



**Gastonia Planning Commission  
Meeting Schedule  
October 9<sup>th</sup>, 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:    Approval of September 4<sup>th</sup>, 2025 Minutes**

**ITEM 2:        Public Hearing – Crowders Forest at Crowders Creek Road (File #202500303)**

Subject hearing involves a request for annexation and rezoning of approximately 37.615 acres from Gaston County R-1 (Single-family Limited Residential) and I-2 (General Industrial) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located west of S. York Highway, with frontage on Crowders Creek Road and is owned by Development Solutions Group, LLC and Gastonia Opportunity Zone Fund, 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 **October 21<sup>st</sup>, 2025** City Council meeting.*

**Staff Presentation:        Maddy Gates, AICP – Senior Planner**

**ITEM 3:        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.

- *Following the Planning Commission hearing, the Gastonia City Council will be holding a Public Hearing on the text amendment request at the **October 21<sup>st</sup>, 2025** City Council meeting.*

**Staff Presentation:        Joe Gates, AICP – Assistant Planning Director**

**ITEM 4:    OTHER BUSINESS**

**ITEM 5:    ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

October 21<sup>st</sup> & November 6<sup>th</sup> – City Council Meeting – 6:00 p.m.  
November 6<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

## **Gastonia Planning Commission September 4<sup>th</sup>, 2025 Meeting Minutes**

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The Gastonia Planning Commission meeting commenced at 5:30 p.m. on Thursday, September 4<sup>th</sup>, 2025 in the Council Chambers at City Hall, located at 181 S. South Street, Gastonia, NC.

Present: Chair Kristie Ferguson, Vice Chair Chad Ghorley, Commissioners Megan Chapman, Carl Harris, David Wilson, Jeff Howe, and Glenn Silverman.

Absent: Commissioner Julie Coffey.

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

### **Item 1a: Role Call / Sound Check**

Vice Chair Ghorley stated that he would be conducting the meeting on behalf of the Chair, Kristie Ferguson. Vice Chair Ghorley declared a quorum for the meeting.

### **Item 1b: Calls/Contacts to Planning Commission Members**

Commissioner David Wilson received one contact. No other Commissioners were contacted.

### **Item 1c: Approval of August 7<sup>th</sup>, 2025 Special Meeting Minutes**

Commissioner Harris made a motion to adopt the August 7<sup>th</sup>, 2025 meeting minutes as presented, and Commissioner Chapman seconded the motion. The motion to approve the August 7<sup>th</sup>, 2025 meeting minutes was unanimously passed (7-0).

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

### **ITEM 2: Public Hearing – 1408 Linwood Road (File #202500073)**

Subject hearing involves a request to rezone a portion of tax parcel 112046 for approximately 0.218 acres from RS-8 (Single-family Residential, minimum 8,000 sq. Ft. lots) to C-1 CD (Neighborhood Business – Conditional District). The subject property is located at 1408 Linwood Road and is owned by Better Path Homes, LLC.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the applicant, Better Path Homes, is requesting a conditional rezoning to C-1 CD. She noted that the request was for a portion of tax parcel 112046, for approximately 0.218 acres, located at the corner of Linwood Road and Austin Street. The zoning map was displayed. Ms. Gates stated that the existing zoning in the surrounding area consists of a mix of commercial and residential (RS-8 and C-1), including light retail and primarily single-family homes. The aerial map was displayed. She noted that the subject property has an existing home which faces onto Linwood Road and is proposed to remain. Ms. Gates stated that the zoning change to C-1 CD was requested to subdivide the property into two lots and build one single-family home. She noted that C-1 was requested because it allows for single-family residential uses and would provide front setback flexibility, allowing a reduction from 30-feet to 15-feet. The site plan was displayed. Ms. Gates stated that the proposed "Lot 1" and "Lot 2" meet all RS-8 and C-1 zoning district requirements. She discussed the orientation of the proposed home and the location of the driveway. Ms. Gates stated that the applicant is requesting a 10-foot strip of property to be extended from "Lot 2" to Linwood Road, which would allow for a public sewer connection.

Ms. Gates presented the proposed elevations, which reflected a two-story home with board and batten siding. She stated that the applicant has agreed to provide a 10-inch trim around the windows on the front façade. Ms. Gates read all the agreed-upon conditions and noted that the applicant held a neighborhood meeting on May 27<sup>th</sup>, however, no neighbors attended. Ms. Gates stated that the Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property. She noted that while the zoning for this property is requested as commercial, the C-1 zoning district would facilitate the proposed use for a single-family home, which is consistent with the 2025 Comprehensive Plan, therefore, staff is recommending approval as presented.

