



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-15-00145, DEWAYNE JORDAN (APPLICANT); PROPERTY PARCEL: 145599, LOCATED AT 4545 CROWDERS CREST DRIVE, GASTONIA, NC, REZONE FROM (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY TO THE (R-3) SINGLE FAMILY GENERAL ZONING DISTRICT WITH URBAN STANDARDS (US) OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on April 25, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 145599  
Applicant(s): Dewayne Jordan  
Owner(s): Dewayne Jordan and Cappie Courneya  
Property Location: 4545 Crowdres Crest Drive, Gastonia  
Request: Rezone from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-3) Single Family General Zoning District with Urban Standards (US) Overlay

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 for parcel ID 145599, located at 4545 Crowdres Crest Drive, Gastonia, NC, from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-3) Single Family General Zoning District with Urban Standards (US) Overlay on April 3, 2023 based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the Comprehensive Land Use Plan.

Motion: Magee Second: Marcantel Vote: 7-1  
Aye: Crane, Harris, Horne, Houchard, Magee, Marcantel, Vinson  
Nay: Hurst  
Absent: Brooks, Sadler  
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 | CBrown | CCloninger | AFraleay | BHovis | KJohnson | TKeigher | RWorley | Vote |
|----------|------------|----|----|--------|------------|----------|--------|----------|----------|---------|------|
| 2023-118 | 04/25/2023 | BH | AF | A      | A          | A        | A      | A        | AB       | A       | U    |

**DISTRIBUTION:**

Laserfiche Users

Zoning Map Change: REZ-23-03-15-00145, Dewayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from (R-1) Single Family Limited Zoning District with Urban Standards (US) Overlay to the (R-3) Single Family General Zoning District with Urban Standards (US) Overlay

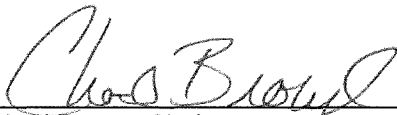
Page 2

NOW, THEREFORE, BE IT RESOLVED 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) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the Comprehensive Land Use Plan.

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: 145599, is hereby approved, effective with the passage of this Resolution.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

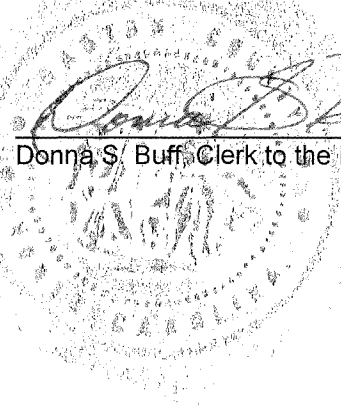


Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board



# GASTON COUNTY REZONING APPLICATION (REZ-23-03-15-00145)

## STAFF REPORT

| APPLICATION SUMMARY   |   |
|---|---|
| <b>Request:</b>   |   |
| To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards overlay to the (R-3) Single Family General Zoning District with (US) Urban Standards overlay. |   |
| <b>Applicant(s):</b>  | <b>Property Owner(s):</b>                                     |
| Dewayne Jordan  | Dewayne Jordan and Cappie Courneya                            |
| <b>Parcel Identification (PID):</b>   | <b>Property Location:</b>                                     |
| 145599  | 4545 Crowders Crest Drive (Gastonia)                          |
| <b>Total Property Acreage:</b>  | <b>Acreage for Map Change:</b>                                |
| 0.69 acre   | 0.69 acre   |
| <b>Current Zoning:</b>  | <b>Proposed Zoning:</b>                                       |
| (R-1) Single Family Limited with (US) Urban Standards overlay   | (R-3) Single Family General with (US) Urban Standards overlay |
| <b>Existing Land Use:</b>   | <b>Proposed Land Use:</b>                                     |
| Vacant  | Residential (Manufactured)                                    |

| COMPREHENSIVE LAND USE PLAN   |
|---|
| <b>Area 5: Scenic Gaston/Southwest Gaston</b>   |
| 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 buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares. |
| <b>Comprehensive Plan future Land Use:</b>  |
| Rural Community – Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.                    |
| <b>Staff Recommendation:</b>  |
| Application, as presented, is consistent with the Comprehensive Land Use Plan.  |

| UTILITIES AND ROAD NETWORK INFRASTRUCTURE   |
|---|
| <b>Water/Sewer Provider:</b>                |
| Private well / private septic               |
| <b>Road Maintenance:</b>                    |
| North Carolina Department of Transportation |

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

There were no comments from the TRC. Comments from the GCLMPO have been attached to the staff report.

**STAFF SUMMARY**

**Prepared By: Peyton Ratchford, Planner II**

This property is in a residential area in the southwestern region of the county. The location is primarily residential in nature with different housing types and styles included and predominately zoned (R-1) parcels. However, the adjacent parcel to the southeast is zoned (R-3).

