



**Gastonia Planning Commission
Meeting Schedule
August 7th, 2025**

5:00 DINNER

5:30 – UNTIL PLANNING COMMISSION MEETING
(City Hall – City Council Chambers)

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ITEM 1a: Role Call/Sound Check

ITEM 1b: Contacts to Planning Commission Members

ITEM 1c: Oath of Office

ITEM 1d: Approval of July 10th, 2025 Minutes

ITEM 2: Public Hearing – 2050 Comprehensive Plan Update

Presentation: Demetri Baches; Metrocology & Glenn Walters; TownStudio
[Draft 2050 Comprehensive Plan Update PDF Attachment](#)

ITEM 3: Public Hearing – Washington Street Townhomes (File #202500188)

Subject hearing involves a request to rezone approximately 1.15 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located between S. Washington Street and Hampton Street and is owned by Langston Realty Group, LLC.

Staff Presentation: Maddy Gates, AICP – Senior Planner

ITEM 4: Public Hearing – 3106 & 3112 Kendrick Road (File #202500235)

Subject hearing involves a request for annexation and rezoning for approximately 0.5377 acres from Gaston County R-1 (Single-family Limited Residential) to City of Gastonia RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots). The subject property is located at 3106 and 3112 Kendrick Road and is owned by Preston and Rabyn McNeil.

Staff Presentation: Maddy Gates, AICP – Senior Planner

➤ *The Gastonia City Council will hold a Public Hearing for the annexation and rezoning request at the **August 19th, 2025** meeting.*

ITEM 5: OTHER BUSINESS

ITEM 6: ADJOURNMENT

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UPCOMING IMPORTANT DATES
August 19th & September 2nd – City Council Meeting – 6:00 p.m.
September 4th – Planning Commission Meeting – 5:30 p.m.

Gastonia Planning Commission

July 10th, 2025 Special Meeting Minutes

The Gastonia Planning Commission meeting commenced at 5:30 p.m. on Thursday, July 10th, 2025 in the Council Chambers at City Hall, located at 181 S. South Street, Gastonia, NC.

Present: Vice Chair Chad Ghorley, Commissioners Carl Harris, David Wilson, Glenn Silverman, and Julie Coffey.

Absent: Chair Kristie Ferguson, Commissioners Jeff Howe and Megan Chapman

Staff Members Present: Quentin McPhatter, Charles Graham, Joe Gates, Maddy Gates, and Rebeca Mintz.

Item 1a: Role Call / Sound Check

Vice Chair Ghorley declared a quorum for the meeting.

Item 1b: Calls/Contacts to Planning Commission Members

No Commissioners were contacted.

Item 1c: Oath of Office

Gastonia Planning Technician, Rebeca Mintz, administered the oath of office to newly appointed Commissioner, David Wilson.

Item 1d: Approval of June 5th, 2025 Meeting Minutes

Commissioner Silverman made a motion to adopt the June 5th, 2025 meeting minutes as presented. Commissioner Coffey seconded the motion. The motion to approve the June 5th, 2025 meeting minutes was unanimously passed (5-0).

Vice Chair Ghorley read the rules of procedure and the time limitation policy.

Item 2: 2050 Comprehensive Plan Update (Informational purposes only)

Vice Chair Ghorley recognized the consultant team, Demetri Baches with Metrocology, Inc. and Glenn Walters with TownStudio for the presentation of the 2050 Comprehensive Plan update. Vice Chair Ghorley noted that the following presentation was for information purposes only and that no action was required from the Planning Commission at this meeting. A PowerPoint presentation was displayed. Mr. Baches discussed the purpose of the 2050 Comprehensive Plan update, the timeline for adoption, and the individuals involved in the process. He presented the final draft and explained the overall context, layout and format of the plan. Mr. Baches discussed the community outreach and public involvement process and the importance of the city's vision and principles.

He presented projections of population growth from year 2025 to year 2100, which reflected primary population growth in eastern and central Gastonia. Commissioner Harris asked Mr. Baches what the overall growth rate would be for the central city in 25 years. Mr. Baches replied that the population projection showed a 13% increase in the downtown area for 2050. The Commissioners and Mr. Baches discussed the growth of the City of Charlotte and its impact on adjoining municipalities. Commissioner Wilson asked Mr. Baches if the population projections he provided were conservative numbers. Mr. Baches replied "Yes" stating that the projections are based upon the average number of new residents in Gaston County, which is only 7,500 to 8,000 people per decade.

Mr. Baches stated that the 2050 Comprehensive Plan update would no longer use a traditional Future Land Use Map (FLUM) but instead will introduce Place Types and Place Based Future Planning. He discussed the concepts of corridors, wedges, districts and centers. Mr. Baches explained the Place Types that will be utilized in the Comprehensive Plan, which include three types of residential, three types of commercial centers, and four types of employment centers. He discussed how the place types would correspond with current zoning in the Unified Development Ordinance (UDO). To provide visual context, Mr. Baches shared a variety of maps of the study area showing main transportation networks, green area and open space, neighborhoods and the Future Place Based Map. Vice Chair Ghorley asked Mr. Baches if Union New Hope Road would be considered a secondary center in the future due to the mix of housing, commercial, retail and office uses. Mr. Baches replied "No" stating that secondary centers are larger, typically 250,000 to 600,000 square feet of commercial. He described Franklin Square as an example based upon the mix of uses and the large regional draw.

Lastly, Mr. Walters discussed the implementation and investment chapter and the action plan of the proposed 2050 Comprehensive Plan. He stated that the implementation plan provides the steps that need to be taken by staff, citizens, city boards and others, to be able to achieve the agreed upon community vision. Mr. Walters noted that the priorities for implementation are funding investments and actions to accommodate growth and the delivery of services. In regards to the action plan, Mr. Walters described that it is broken down amongst categories and topics, which include development and redevelopment, complete neighborhoods, transportation, parks and open space, and infrastructure

Gastonia Planning Commission

July 10th, 2025 Special Meeting Minutes

and community services. He noted that each action has a specific level of expected investment, timeline and key entities. Mr. Baches and Mr. Walters discussed the importance of the action plan component of the Comprehensive Plan and stated that it directly influences public policy, future investments, potential grants, the provision of city services and more.