With no questions for staff, Vice Chair Ghorley recognized Grace Vandenberg, 10935 Winds Crossing Drive, Suite 300, Charlotte, NC. Ms. Vandenberg stated that she was representing Better Path Homes, the applicant for the rezoning. She noted that Better Path Homes has committed to providing enhancements for the exterior of the home including the 10-inch window trim and board and batten siding. Ms. Vandenberg stated that they are building the home across the street and believe they will improve the look of the neighborhood.

With no further questions, Commissioner Silverman made a motion to close the public hearing. Commissioner Wilson seconded the motion. The motion to close the public hearing was unanimously

## **Gastonia Planning Commission September 4<sup>th</sup>, 2025 Meeting Minutes**

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passed (7-0). Vice Chair Ghorley stated that he felt the applicant worked well with staff on the request and that it was going to produce a nice product.

Commissioner Howe made a motion to approve the rezoning request as presented. Commissioner Silverman seconded the motion. The motion to approve the rezoning request as presented was unanimously passed (7-0).

Following, Commissioner Howe made a motion to adopt the statement of consistency and reasonableness. Chair Ferguson seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (7-0).

### **ITEM 3: Public Hearing – 1960 S. New Hope Road & 3001 Stoneybrook Avenue (File #202500282)**

Subject hearing involves a request to amend an existing conditional district (File #8435) zoned C-3 CD (General Business – Conditional District) for approximately 3.95 acres. The subject property is located at 1960 S. New Hope Road and 3001 Stoneybrook Avenue and is owned by Park Lane Properties, LLC.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the applicant, Mr. Pearson, is requesting to amend the existing C-3 Conditional District File #8435 to allow for a nursery use with overnight outdoor storage. She stated that the subject property consisted of two tax parcels with frontage on S. New Hope Road and Stoneybrook Avenue. The zoning map was displayed. Ms. Gates noted that the adjoining zoning and land uses were a combination of commercial, residential and office. The aerial map was displayed. Ms. Gates discussed the previous use of the property for auto sales and noted that there is an existing office building on the property.

Ms. Gates discussed File #8435 which was approved in 2016 for auto sales or any other uses permitted in C-2. She noted that the proposed use for a nursery is permitted in C-2 zoning, however, overnight outdoor storage requires C-3 zoning. She stated that the request for overnight outdoor storage is the reasoning for the conditional rezoning amendment. Ms. Gates stated that in addition to the nursery, the applicant is also requesting a secondary use for a salon, which is permitted by right in the C-2 and C-3 zoning districts. She noted that all previous uses and conditions from the 2016 File #8435 approval would still apply.

The site plan was displayed. Ms. Gates discussed several of the key elements of the site plan including the overall layout, screening and access. She clarified that the screening along the front yard will consist of a 4-foot fence and 6-foot continuous hedges and that the side yards would require screening with 6-foot continuous hedges. Ms. Gates noted that the existing vegetation, fence, and berm along Stoneybrook Avenue will remain, as required from the 2016 approval. She stated that the property does not currently have vehicular access or a driveway from South New Hope Road, but there is a 48-foot driveway easement from the adjoining property which provides access to the site. Additionally, Ms. Gates stated that the existing office building will be partitioned into two spaces for the nursery office and the salon. For final site plan elements, she stated that the applicant has agreed to increase the sidewalk on S. New Hope Road from 4-feet to 5-feet. Ms. Gates displayed and read the agreed-upon conditions. Ms. Gates noted that the neighborhood meeting was held on August 7<sup>th</sup>, 2025 and that the details for that meeting are in the agenda. She stated that the 2025 Future Land Use Map identifies the subject property for commercial uses and that the amendment for C-3 CD zoning is consistent with the Comprehensive Plan. Ms. Gates stated that staff is recommending approval as presented.

Commissioner Howe asked staff if the hedges will be 6-feet tall when planted. The Planning Director, Sushil Nepal, replied "Yes".

Commissioner Silverman asked Ms. Gates if the nursery business was relocating or if this was a second location. Ms. Gates stated that the business is called the "Mulch House" and that they would be relocating.

Ms. Gates displayed pictures of the Mulch House's current business property on Union Road.

With no further questions for staff, Vice Chair Ghorley recognized Charlie Pearson, 3609 Augusta Court, Gastonia, NC. Mr. Pearson stated that he has been working on this project with the Mulch House owner, Chad Milner. He stated that the Mulch House operations are very clean and well maintained. Mr. Pearson stated that Mr. Milner has outgrown his current location and needs a larger property.