If approved, any uses allowed in the (R-3) Single Family General Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

**PLANNING BOARD RECOMMENDATION**

The Planning Board met in a regular session on April 3, 2023, and recommended approval of the request by a 7-1 vote based on the following:

- This 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 residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the comprehensive land use plan.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-23-03-15-00145, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the comprehensive land use plan.

These findings are supported by a 7 - 1 vote by the Gaston County Planning Board during its April 3, 2023, meeting.



# GASTON COUNTY

Department of Planning & 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: X Rez-23-03-15-00145

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: DEWAYNE JORDAN  
(Print Full Name)

Mailing Address: 6501 MINT ST CHARLOTTE, NC. 28214  
(Include City, State and Zip Code)

Telephone Numbers: 704 222-2564  
(Area Code) Business (Area Code) Home

Email: DLJORDANBROWN@LIVE.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: DEWAYNE JORDAN  
(Print Full Name)

Mailing Address: 6501 MINT ST CHARLOTTE, N.C. 28214  
(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_  
(Area Code) Business (Area Code) Home

Email: \_\_\_\_\_

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 4545 CROWDER CREST DR  
GASTONIA, NC 28052

Parcel Identification (PID): 145599

Acreage of Parcel: .69 +/- Acreage to be Rezoned: .69 +/- Current Zoning: R-1/US

Current Use: Vacant Proposed Zoning: R-3/US

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: \_\_\_\_\_  
(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) \_\_\_\_\_ hereby give DEWAYNE JORDAN consent to execute this proposed action.

(Name of Applicant)

[Signature]  
(Signature)

15 MARCH 2023  
(Date)

(Signature)

(Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_ State of North Carolina, hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public Signature

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.

[Signature]  
Signature of Property Owner or Authorized Representative

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: 3-15-23

Application Number: REZ-23-03-15-00145

Fee: 785

Received by Member of Staff: LH  
(Initials)

Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

☐ COPY OF PLOT PLAN OR AREA MAP

☐ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☐ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

| Uses Allowed in the (R-3) District   |        |
|--|--------|
| Use  | R-3    |
| Abattoir Class 1   | SPs    |
| Animal Grooming Service for household pet (indoor kennels)                                     | SP     |
| Animal Hospital (Outdoor kennel)   | SPs    |
| Animal Hospital, (Indoor kennel)   | SPs    |
| Animal Kennel  | SPs    |
| Animal Shelter   | SPs    |
| Assisted Living Center   | SPs    |
| Automobile Hobbyist  | Xs     |
| Automobile Repair Shop / Automobile, Truck Sales, Accessory                                    | SPs    |
| Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory                     | SPs    |
| Bed and Breakfast Inn  | SPs    |
| Bona Fide Farms  | Xs     |
| Botanical Garden   | Xs     |
| Camping and Recreational Vehicle Park  | SPs    |
| Cemetery   | SPs    |
| Church / Place of Worship  | Xs     |
| College / University   | SP     |
| Conference / Retreat / Event Center  | SPs    |
| Continuing Care Facility   | SPs    |
| Contractor's Office  | SP     |
| Convenience Store, Closed 12AM to 5AM  | SPs    |
| Country Club   | SPs    |
| Day Care Center, Class A   | Xs     |
| Day Care Center, Class B   | Xs/SPs |
| Day Care Center, Class C   | SPs    |
| Dwelling, Manufactured Home Class A  | X      |
| Dwelling, Manufactured Home Class B  | X      |
| Dwelling, Manufactured Home Class C  | Es     |
| Dwelling, Manufactured Home Class D  | Es     |
| Dwelling, Single Family  | X      |
| Dwelling, Two Family   | Xs     |
| Essential Services Class 1   | X      |
| Essential Services Class 2   | Xs     |
| Essential Services Class 3   | SP     |
| Essential Services Class 4   | Xs/SPs |
| Family Care Home   | Xs/SPs |
| Firing Range, Indoors, principal use   | SPs    |
| Firing Range, Outdoors, principal use  | SPs    |
| Fish Hatcheries  | SP     |
| Flex Space   | Xs     |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA | SPs    |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA   | SPs    |



