

REZ-24-12-16-00203

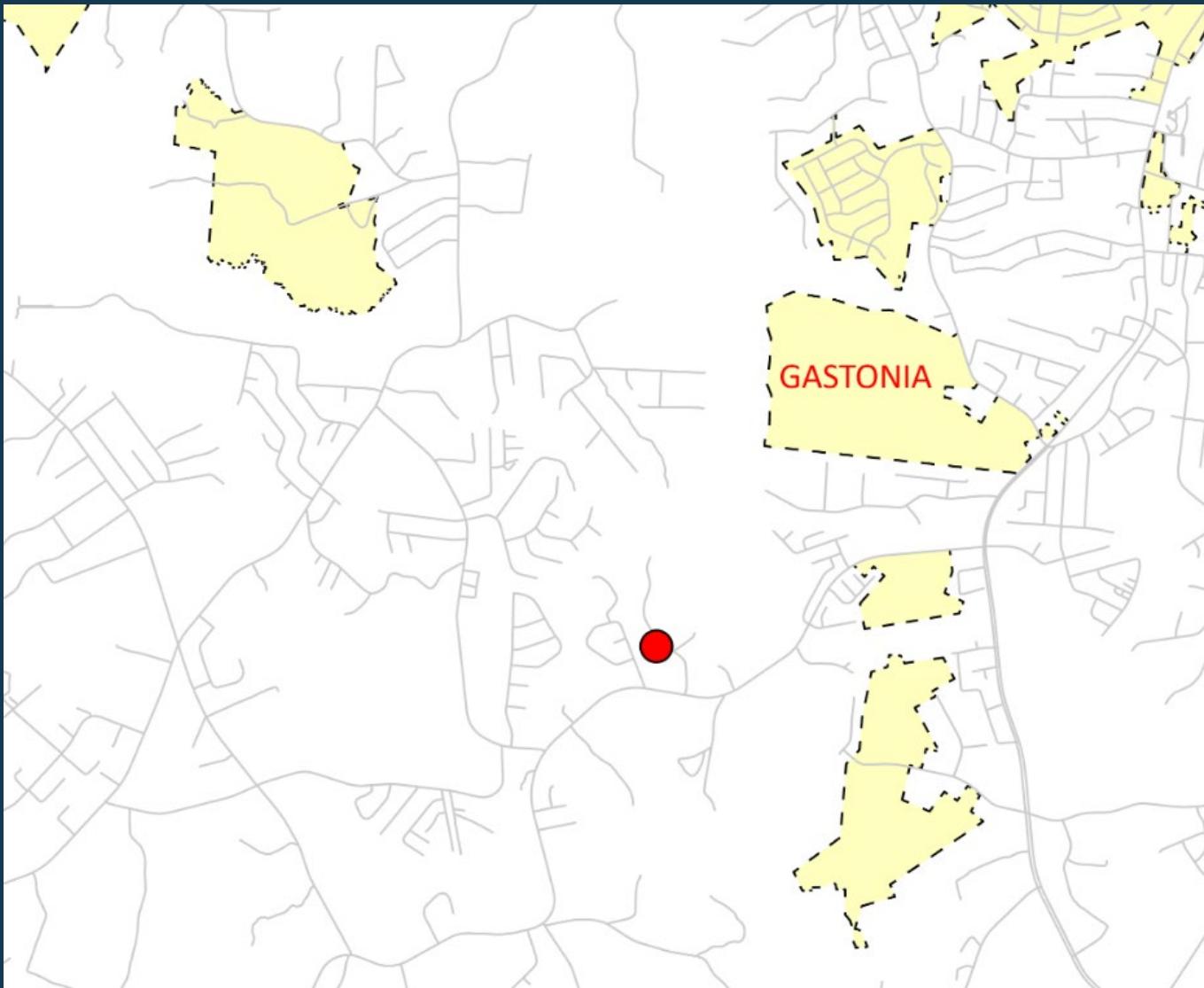
Conditional Rezoning

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
- Municipality
- 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.