## **Gastonia Planning Commission September 4<sup>th</sup>, 2025 Meeting Minutes**

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Vice Chair Ghorley recognized Chad Milner, 1116 Summer Drive, Gastonia, NC. Mr. Milner stated that he started his business in 2010. He discussed the operations of the business and the need for a larger property. Mr. Milner stated that his current property is only one acre and that this property on S. New Hope Road, is over 4 acres, which would allow him to expand his business further.

Commissioner Harris asked Mr. Milner why the gravel would be located in front of the business rather than behind it. Mr. Milner stated that the location of the product is essential; if the customer can't see it, they won't buy it.

Commissioner Silverman asked Mr. Milner what lessons he has learned that would help his business be successful as he continues to expand. Mr. Milner stated that relocating to the subject property would allow him to add more types of products, which he is not able to do at his current location. He noted that he's learned that more inventory is more beneficial.

Commissioner Silverman asked Mr. Milner how the nursery and salon businesses work together. Mr. Milner stated that having a second business on the property is another way to attract customers. He noted that they operate out of separate building spaces but share a parking lot.

Commissioner Howe asked Mr. Milner if he uses concrete bins to store material. Mr. Milner replied "No" stating that products often mix when bins are used.

Vice Chair Ghorley asked Mr. Milner if the storage at the back of the property would be covered. Mr. Milner replied "No" and stated that the back portion of the property will likely be for excess material such as crushed concrete. He noted that the back portion of the property has a natural buffer which will remain.

Commissioner Harris asked Mr. Milner how stormwater runoff will be controlled. Mr. Milner stated that he will use sediment control rolls around drains. He explained the process of installing and replacing rolls and noted that they collect around 80% of sediment.

Vice Chair Ghorley recognized Michael Wilson, 1414 Florida Street, Gastonia, NC. Mr. Wilson stated that he was in favor of the project and that he believes Mr. Milner will operate a clean site.

Vice Chair Ghorley recognized Brooke Shepard, 111 Landers Chapel Road, Lincolnton, NC. Ms. Shepard stated that she came to speak in favor of the project and that she is the owner of the hair salon that operates on the same property as the Mulch House. She stated that the new business location would provide more parking for customers.

With no further questions, Commissioner Howe made a motion to close the public hearing. Commissioner Wilson seconded the motion. The motion to close the public hearing was unanimously passed (7-0).

Chair Ferguson made a motion to approve the rezoning request as presented. Commissioner Silverman seconded the motion. The motion to approve the rezoning request as presented was unanimously passed (7-0).

Following, Chair Ferguson made a motion to adopt the statement of consistency and reasonableness. Commissioner Silverman seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (7-0).

### **ITEM 4: Public Hearing – Unified Development Ordinance Amendment (File #202500354)**

Subject hearing involves a request to amend *Section 2.7 Terms Defined in This Ordinance* and *Chapter 13 Subdivisions* of the Unified Development Ordinance to update definitions for compliance with N.C. General Statutes and clarify language as it pertains to compliance with the Comprehensive Transportation Plan (CTP).

Vice Chair Ghorley opened the public hearing and recognized Joe Gates, Assistant Planning Director, for staff's presentation. Mr. Gates stated that the text amendments for consideration include Section 2.7 and Section 13.21. He started with Section 2.7 and noted that the proposed text amendment request would revise the definition for a "Child Care Center, Located in a Residence" (CLIR). Mr. Gates explained that CLIR facilities are regulated by the North Carolina Department of Health and Human Services (DHHS) and that the amendment to remove the specific number of children allowed per facility would align with state legislation and recent regulation updates. Mr. Gates stated that the intent of the amendment is to leave the definition broad, which would avoid the need for additional language changes during any future regulation updates. In addition, Mr. Gates stated that staff is requesting a



## **Gastonia Planning Commission**

### **September 4<sup>th</sup>, 2025 Meeting Minutes**

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revision to the definition of Manufactured Goods, Class 2 to separate uses for “Structural Clay Products” and “Cement Concrete Product Manufacturing”. He noted that the North American Industry Classification System (NACIS) identifies these as separate uses, therefore, the intent is for Gastonia’s ordinance to be consistent with industry classifications and standards. Mr. Gates displayed the text amendments and explained the red lines.

Chair Ferguson asked Mr. Gates if the League of Municipalities is responsible for alerting towns and cities of state legislation changes that may impact local ordinances. Mr. Nepal replied “Yes” and stated that the notification of changes often occurs after the fact. He noted that the overall goal is to align local ordinance with state legislation, as needed.