|  |        |
|--|--------|
| Golf Course; Golf Driving Range; Golf Miniature    | SPs    |
| Group Home   | Xs     |
| Home Occupation, Customary                         | Xs     |
| Home Occupation, Rural                             | Xs     |
| Library  | SP     |
| Machine, Metal, Wood Working, Welding Shop         | SPs    |
| Manufactured Home Park                             | Es     |
| Marina, Accessory                                  | Xs     |
| Marina, Commercial                                 | SP     |
| Maternity Home                                     | Xs/SPs |
| Military Reserve Center                            | SPs    |
| Museum   | SP     |
| Nursery (Garden)                                   | SPs    |
| Nursing Home, Rest Home                            | SPs    |
| Paint Ball / Laser Tag Facility                    | SPs    |
| Park   | Xs/SPs |
| Parking Lot  | SPs    |
| Planned Residential Development (PRD)              | Xs/CDs |
| Planned Unit Development (PUD)                     | Xs/CDs |
| Post Office  | SP     |
| Private Residential Quarters (PRQ)                 | Xs     |
| Produce Stand                                      | Xs     |
| Race Track, Small                                  | SPs    |
| Recreation Center and Sports Center                | SPs    |
| Recycling Deposit Station, accessory               | X      |
| Recycling Deposit Station, principal use           | SPs    |
| Restaurant, within other facilities                | Xs     |
| Riding Stables                                     | SPs    |
| Rodeo / Accessory Rodeo                            | SPs    |
| School for the Arts                                | SP     |
| School, Elementary & Middle (public & private)     | Xs     |
| School, Senior High (public & private)             | Xs     |
| Small House Community                              | SP     |
| Special Events Facility                            | SPs    |
| Special Events Facility, Accessory                 | SPs    |
| Stadium  | Xs/SPs |
| Taxidermy  | X      |
| Telecommunication Antennae & Equipment Buildings   | Xs     |
| Telecommunication Tower & Facilities               | SPs    |
| Tourist Home                                       | X      |
| Tower and/or Station, Radio & Television Broadcast | SPs    |
| Traditional Neighborhood Development (TND)         | Xs/CDs |
| Upholstery Shop                                    | SP     |
| Wood Waste Grinding Operation                      | SPs    |
| Zoo  | SP     |



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP  
REZ-23-03-15-00145

## Legend

- Roads
- - - Municipalities
- Subject Property

Although strict standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.



This map may not be resold or otherwise used for trade of commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-23-03-15-00145**

#### LEGEND

-  Subject Parcels
-  Property Parcels


This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

Property parcels, zoning, transportation, and other map information were compiled from one or more data layers. The data is periodically updated, however, all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Building and Development Services Department.

This map is for zoning purposes only - Not to be used for conveyance.



Miles  
0 0.010.01 0.03  




This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests. Property parcels, zoning, transportation, and other map information were compiled from one or more data layers. The data is periodically updated, however, all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Building and Development Services Department. This map is for zoning purposes only - Not to be used for conveyance.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## ZONING REVIEW MAP REZ-23-03-15-00145

