



**Gastonia Planning Commission
Special Meeting Schedule
November 19th, 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 2: Public Hearing – Stablegate Subdivision (File #202500225)

Subject hearing involves a request for annexation and rezoning of approximately 28.264 acres from Gaston County R-1 (Single-family Limited Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located west of Stagecoach Road, with connection to Clover Valley Drive and is owned by Gandy Properties, LLC.

➤ *Following the Planning Commission hearing, the Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **December 16th, 2025** City Council meeting.*

Staff Presentation: Maddy Gates, AICP – Senior Planner

ITEM 3: Public Hearing – Parkdale Residential (File #202500249)

Subject hearing involves a request to rezone approximately 7.66 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 south of W. Garrison Boulevard, between Parkdale Avenue and W. Third Avenue and is owned by multiple owners.

Staff Presentation: Maddy Gates, AICP – Senior Planner

ITEM 4: Public Hearing – Unified Development Ordinance Amendment (File #202500414)

Subject hearing involves a request to amend *Chapter 7 Use and Building Lot Standards* and *Section 8.4.6 Correctional Facility* of the Unified Development Ordinance to update standards pertaining to correctional facilities.

Staff Presentation: Joe Gates, AICP – Assistant Planning Director

ITEM 5: OTHER BUSINESS

ITEM 6: ADJOURNMENT
.....

UPCOMING IMPORTANT DATES

November 27th and 28th – Thanksgiving Holiday - City Offices Closed

December 2nd – City Council Meeting – 6:00 p.m.

December 4th – Planning Commission Meeting – 5:30 p.m.

**PUBLIC HEARING
STAFF REPORT**

File # 202500225

GPC Hearing Date: November 19th, 2025

OWNER:	Gandy Properties, LLC
APPLICANT:	Mark Carpenter – CH Acquisitions, LLC
PROPOSED ZONING ACTION:	R-1 (County) to PD-RRDD (City)
LOCATION:	West of Stagecoach Road, with connection to Clover Valley Drive (PID 142481)
TOTAL TRACT SIZE:	Approximately 28.264 acres
WARD:	County to 6 (City)

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of one tax parcel for approximately 28.264 acres located west of Stagecoach Road between Stablegate Drive and Clover Valley Drive. Currently, the property is located in Gaston County’s jurisdiction, zoned Gaston County R-1 (Single-family Limited Residential) and remains wooded and undeveloped. The applicant has submitted a petition for annexation of the subject property and both the rezoning and annexation will be heard at the December 16th City Council meeting.

The applicant is requesting to annex the property into the City of Gastonia and assign the zoning district PD-RRDD (Planned Development – Revised Residential Development District) to facilitate a residential development with a maximum of 73 single-family homes. The overall site density is 2.58 dwelling units per acre. As proposed, all single-family homes are front loaded in accordance with the Revised Residential Development District (RRDD) standards of section 8.1.11 in the Unified Development Ordinance (UDO). There is one proposed access to the site from Clover Valley Drive, which connects to the Stagecoach Station development, directly to the north. Stagecoach Station consists of 345 single-family homes and is approximately 60% built out. At this time, Clover Valley Drive has not yet been fully constructed. On the western side of the property, the proposed development will not be connecting to Stablegate Drive as it is currently a privately maintained road, however, the applicant has agreed to provide a connection for emergency access purposes. All street cross sections, access points, sidewalk, road improvements and other parking related requirements will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review processes.

As the sites been designed, all development will be occurring on the northern portion of the property, while the southern portion consists primarily of extensive floodplain. The applicant has provided a central community open space area which consists of a trail connection, playground and pavilion. As shown on the attached site plan, the applicant will be required to construct a 10-foot foot public greenway, a 7-foot access path trail and a private neighborhood trail. Additional details of the greenway and improved open space will be required and reviewed as part of the preliminary plat and subdivision review process. Lastly, the applicant has provided buffering along the western property line perimeter with a 25-foot Type C buffer. Conceptual elevations have been submitted which show a variation of one-story and two-story products. The applicant has committed to providing a mix of architectural features and materials, including fiber cement siding and brick/stone accents.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 73 single-family homes and meet all applicable requirements of Section 8.1.11 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. The developer(s) has agreed to provide a 25-foot Type C buffer along the western property line, as shown on the attached site plan.
4. 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. Final open space design and details to be determined during subdivision plan review via an open space plan and must be approved by staff. Construction of the active/improved open space must occur within its appropriate phase at time of platting.
5. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards. Construction material shall consist of a combination of brick, stone or other masonry product, and any variation of fiber cementitious siding.
6. The developer(s) is required to construct the 10-foot public greenway and 7-foot access path trail, as identified on the subject property by the Comprehensive Transportation Plan, in accordance with Section 9.18.3 in the UDO. The trails shall be constructed and inspected for compliance prior to approval of the first final plat. The trail shall be privately maintained by the HOA until the earlier of (1) such time as an additional connection to the greenway system has been made, or (2) the City's policy changes allowing the City's earlier acceptance of maintenance, at which time the City will then take over maintenance.
7. The connection to Stablegate Drive shall be designated as an emergency access utilizing a Know Box type device which is subject to approval by all applicable City of Gastonia public safety personnel. The determination of the most appropriate access mechanism for emergency vehicles, at the point of connection between the two developments, will be further reviewed during the preliminary plat and subdivision review process. All necessary improvements and the cost thereof associated with emergency access, including installation and maintenance, are to be the sole responsibility of the developer(s)/ Homeowners Association (HOA).
8. The developer(s) agrees to provide a 10-foot landscape easement along the rear lot lines of back to back lots. The landscape easement is to be maintained by the property owner. The plantings shall follow the City of Gastonia Acceptable Tree Species List and be reflected on construction drawings.
9. The Petitioner shall provide a license plate reader to be operated and monitored for a minimum of ten years by the Gastonia Police Department unless otherwise agreed to by the City Manager. The license plate reader shall be installed at each non-emergency entrance and exit for each phase prior to breaking ground on the first residence. It is the developer's or HOA's responsibility to provide Flock permissions to GPD for viewing rights of the license plate readers upon installation. All data storage, operation and monitoring of the license plate reader(s) shall be the responsibility of the Gastonia Police Department. Developer and the HOA shall have no access or liability related to the collection, storage or management of the data.
10. In no instance shall the zoning conditions exempt a project from other development requirements.
11. Where the notes or depictions on the site plan may conflict with these conditions, these conditions shall govern.

Adjoining Properties and Land Use Trends

The proposed site is located between two approved developments which have been previously annexed into the City of Gastonia. Adjoining properties consist of residential land uses and zoning. Abutting the property to the east is Gaston County R-1 zoning, consisting of single-family homes. Property to the west is also zoned R-1 and includes the Stable Gate Farms neighborhood. Directly to the north is a 1998 development approval zoned PD-PRD (File 319-98) for 345 single-family homes. Directly to the south is a 2022 development approval zoned PD-RRDD (File #202200288) for 300 single-family homes. Both of the above-mentioned developments are currently under construction.

Available Public Facilities

Public water and sewer are required to be extended to serve the property. Water and sewer are available by the 8" mains running along Clover Valley Drive. Additional sewer is available by the 24" outfall running through the southern portion of the property.

- Off street sewer easements require a minimum width of 30'.
- Additional Two Rivers Utilities (TRU) review comments will be provided during construction document review.
- Water and southwest sewer system development will be required for new services.
- Following the rezoning, 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 residential development is consistent with the 2025 Comprehensive Plan.

Consistency with Gaston County Adopted Plans

The Gaston County 2035 Comprehensive Future Land Use Plan indicates the subject property as "Rural". Rural is indicated as "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." (Gaston County 2035 Comprehensive Land Use Plan; Adopted September 27, 2016).