ORTHO PHOTO MAP

- 2023 collection

LEGEND

	Subject Parcel
	Property Parcels

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ORTHO PHOTO MAP

- 2025 collection

LEGEND



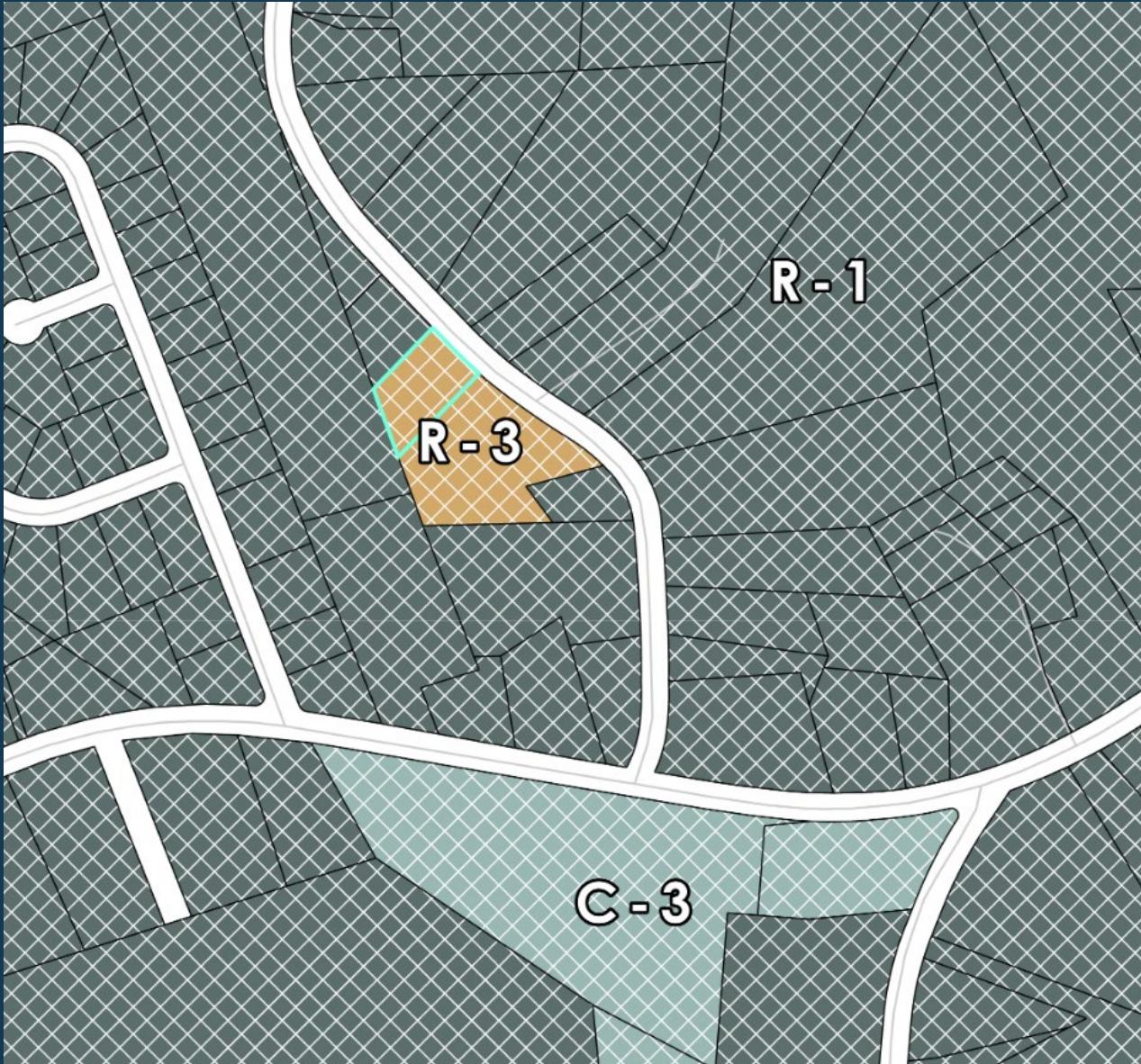
Subject Parcel



Property Parcels