Commissioner Chapman asked Mr. Gates if any other local municipalities had to make similar ordinance amendments for CLIRs. Mr. Gates responded, stating that the City of Charlotte has made a recent ordinance amendment for CLIRs, but that he was not aware of any other cities. Commissioner Chapman asked staff if the Gastonia Unified Development Ordinance (UDO) had always required 3-12 children per facility. Mr. Gates stated that the number of children per facility likely resulted from state legislation.

Mr. Gates stated that the second part of the text amendment addresses Section 13.21 Conformity with the Comprehensive Transportation Plan (CTP). He discussed the purpose of the CTP and any related State Transportation Improvement Programs (STIP). Mr. Gates stated that the CTP is a long-range planning document that identifies needed road projects and that the STIP is the funding and programming to make a road project occur. He stated that the UDO currently only requires compliance with the CTP and that the ordinance amendment would expand compliance to any applicable STIPs or other related road projects. Mr. Gates noted that a STIP includes more detailed designs of road improvements which is advantageous to include for new developments so that plans can account for actual right-of-way dimensions, utility corridors, and any other applicable road design elements. Mr. Gates displayed the text amendments and explained the red lines.

Mr. Nepal stated that the need for the ordinance amendment comes from real life development challenges. He noted that the intent is to avoid new development in areas where future road widening is known and to increase the city’s ability to enforce multi-agency plans and programs; including North Carolina Department of Transportation (NCDOT) and the Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO).

The Commissioners, Mr. Nepal and Mr. Graham discussed an example of how the ordinance can be applied to new residential development. Mr. Gates stated that staff was recommending approval of the text amendment requested as presented and that the City Council will be holding a public hearing on September 16<sup>th</sup>, 2025.

With no further questions or discussion, Commissioner Chapman made a motion to close the public hearing and recommend approval of the text amendment as presented. Chair Ferguson seconded the motion. The motion to recommend approval of the text amendment as presented was unanimously passed (7-0).

Following, Commissioner Chapman made a motion to adopt the statement of consistency and reasonableness. Commissioner Silverman seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (7-0).

#### **Item 5: OTHER BUSINESS**

Mr. Gates provided City Council and 2050 Comprehensive Plan updates.

#### **Item 6: ADJOURNMENT**

Vice Chair Ghorley entertained a motion to adjourn. Commissioner Harris made a motion to adjourn, and Chair Ferguson seconded the motion. The motion to adjourn was unanimously passed (7-0). The meeting adjourned at 6:45 PM.

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Rebeca Mintz, Secretary

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Kristie Ferguson, Chairperson

**PUBLIC HEARING  
STAFF REPORT**

**File # 202500303**

**GPC Hearing Date: October 9<sup>th</sup>, 2025**

OWNER:	Development Solutions Group, LLC Gastonia Opportunity Zone Fund, LLC
APPLICANT:	Kent Olson – Development Solutions Group
PROPOSED ZONING ACTION:	R-1 & I-2 (County) to PD-RRDD (City)
LOCATION:	West of S. York Highway, with frontage on Crowders Creek Road (PIDs 145107, 313230)
TOTAL TRACT SIZE:	Approximately 37.615 acres
WARD:	County to 6 (City)

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EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of two tax parcels for approximately 37.615 acres located west of S. York Highway between Crowders Creek Road and Davis Heights Drive. Both tax parcels are currently located in Gaston County’s jurisdiction. Tax parcel 145107 is split zoned Gaston County R-1 (Single-family Limited Residential) and I-2 (General Industrial) and remains wooded and undeveloped. Tax parcel 313230 is zoned entirely Gaston County R-1 and is mostly wooded, however, there are two existing private streets within the property which were built in 2002 (McGarry Lane and Crowders Crossing Lane). The associated development for a mobile home park was never built out and any installed utilities were never accepted by the City of Gastonia for ownership and maintenance. Additionally, there is an existing 60-foot Colonial Pipeline easement within the property which is to remain unobstructed. The applicant has submitted a petition for annexation of the subject property and both the rezoning and annexation will be heard at the October 21<sup>st</sup> 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 75 single-family homes. The overall site density is 1.99 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). Primary access to the site is proposed from Crowders Creek Road, which includes a divided median entrance. As secondary access, the developer is required to provide a road connection to the development directly to the south (Crawfords Cove; Approved August, 2024) which ties into Davis Heights Drive. All street cross sections, access points, sidewalk, road improvements and parking will be further reviewed by the Technical Review Committee (TRC) during preliminary plat and subdivision review. Best practices for traffic calming measures are to be applied and enforced as staff deems necessary to ensure internal safety mitigations are implemented.

