rural Community
- **Planning and Zoning Board Decision**

- **Staff Observations**

- Consistent with existing/built out area
- Consistent with the Comprehensive Land Use Plan
- Inconsistent with the Unified Development Ordinance
- Disconnect between guiding documents

# Action Requested

- **Receive staff's report, applicant's presentation / testimony, and make a decision to:**
  - a) Approve as presented
  - b) Approve as modified
  - c) Deny the request

\*Please specify any additional conditions or changes to the recommended conditions.

\*All rezoning requests must be accompanied by a consistency and reasonableness statement.