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REZONING MAP

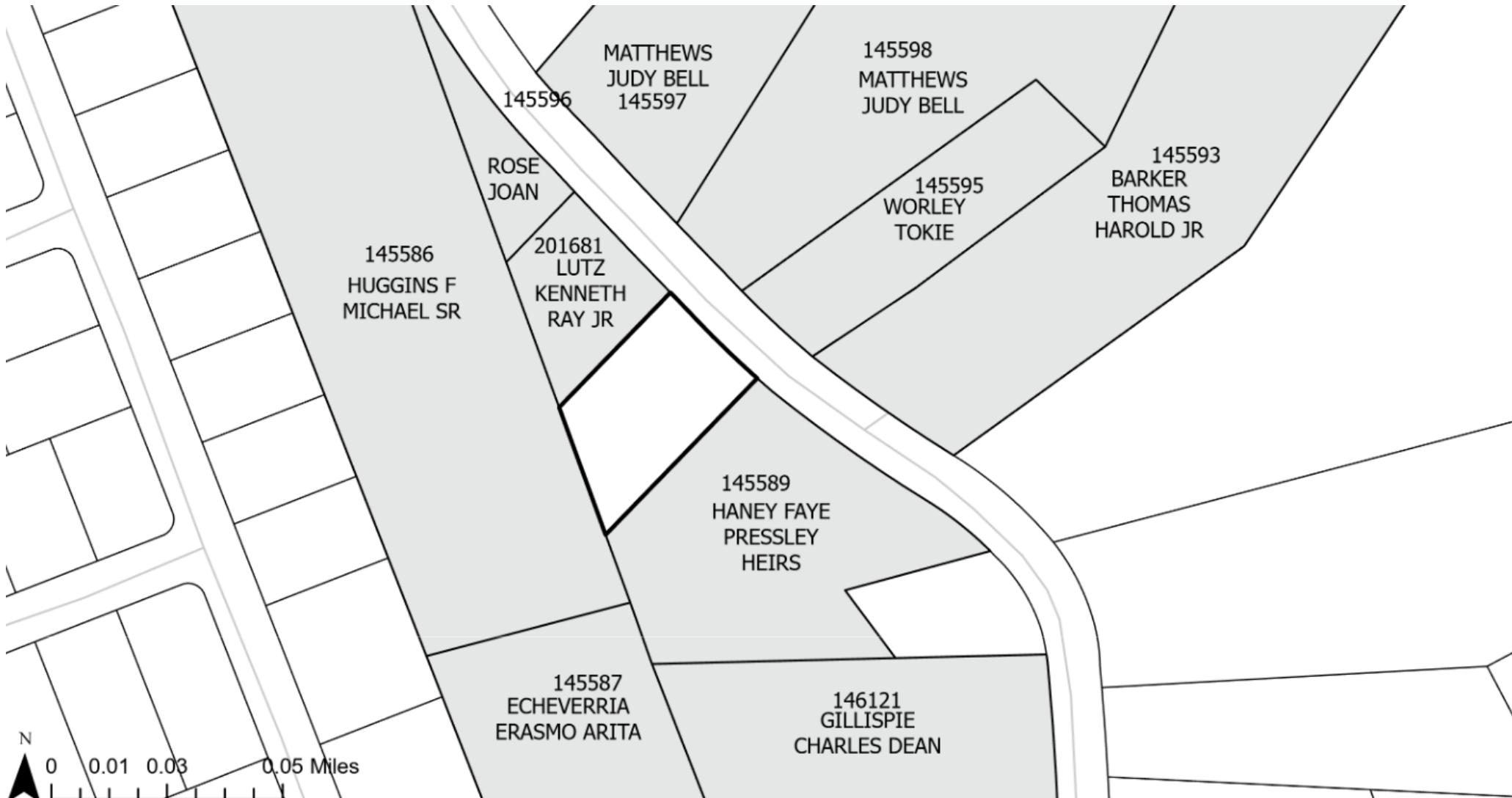
LEGEND

- 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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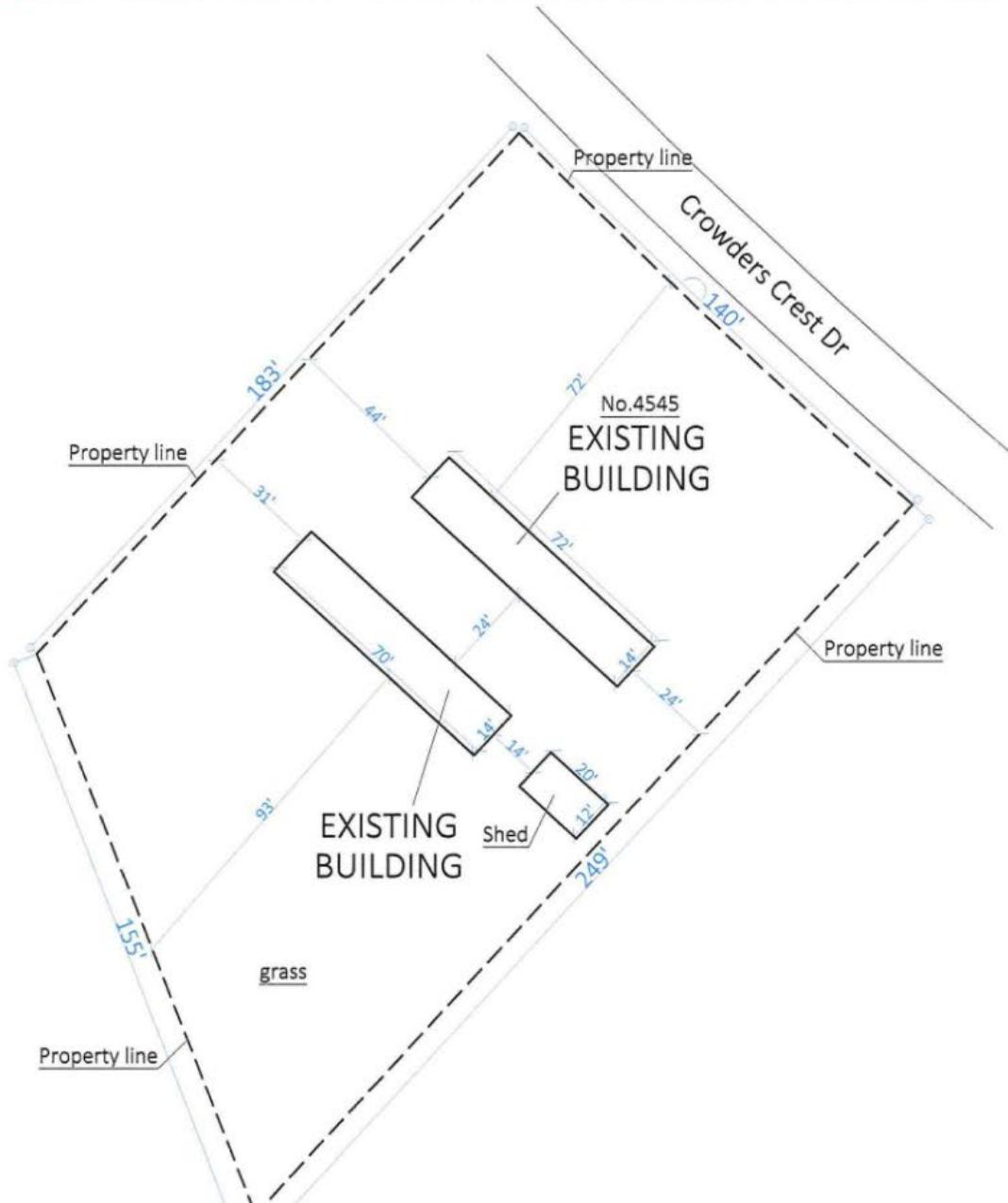
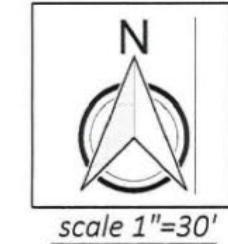
SITE PLAN