As the sites been designed, there are several pockets of common open space dispersed throughout the site which include a proposed dog park, outdoor grilling area, and a central park with community parking. As shown on the site plan, the applicant is also proposing a neighborhood walking trail internal to the development. Additional details of the neighborhood trail 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 perimeter of the subject property 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 on 50% of the front facade.

### Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 75 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. City of Gastonia reserves the right to require traffic-calming measures during preliminary plat in the event that site layout may be modified and if staff deems it necessary for internal safety mitigations to be implemented. Traffic calming measures must be installed in accordance with best practices and be coordinated with the City of Gastonia Traffic Engineer.
4. Existing water/sewer utilities located within the subject property shall be brought to acceptable condition and may be extended to serve the site. Any existing water/sewer utilities not meeting acceptable condition shall be abandoned.
5. Upon approval of the annexation/rezoning request, a Willingness to Serve letter must be requested from Two Rivers Utilities during preliminary plat review to determine available capacity and reserve allocation for water and sewer.
6. The developer(s) has agreed to provide a 25-foot Type C buffer along the perimeter of the subject property.
7. The Petitioner shall provide a minimum of two license plate readers to be operated for a minimum of ten years unless otherwise agreed to by the City Manager. The license plate readers shall be installed at each entrance and exit for each phase prior to breaking ground on the first residence. It is the builder's or HOA's responsibility to provide Flock permissions to GPD for viewing rights of the license plate readers upon installation.
8. 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.
9. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards. Construction materials shall consist of a combination of brick, stone or other masonry product, and any variation of fiber cementitious siding.
  - 50% of front façade to feature brick/stone
  - Garage doors shall include windows or decorative trim
10. If any lots abut back-to-back, a 10-foot landscape easement shall be provided, 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.
11. In no instance shall the zoning conditions exempt a project from other development requirements.
12. Where the notes or depictions on the site plan may conflict with these conditions, the 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 and industrial land uses and zoning. Abutting the property to the east is Gaston County industrial (I-2) zoning consisting of a combination of single-family residential uses and light industrial uses. Directly to the north is a 2022 development approval zoned PD-RRDD (File 202200423) for 306 residential units, including a mix of townhomes and single-family homes. To the northwest is an existing mobile home park zoned R-1, located in Gaston County. Directly to the south is a 2024 development approval zoned PD-RRDD (File #202400105) for 331 single-family homes. Neither of the above mentioned developments have been constructed as of present. Property to the west, across Crowders Creek Road, is R-1 in Gaston County and consists of primarily wooded and undeveloped land.

### Available Public Facilities

Public water and sewer are required to be extended to serve the property. Public water is available from Rita Lane or Davis Heights Drive. Public sewer may be extended from accepted portions of the gravity sewer main located within the property, near Crowders Creek Road. Unaccepted portions of existing gravity sewer will need to be brought to acceptable conditions before such lines can be extended.

- Water and sewer utilities shown on site were not accepted by the City of Gastonia and may not be in acceptable condition.
- Water System Development and Southwest Sewer Service Area System Development Fees will apply.
- Additional Two Rivers Utilities (TRU) review comments will be provided during construction document review.

### 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 and I-2 to PD-RRDD to facilitate a new single-family residential development with a maximum of 75 homes. Based on the 2025 Comprehensive Plan, the submitted site plan, and the agreed upon conditions, **staff recommends approval of the request as presented.**