Commissioner Harris asked the consultant team what the best first step would be to enhance and promote redevelopment in downtown Gastonia. Mr. Baches stated that residents, businesses and investors need to be motivated and interested in downtown. He noted that a visual task force would be beneficial to improve attention, outreach and accountability. Commissioner Harris stated that he believes a significant change in the economic development of downtown will promote the growth of Gastonia from the center. Mr. Baches confirmed and stated that downtown is typically a city's most valuable asset. Vice Chair Ghorley stated that future growth around the Caromont Health baseball park will further promote the city and bring new residents. Mr. Baches stated that the Comprehensive Plan update would prepare the city for that future investment.

Commissioner Silverman asked if a new task force or city board would have to be created by City Council. Assistant City Manager, Quentin McPhatter, approached to answer. Mr. McPhatter replied "Yes" and noted that a lot of downtown work and coordination is already being done with the Gaston Business Association (GBA) and Gaston County Economic Development. He discussed the importance of downtown businesses being engaged and working together to improve and promote downtown and other important areas of the city. Lastly, the Commissioners and the consultant team discussed the priority of having people live in the city center.

Item 3: Public Hearing – Unified Development Ordinance Amendment (File #202500281)

Subject hearing involves a request to amend *Section 2.7 Terms Defined in This Ordinance* and related sections of *Chapter 7 Use and Building Lot Standards*, *Chapter 8 Supplemental Regulations* and *Chapter 9 General Provisions* of the Unified Development Ordinance to allow some uses classified as "Manufactured Goods" by right or by right with supplemental regulations in the General Industrial Zoning Districts.

Vice Chair Ghorley opened the public hearing and recognized Joe Gates, Assistant Planning Director, and Donny Hicks, Gaston County Economic Development Commission (EDC) Executive Director, for the presentation. Mr. Gates stated that the City of Gastonia, in partnership with the Gaston County EDC, continuously works to recruit and attract new industry and support economic growth in the region. He discussed that the Unified Development Ordinance (UDO) is periodically reviewed and updated as needed to reflect shifts in industrial development trends, emerging technologies, industry standards, and changing market conditions.

Mr. Gates noted that the proposed text amendment aims to address these industry needs, and will modify Chapter 2 and Chapter 7. Mr. Gates discussed how Manufactured Goods are defined and determined in the UDO. He stated that Manufactured Goods include any manufacturing, refining, processing, or assembly of goods and products categorized into three classes (Manufactured Goods Class 1, Manufactured Goods Class 2, and Manufactured Goods Class 3). Additionally, he noted that all specific uses within Manufactured Goods are defined by the North America Industry Classification System (NAICS).

Mr. Gates stated that the amendment to Chapter 2 would remove NAICS code #325199 "All Other Basic Organic Chemical Manufacturing" and NAICS code #311942 "Spice and Extract manufacturing" from Manufactured Goods Class 2, which would automatically classify those NAICS codes as Manufacture Goods Class 1 and permit them by-right in the I-1, I-2, I-3, and I-U zoning districts. In regards to Chapter 7, Mr. Gates stated that the only amendment would be a proposal to increase maximum height in the I-2 and I-3 zoning districts from 50-feet to 75-feet to accommodate modern building design practices.

Following Mr. Gates' presentation, Mr. Hicks, Executive Director of the Gaston County EDC, approached the podium. Mr. Hicks stated that the Gaston County EDC provides services to all municipalities in the county, including business recruitment, business retention, and infrastructure development. He stated that he has worked with the City of Gastonia to modernize the zoning ordinance so that it works in favor of business recruitment, not against it. Mr. Hicks discussed changes in the industrial market as it relates to building practices, design, layout and ceiling height. He displayed a PowerPoint presentation of recent industrial buildings that have been constructed in the Apple Creek Industrial Park in Gaston County. He stated that building height over 50-feet is typical for high-technology manufacturing due to the increase in ceiling height standards and an overall change in building design. He shared photos of several buildings with a wide range of ceiling heights. Mr. Hicks stated that his department has received 108 inquiries thus far in 2025 and that the ordinance changes

Gastonia Planning Commission
July 10th, 2025 Special Meeting Minutes

are necessary to keep Gastonia and Gaston County as a competitive region for new industrial and manufacturing growth and expansion.

Commissioner Wilson asked Mr. Hicks if any industrial companies have requested a building height or ceiling height greater than 75-feet. Mr. Hicks replied “No” stating that the tallest warehouse buildings were 48-feet and 58-feet.

Commissioner Silverman inquired about the general timeline for larger corporations to open in the County and whether there is sufficient capacity in priority industrial areas. Mr. Hicks stated that a previous study was done on industrial land and growth from 1960 to 2024 in Gaston County, which showed that more industrial growth has occurred in the past five years than any other period since 1960. He stated that there is immense pressure on the EDC to conserve industrial land because of the competition with residential development. He discussed the importance of preserving industrial land and noted that he was thankful to participate in the city of Gastonia’s 2050 Comprehensive Plan.

Commissioner Harris asked Mr. Hicks what the average height of the warehousing buildings along Interstate-85 was. Mr. Hicks responded that the top of the ceiling panel is approximately 52-feet to 54-feet tall. Commissioner Harris asked Mr. Gates what the zoning district and height was for the Gateway 85 properties. Mr. Gates stated that they are zoned I-2 and that the ordinance currently allows some exceptions to height, up to 75-feet, if the buildings are 200-feet from residential structures. Mr. Gates noted that some of the Gateway 85 properties were eligible to use this ordinance provision.

Commissioner Coffey asked Mr. Gates if the proposed ordinance amendment could be an incentive to redevelop other underutilized industrial areas. Mr. Gates replied “Yes” and referred to the zoning map; identifying all of the industrial zoning that currently exists within the city.

Commissioner Wilson asked Mr. Hicks how industrial properties compete in price or value with residential properties. Mr. Hicks stated that the cost of industrial property has grown substantially in the last couple of years. He noted that the cost would continue to rise as industrial spaces compete with other land uses. Lastly, Mr. Hicks discussed the rebirth of south Highway 321 for industrial development, stating that buildings are selling for unprecedented prices and leases are occurring within a matter of weeks.

Commissioner Coffey asked Mr. Hicks what percentage of tax revenue comes from the industrial and manufacturing sectors. Mr. Hicks stated that tax revenue at the county is estimated at 25 to 30 percent from industrial sectors.

