



**Gastonia Planning Commission
Meeting Schedule
January 9th, 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 December 5th, 2024 Minutes

ITEM 2: Public Hearing – 1801 E. Franklin Boulevard (File #202400476)

Subject hearing involves a request to rezone approximately 0.44 acres from C-1 (Neighborhood Business) to C-3 CD (General Business – Conditional District). The subject property is located at 1801 E. Franklin Boulevard and is owned by SAS Real Estate, LLC.

Staff Presentation: Jordan Tubbs, AICP – Senior Planner

ITEM 3: Public Hearing – Fallswood Drive & Lyon Street (File #202400590)

Subject hearing involves a request for annexation and assignment of zoning for approximately 23.44 acres from Gaston County RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to City of Gastonia RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots). The subject property is located on Fallswood Drive and Lyon Street and is owned by the City of Gastonia.

Staff Presentation: Maddy Gates, AICP – Senior Planner

ITEM 4: Public Hearing – Unified Development Ordinance Amendment (File #202400625)

Subject hearing involves a request to amend Section 7.3-1 Bulk and Use Chart to the Unified Development Ordinance to clarify use and building lot standards.

Staff Presentation: Maddy Gates, AICP – Senior Planner

ITEM 5: OTHER BUSINESS

ITEM 6: ADJOURNMENT
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UPCOMING IMPORTANT DATES

January 21st & February 4th – City Council Meeting – 6:00 p.m.

February 6th – Planning Commission Meeting – 5:30 p.m.

Gastonia Planning Commission December 5th, 2024 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:40 pm on Thursday, December 5th, 2024, in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Vice Chair Chad Ghorley and Commissioners Megan Chapman, Carl Harris, Jeff Howe Anthony Gallant

Absent: Chair Kristie Ferguson, Commissioners Glenn Silverman and Julie Coffey

Staff Members Present: Charles Graham, Quentin McPhatter, Sushil Nepal, Maddy Gates, Jordan Tubbs, Joe Gates, Tucker Johnson, Cory Steiss, Becky Mintz, Brent Ratchford

Item 1a: Role Call / Sound Check

Vice Chair Chad Ghorley declared a quorum for the meeting.

Item 1b: Calls/Contacts to Planning Commission Members

No Commissioners were contacted.

Item 1c: Approval of November 7th, 2024 Meeting Minutes

Commissioner Chapman made a motion to adopt the November 7th, 2024 minutes as presented and Commissioner Harris seconded the motion. The motion to approve the November 7th, 2024 meeting minutes was unanimously passed (5-0).

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

Item 2: Public Hearing (Continued from Nov. 7th) – S. New Hope Village (File #202400109)

Subject hearing involves a request to rezone approximately 38.11 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and C-2 CD (Highway Business – Conditional District) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located between S. New Hope Road and Lowell Bethesda Road and is owned by multiple owners.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. The zoning map was presented. Ms. Gates stated that the subject request was continued from the November 7th, 2024 meeting and that the applicant and property owners have resolved any outstanding acreage discrepancies. Ms. Gates stated that the city has received a revised survey with the accurate property boundary and acreage. She also noted that there is approximately 4,159 square feet of additional property that has been added to the request from tax parcel 148795, as shown on the attached survey. Ms. Gates noted that the City has re-advertised the item and notified the necessary property owners. She stated that the request was for 38.11 acres located between S. New Hope Road and Lowell Bethesda Road. She discussed the zoning and land uses of the surrounding properties, which were primarily residential with some commercial along S. New Hope Road. Ms. Gates stated that the request was for PD-RRDD for a maximum of 93 single-family homes. The site plan was displayed. She stated that all single-family homes are front loaded with a minimum lot width of 56-feet. Ms. Gates discussed the access points from S. New Hope Road and Swamp Chestnut Oak Drive, which she stated would connect through the Bethesda Oaks neighborhood. She discussed the revisions to the site plan since the November 7th, 2024 Planning Commission meeting which included the addition of lot number 93, additional tree save area, and enhanced landscaping along lot number 49. The survey was displayed. Ms. Gates discussed the changes in the property boundary as submitted by the applicant.

She stated that there were some additions to the conditions since the November 7th, 2024 meeting; she displayed the agreed upon conditions on the monitor and provided hard copies to all Commissioners. Ms. Gates stated that condition number seven and condition number nine have been added to the petition with agreement from the applicant. She noted that condition number seven referred to the enhanced landscaping along the northern property line of lot number 49. She also stated that the applicant has agreed to provide a landscape easement along the rear of lots numbered 13-37 and 47-48 to act as a natural buffer, which was reflected by condition number nine. Ms. Gates identified these conditions as they relate to the site plan. She stated that all other conditions have remained the same. Ms. Gates displayed the elevations and noted that it reflects a variety of front loaded single-family home products. She stated that the request is consistent with the 2025 Future Land Use Map for residential uses and that staff is recommending approval of the request as presented.