Conclusion

The request includes an annexation and rezoning from Gaston County R-1 to PD-RRDD to facilitate a new single-family residential development with a maximum of 73 homes. Based on the 2025 Comprehensive Plan, the submitted site plan, and the agreed upon conditions, **staff recommends approval of the request as presented.**

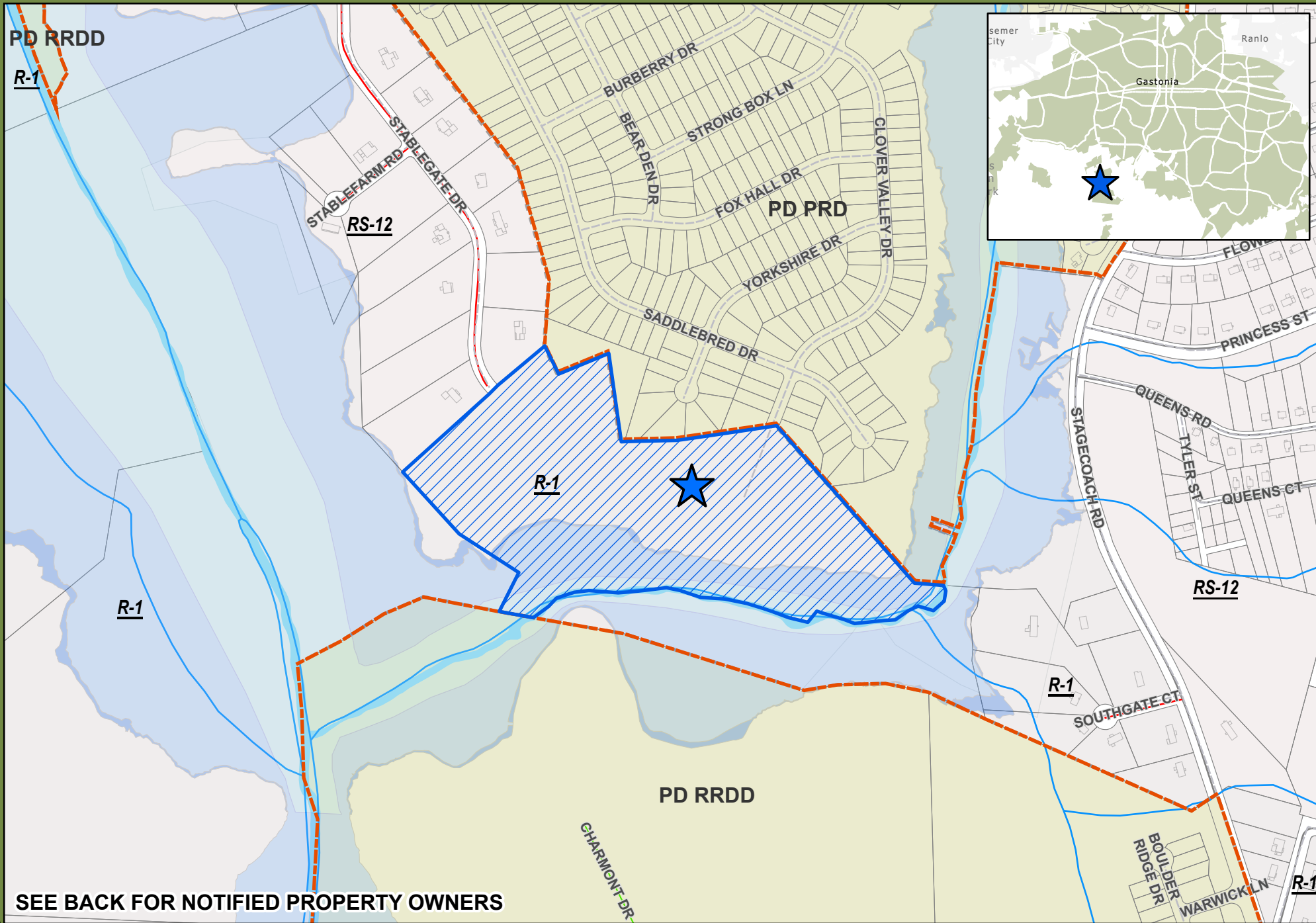
Maddy Gates, AICP
Senior Planner

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

2. Motion to adopt the 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 recommend denial of the rezoning request as presented

2. Motion to adopt the 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: Mark Carpenter
CH Acquisitions, LLC

Owner: Gandy Properties, LLC



Planning Comm Hearing: Nov. 19, 2025



Request: RS-12 (Co.) to PD RRDD (City)







Ward: County to 6



Total Tract Size: approx. 28.2640 ac.

Parcel ID #: 142481

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

- ZoningUDO**
-  PD PRD Planned Development District
 -  PD RRDD Planned Development District

- Legend**
-  City Limit
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone
 -  Streams
 -  Parcels


- Gaston UDO Zoning**
-  R-1
 -  RS-12

SEE BACK FOR NOTIFIED PROPERTY OWNERS

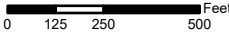
Application
PLMAC202500225



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.



1:6,000
Plot Date: November 4, 2025



PLMAC202500225

NOTIFIED OWNERS

BLACKSTONE Q H LLC & COOK JONATHAN

GANDY PROPERTIES LLC

GOSSETT JOSEPH ERIC & GOSSETT TERESA BURCHFIELD

LGI HOMES-NC LLC

LOOMIS TROUVEE

M/I HOMES OF CHARLOTTE LLC

RODRIGUEZ SELINA & SHIPTON DWAYNE

STABLE GATE FARM

WEST STAGECOACH STATION

**Ravenwood
Development**

BEAR
DEN DR

FOX
HALL DR

YORKSHIRE
DR

SADDLEBRED DR

CLOVER
VALLEY DR

QUEENS
RD

STAGECOACH RD

Applicant: Mark Carpenter
CH Acquisitions, LLC

Owner: Gandy Properties, LLC

Planning Comm Hearing: Nov. 19, 2025


Request: RS-12 (Co.) to PD RRDD (City)


Ward: County to 6


Total Tract Size: approx. 28.2640 ac.


Parcel ID #: 142481

 **Subject Property**

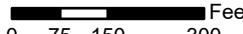
 City Limit

 Parcels

 Developments 2000 to Present

 1:4,800

Plot Date: 11/4/2025

 Feet

0 75 150 300



PLMAC202500225





Franklin S. Craig, PE, Consulting Civil Engineer

Date: August 29, 2025 (4:00-5:00)

Location: Warlick YMCA Gastonia NC

Topic: Community Meeting for the Staplegate Subdivision

**Present at the Meeting: Mark Carpenter and Ray Holt-CH Land Development,
Franklin S Craig, Civil Engineer**

Introductions of the team members were given to everyone present. An overview of the Staplegate Subdivision Project (75 Lots) was presented by Mark Carpenter, Ray Holt and Franklin S Craig. Full size copies of the site plan were distributed to the community members present. Topics discussed about the project included:

1. 25' Buffer on West side Property Lines to be set on entire property line.
2. Most Residents are concerned about the existing LGI Site and the stormwater runoff.
3. The Staplegate Farms Site is below the existing LGI Site.
4. Existing Ponds on the LGI Site are not being maintained.
5. Residents also want a fence on the West Property Line.
6. One entrance only from Cedar Valley Drive.
7. No connection to Staplegate Drive.
8. Trail will be connected to the existing trail to the east on LGI Property.
9. One home owner wants to still be able to shoot his guns on the property.