With no further discussion, Commissioner Silverman made a motion to recommend approval of the text amendment request as presented. Commissioner Coffey seconded the motion. The motion to recommend approval of the text amendment request as presented was unanimously passed (5-0).

Following, Commissioner Silverman made a motion to adopt the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (5-0). Vice Chair Ghorley noted that a public hearing will be held for this item before the City Council on August 19th, 2025.

Item 4: OTHER BUSINESS
No other business.

Item 5: ADJOURNMENT
Vice Chair Ghorley entertained a motion to adjourn. Commissioner Harris made a motion to adjourn, and Commissioner Coffey seconded the motion. The motion to adjourn was unanimously passed (5-0). The meeting adjourned at 7:05 PM.

Rebeca Mintz, Secretary	Kristie Ferguson, Chair
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**PUBLIC HEARING
STAFF REPORT**

File # 202500188

GPC Hearing Date: August 7th, 2025

OWNER & APPLICANT:	Sean Langston – Langston Realty Group, LLC
PROPOSED ZONING ACTION:	RS-8 to PD-RRDD
LOCATION:	507 S. Washington Street (PID 107146)
TOTAL TRACT SIZE:	Approximately 1.15 acres
WARD:	6

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of one tax parcel for approximately 1.15 acres located with double frontage on S. Washington Street and Hampton Street (507 S. Washington Street) in western Gastonia. The property is currently zoned RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) and is presently cleared and vacant.

The applicant is requesting PD-RRDD (Planned Development – Revised Residential Development District) zoning to facilitate a residential development with a maximum of eight townhomes. The overall site density is 6.96 dwelling units per acre. As proposed, all townhomes are rear loaded and served by a public alley, in accordance with the Revised Residential Development District (RRDD) standards of section 8.1.17 in the Unified Development Ordinance (UDO). Rear access driveways will be shared at the right-of-way with a singular curb cut and will include a 2-foot planted median. Access to the site is proposed from one location on Hampton Street. As shown on the attached site plan, lots one through four front onto improved open space, which is to include enhanced plantings and a walking trail around the required stormwater pond. Lots five through eight front onto S. Washington Street.

Road improvements including right-of-way dedication, sidewalk and curb and gutter will be required along S. Washington Street and Hampton Street. All street cross sections, access points, sidewalk, road improvements and parking will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision plan review process. As the subject property is less than 3 acres in size, common open space is not required; however, the applicant has incorporated open space into the design of the stormwater pond along Hampton Street and is providing a community seating area in the southern corner of the property, along S. Washington Street. Additional details of the improved open space will be required and reviewed as part of the preliminary plat and subdivision review process. In accordance with Chapter 20-41 in the Code of Ordinances, the tree save requirement for the subject property is approximately 0.17 acres. The applicant is requesting a fee-in-lieu payment for the required tree save area. The monies collected through this fee-in-lieu would be directed to the Parks and Recreation fund to support future greenway trail development, greenway improvements and any other applicable tree planting or tree preservation projects throughout the city.

Conceptual elevations have been submitted which show a two-story, rear loaded, townhome product. The applicant has committed to providing a mix of architectural features and materials, including fiber cement siding and stone on the front facade.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of eight single-family attached homes (townhomes). The project must meet all applicable requirements of Section 8.1.17 in the UDO.

2. Street cross sections, access points, parking, sidewalks and other required road improvements are to be finalized during the preliminary plat and subdivision review processes.
3. Additional details of the active/improved open space are required to be provided throughout the review process and must meet the requirements of Section 8.1.11 in the UDO. The open space area incorporated around the stormwater pond design shall be improved to include enhanced landscaping and a walking trail. Final open space design and details to be determined during preliminary plat and subdivision plan review via an open space plan and must be approved by staff.
4. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards of Section 8.1.17. Construction material shall consist of a combination of brick, stone or other masonry product, and any variation of fiber cementitious siding.
5. The developer shall provide elevations to staff as part of preliminary plat review that reflect the building type, as approved herein.
6. Rear access driveways will be shared with a singular curb cut at the right-of-way and will include a 2-foot planted median for separation.
7. The developer(s) is required to pay a fee-in-lieu for the 0.1725-acres of Tree Save Area, as noted on the attached site plan. The fee-in-lieu shall be executed in accordance with requirements of Chapter 20-41 of the Code of Ordinances.
8. In no instance shall the zoning conditions exempt a project from other development requirements.
9. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

Adjoining Properties and Land Use Trends

Adjoining properties consist of residential land uses and zoning. Abutting the subject property to the north and east is residential zoning in the RS-8 district, consisting of existing single-family homes. To the south, across W. Fifth Avenue, is a Planned Residential Development (PD-PRD) approved in September, 2005 for 142 single-family homes (File #4479). This development has been constructed and is known as the Village at Fifth Avenue. Directly west, across Hampton Street, is RS-8 zoning consisting of single-family homes and the Macedonia Apostles and Prophet Church.

Available Public Facilities

Public water and sewer are available on Hampton Street and S. Washington Street; extensions may be required depending on how the lot is served. Additional water and sewer utility comments will be made upon review of construction drawings.

- All townhomes are to be individually metered. Water meter placement and system development fees will apply.
- Water and Sewer System Development Fees will be required for new services.
- A Willingness to Serve letter must be requested from Two Rivers Utilities to determine available capacity and reserve allocation for water and sewer.

Consistency with Adopted Plans

The Future Land Use Map (FLUM) in the 2025 Comprehensive Plan indicates residential uses for the subject property. The request to PD-RRDD for a single-family attached residential development is consistent with the 2025 Comprehensive Plan.