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

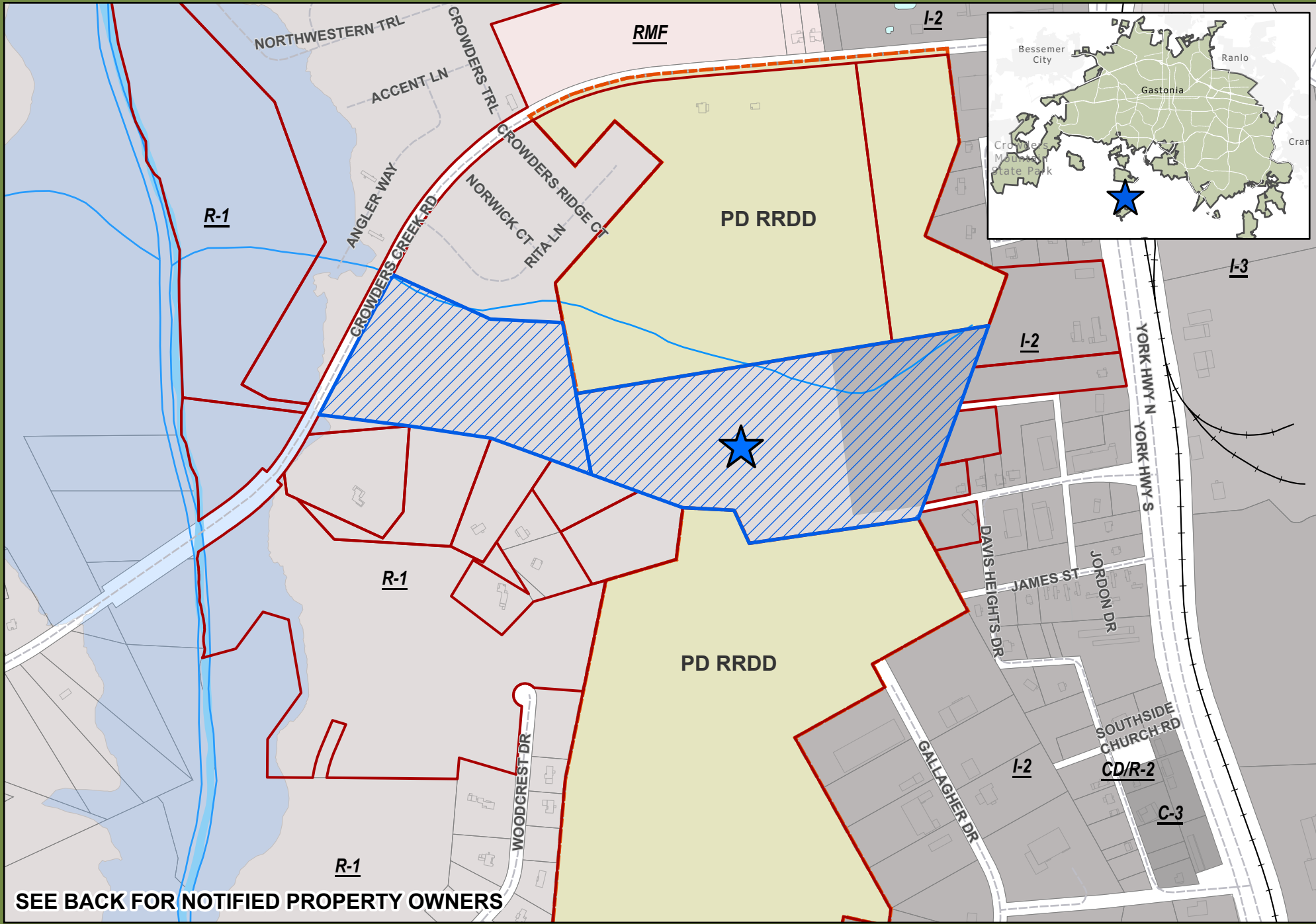
**2. Motion to adopt the statement of consistency and reasonableness:** *Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a single-family residential use to be reasonable, compatible, and in the public’s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



Maddy Gates, AICP  
Senior Planner



**Applicant:** Kent Olson

**Owner:** Development Solutions Group LLC & Gastonia Opportunity Zone Fund LLC

**Planning Comm Hearing:** October 9, 2025

**Request:** R-1 & I-2 (Co.) to PD RRDD

**Ward:** County to 6 (City)

**Total Tract Size:** approx. 37.615 ac.

**Parcel ID #:** 145107, 313230

- Subject Property**
- Notified Owners**

**ZoningUDO**

- PD RRDD Planned Development
- Revised Residential Development District

- Gaston UDO Zoning**
- C-3
  - I-2
  - I-3
  - R-1
  - RMF

- Legend**
- Buildings
  - Railroad
  - 100yr Flood Zone

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application**  
**PLMAC202500303**



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.