4545 Crowders Crest Dr
Gastonia, NC 28052

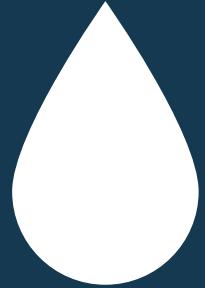
Parcel ID: 145599

Lot area: 0.69 Acres

Paper Size: 11"x17"



Utilities & Streets

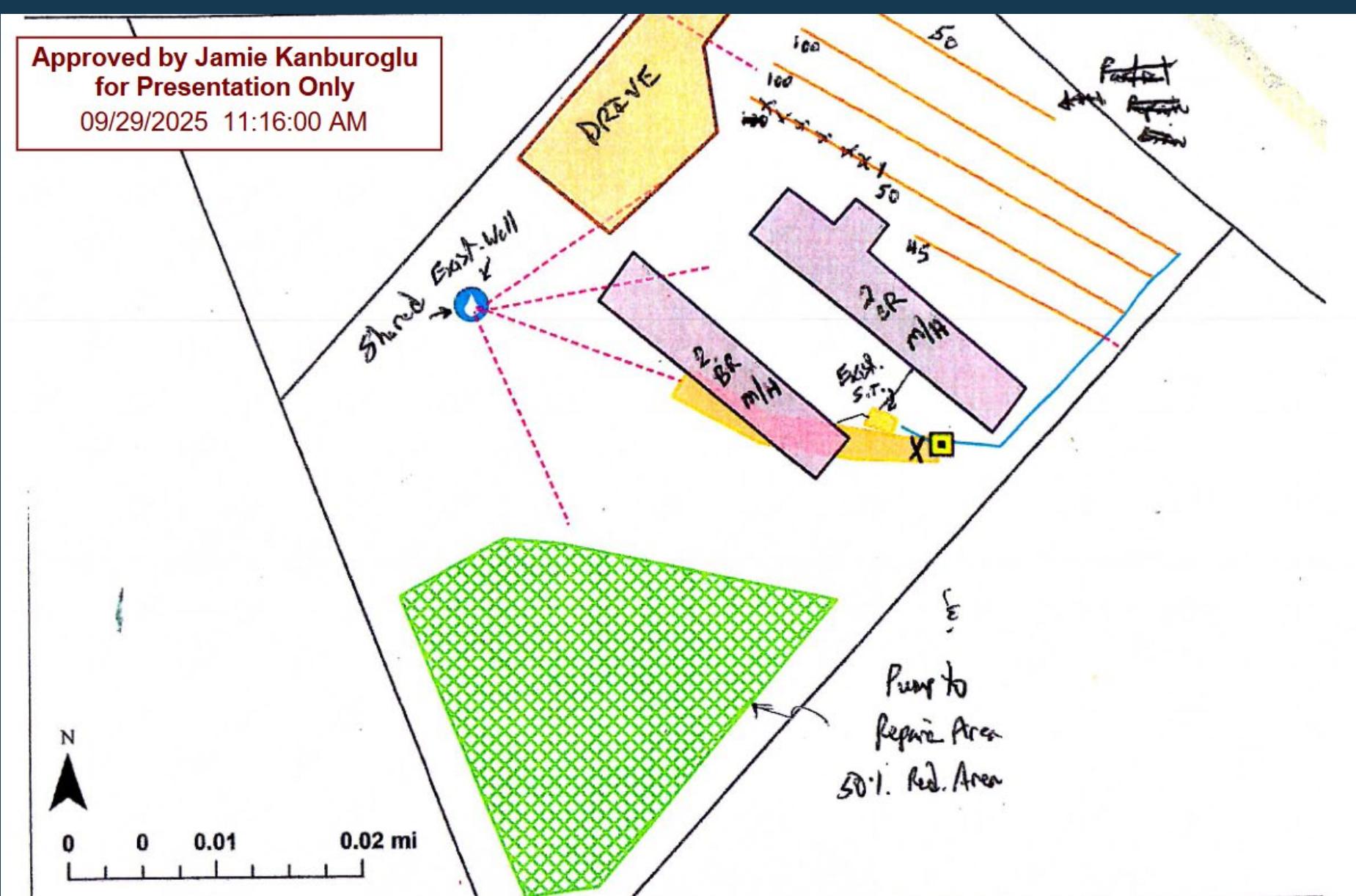


- Private Well
- Private Septic