Questions asked by the Community Members:

1. Q- Are we going to tie into existing Staplegate Drive? A-No, only one access will be used and will tie into the existing Cedar Valley Drive.
2. Q-Will the new development have storm water BMP's? A-yes the project will have 2 separate BMP's on the site.
3. Q- Will the project have a trail for residents? A-Yes, A trail will be part of the project and will tie into the existing trail on the LGI Property to the east side and will traverse to the west of side of the project.
4. Q-Can we add a fence on the west side property line in addition to the 25' buffer we are proposing? A-A fence is a possibility but will need to discuss with COG about specifics of where the fence should be placed.
5. Q-Can we do anything about the existing construction on the current LGI site. Ie. Noise, construction traffic, work being performed at night, existing sediment basin on the LGI site. A- No, CH Land Development is not responsible for any of the current LGI Project. We encourage the members to call Gaston County and the COG with their concerns.
6. Q-Can residents still shoot guns and hunt on properties around this project after it is completed. A- No, we would encourage any hunting or shooting guns in and around the new homes after completion.
7. Q-The existing erosion control ponds are not being maintained by the current developer of the LGI site. Can we do anything to help maintain the current LGI Site and how are we going to control sediment runoff? A- No, we cannot do anything to the current site under construction. We are also downstream in elevation of the LGI site (approx. 50'+) and any stormwater/sediment runoff from the current site has to be stored in the LGI basins. The Staplegate Development will have their erosion control measures in place and will be maintained by the responsible party – CH Land Development.

2543 Gleneagles, Gastonia, North Carolina, 28056
Ph: (704) 813-3764

Franklin S. Craig, PE, Consulting Civil Engineer

8. Q- How are the utilities (water-sewer) going to be tied in. A- We will extend water from the existing LGI site into the new Stablegate Development and will tie sewer to the existing COG Sewer line on the Stablegate Property.

- The main concern of the residents present at the meeting was the existing LGI Site currently under construction and the issues with it.
- The only modification to the plans was adding a fence on the west side of the property in addition to the 25' Buffer.

2543 Gleneagles, Gastonia, North Carolina, 28056
Ph: (704) 813-3764



Stablegate Community Meeting Sign-In Sheet

Company: CH Land

Community: Stablegate

Date: Friday, August 29, 2025

Location: Warlick Family YMCA (2221 Robinwood Rd, Gastonia, NC 28054)

Please provide your contact information below:

Printed Name	Address	Email Address	Signature
Keya Parsons	3040 Stablegate	Keya.parsons03@gmail.com	
Justin Parsons	"	JLParsons850@gmail.com	
Teresa Gossett	3061 Stablegate Dr	thgossett@twc.com	
Joey Gossett	Gastonia, NC 28052		
Don Miller	2900 STABLE FARM	DON MILLER 36@gmail.com	
	COSTON 24	Donmyla36@gmail.com	
TAMIE CLEGG	2900 STABLE FARM	TWEDGE@CHARTER.NET	
Jamey Carver	3000 Stablegate	jamey@carver@gmail.com	✓
BEAU BIZZI	2983 STABLE SATIR	bbizzi1979@gmail.com	



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.): Annex into Gastonia and rezone to Gastonia Zone R2D2.

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): 142495

3. Subject property addresses: Stablegate Drive

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. Nothing on site. Land is at the end of Stablegate Drive and also at the end of

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 Gandy Properties, LLC as evidenced in deed from (date) 12/22/2005 recorded in DB: 4185 PG: 2203 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 _____.

9. Are sewer and water available on the property? Yes.

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). Gandy Properties, LLC
P.O. Box 3573, Mooresville, NC 28117

12. Name and address of applicant: Mark E. Carpenter (CH Acquisitions, LLC)
Telephone #: (704) 562-2988 E-mail address: mark.carpenter@chlandcompany.com

13. Interest in subject realty: _____

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. ✓ 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 NA

16. Name and address of person to present item at public hearing: Mark Carpenter / Frank Craig
6412 Bannington Rd., Charlotte, NC 28226
Telephone number: (704) 562-2988 Email: mark.carpenter@chlandcompany.com
(704) 813-3764 frankcraig12@gmail.com

I, _____, certify that I have read the information provided in the public hearing information package on the _____ day of _____, 20_____.

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

Gandy Properties, LLC

By: _____

Title: _____

**PUBLIC HEARING
STAFF REPORT**

File # 202500249

GPC Hearing Date: November 19th, 2025

OWNER:	Alliance Real Estate III, Inc & Parkdale Mills, Inc
APPLICANT:	Kent Olson – Development Solutions Group
PROPOSED ZONING ACTION:	RS-8 to PD-RRDD
LOCATION:	Located on the southern side of W. Garrison Boulevard, between Parkdale Avenue and W. Third Avenue (PID 107004, 107005, 107007, 310347 107002, 107003,107053,107067)
TOTAL TRACT SIZE:	Approximately 7.66 acres
WARD:	4

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of an assemblage of eight tax parcels for approximately 7.66 acres. The site is located on the southern side of W. Garrison Boulevard, between Parkdale Avenue and, W. Third Avenue. Currently, all properties are zoned RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) and remain wooded and undeveloped.

The applicant is requesting a rezoning from RS-8 to PD-RRDD (Planned Development – Revised Residential Development District) to facilitate a residential development with a maximum of 109 townhomes. The overall site density is 14.23 dwelling units per acre. As proposed, all townhomes are rear loaded, serviced by a rear lane/alley, in accordance with the Revised Residential Development District (RRDD) standards of section 8.1.17 in the Unified Development Ordinance (UDO). There are four proposed accesses to the site which include two southern connections to Parkdale Avenue, and one northern connection to W. Third Avenue. The applicant will also be providing a stub connection to Adams Avenue, as shown on the attached site plan. All street cross sections, access points, sidewalk, road improvements and other parking related requirements will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review processes.

As the sites been designed, all townhomes will be fronting a public street with private rear alley access. The applicant is required to provide 1.5 acres of open space per UDO requirements in Section 8.1.17. Improved open space shall include community parks, gathering areas, and a dog park. Additional details of the greenway and improved open space will be required and reviewed as part of the preliminary plat and subdivision review process. Lastly, a Type C buffer is required along the western and eastern property lines where the subject property abuts single-family residential housing. Conceptual elevations have been submitted which show a variation of one-story and two-story products. The applicant has committed to providing a mix of architectural features and materials, including fiber cement siding and brick/stone accents.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 109 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. 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 Section 8.1.17 of the UDO. Construction material shall consist of a combination of brick, stone other masonry product, and any variation of fiber cement siding. Final building elevation to be reviewed and finalized during preliminary plat review.
5. 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.
6. The developer(s) is required to pay a fee-in-lieu for the 1.13-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.
7. In no instance shall the zoning conditions exempt a project from other development requirements.
8. 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 primarily residential land uses and zoning, however, along the northern side of W. Garrison Boulevard there is C-3 (General Commercial) and I-U (Urban Industrial) zoning. Abutting the property on all sides is RS-8 zoning consisting of single-family residential uses in the Parkdale Mill neighborhood.

Available Public Facilities

Water and sewer must be extended to the development from the mains in Garrison Boulevard or Parkdale Avenue. Additionally, sewer may be extended to serve the development by the sewer main that bisects the property.

