

GASTON COUNTY REZONING APPLICATION (REZ-26-01-07-00240)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with Urban Standards (US) and Corridor Highway (CH) overlays to the (CD/C-3) General Commercial Conditional District with Urban Standards (US) and Corridor Highway (CH) overlays.

Applicant(s):	Property Owner(s):
RTR Renovations, LLC	RTR Renovations, LLC
Parcel Identification (PID):	Property Location:
173544	14556 Lucia Riverbend Hwy, Mt Holly
Total Property Acreage:	Acreage for Map Change:
.933	.933
Current Zoning:	Proposed Zoning:
R-1 with US and CH overlays	CD/C-3 with US and CH overlays
Existing Land Use:	Proposed Land Use:
Residential	Contractor's Office and Equipment Storage Yard

COMPREHENSIVE LAND USE PLAN

Area 3: Northeast Riverfront Gaston

Key issues for citizens in this area include: 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, increased commercial opportunities.

Comprehensive Plan Future Land Use:

Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan as it will maintain the rural "feel" of the area as well as bring increased commercial opportunities.

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)

No Comment from:
Building Department, Emergency Services, Natural Resources

Environmental Health Department indicated that, if the application is approved, the applicant will be required to apply for an Existing System Approval (ESA) because of the change in use.

Capital Improvements Department stated the pending new Gaston Comprehensive Transportation Plan (CTP) recommends adding a center turn lane and sidewalks along Lucia Riverbend Hwy from Underwood Dr (SR 1970) to NC 16 (0.51 miles). These are shown in both the Highways and Pedestrian and Bicycle Recommendations. The Gaston CTP should be approved by the GCLMPO Board in May 2026 and by NCDOT Board after the Gaston BOC approves the Gaston Comprehensive Land Use Plan Update sometime in July 2026. The current Gaston CTP (2019) does not show any improvements on this segment of the road at this point. Comprehensive Transportation Plan Survey | Gaston Comprehensive Transportation Plan | Engage Gaston

GCLMPO states no funded transportation improvements at this time. See the letter attached for additional details.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner II

This property is located at 14556 Lucia Riverbend Highway, Mt. Holly, in the northeast region of the county. The property is .933 acres and currently contains a single-family residential dwelling. The surrounding area is a mix of residential and commercial uses.

The site plan associated with this request shows the existing residential building will operate as a contractor’s office with an area in the rear of the property for a future proposed storage building. The applicant has proposed a Type D, Option 3 buffer with a fence. The site plan provides for six parking spaces located behind the existing residential structure, where the current storage building will be removed.

General Applicable Ordinance Sections

UDO Section	Proposal
Section 2.7 – Definition	Contractor’s Office and Equipment Storage Yard - An Operation center where the contracted work type requires large commercial vehicles to do the work. Type vehicles used in this operation would be dump trucks, bucket trucks, large commercial vehicles, flatbed trucks, tractor trailers, and grading/paving equipment. Vehicles, equipment and materials, to do the contracted work, can be externally stored on site.
Section 6.2.3.E – 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 use for this site includes “Contractors 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 8.3.11 – Contractor’s Office and Equipment/Storage Yard	This section outlines the supplemental regulations for Contractor’s Office and Equipment/Storage Yard.	If more than five acres of outdoor storage area is provided, a Special Use Permit shall be required. Storage area is not greater than 5 acres.
Section 10.4 – Off-street parking surface requirements	Unless otherwise stated, all off-street parking areas shall be paved. Pavement surfaces shall consist of asphalt, concrete, bituminous surface treatment, brick, or other paving material that will provide equivalent protection against potholes, erosion, and dust. Pervious paving surfaces that aid in reducing runoff are encouraged.	Asphalt material on drive and six parking spaces
Section 10.5 – Off-street parking space requirements	Requirement Number 1.51 – One space per employee plus one space for each vehicle used in the operation. The parking calculation for the site is as follows: -5 Employees + 0 Business Vehicles= -5 spaces required	Six parking spaces

Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations: When a lot is: 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 3 -along the side and rear property lines.
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Requested Areas of Relief

UDO Section	Required	Proposed
Section 7.6.6.H – CH Corridor Highway Overlay District	Any lot having direct access (i.e., a point of ingress and egress) onto a Corridor Highway shall have a minimum lot width measured at the Corridor Highway right-of-way line of 200 feet.	Lot will remain as is 150' lot width
Section 9.14 – Special grading treatment abutting residential districts	A. Special grading treatment is required where a nonresidential use abuts a residential use or zone and differences in elevations of two feet or greater are proposed within 20 feet of common property lines for the purpose of development. The elevation must be graded to a maximum two to one (2:1) slope and the installation of grass, plantings, landscaping, etc., as necessary to prevent erosion.	Site will remain as is, no grading is proposed
Section 7.6.6 – Corridor Highway Overlay District – Setbacks	The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are: - Front: 50 ft - Side: 25 ft - Rear: 25 ft	The existing front setback is 44', no change to the front setback is proposed.

PLANNING & ZONING BOARD MEETING DATE

The Planning and Zoning Board met on April 13, 2026 and recommended approval (10-0) of the request as they found it to be consistent with the goals of the Comprehensive Land Use Plan.

Attachments: Application, Maps, Site Plan and GCLMPO Comment Letter