### Legend

Property Parcels

Roads

### Gaston County Overlays

#### TYPE

US OVERLAY

### Gaston County UDO

#### ZONE TYPE

C-1

C-3

R-1

R-2

R-3

Parcels

Gaston County Line

4545 Crowders Crest Drive

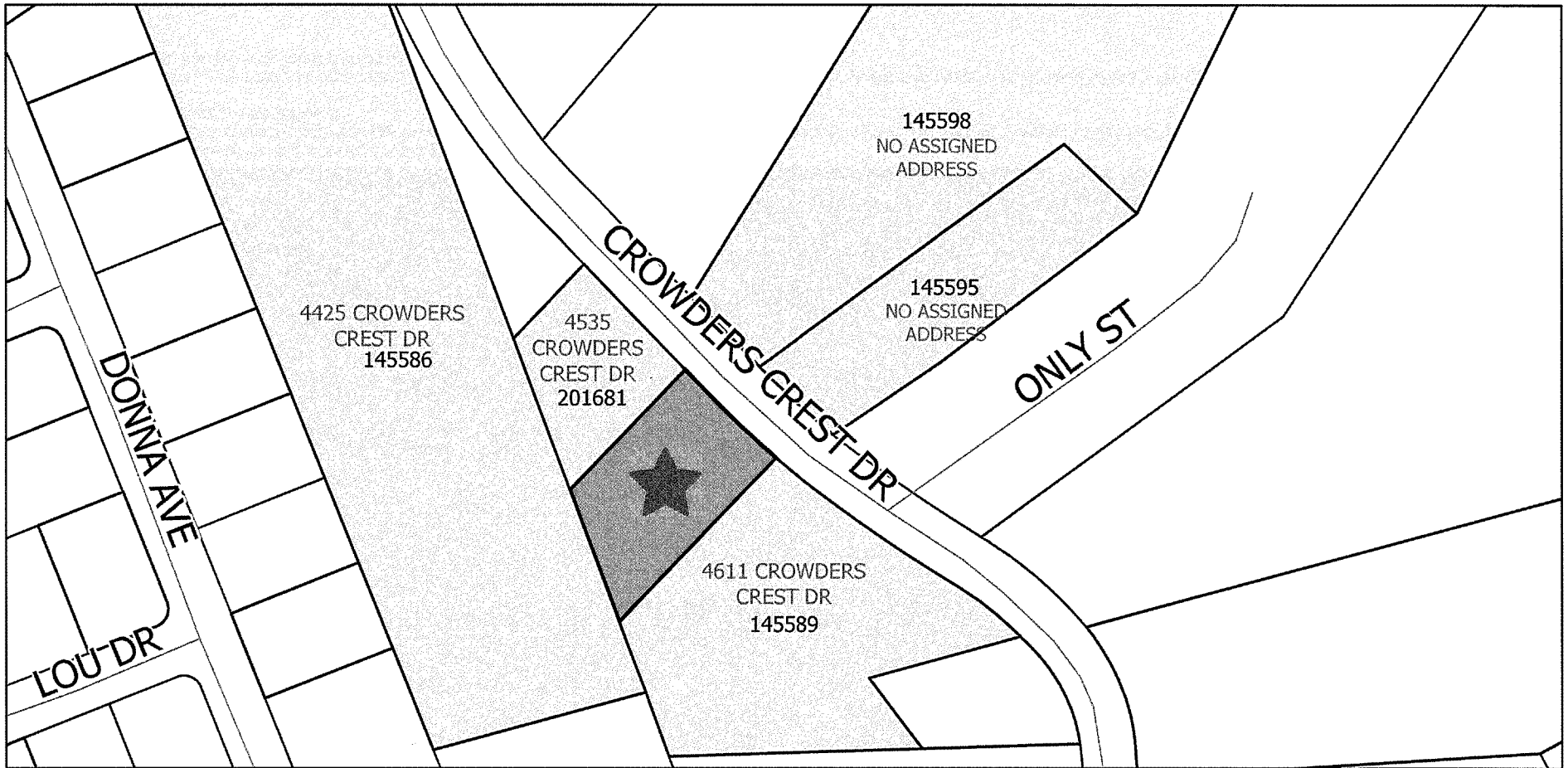


Miles

0 0.04 0.09 0.18







### 4545 Crowders Crest Drive Adjacent Parcels and Property Owners

| NAME 1                    | NAME 2              | ADDRESS                  | CITY     | STATE | ZIPCODE |
|---------------------------|---------------------|--------------------------|----------|-------|---------|
| COURNEYA CAPPIE           | JORDAN DEWAYNE L    | 213 BRENTWOOD CIRCLE     | GASTONIA | NC    | 28052   |
| WORLEY BILLY G            | WORLEY TOKIE        | 3313 SHERWOOD CIR        | GASTONIA | NC    | 28052   |
| HANEY FAYE PRESSLEY HEIRS |                     | 4611 CROWDERS CREST DR   | GASTONIA | NC    | 28052   |
| HUGGINS F MICHAEL SR      |                     | 4406 CROWDERS CREST ROAD | GASTONIA | NC    | 28052   |
| MATTHEWS DEBRA DIANE      | LUTZ KENNETH RAY JR | 4535 CROWDERS CREST DR   | GASTONIA | NC    | 28052   |
| MATTHEWS JUDY BELL        |                     | 4436 CROWDERS CREST DR   | GASTONIA | NC    | 28052   |



Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6837

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

## Memorandum

**To:** Peyton Ratchford—Planner II, Building and Development Services  
**From:** Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** March 16, 2023  
**Subject:** REZ-23-03-15-00145—4545 Crowders Crest Drive —GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the proposed 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 4545 Crowders Crest Drive, Gastonia, NC, 28052. Parcel ID# 145599. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP and the 2050 MTP, there are no planned transportation improvement projects in the immediate vicinity of this development.
2. The CTP does not show any future highway improvements on any streets adjacent to the subject property.
3. 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.

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



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File #: 23-144

Commissioner Johnson - Building & Development Services - Zoning Map Change: REZ-23-03-15-00145, Dewayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from (R-1) Single Family Limited with (US) Urban Standards Overlays to the (R-3) Single Family General with Urban Standards (US) Overlays

#### STAFF CONTACT

Peyton Ratchford - 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 Board prior to consideration for final action by the Commission. Dewayne Jordan (Applicant); Property Parcel: 145599, Located at 4545 Crowders Crest Drive, Gastonia, NC, Rezone from (R-1) Single Family Limited with (US) Urban Standards Overlays to the (R-3) Single Family General with Urban Standards (US) Overlays. A public hearing was advertised and held on April 25, 2023 with Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on April 3, 2023, 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

Resolution, Staff Report, Application Packet, Maps & 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 | CBrown | CCLoninger | AFraley | BHovis | KJohnson | TKeigher | RWorley | Vote |
|----------|------------|----|----|--------|------------|---------|--------|----------|----------|---------|------|
| 2023-118 | 04/25/2023 | BH | AF | A      | A          | A       | A      | A        | AB       | A       | U    |

#### DISTRIBUTION:

Laserfiche Users

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