- 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

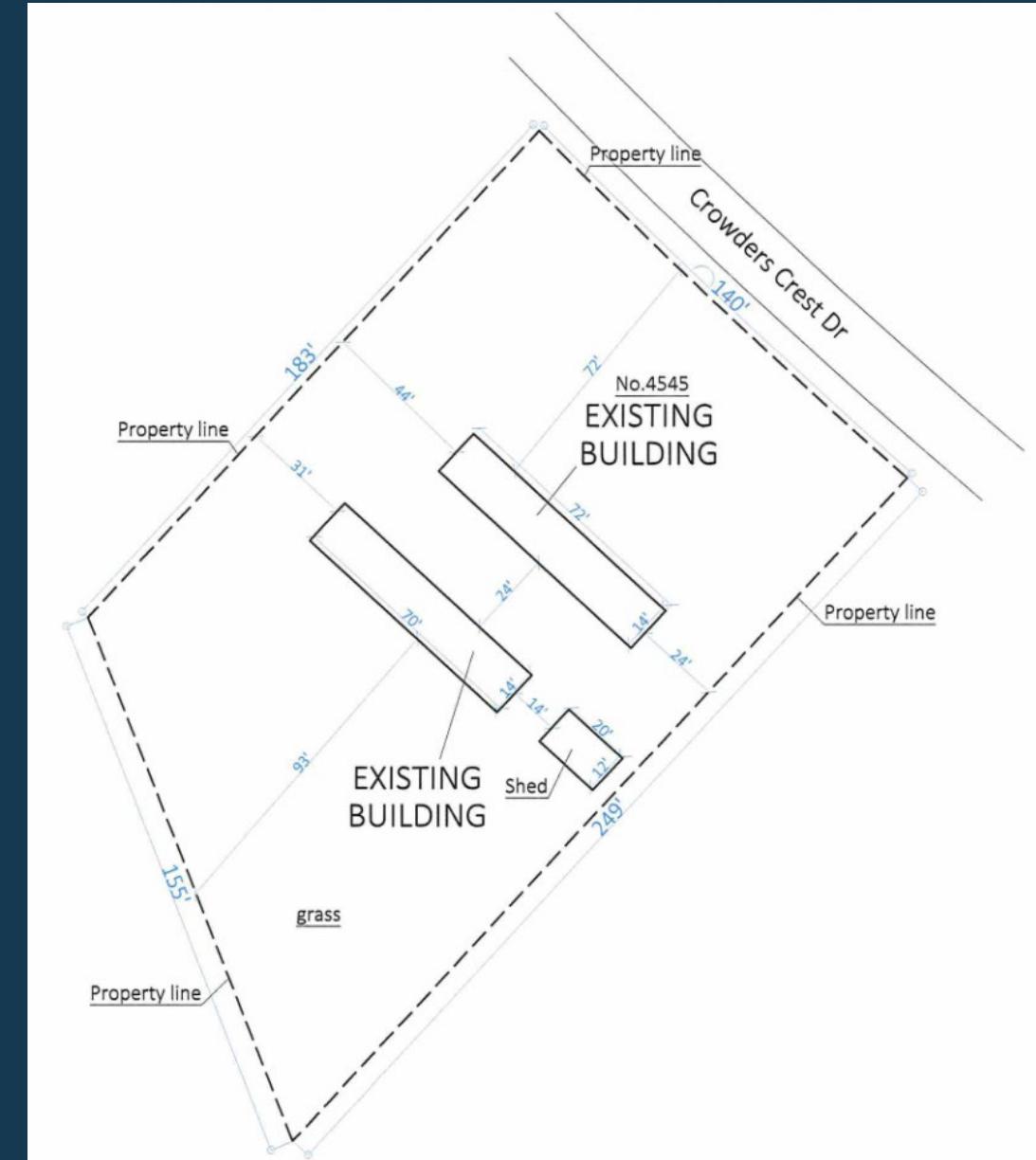


Overview

- **Public Information Meetings**

- March of 2024
- Concerns:
 - Utilities
 - Permitting and Review Processes
 - General Harmony/Conformity