Conclusion

The request includes a rezoning from RS-8 to PD-RRDD to facilitate a new single-family attached residential development with a maximum of eight townhomes. Based on the 2025 Comprehensive Plan, the submitted site plan, and the agreed upon conditions, **staff recommends approval of the request as presented.**



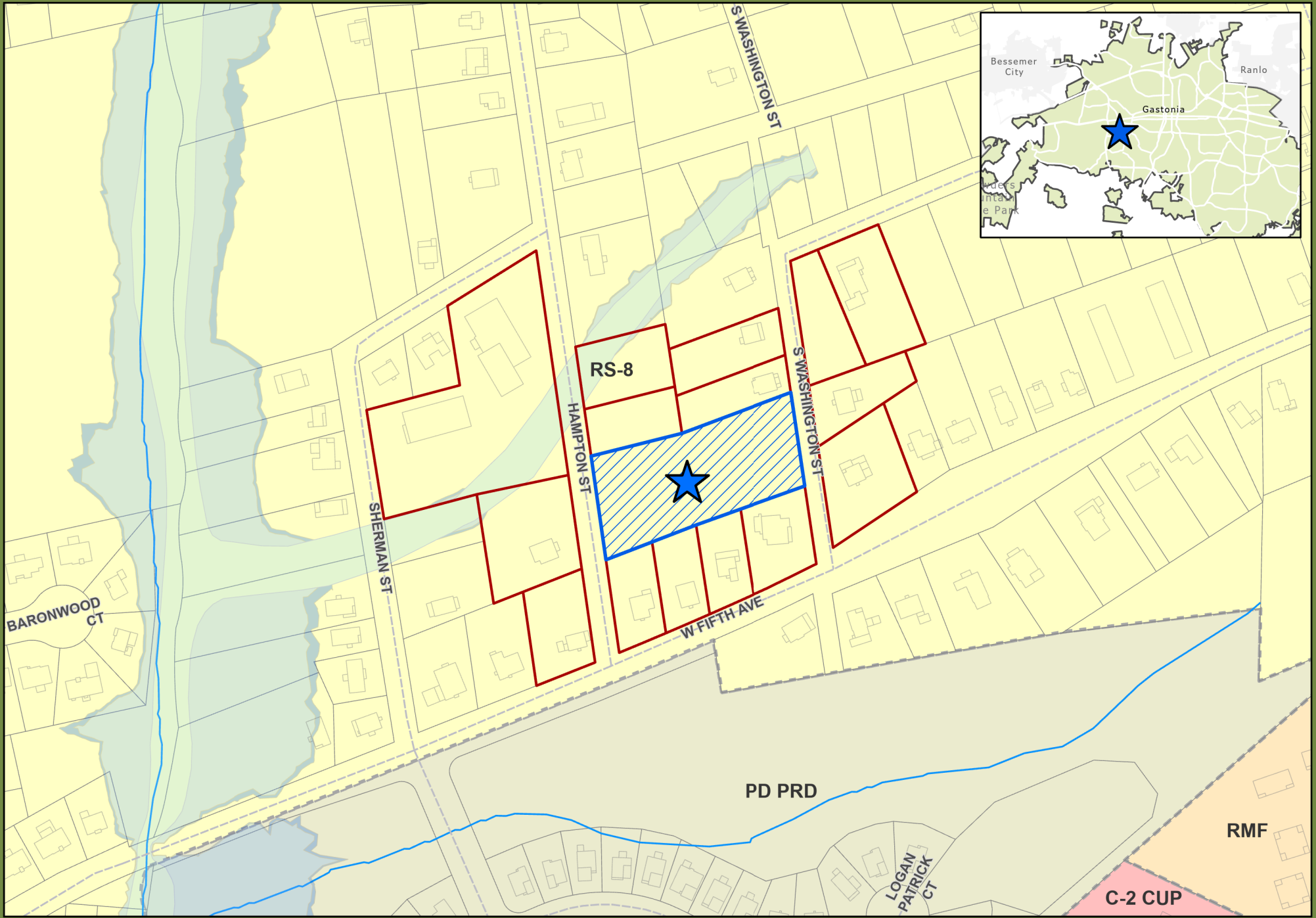
Maddy Gates, AICP
Senior Planner

1. Motion to approve the rezoning request as presented

2. Motion to adopt statement of consistency and reasonableness: Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a single-family residential use to be reasonable, compatible, and in the public's interest.

1. Motion to deny the rezoning request as presented

2. Motion to adopt statement of consistency and reasonableness: The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.



Applicant: Langston Realty Group LLC
Sean Langston

Owner: Langston Realty Group LLC

Planning Comm Hearing: August 7, 2025

Request: RS-8 to PD RRDD

Ward: 6

Total Tract Size: approx. 1.15 ac.

Parcel ID #: 107146

- Subject Property**
- Notified Owners**

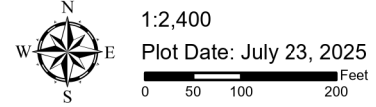
ZoningUDO

- C-2 CUP Highway Business Conditional Use Permit
- PD PRD Planned Development District
- RS-8 Residential 8000 sqft per lot
- RMF Residential Multi-Family District

Legend

- City Limit
- Buildings
- Streets
- Floodway
- 100yr Flood Zone
- 500yr Flood Zone
- Streams
- Parcels