1:6,600  
Plot Date: September 30, 2025

- STOWE GINGER B
- CLONINGER ROBERT MICHAEL & CLONINGER KNOXIE STOWE
- ACG CHARLOTTE NC LLC
- DEL CID BONILLA HENRY ALEXANDER & FIGUEROA DE DEL CID XIOMARA ELIZABETH
- HIGHWAY 321 FORBES RD LLC 93%& DURBORAW IRREV TRUST 6.66% C/O SOUTHEAST LAND MGT LLC
- HALL EARL M JR & HUDDLESTON THOMAS W
- TREECE ROGER DALE & TREECE DEBRA W
- HOLDER PROPERTIES I LLC
- ROSDAHL LLOYD V JR
- ROSDAHL LLOYD V JR & ROSDAHL DONNA B
- THOMPSON ROSEANN ROSDAHL HEIRS & ROSDAHL LLOYD VICTOR JR
- DEVELOPMENT SOLUTIONS GROUP LLC
- HERNANDEZ TANIA IVONNE FLORES
- STEWART ALEX D II
- GASTONIA OPPORTUNITY ZONE FUND LLC
- THOMPSON DANNY ROGER





**Applicant:** Kent Olson

**Owner:** Development Solutions Group LLC  
& Gastonia Opportunity Zone Fund LLC

**Planning Comm Hearing:** October 9, 2025

**Request:** R-1 & I-2 (Co.) to PD RRDD




**Ward:** County to 6 (City)


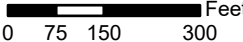
**Total Tract Size:** approx. 37.615 ac.

**Parcel ID #:** 145107, 313230

 **Subject Property**

## Legend

-  City Limit
-  Parcels
-  Developments 2000 to Present

 1:6,000  
Plot Date: 9/30/2025  
 Feet  
0 75 150 300



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**PLMAC202500303**



DATE: MAY 20 2010  
LC3 PROJ. #

<b>SCALE</b>	<b>CZ</b>
<b>HORIZONTAL:</b> 1"=100'	<b>DRAWING NUMBER</b>
<b>VERTICAL:</b> N/A	<b>REVISION</b>

C:\USERS\OWNER\DROPBOX\PROJECTS\2025-0020 (CROWDERS FOREST)\DRAWING FILES\75 LOT MAX WITH SECOND CONNECTION.DWG ---- 09/25/2025 16:53:46





Development Solutions Group  
6401 Carmel Road, Suite 101  
Charlotte, NC 28226



July 27, 2025

RE: **Neighborhood Meeting**  
**Project: Crowders**  
**Forest**

Dear Neighbors:

Development Solutions Group invites you to a Neighborhood Meeting to share their plans for the Crowders Forest project. We propose developing a residential neighborhood featuring 75 single family homes at Crowders Crossing rd & Crowders Creek rd. Tax Parcels #313230 & 145107. Crowders Forest will feature a large amount of open space, a dog park & picnic area. We have worked closely with the Planning Department for the past several months to come up with a development that will be an asset the community, providing much needed, quality homes to this area. By inviting you to a neighborhood meeting, it creates the opportunity to interact with the surrounding community about this future development. We hope to see you there.

Please join us to hear more about this exciting project:

**Neighborhood Meeting Location:**

The Esquire Hotel  
168 W Main Ave.  
Gastonia, NC 28052

**Date & Time:**

Wednesday, August 20, 2025  
Starts promptly @ 5:30 to 6:30 pm

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this exciting new attached-single family residential master planned community.





# Crowders Forest Neighborhood Meeting

Wednesday, Aug 20 5:30 – 6:30 pm

Esquire Hotel

168 W. Main Street, Gastonia, NC 28052

## 1) Crowders Forest (Aug 20):

- 1 attendee; John Warner; 205 Whole Circle Dr, Gastonia, NC; 704-913-5979
- 1 call in; Earl “Rocky” Hall; 409 Davis Heights Dr, Gastonia, NC; 704-214-9522

## Comments:

- Mr Warner was concerned about traffic if our proposed development “cut thru” his at Davis Heights. We explained that we changed our plan, reduced density and are not connected to Davis Heights. He was pleased.
- Mr. Hall was also inquiring about a connection. He was pleased to learn of the development and has no issues against.

Regards

A handwritten signature in blue ink, appearing to be "Kent Olson", written in a cursive style.

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 County R-1 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): 313230
3. Subject property addresses: Unassigned

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. Southwest of Brookfield Site on Crowders  
Creek

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 Gastonia Opportunity Zone Fund, LLC as evidenced in deed from (date) 1/1/1970 recorded in DB: 104 PG: 074 in the Gaston County Registry

8. The real property for which the above request is sought is located on the South side of Crowders Creek Road between Davis Heights and Hoyle Circle having a frontage of 530 feet and depth of 1000 feet and acreage of 12.93.