- **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. Ch. 8	Parking Regs. Ch. 10	
	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		
Group Home		Xs	Xs							Xs	Xs	Xs	SPs	SPs				SPs						8.1.7	1.5
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	8.1.8	1.2



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:

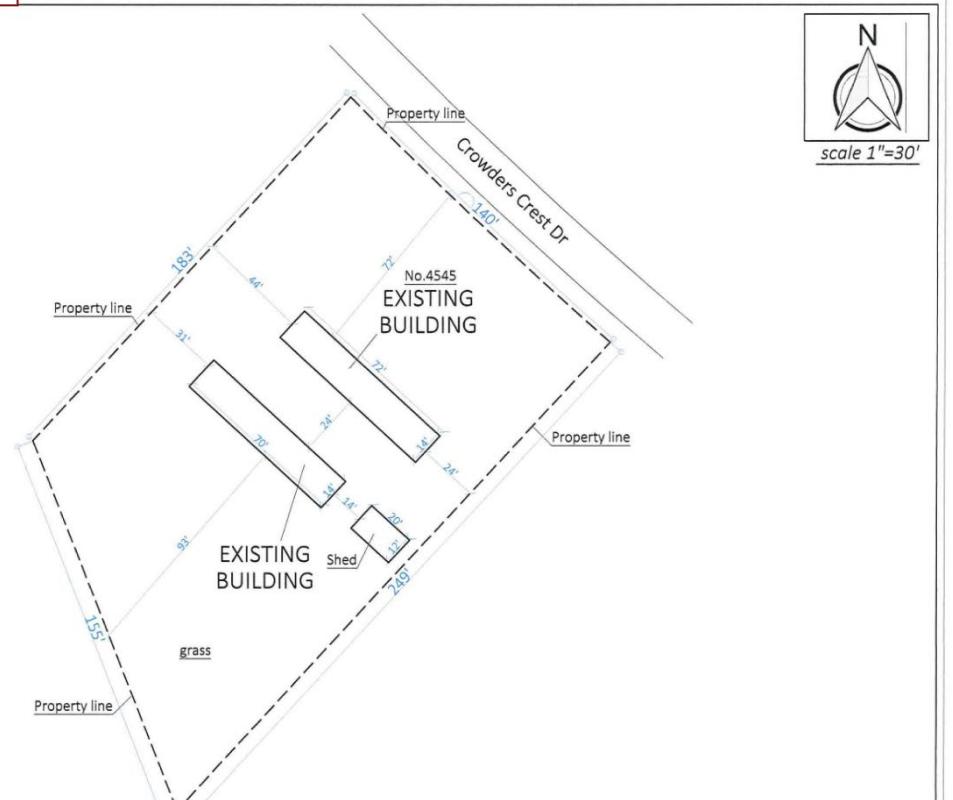
- Space Numbers
- Park Identification
- Streets
- Admin. Office
- Water/Sewer
- Screening
- Interior Landscaping
- Enforcement