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



Application
PLMAC202500188



PLMAC202500188

NOTIFIED OWNERS

PUTNAM LEGACY TRUST

HALL OSHANDIA DANIELLE

DAZ SERVICES LLC

VARGAS LIZZIE PEREZ

ANDREWS KELLY B

BADGER ZACHARY DAVID

PINTO-MORALES HEIDY J

REAL KAREN

LAZARO JOSE LUIS MATEO

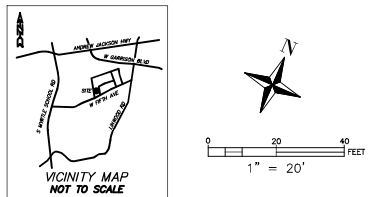
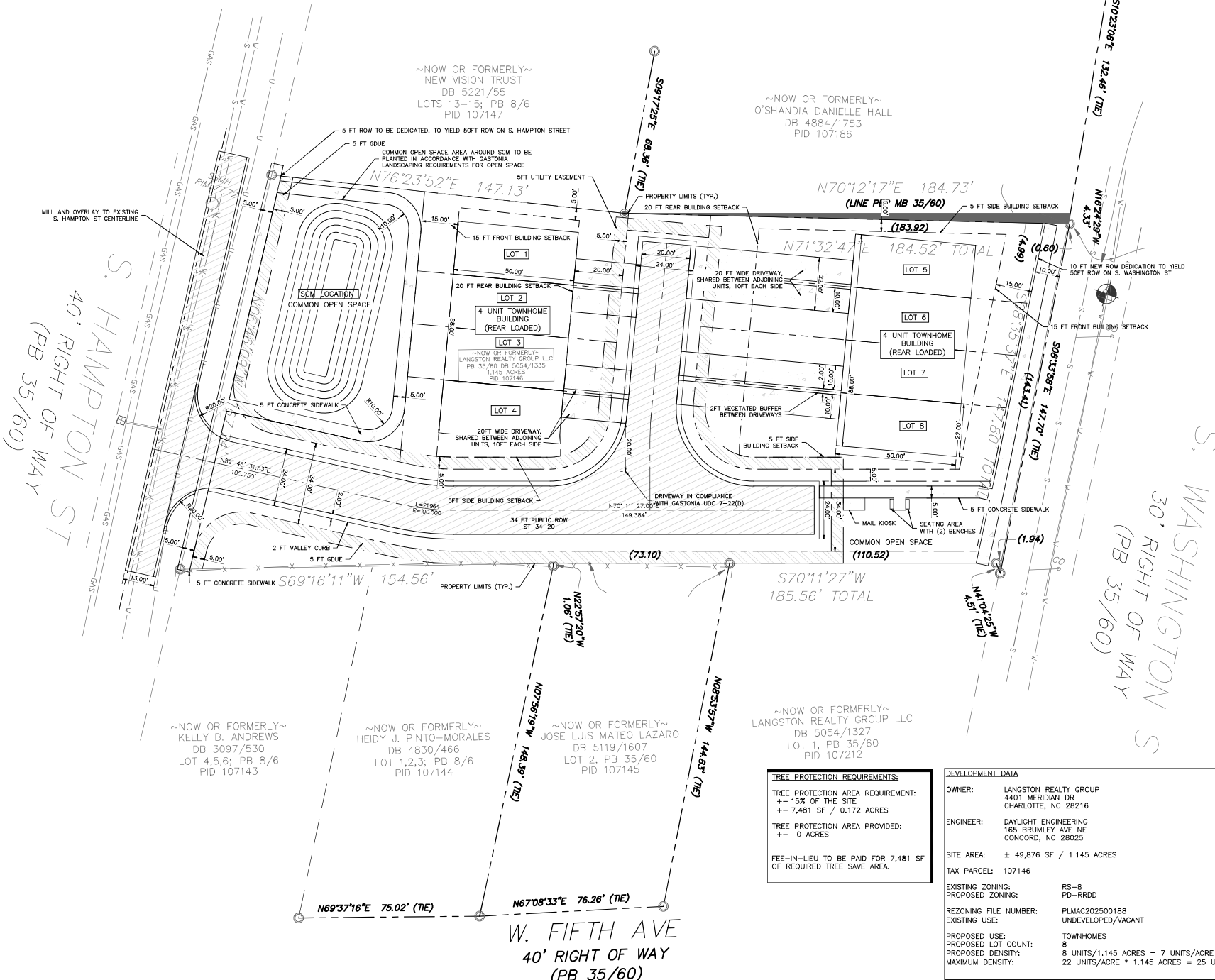
CATHEY CHARLES RICHARD 1/2 & CATHEY MARGARET S HEIRS 1/2

LANGSTON REALTY GROUP LLC

MACEDONIA APOSTLES & PRPHT MIN

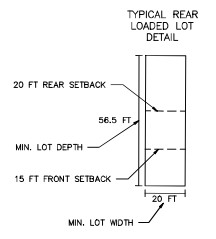
NEW VISION TRUST CUSTODIAN FBO (03063-15) 401K

PEASE SCOTT



LEGEND			
[Symbol]	BOUNDARY	[Symbol]	PROPOSED CONCRETE
[Symbol]	RIGHT OF WAY	[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EASEMENT	[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED MAJOR CONTOUR	[Symbol]	PROPOSED CENTERLINE
[Symbol]	PROPOSED MINOR CONTOUR	[Symbol]	PROPOSED DRAINAGE AREA
[Symbol]	PROPOSED DISTURBED AREA	[Symbol]	PROPOSED SEWER LINE
[Symbol]	SILT FENCE	[Symbol]	PROPOSED STORM LINE
[Symbol]	TEMPORARY DIVERSION DITCH	[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED WATER LINE	[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING PAVEMENT	[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER LINE	[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE	[Symbol]	EXISTING UNDERGROUND POWER LINE
[Symbol]	EXISTING TREE LINE	[Symbol]	PROPOSED CATCH BASIN
[Symbol]	PROPOSED DROP INLET	[Symbol]	PROPOSED STORM DRAIN MANHOLE
[Symbol]	PROPOSED SANITARY SEWER MANHOLE	[Symbol]	PROPOSED AREA DRAIN
[Symbol]	PROPOSED WATER METER	[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED GATE VALVE	[Symbol]	PROPOSED SIGN
[Symbol]	TRUNCATED DOME		

NOTE:
1. EACH UNIT AS SHOWN 22 FT WIDE BY 50 FT DEEP.
2. ROW DEDICATION ON S. WASHINGTON ST AND S. HAMPTON ST ANTICIPATED DIMENSION TO BE DETERMINED AS SHOWN.
3. ALL SHARED DRIVEWAY SLABS TO HAVE A SINGLE CURB CUT.

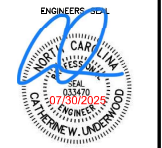


TREE PROTECTION REQUIREMENTS:
TREE PROTECTION AREA REQUIREMENT:
+- 15% OF THE SITE
+- 7,481 SF / 0.172 ACRES
TREE PROTECTION AREA PROVIDED:
+- 0 ACRES
FEE-IN-LIEU TO BE PAID FOR 7,481 SF OF REQUIRED TREE SAVE AREA.