- A secondary water main connection will be required for this project.
- No permanent structures, which includes BMP/SCM ponds, may be placed in any existing sewer easements whether recorded or by prescriptive rights.
- Site grading cannot occur within the easements of existing sanitary sewer and water mains.
- Additional Two Rivers Utilities (TRU) review comments will be provided during construction document review.
- Following the rezoning, 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 109 townhomes. Based on the 2025 Comprehensive Plan, the submitted site plan, and the agreed upon conditions, **staff recommends approval of the request as presented.**

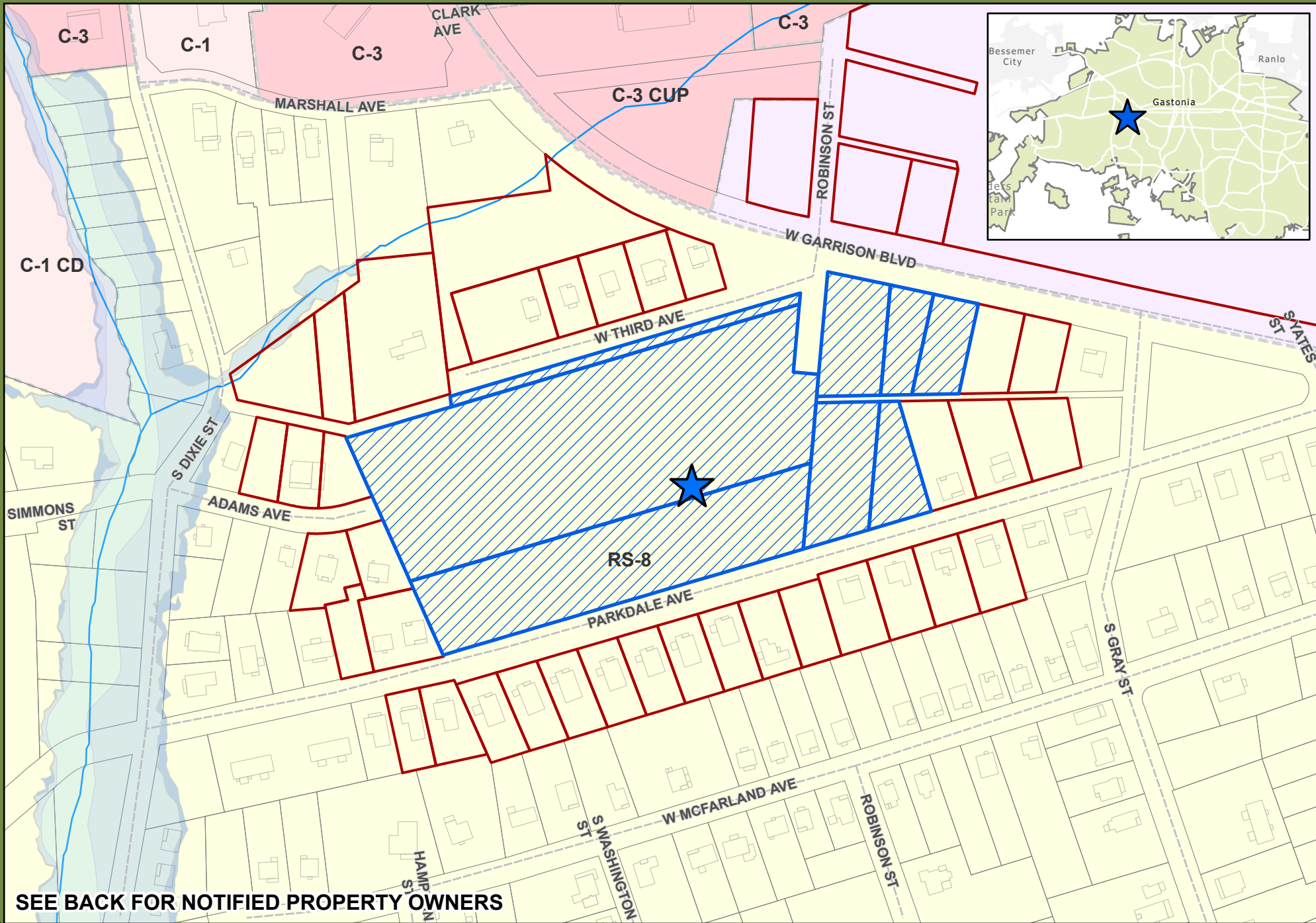
Maddy Gates, AICP
Senior Planner

1. Motion to approve the rezoning request as presented

2. Motion to adopt the 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 attached residential use to be reasonable, compatible, and in the public's interest.*

1. Motion deny the rezoning request as presented

2. Motion to adopt the 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: Kent Olson

Owner: ALLIANCE REAL ESTATE III INC & PARKDALE MILLS INC



Planning Comm Hearing: Nov. 19, 2025







Request: RS-8 to PD-RRDD





Ward: 4

Total Tract Size: approx. 7.66 ac.

Parcel ID #: 107053, 107067, 107003, 107004, 107002, 107005, 107006, 310347

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

- ZoningUDO**
-  C-1 Neighborhood Business District
 -  C-1 CD Neighborhood Business Conditional District
 -  C-3 General Business District
 -  C-3 CUP General Business Conditional Use Permit
 -  I-U Urban Industrial District
 -  RS-8 Residential 8000 sqft per lot


- Legend**
-  Buildings
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202500249