Conditions of Approval

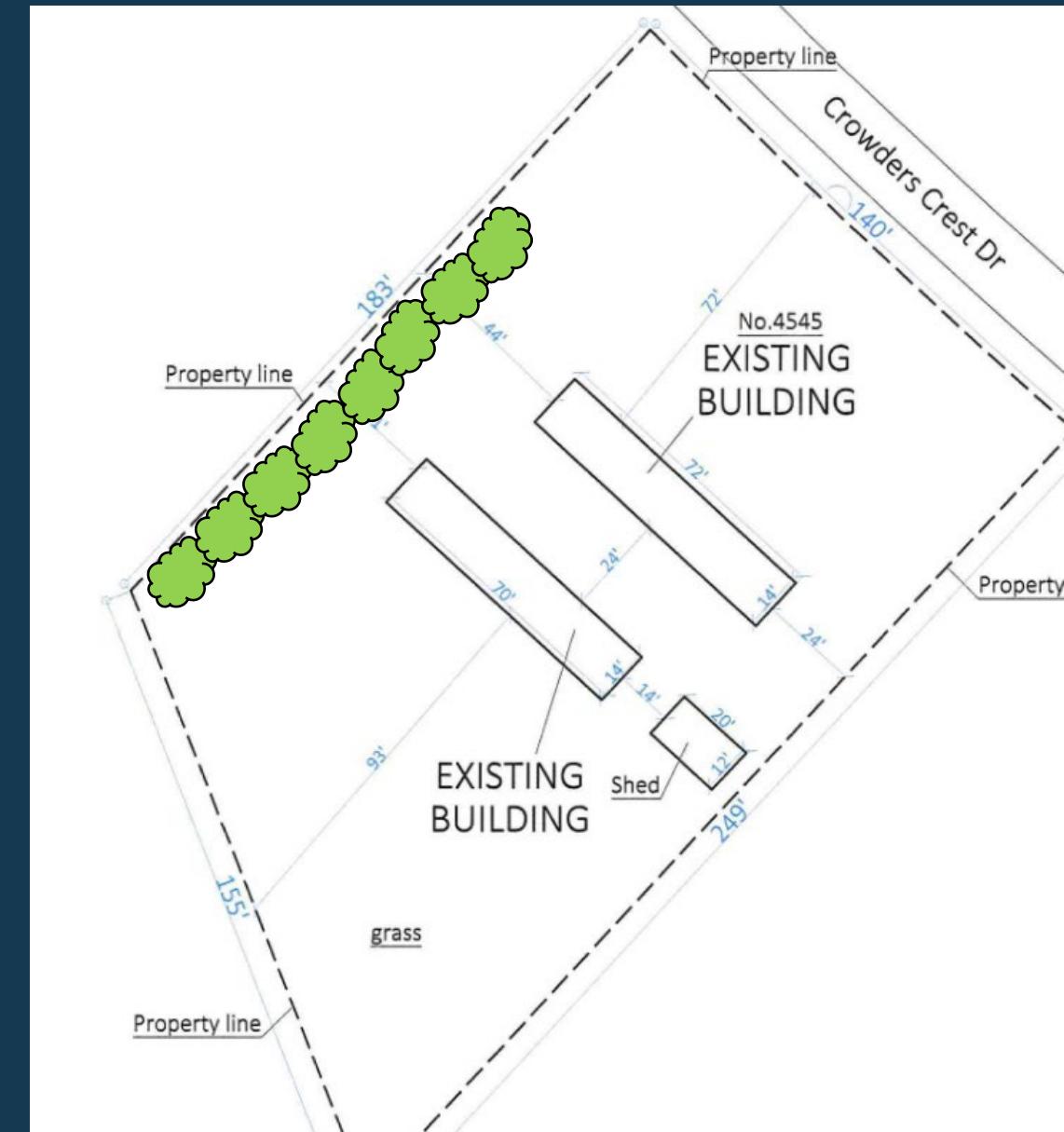
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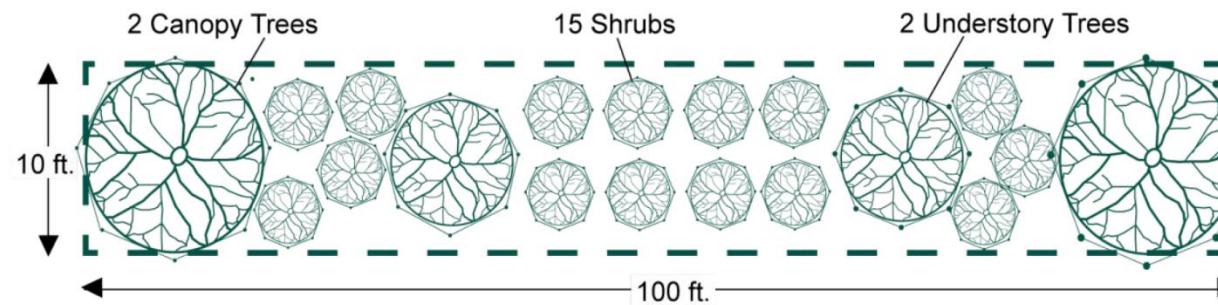
- Foundation Survey
- Landscape Buffer (Type A)
- No on-site dumpster
- No admin. Office
- No more than two homes
- If one home is removed for more than 90 days, another shall not be allowed to replace it