DEVELOPMENT DATA			
OWNER:	LANGSTON REALTY GROUP 4401 MERIDIAN DR CHARLOTTE, NC 28216	BUILDING SETBACKS (REAR LOAD):	LOT WIDTH: 20' LOT DEPTH: 56.5' FRONT SETBACK: 15' MIN REAR SETBACK: 20' MIN SIDE SETBACK: 5' MIN
ENGINEER:	DAYLIGHT ENGINEERING 165 BRUMLEY AVE NE CONCORD, NC 28025	OPEN SPACE REQUIRED:	0 ACRES (8.117 B.A.A.) SUBDIVISIONS LESS THAN 3 ACRES HAVE NO OPEN SPACE REQUIREMENT
SITE AREA:	± 49,876 SF / 1.145 ACRES	FEMA COMMUNITY PANEL NUMBER:	3710353500J, ZONE X
TAX PARCEL:	1071146	PARKING REQUIREMENTS:	8 UNITS/1.145 ACRES = 7 UNITS/ACRE 22 UNITS/ACRE * 1.145 ACRES = 25 UNITS
EXISTING ZONING:	RS-8		
PROPOSED ZONING:	PD-RRDD		
REZONING FILE NUMBER:	PLMAC202500188		
EXISTING USE:	UNDEVELOPED/VACANT		
PROPOSED USE:	TOWNHOMES		
PROPOSED LOT COUNT:	8		
PROPOSED DENSITY:	22 UNITS/ACRE		
MAXIMUM DENSITY:	22 UNITS/ACRE		

S. WASHINGTON ST TOWNHOMES
REZONING PLAN
S. WASHINGTON ST, GASTONIA, NC
LANGSTON REALTY GROUP
PROJECT NO. 24095
PROJECT MANAGER: KNU

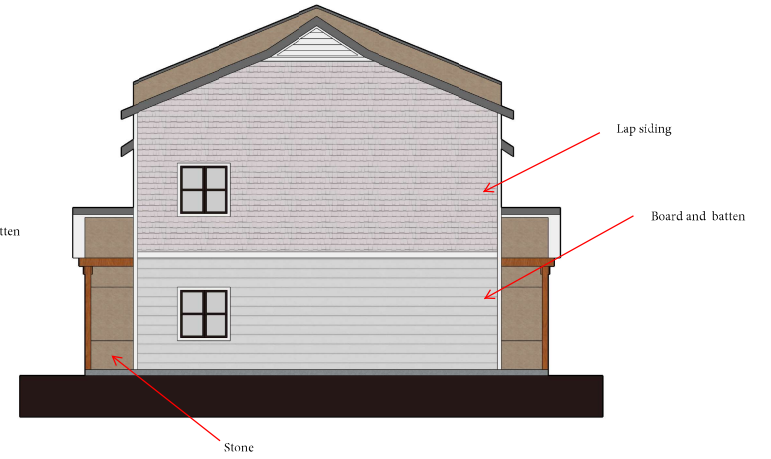
DAYLIGHT ENGINEERING
NCBELS LICENSE: P-2772
165 BRUMLEY AVE NE, CONCORD, NC 28025 • (866) 234-1266 • WWW.DAYLIGHTENGINEERING.COM



C200



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION



To whom it may concern,

The purpose of this letter is to inform you that Langston Realty Group is filing a Rezoning Petition with the Gastonia Planning Department and is seeking to rezone an approximately 1.15-acre site located at 507 South Washington Street, Gastonia, NC 28052 from the RS-8 (Residential) zoning district to the PD-RRDD (Planned - Revised Residential Development) zoning district. The purpose of the rezoning is to permit the development of (9) single-family attached town homes.

A Community Meeting regarding this Rezoning Petition will be held on June 10th, 2025 at 5:30 PM virtually through a Zoom video conference. If you would like to virtually attend the community meeting, email Hunter Thomas at hunter@daylighteng.com and provide your name, email address, and phone number to receive instructions and a link to join. Upon request, we can provide a hard copy of the presentation report to those without internet access. Following the meeting, a 10-day window will be opened for any comments or concerns to be answered.

We at Daylight Engineering as the Petitioner's Representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this Rezoning Petition.

Date and Time of Meeting: June 10, 2025 (6/10/2025) at 5:30 PM

Place of Meeting: Virtual Meeting through Zoom Video Communications

Respectfully,

Hunter Thomas, EI
Engineering Intern

M 704.530.6181 | E hunter@daylighteng.com

165 Brumley Ave NE | Concord, NC 28025



May 21, 2025

Washington Street Townhomes Rezoning Neighborhood Meeting

June 10th, 2025 5:30 PM – 6:30 PM

Zoom Meeting

Sign in Below:

1.	Hunter Thomas – Project Manager – Daylight Engineering
2.	Kate Underwood PhD, PE - Civil Engineer and Partner – Daylight Engineering
3.	Sean Langston ABR, CDPE, SFR - Owner - Langston Realty Group
4.	Latisha Langston - Co-owner - Langston Realty Group

Meeting Minutes:

1. Discussed most recent round of comments from City of Gastonia dated 6/4/2025.
2. Question: Will both streets require a name?
3. Question: Can we put a dumpster on site to get an acceptance from sanitation review?
4. Question: Can we move the lot line to get the 9th unit back in?
5. Talked about rezoning sign being placed.
6. Discussed sending additional information packet to Karen Real as requested.
7. Conceptual Elevations discussed, partial stone and brick exterior with vinyl
8. Discussed timeline and submittal dates



CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): Rezoning RS-8 to PD-RRDD for construction of 9 townhomes.

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.

2. Gaston County Tax Identification Number(s): 107146

3. Subject property addresses: 507 S. Washington Street, Gastonia, NC 28216

4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. The lot is vacant and on the Washington Street side, the lot is bordered by a cream colored single family home with a maroon foundation to the south, and a single family home with brick front exterior and cream colored wooden siding to the north. The property has vegetation and trees lining the property on the Hampton Street side.

5. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient).

6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes

7. The real property to be rezoned is owned in fee simple by Langston Realty Group as evidenced in deed from (date) 7/18/2019 recorded in DB: 5054 PG: 1335-1338 in the Gaston County Registry

8. The real property for which the above request is sought is located on the West side of South Washington St. between 505 S. Washington and 1632 W 5th Ave having a frontage of 143.4 feet and depth of 340.1 feet and acreage of 1.145 Acres.

9. Are sewer and water available on the property? Yes, there are water and sewer mains on Washington St

10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of- way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary). Langston Realty Group
4401 Meridian Dr, Charlotte, NC 28216

12. Name and address of applicant: Sean Langston
Telephone #: (704) 448-3885 E-mail address: sean@langstonrealtygroup.com

13. Interest in subject realty: Property Owner

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. X True False

15. Has this property previously been subject to any of the following (please add case # and date)?
- Conditional Use Permit No
 - planned unit development No
 - subdivision ordinance No
 - Planned Residential Development No
 - Other Conditional District No

If yes, please explain

16. Name and address of person to present item at public hearing: Kate Underwood, PE, PHD
165 Brumley Ave NE, Concord, NC 28025
Telephone number: 980-234-7500 Email: kate@daylighteng.com

I, Sean K. Langston, certify that I have read the information provided in the public hearing information package on the 13th day of May, 2025.