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). Gastonia Opportunity Zone Fund, LLC  
PO Box 10669, Raleigh, NC 27605







## **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 County R-1 and I2  
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): 145107

3. Subject property addresses: Unassigned

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. South of Brookfield Site at end of Davis Heights

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 Development Solutions Group LLC as evidenced in deed from (date) 7/30/24 recorded in DB: 5495 PG: 115 in the Gaston County Registry

8. The real property for which the above request is sought is located on the South side of Crowders Creek Road between Davis Heights and Hoyle Circle having a frontage of 1500 feet and depth of 600 feet and acreage of 24.43.

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). Development Solutions Group LLC  
6401 Carmel Road Ste 101,  
Charlotte, NC 28226

12. Name and address of applicant: Kent Olson

Telephone #: 704-543-0760 E-mail address: kent@olsondevelopment.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 \_\_\_\_\_
- 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

[illegible]

I, Kent Olson, certify that I have read the information provided in the public hearing information package on the 3 day of JUNE, 2025.

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

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





## MEMORANDUM

Date: October 3<sup>rd</sup>, 2025

To: Michael Peoples  
City Manager

From: Sushil Nepal, AICP – Planning Director

Subject: Subject hearing involves a request to amend *Section 7.1 Table of Uses* and *Chapter 8, Section 8.4.6 Correctional Facility* of the Unified Development Ordinance to update supplemental regulations for compliance with state and federal mandates to provide more capacity at the Correctional Facility operated by Gaston County. File #202500414

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### BACKGROUND

Planning staff continues to review and make necessary modifications to the Unified Development Ordinance (UDO) with the goal of improving development standards throughout the city. In working with Gaston County staff, it has come to our attention that modifications of the UDO are necessary to accommodate the required expansion of the correctional facility operated by Gaston County. Planning staff, in agreement with Gaston County, believe the proposed amendments below will allow expansion of the jail facilities to meet required state and federal requirements while preserving the health, safety, and general welfare of its residents

#### Part 1

##### *Table 7.1-1 – Table of uses*

- Add “Correctional Facility, Class 1” to the O-1 zoning district. The location of the existing correctional facility is in the O-1 district. The use would be classified as “Permitted with conditional zoning or a special use permit with supplemental regulations” indicated by “CS” in the Table of Uses.

#### Part 2

The text amendment in Section 2 of the attached document is provided to address needed language changes to *Chapter 8 Supplemental Regulations*.

- *Section 8.4.6 Correctional Facility*
  - Clarify how separation distances between correctional facilities and residences are measured.
  - Reduce the separation distance between correctional facilities and residences.
  - Clarify when a special use permit is required.
  - Create an administrative review path for vertical expansions that do not require an increase in the building footprint.

### CONCLUSION

If approved, these revisions would modify Table 7.1-1, Table of Uses and Chapter 8 for compliance with state and federal mandates. Staff recommends approval of the attached ordinance amendment 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 2025 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 *Table 7.1-1 and Section 8.4.6* of the Unified Development Ordinance (UDO) to update standards for correctional facilities.

**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 7.1 Table of Uses*, of the UDO as follows:

TABLE 7.1-1: TABLE OF USES

USE CATEGORY	Defined	Supp. Reg Ch.	Parking Reg Ch.	O-1	OLC
CORRECTION FACILITY, CLASS 1	Y	8.2.6	10	CS	CS

**Section 2.** This text amendment shall revise *Section 8.4.6* in the UDO as follows:

8.4.6 CORRECTIONAL FACILITY

- A. The principal structure ~~and any accessory use or structure~~ (excluding property boundary fencing) shall be located at least ~~five~~ three hundred (~~500~~ 300) feet from any residential structure ~~or property~~ located in a residential zoning district. This distance shall be measured from the building face of the principal structure to the residential structure.
- B. That property boundary fencing shall not employ barbed wire, razor wire, electrical fencing, or similar materials where abutting property located in a residential district. Said fence shall be setback twenty (20) feet from the property line.
- C. In addition to the security fencing, the landscaping requirements for a Type B buffer yard shall be provided on the exterior of fencing wherever it is adjacent to a street or property in a residential district.
- D. Any facility larger than five (5) acres shall have direct access to a major or minor thoroughfare as depicted on the most currently adopted version of the local thoroughfare plan or comprehensive transportation plan.
- E. Any expansion of a correctional facility building footprint requires a special use permit ~~or conditional rezoning~~. Vertical expansions that do not require an increase of the building footprint shall be exempt from this requirement.

**Section 3.** All ordinances or portions of ordinances in conflict herein are hereby repealed.

**Section 4.** 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 5.** This ordinance shall take effect and be in force from and after the date of its adoption.

**Section 6.** This ordinance is consistent with the Gastonia 2025 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

(Ord25)