Landscape Buffer

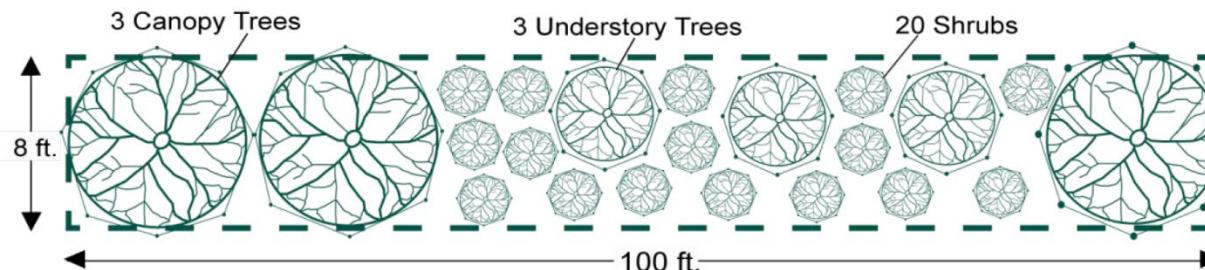


Type A Buffer Yard

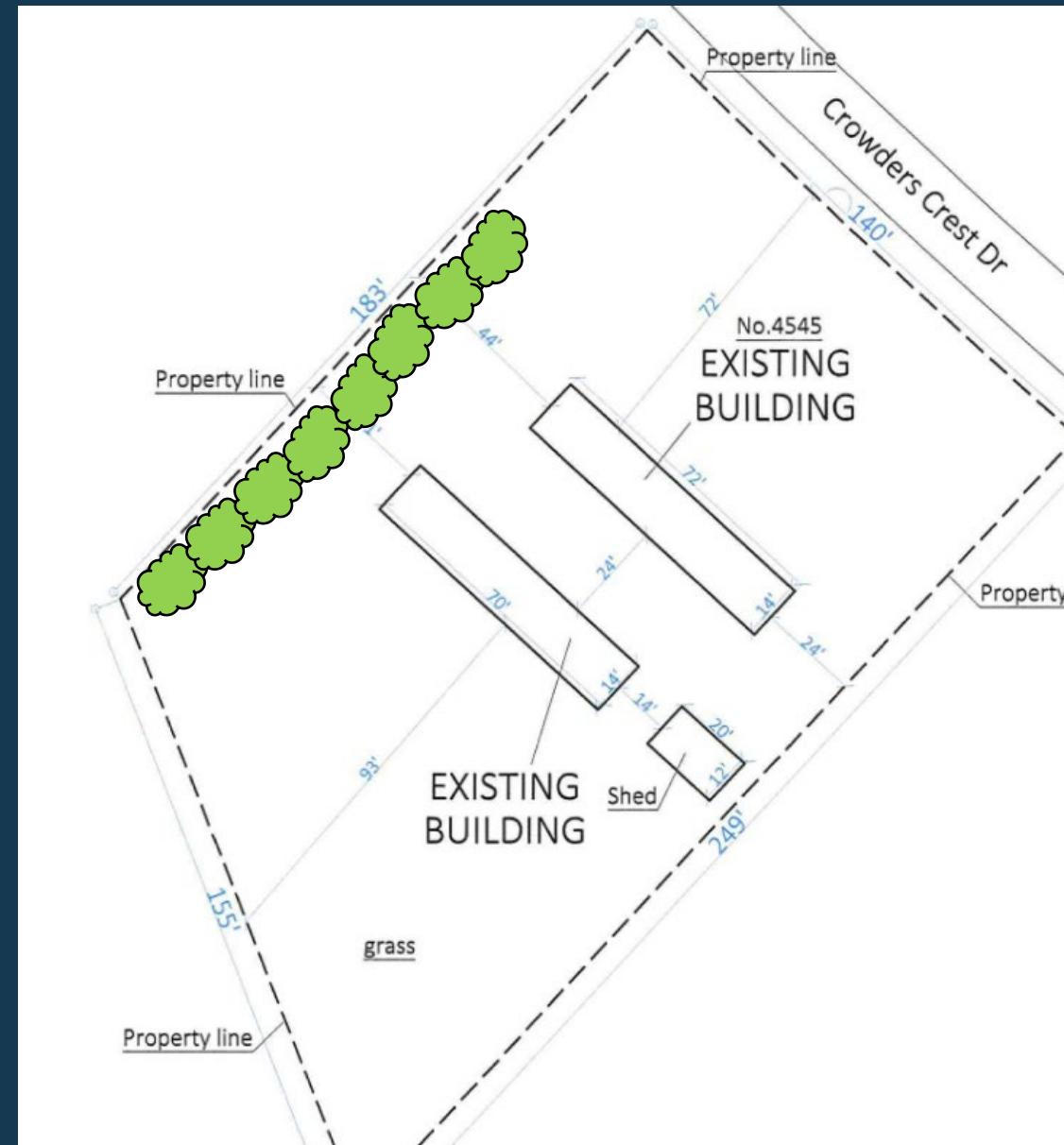
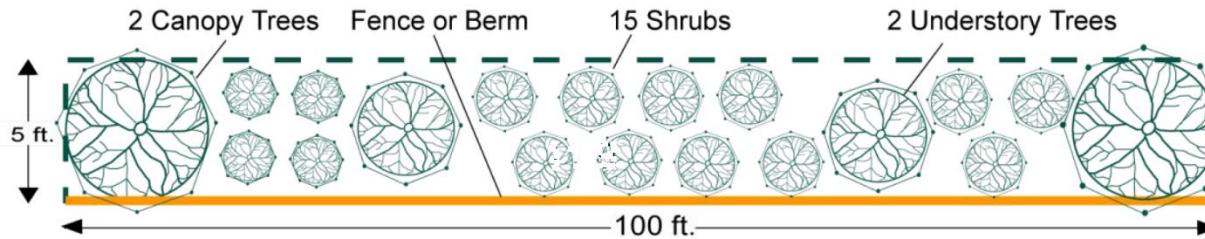
Option 1



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.