SIGNATURES: All property owners must sign when a CD is requested.

Sean K. Langston _____

**PUBLIC HEARING
STAFF REPORT**

File # 202500235

GPC Hearing Date: August 7th, 2025

OWNER & APPLICANT:	Preston James McNeil
PROPOSED ZONING ACTION:	Rezoning from R-1 (County) to RS-12
LOCATION:	3106 & 3112 Kendrick Road (PID: 314907)
TOTAL TRACT SIZE:	Approximately 0.5377 acres
WARD:	County to 1

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of one tax parcel for approximately 0.5377 acres, currently zoned R-1 (Single-family Limited Residential) in Gaston County. The site is located at 3106 and 3112 Kendrick Road and consists of two existing single-family homes and related accessory structures. The subject property is contiguous with city limits and is accessible from Kendrick Road.

The applicant is requesting an annexation into the City of Gastonia and assignment of RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) general zoning. The RS-12 zoning district is primarily geared towards single-family residential development with a standard residential minimum lot size of 12,000 square feet. Non-residential uses in RS-12 require a minimum lot size of one-acre and would therefore, not be applicable at this time due to the current property size. A complete list of allowed RS-12 uses is attached herein.

The subject property is considered legal nonconforming in terms of principal use and principal structures;

- Principal use: RS-12 permits one single-family home per lot.
- Principal structures: Existing structures are nonconforming to RS-12 residential setbacks.

As defined in the Unified Development Ordinance, a nonconformity is defined as “any use, building, structure, lot, or sign that was lawful at the time it was constructed or established but which fails to comply with one or more of the applicable regulations or standards of this Ordinance.”. Any future expansions and/or replacements of nonconforming uses and structures is subject to all applicable standards and requirements of Section 3.3 in the UDO. Otherwise, future development on the subject property shall comply with all current RS-12 standards.

Adjoining Properties and Land Use Trends

Adjoining properties are residential in terms of land use and zoning. Directly to the north and east of the subject property is single-family residential land uses, zoned city of Gastonia RS-12. Further south of the subject property is Gaston County R-1 zoning consisting of single-family homes. To the west, across Kendrick Road, is RS-12 zoning in the Royal Oaks neighborhood.

Available Public Facilities

- Water is available by the 16" line along Kendrick Road. Water System Development fees will apply if connected to public water.
- Public sewer service does not appear to be possible without a public sewer extension by the owner. If public sewer is desired, the owner should contact a civil engineer to see if a viable extension can be designed and constructed by the owner.
- Sewer system development fees will apply if connected to public sewer.

Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan identifies the subject property for residential uses. After careful review, the request to a single-family residential zoning district (RS-

12) is found to be consistent with the 2025 Comprehensive Plan. While the property currently holds a legal nonconforming status, annexation would help eliminate an existing gap in the city's jurisdictional limits. Further, any future development of the property would be subject to full compliance with all applicable provisions and standards of the UDO.

Conclusion

The applicant is requesting annexation and a general rezoning to RS-12, which would permit all uses allowed within that zoning district. Based on the 2025 Comprehensive Plan and the surrounding zoning and land uses, **staff recommends that the request be approved as presented.**