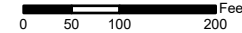


Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



1:2,400

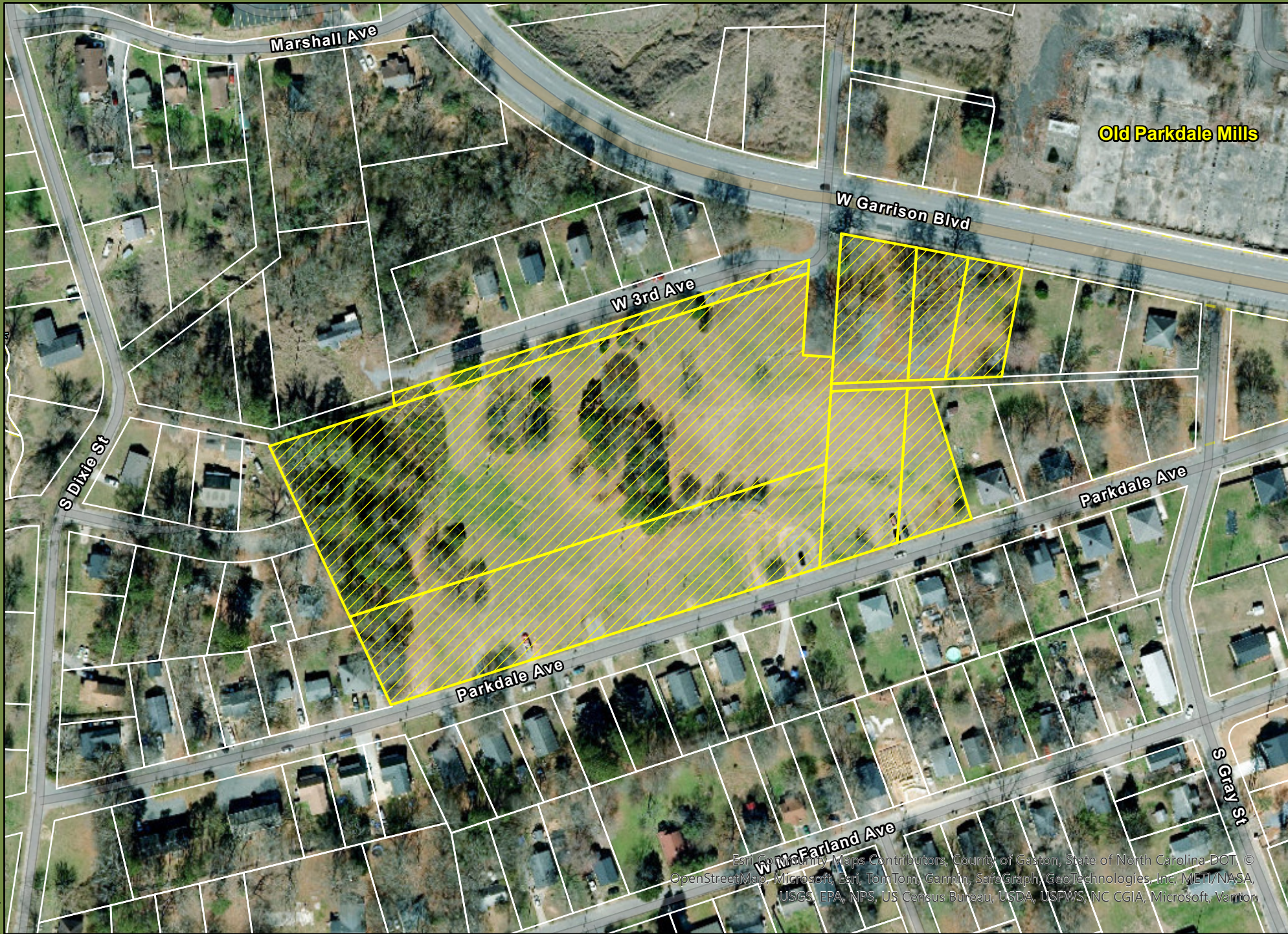
Plot Date: November 5, 2025



PLMAC202500249

NOTIFIED OWNERS

ALLIANCE REAL ESTATE III INC ATTENTION: JENNIFER GIACOBBE
NTL INVESTMENTS LLC
RAJA SOFIA & RAJA ATAUR R
RED SEA REAL ESTATE LLC
GRIGG HEATH SCOTT
SHOOK P E HEIRS C/O PAULETTE SHOOK SHAW
CCCF LLC C/O DOSTER JOHN T
VERNON BARBARA D & WHITLOW PAMELA V
VALVERDE JAVIER APARICIO & ROQUE TERESA CASIANO
RANKIN DAN F
DREAMZ LLC
GALLEGOS MARIO A & GARCIA IRIS
ROBINSON TERESA WILSON & ROBINSON DALE EUGENE
RAMSEY GERALD C JR
DUNTON KRISTIN S
BROWN ARLETHA C
BAILEY SHIRLEY K
CAMPBELL VERONICA PLESS
MOORE DELORES H
GINGLES ANGELA T
AJIBOLA TEMITOPE & AJIBOLA OLAPEJU
FKH SFR C2 LP
GRIGGS AMANDA E
HABITAT FOR HUMANITY OF THE CHARLOTTE REGION INC
PARKDALE MILLS INC C/O DBO USA LLP
GTOWN REDEVELOPMENT LLC
PARKDALE MILLS INC



Applicant: Kent Olson

Owner: ALLIANCE REAL ESTATE III INC
& PARKDALE MILLS INC

Planning Comm Hearing: Nov. 19, 2025


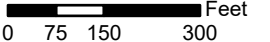
Request: RS-8 to PD-RRDD

Ward: 4

Total Tract Size: approx. 7.66 ac.

Parcel ID #: 107053, 107067, 107003,
107004, 107002, 107005, 107006, 310347

 **Subject Property**

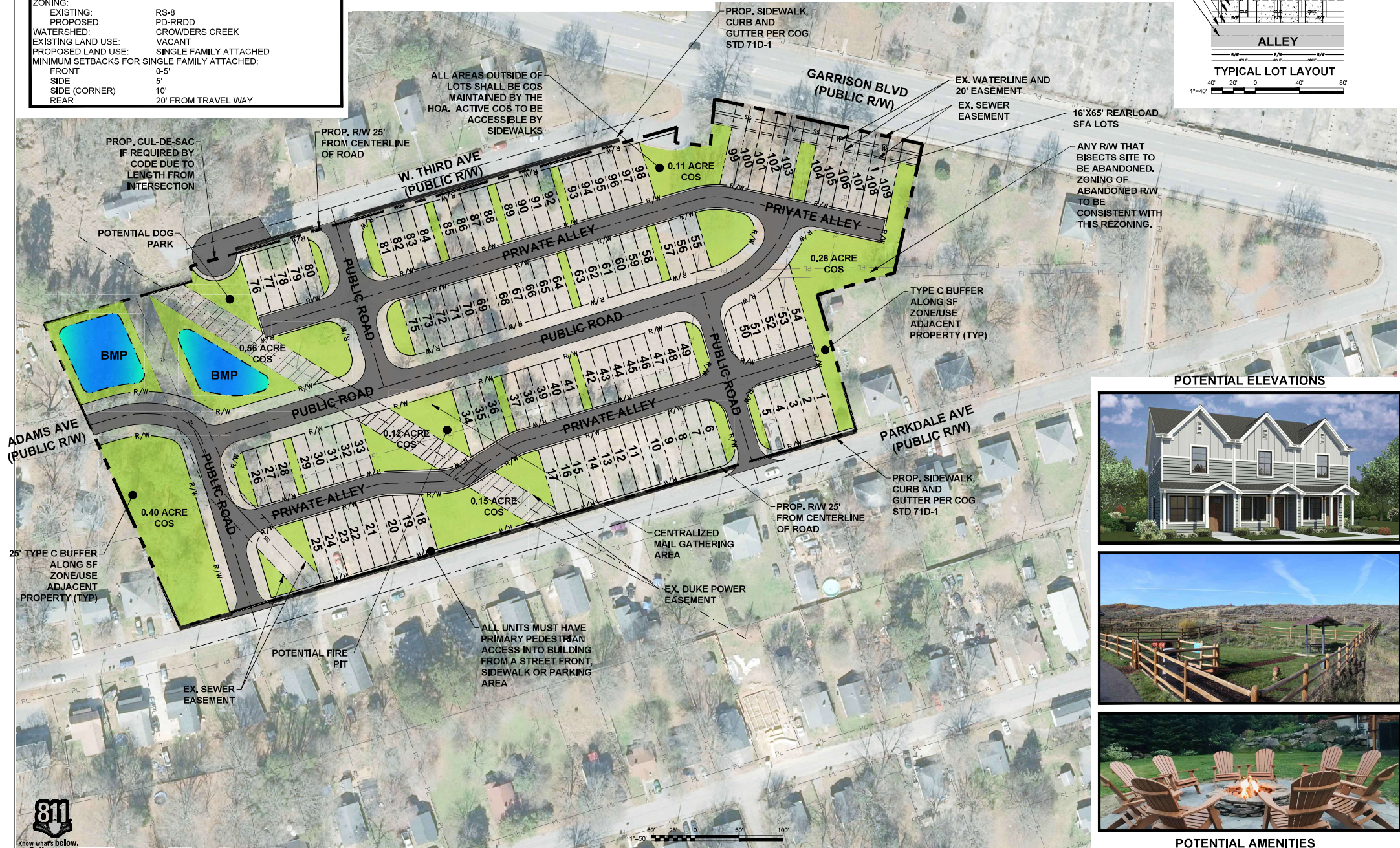
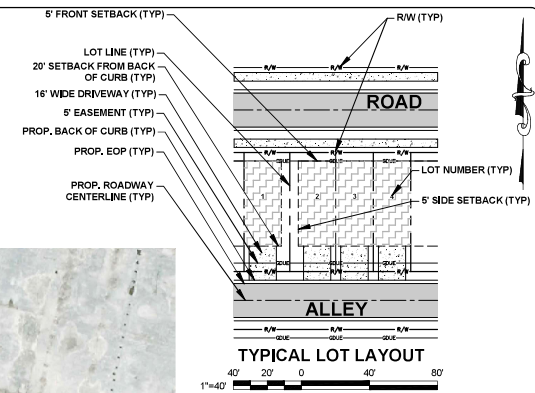
 1:2,400
Plot Date: 11/5/2025
 Feet
0 75 150 300


GASTONIA NC
Great Place. Great People. Great Promise.
PLANNING DEPARTMENT

PLMAC202500249

TOTAL NUMBER UNITS:	109 SINGLE FAMILY ATTACHED
	16'x85' LOT(TYP)
PARCELS:	107004, 107005, 107007, 310347
	107002, 107003, 107053, 107067
CITY:	GASTONIA
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PROJECT AREA:	7.86 ACRES
COS REQ:	1.50 ACRES
COS PROP:	1.50 ACRES
TREE SAVE AREA REQ:	1.13 ACRES (15% of 7.56 ACRES)
TREE SAVE AREA PROP:	FEE-IN-LIEU
ZONING:	
EXISTING:	RS-8
PROPOSED:	PD-RRDD
WATERSHED:	CROWDERS CREEK
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY ATTACHED
MINIMUM SETBACKS FOR SINGLE FAMILY ATTACHED:	
FRONT	0'-5"
SIDE	5'
SIDE (CORNER)	10'
REAR	20' FROM TRAVEL WAY

- ## GENERAL NOTES:
- 1) ANY SUB 280' RADIUS CURVES AND SKEWED/OFFSET INTERSECTIONS TO BE REVIEWED WHEN CONSTRUCTION DOCUMENTS ARE SUBMITTED.
 - 2) FRONT/BACK IMPERMEABLE SURFACES (WALK, CURB, GUTTER, R/W DEDICATION) TO MATCH APPROPRIATE STREET SECTIONS.
 - 3) ROADS TO MEET AASHTO STANDARDS.
 - 4) EVERY LOT TO ABUT PUBLIC R/W.
 - 5) APPROPRIATE STREET SECTIONS TO BE DETERMINED AT A LATER DATE
 - 6) TRAFFIC CALMING POLICY TO BE APPLIED.
 - 7) SIGHT DISTANCE AT ENTRANCES TO MEET AASHTO STANDARDS.
 - 8) SITE IS SUBJECT TO ALL DESIGN AND DEVELOPMENT STANDARDS OF SECTION 8.1, 17 IN THE UDO.
 - 9) ALL LOTS TO MEET THE MINIMUM WIDTH REQUIREMENTS AS MEASURED AT THE FRONT SIDEWALK.
 - 10) NO SWALES, RETAINING WALLS, STORMWATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS.
 - 11) MINIMUM DISTANCE BETWEEN BUILDINGS IS 10'
 - 12) SIDEWALK AND CURB/GUTTER PROPOSED ALONG ALL ROADWAYS AS REQUIRED PER COG CODE.



PARKDALE COMMONS
GARRISON BLVD
GASTONIA, NC

**CONCEPTUAL
SITE PLAN**



DSG
Development
Solutions
Group



REVISIONS DATE	
REVISED BY	
DATE: AUGUST 2025	
LCS PROJ.#	
SCALE HORIZONTAL: 1"=50' VERTICAL: N/A	PS.1
	DRAWING NUMBER BY PROJECT MANAGER
NOT FOR CONSTRUCTION	





Parkwood Commons Neighborhood Meeting

Thursday, Aug 21 5:30 – 6:30 pm

Esquire Hotel

168 W. Main Street, Gastonia, NC 28052

1) Parkwood Commons (Aug 21):

- No attendees. No call ins.

Comments:

- We have had discussions with neighbors on site during due diligence work (surveying, wetlands) and explained the plans. No pushback.

Regards

A handwritten signature in blue ink, appearing to be "Kent Olson", with a stylized, flowing script.

Kent Olson



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 from RS-8 to RRDD- CD

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): 107053,107067, 107003, 107004, 107002,107005, 107006

3. Subject property addresses: 1807 W. Third Ave
Gastonia, NC 28052

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. Between Parkdale and W. Third Ave. Vacant lot with power lines

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 Alliance Real Estate III Inc as evidenced in deed from (date) 8/15/2002 recorded in DB: _____ PG: 343 in the Gaston County Registry

8. The real property for which the above request is sought is located on the South side of W. Third Ave between S. Dixie and Gray having a frontage of 800 feet and depth of 400 feet and acreage of 9.5.

9. Are sewer and water available on the property? Yes

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). Alliance Real Estate III Inc
PO Box 1787, Gastonia, NC 28053

12. Name and address of applicant: Kent Olson
Telephone #: 704-543-0760 E-mail address: kent@olsondevelopment.com

13. Interest in subject realty: Buyer

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
- planned unit development
- subdivision ordinance
- Planned Residential Development
- Other Conditional District

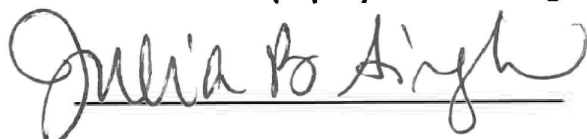
If yes, please explain N/A

16. Name and address of person to present item at public hearing: Kent Olson

Telephone number: 704-543-0760 Email: kent@olsondevelopment.com

I, Julia B. Singh, certify that I have read the information provided in the public hearing information package on the 5th day of June, 20 25.

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



Alliance Real Estate III, Inc.

By: Julia B. Singh, President



MEMORANDUM

Date: November 13th , 2025

To: Michael Peoples
City Manager

From: Sushil Nepal, AICP – Planning Director

Subject: Subject hearing involves a request to amend *Chapter 2 - Definitions, Chapter 7- Use and Building Lot Standards, Ch.5 Chapter 9- General Provisions, and Chapter 13- Subdivisions* of the Unified Development Ordinance to update standards pertaining to urban design, setbacks, accessory dwelling units, and final plats. File #202500453

BACKGROUND

Staff is seeking to update the Unified Development Ordinance (UDO) in multiple areas to modernize definitions/terms and begin the process of introducing concepts and guidance from the recently adopted *Gastonia 2050 Comprehensive Plan* as it pertains to urban design and site improvements. Additionally, the NC Legislature has recently passed new legislation removing the municipality's ability to require a waiting period refiling a development application.

Part 1 – Accessory Dwelling Units

- *Section 2.7 Definitions:* Replaces the current term and definition of “Private Residential Quarters” with the new term “Accessory Dwelling Unit (ADU)” and updates language in the definition.
- *Sections 9.6, 9.9, and 9.10:* Updating language in these sections to reflect new term “Accessory Dwelling Unit” and update language in section 9.10 to improve design and location of these dwelling units and expand the amount of properties that are eligible to build these structures.

Part 2 – Final Plats

- *Sections 13.11 and 13.18:* Revises current language to make the Final Plat Approval and Recording processes an administrative duty completed by the Subdivision Administrator. Public dedication of infrastructure (streets, sidewalks, utilities, etc.) remains in its current form and must still be formally accepted by the City Council in the form of a resolution.

Part 3 – Urban Design

- *Table 7.3-1 Bulk and Use Chart:* Reduce front yard building setbacks in the Office, Commercial and Urban Industrial zones.
- *Section 7.6.5 Urban Standards Overlay:* Introduce building placement and entrance orientation standards to the overlay. Create new standards for parking lot placement and drive-through lane design criteria.
- *Section 7.11 Central Business District Design Standards:* Introduce a two (2) minimum height requirement for new construction in the Central Business District (CBD).
- *Section 9.7 Sight Distance Triangles:* Provide flexibility to the Administrator to work with developers on site design and driveway placement as it pertains to site distance.

Part 4 – State Law Update, HB 926, G.S. 160D-601, Section 11: Prohibit Waiting Periods For Refiling Of Development Applications

- *Section 5.16.3 Amendments to Development Ordinance and Zoning Map:* Removes subsection 4 of this section that refers to a waiting period for subsequent applications.

CONCLUSION

If approved, these revisions would modify Chapters 2,5,7,9 and 13 for cohesiveness with the Gastonia 2050 Comprehensive Plan and compliance with state legislation. Staff recommends approval of the attached ordinance amendments as presented.