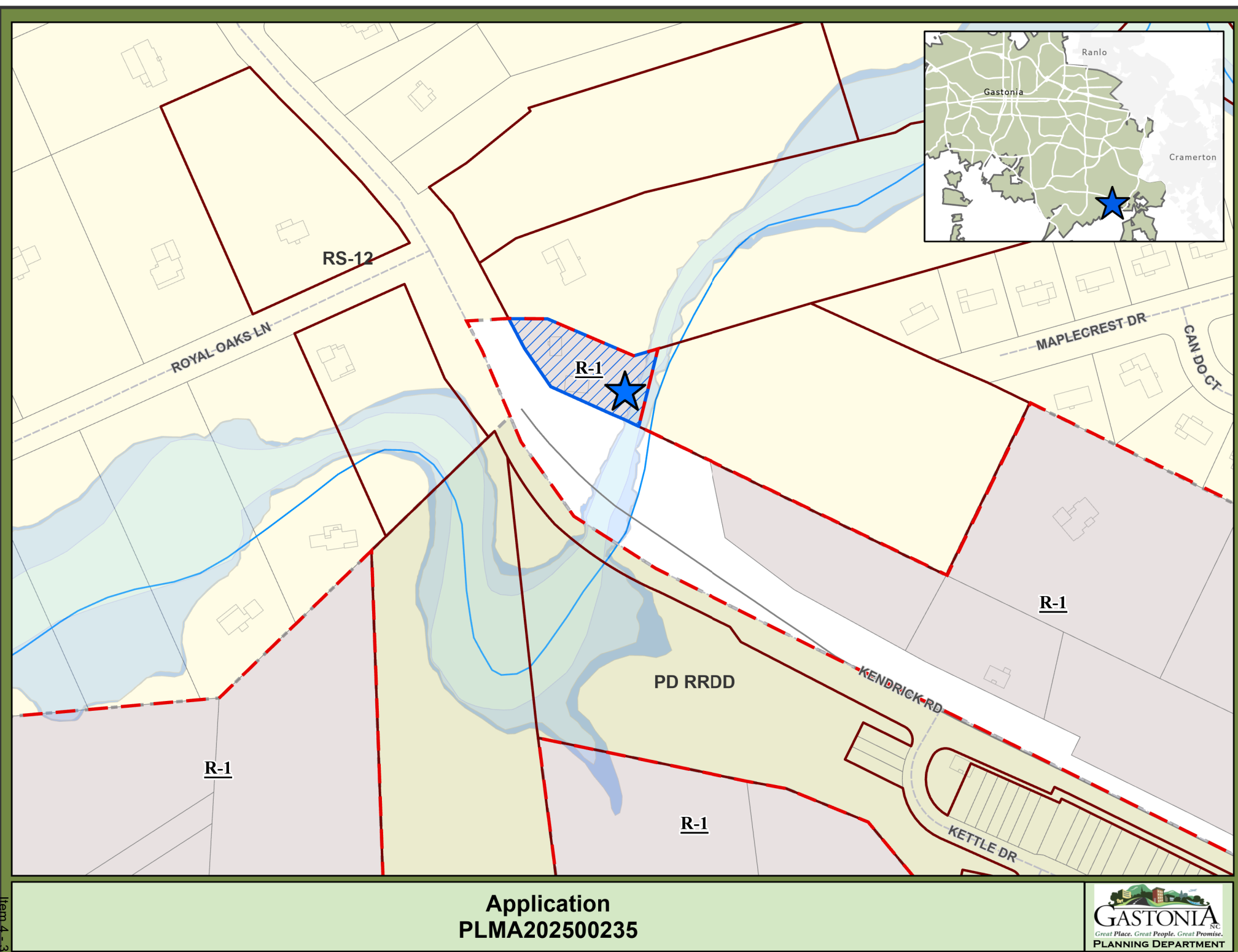
Maddy Gates, AICP
Senior Planner

1. Motion to recommend approval of the annexation and rezoning request as presented



2. Motion to adopt statement of consistency and reasonableness: *Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for residential zoning to be reasonable, compatible, and in the public's interest.*

1. Motion to recommend denial of the annexation and rezoning request as presented




2. Motion to adopt statement of consistency and reasonableness: *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*









Applicant: James Preston McNeil IV
Owner: MCNEIL JAMES PRESTON IV & MCNEIL HEATHER RABYN
Planning Comm Hearing: August 7, 2025
Request: R-1 (Co) to RS-12 City
Ward: County to 1
Total Tract Size: approx. 0.5377 ac.
Parcel ID #: 314907

-  **Subject Property**
-  **Notified Owners**

ZoningUDO

-  RS-12 Residential 12000 sqft lots
-  PD RRDD Planned Development
-  Revised Residential Development District


Legend

-  City Limit
-  Buildings
-  Streets
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Parcels

Gaston County UDO

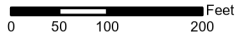
-  R-1

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



1:2,400

Plot Date: July 21, 2025



**Application
PLMA202500235**



STEPHEN MARK NEPA REVOCABLE TRUST & KENDELL LEA BURRUSS REVOCABLE TRUST

BROUGHTON BUFORD B & BROUGHTON NICOLE C

MENDENHALL MICHAEL & MENDENHALL REBECCA K

KENDRICK BTR TITLEHOLDER LLC

BILLUPS KEVIN

SMITH JANNA & SMITH EZ

MCNEIL JAMES PRESTON IV & MCNEIL HEATHER RABYN



Unified Development Ordinance Zoning Districts:
RS-12 (Residential 12,000 square foot lots)

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the Development Services Department at (704) 854-6652.

Uses Permitted by Right (X)	
Agricultural Use, Class I Dwelling, Single Family Essential Services, Class I	Essential Services, Class II Library Park
Uses Permitted by Right with Supplemental Regulations (See Table 7.1-1) (XS)	
Amateur Wireless Facilities Child Care Center Child Care Center, Located in a Residence Church/Place of Worship Communication Tower, Combined Community Center Country Club Family Child Care Home	Home Occupation, Customary Manufactured Home, Class A Marina, Accessory Produce Stand, Accessory Produce Stand, Principal Use School, Elementary & Middle (public & private) School, Senior High (public & private) Swim/Tennis Club
Uses Allowed with Conditional Use Permit (Public Hearing Required—See Section 5.11 for Procedures) (C)	
Museum	Transit Station
Uses Allowed with Conditional Use Permit (Public Hearing Required—See Section 5.11 for Procedures) and Supplemental Regulations Applicable (See Table 7.1-1) (CS)	
Agricultural Use, Class II Bed and Breakfast Inn Cemetery / Columbarium	Golf Course & Golf Driving Range, miniature Recreation Center and Sports Center
Uses Allowed with Conditional Use Permit (Public Hearing Required—See Section 5.11 for Procedures) and/or Supplemental Regulations Applicable (See Table 7.1-1) (XS/CS)	
Communication Tower Essential Services, Class IV	Family Care Home Stadium
Supplemental Regulations Applicable (See Table 7.1-1) (ES)	
Manufactured Home Park	

** www.cityofgastonia.com * P.O. Box 1748 Gastonia, NC 28053 * Phone (704) 854-6652 * Fax (704) 869-1960 **



CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): REZONE R-1 TO RS12
ASSIGN CITY OF GASTONIA ZONING TO THE
SUBJECT PROPERTY - PARCEL ID - 314907

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.
2. Gaston County Tax Identification Number(s): 3563776442
3. Subject property addresses: 3112 & 3106 KENONICK RD
GASTONIA, NC 28056
4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'X' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting.
STRUCTURE #1 COTTAGE 640 sq ft
STRUCTURE #2 COTTAGE 1058 sq ft
STRUCTURE #3 STORAGE BLDG.
5. Complete legal description by metes and bounds of said realty is attached to the application (a copy of the deed is sufficient).
6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? YES
7. The real property to be rezoned is owned in fee simple by JAMES PHILIP MINKEL as evidenced in deed from (date) 4/10/25 recorded in DB: 5549 PG: 1791 in the Gaston County Registry
8. The real property for which the above request is sought is located on the _____ side of _____ between _____ and _____ having a frontage of _____ feet and depth of _____ feet and acreage of .54.
9. Are sewer and water available on the property? water & septic
10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)
11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary). N/A

12. Name and address of applicant: JAMES PRESIDENT MCNEIL IV
Telephone #: 704-502-8482 E-mail address: JPRESIDENTMCNEIL@YAHOO.COM

13. Interest in subject realty: OWNER

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. X True False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit NO
- planned unit development NO
- subdivision ordinance NO
- Planned Residential Development NO
- Other Conditional District NO

If yes, please explain _____

16. Name and address of person to present item at public hearing: JAMES PRESIDENT MCNEIL
(OWNER)
Telephone number: 704-502-8482 Email: JPRESIDENTMCNEIL@YAHOO.COM

I, JAMES P. MCNEIL certify that I have read the information provided in the public hearing information package on the 28 day of MAY, 2025.

SIGNATURES: All property owners must sign when a CD is requested.