- 1. **Motion to recommend approval of the text amendment as presented**
- 2. **Motion to adopt the statement of consistency and reasonableness**

This ordinance is consistent with the Gastonia 2050 Comprehensive Plan and any applicable duly adopted small areas plans and is reasonable and in the public interest.

- 1. **Motion to recommend denial of the text amendment as presented**
- 2. **Motion to adopt the statement of consistency and reasonableness**

The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE OF THE CITY OF GASTONIA

An ordinance amending *Section 2.7 Definitions, Section 5.16.3, Table 7.3-1, Section 7.6.5, Section 7.11, Section(s) 9.6, 9.7, 9.9, 9.10, Sections 13.11 and 13.18* of the Unified Development Ordinance to...

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to facilitate the use of land and to maintain consistency with other UDO jurisdictions; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 1. This text amendment shall revise *Section 2.7* of the UDO as follows:

SECTION 2.7 TERMS DEFINED IN THIS ORDINANCE

TABLE 2.7-1—DEFINED TERMS	
Term	Definition
<u>Private Residential Quarters Accessory Dwelling Unit (ADU)</u>	An accessory dwelling either attached or part of the principal residential use or separate from the principal use in the form of a guest house or garage apartment provided that such dwelling is not rented or occupied for gain and provided that no accessory building containing such use is constructed on a lot until the construction of the principal dwelling has commenced. The principal dwelling on the lot containing and the private residential quarters accessory dwelling unit shall be owner-occupied under the same ownership.

Section 2. This amendment shall revise *Section 5.16.3-4* in the UDO as follows:

SECTION 5.16 AMENDMENTS TO DEVELOPMENT ORDINANCE AND ZONING MAP

5.16.3-4 ~~Waiting period for subsequent applications.~~ RESERVED

- ~~A.—Waiting period—general. When an application for a zoning map amendment has been approved or denied by the Gastonia City Council, no application including the same property shall be accepted or considered within four (4) months after the date of the approval or denial. This restriction shall apply regardless of whether or not the new application is for a zoning classification different from the original application.~~
- ~~B.—Waiting period—waiver. The waiting period required by this section may be waived by a three fourths (¾) vote of Gastonia City Council if it determines that there have been substantial changes in conditions or circumstances which may relate to the request. A request for a waiver of the waiting period shall be submitted to the Administrator, who shall review and prepare a recommendation regarding action on the request. Said recommendation shall be considered by the City Council in their review of the request for a waiver. If the request for the waiver is approved, the new application shall go through the full review process as set forth in this section.~~

~~Once the Planning Commission public hearing has been concluded, the Planning Commission will be given forty five (45) days to render a decision on the zoning map change application. In accordance with Chapter 247 of the 1993 Session Laws of North Carolina, any decision shall require the approval of at least three fourths (¾) of the members of the Planning Commission present and not excluded from voting at the meeting at which the decision is made. If a decision on the application is made by a vote of less than three fourths (¾) of such Planning Commission membership, or if any person appeals the action of the Planning Commission through written notice to the City Manager within fifteen (15) days of the Planning Commission's decision, the application shall be forwarded to the City Council for a new public hearing and final decision. Any final decision on the rezoning request made by the Planning Commission shall be accompanied by a statement describing whether the action taken is consistent with any comprehensive plan that has been adopted by the governing board and any other officially adopted plan that is applicable and a statement as to why Planning Commission considers the action taken to be reasonable and in the public interest.~~

Section 3. This amendment shall revise *Table 7.3-1* in the UDO as follows:

**TABLE 7.3-1
BULK AND USE CHART**

	TMU	OLC	O-1	OM
	F	F	F	F
All Other Uses	(3)	30⁽⁷⁾⁽³⁾	30⁽⁷⁾⁽³⁾	30⁽⁷⁾⁽³⁾

Notes:

A = Minimum Lot Area
W = Minimum Lot Width (as measured at the minimum front yard setback)
F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)
S = Minimum Side Setback
R = Minimum Rear Setback
H = Maximum Building Height

*Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein.

- Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses
- Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.
- The front yard setback shall ~~a maximum be ten (10) to~~ of fifteen (15) feet, as measured from the edge of the ~~adjoining front sidewalk publicly maintained street right-of-way.~~
- Add ten (10) feet if abutting a residential zoning district.
- The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot. In the O-M district, the height may be increased to one hundred twenty-five (125) feet if located three hundred (300) feet from a residentially zoned lot.
- Ten thousand (10,000) square feet for multi-family developments
- ~~Where no parking areas or drive isles are located between the building and the street right of way, the minimum front setback may be reduced to fifteen (15) feet.~~
- In the TMU and O-1 district, the required lot area and lot width may be reduced for a new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed.

**TABLE 7.3-1
BULK AND USE CHART**

	C-1	C-2	C-3	CBD	UMU
	F	F	F	F	F
All Other Uses	30⁽⁷⁾⁽³⁾	30⁽⁷⁾⁽³⁾	30⁽⁷⁾⁽³⁾	(5)	(5)

Notes:

A = Minimum Lot Area
W = Minimum Lot Width (as measured at the minimum front yard setback)
F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)
S = Minimum Side Setback
R = Minimum Rear Setback
H = Maximum Building Height

* Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein.

- Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.
- Add ten (10) feet if abutting a residential zoning district.
- The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot. In the C-2 and C-3 districts, the height may be increased to one hundred twenty-five (125) feet if located three hundred (300) feet from a residentially zoned lot.
- Ten thousand (10,000) square feet for multi-family developments
- The front yard setback shall be ~~a maximum of zero (0) to~~ fifteen (15) feet, as measured from the edge of the ~~adjoining front sidewalk publicly maintained street right-of-way.~~
- Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses
- ~~Where no parking areas or drive isles are located between the building and the street right of way, the minimum front setback may be reduced to fifteen (15) feet.~~

8. In the UMU district, the required lot area and lot width may be reduced for a new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed.

TABLE 7.3-1
BULK AND USE CHART

	I-1	I-2	I-3	I-U
	F	F	F	F
All Other Uses	50 ⁽⁶⁾	50 ⁽⁶⁾	50 ⁽⁶⁾	⁽⁵⁾

Notes:

- A = Minimum Lot Area
- W = Minimum Lot Width (as measured at the minimum front yard setback)
- F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)
- S = Minimum Side Setback
- R = Minimum Rear Setback
- H = Maximum Building Height

* Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein.

1. Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.
2. Add ten (10) feet if abutting a residential zoning district.
3. The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot.
4. Ten thousand (10,000) square feet for multi-family developments
5. The front yard setback shall be ~~a maximum of zero (0) to twenty (20)~~ fifteen (15) feet, as measured from the edge of the adjoining front sidewalk.
6. Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet.

Section 4 This amendment shall revise *Section 7.6.5* in the UDO as follows:

7.6.5 USO URBAN STANDARDS OVERLAY DISTRICT

The Urban Standards Overlay (USO) district contains a number of design and subdivision standards that apply solely to non-residential uses on properties located in USO district (except where otherwise indicated):

A. Parking Lot Connections.

- (NOTE: These requirements shall also apply in the CH Overlay district)
- (NOTE: The following provisions regarding parking lot connections shall NOT be applicable to lots in the CBD, I-1, I-2, I-3 or I-U zoning districts, irrespective of whether they are in the USO or CH Overlay Districts.)
- (NOTE: The following provisions do not apply to temporary mobile classrooms approved on a designated school site for a period not to exceed two years)

Parking lots for commercial or office uses (but not for industrial uses) that lie in a Commercial or Office or TMU zoning district and which contain more than thirty-five (35) off-street parking spaces shall be designed to inter-connect with adjoining lots in such zoning districts. At least one future access point to such parking lot from an undeveloped adjoining lot shall be provided. The Administrator may require additional access points, when in their opinion, such additional access point would serve to benefit traffic flow and the safety of pedestrians and motorists using the street. The location of the access point shall be determined by the developer of the property in question and shall be subject to the Administrator's approval. ~~The total number of required off-street parking spaces for all parking lots meeting the requirements of this section shall be reduced by three (3) parking spaces per access point for the lot being developed.~~ The Administrator shall have the authority to waive or modify the requirements of this section upon finding that there is no practical way to create a shared driveway with an adjoining lot.

F. ~~Entrance~~ Building Placement and Orientation

- (NOTE: These provisions do not apply to industrial uses.)
- ~~(NOTE: The following provisions regarding entrance orientation shall be applicable ONLY within the UMU, TMU and CBD zoning districts.)~~
- (NOTE: These provisions apply only to principal buildings constructed after the effective date of this Ordinance.)
- (NOTE: The following provisions do not apply to temporary mobile classrooms approved on a designated school site for a period not to exceed two years)

(NOTE: These regulations do not apply to new accessory structures on existing developed non-residential properties where the principal structure does not meet the standards of this section.)

The principle buildings and building on outparcels shall be oriented to face at least one (1) public street, no drive aisles or parking shall be placed between the building and the public street. Any new principal building whose exterior facades face a public street, and constructed after the effective date of this Ordinance, shall install a pedestrian entryway opening onto at least one adjoining public street. Corner entrances shall comply with this requirement. Access from the adjoining public sidewalk, street right-of-way or driveway to the principal structure shall be provided through an improved surface. Alternative building design and orientation may be reviewed and approved by the Administrator if the site presents demonstrated challenges.

J Parking Lot and Drive Through Placement.

Parking shall be located to the rear and/or side of the principal building. Side-yard parking may occupy no more than 50% of the principal frontage line (lot width) and shall be buffered from the street according to the buffer requirements as set forth in Chapter 10 – Off Street Parking and Loading.

K Drive-Throughs.

1. The drive-through lane shall be primarily configured in a loop internal to the site with the entry and the exit to the ordering area taking place in the same general location on site. On internal lots, the building shall be between the drive-through lane and the street.
2. On corner lots, the lane may be located between the building and the street; however, in any case it shall not encircle the building and shall have enhanced features as described below, upon review and approval by the Administrator.
3. Where it is not feasible to configure drive-through facilities or lanes as required above, an alternate proposed configuration shall be reviewed and acted upon by the Administrator. Enhanced landscaping, knee walls, a full building wall, or a combination of both shall be applied as approved by the Director and shall be located between the drive-through and the street.
4. Refer to Section 10.9 for Drive-Through Vehicle Queuing.

Section 5 This amendment shall revise *Section 7.11(G)(I)* in the UDO as follows:

SECTION 7.11 CENTRAL BUSINESS DISTRICT DESIGN STANDARDS

(G)1.*Proportion:* A buildings' mass and scale shall be visually compatible with the buildings, structures and places to which it is related. New buildings constructed in the CBD shall have no less than two (2) stories.

Section 6 This amendment shall revise *Section 9.6* in the UDO as follows:

SECTION 9.6 ONE PRINCIPAL BUILDING OR USE PER LOT

- A. No more than one principal building devoted to a residential use shall be located on a lot, except as (i) part of a multifamily development, or (ii) planned residential development, or (iii) as ~~private residential quarters~~ accessory dwelling unit (ADU) per Section 9.10, or (iv) as a temporary manufactured home as provided in Section 5.8.4(H), and (v) where otherwise specifically allowed in this Ordinance.

Section 7 This amendment shall revise *Section 9.7(2)* in the UDO as follows:

SECTION 9.7 SIGHT DISTANCE TRIANGLES

2. Commercial Driveways - Smaller sight triangles will be required to allow drivers to see pedestrians on sidewalks, shall be 10' x 10' and are required at all commercial driveways. The triangle shall be measured from the midpoint of the curb along the face of the curb. The Administrator may review and consider an alternate driveway access, where an innovative design is utilized for such driveways. See NCDOT requirements for driveways intersecting with NCDOT maintained roadways.

Section 8 This amendment shall revise *Section 9.9(A)(4)* in the UDO as follows:

SECTION 9.9 ACCESSORY STRUCTURES AND USES

- A. Within any zoning district, accessory structures shall be located as follows:

4. On any lot less than one acre in area containing a principal single-family or two-family dwelling, the cumulative area of all accessory structures (excluding outdoor swimming pools and structures with less than three (3) sides) shall not exceed one-half (½) the heated ground floor area of the principal structure or eight hundred (800) square feet, whichever is greater.

On any lot having an area of between one to three (3) acres, the cumulative area of all accessory structures (except outdoor swimming pools and structures with less than three (3) sides) shall not exceed one-half (½) the heated ground floor area of the principal structure or one thousand two hundred (1,200) square feet, whichever is greater.

On any lot containing an area of over three (3) acres, the cumulative area of all accessory structures (except outdoor swimming pools, structures with less than three (3) sides, barns, stables and ~~private residential quarters~~ accessory dwelling unit (ADU) shall not exceed four (4) percent of the total lot acreage.

Section 9 This amendment shall revise *Section 9.10* in the UDO as follows:

SECTION 9.10 ~~PRIVATE RESIDENTIAL QUARTERS~~ ACCESSORY DWELLING UNIT (ADU)

~~Private residential quarters~~ Accessory dwelling units shall be permitted as an accessory use to any single-family detached dwelling unit (excluding manufactured homes) in accordance with the following requirements:

- A. The same person or entity shall own the ~~accessory and~~ principal and any accessory dwelling units. ~~The owner of the principal dwelling unit shall live on site.~~
- ~~A disabled person, family member, or an occasional guest shall occupy the accessory dwelling unit. C. —The private residential quarter shall not serve as a rental unit (except in a Traditional Neighborhood Development).~~
- D. The accessory dwelling unit may be attached to or be separate from the principal dwelling unit. ~~Except in a TND, the accessory dwelling unit may be located in a separate accessory structure if the area of the lot is at least one hundred fifty (150) percent that of the required minimum lot size for the zoning district in question.~~
- E. If the accessory dwelling is in a detached structure, it shall be served by the same driveway accessing the principal structure, unless there is an existing alleyway to serve the ADU. Manufactured homes, recreational vehicles or other mobile or temporary structures may not be used for the accessory dwelling unit.
- F. The ground floor area of the accessory unit shall be no greater than fifty (50) percent of the ground floor area of the principal dwelling unit, or eight hundred (800) square feet, whichever is less.
- G. If the accessory dwelling unit is located in an accessory structure, said structure shall be located in the rear or side yard. No such structure shall be located closer than the required side setback of the principal structure and any side or rear lot line the rear setback for the ADU shall be ten (10) feet (except in a TND). The accessory structure housing the dwelling unit shall not exceed the height of the principal dwelling.
- H. No more than one (1) private residential quarters accessory dwelling unit per lot shall be allowed, such ADU design shall maintain the residential character and use residential materials to closely match the primary building on site.
- ~~I. —Any lot containing a private residential quarters shall have at least two (2) off-street parking spaces.~~

Section 10 All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 11 Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 12. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 13 This ordinance shall be consistent with the Gastonia 2050 Comprehensive Plan and the city’s commitment to establishing an interconnected, multimodal transportation system, and is reasonable and in the public interest because it promotes health, safety, and welfare.

This the ____ day of _____, 2025.

ATTEST:

Richard Franks, Mayor

City Clerk