With no questions for Ms. Gates, Vice Chair Ghorley requested the City Traffic Engineer, Cory Steiss, to approach for questions. Commissioner Harris asked Mr. Steiss if there would be any stop signs in the development. Mr. Steiss replied that stop signs would typically be required at an intersection for sight distance and stop distance. He stated that the cul-de-sac in the northwestern corner would have a

Gastonia Planning Commission December 5th, 2024 Meeting Minutes

stop sign but noted that it will be reviewed further during the construction documents. Vice Chair Ghorley asked Mr. Steiss if there will be no parking signs on the road in the development. Mr. Steiss replied that the requirement for on street parking is a minimum of 24 feet of pavement and that parking is allowed on one side only. Mr. Steiss noted that any road under 24 feet of pavement would not allow on street parking. Vice Chair Ghorley asked if the proposed development has 24-feet of pavement in the street cross section and stated that he had concerns for parking on both sides of the street. Mr. Steiss replied “Yes” and noted that parking would only be allowed on one side of the street.

Vice Chair Ghorley recognized the applicant Richard Denzler, 1673 Perth Road, Mooresville, NC. Mr. Denzler discussed the changes to the property boundary and site plan including the addition of lot number 93 and the relocation of the tree save area. Vice Chair Ghorley asked Mr. Denzler what type of plantings would be included for the enhanced landscaping along lot number 49. Mr. Denzler stated that it will be further determined during construction document review but that it would include evergreen trees and vegetation. Vice Chair Ghorley asked Mr. Denzler if he had discussed any traffic calming measures for the stub connection to Swamp Chestnut Oak Drive with the Bethesda Oaks community. Mr. Denzler replied “No” but stated he was open to discussion with the neighborhood. Vice Chair Ghorley stated that he had concerns for additional vehicles and traffic traveling through Bethesda Oaks, specifically Southern Red Oak Lane, which is narrow.

Vice Chair Ghorley recognized Bill Radcliff, 2530 Cyprus Oak Drive, Gastonia, NC. Mr. Radcliff stated that he is the Home Owners Association (HOA) president for the Bethesda Oaks neighborhood and that he will be presenting on behalf of the neighborhood. He stated that the neighborhood is in favor and in opposition of the development. Mr. Radcliff expressed thanks to staff and the applicant for providing additional conditions in regards to buffers and landscaping. He stated that the major concern for the neighborhood was the connection to Swamp Chestnut Oak Drive. Mr. Radcliff stated that the site plan presented at the neighborhood meeting only had one connection to Swamp Chestnut Oak Drive and did not include the southernmost stub, which is now shown on the site plan. Mr. Radcliff provided the Commissioners with hard copies of the neighborhood meeting site plan and a picture of the parking conditions on Swamp Chestnut Oak Drive. He expressed concern for the southernmost stub stating that it would bring additional traffic through the neighborhood when future development occurs. He stated that the biggest concerns for the Bethesda Oaks neighborhood are traffic and the potential for it to become a cut through. Mr. Radcliff shared the second picture which was of current parking conditions on Swamp Chestnut Oak Drive. He stated that the picture reflected parking on both sides of the street which did not leave enough room for vehicles to pass. Mr. Radcliff stated that he felt Swamp Chestnut Oak Drive should have been designed wider, since it is a stub road, to accommodate parking and bidirectional road traffic. Mr. Radcliff noted that he felt the development was a nice project, however, he stated that the traffic and the addition of new vehicles, due to the stub, is a major concern. Mr. Radcliff stated that he has spoken with the applicant and that the applicant is in agreement to make Swamp Chestnut Oak Drive an emergency access. Lastly, he asked the Commissioners to consider the Bethesda Oaks neighborhood’s concerns for a mutually agreeable product.

Commissioner Chapman asked Mr. Radcliff to clarify what road he was referring to as an emergency access. Mr. Radcliff stated that it was the stub connection to Swamp Chestnut Oak Drive. Mr. Radcliff discussed the concept of having a Knox Box for fire and emergency services. Vice Chair Ghorley asked Mr. Radcliff for clarification on the picture of parked vehicles that he presented to the Commissioners. Mr. Radcliff stated that the picture was taken on Swamp Chestnut Oak Drive and that the orientation of the picture is facing the stub at the end of the road, which is south.

Vice Chair Ghorley asked Mr. Radcliff what concerns neighbors have that live closest to the new development. Mr. Radcliff replied that the main concerns are primarily traffic but also privacy and setbacks, and stormwater. Mr. Radcliff stated that Swamp Chestnut Oak Drive should have been designed as a wider street if it was intended to support future development. He noted that the on street parking on Swamp Chestnut Oak Drive can prohibit bidirectional traffic and potentially emergency services. Vice Chair Ghorley asked if there are no parking signs on Swamp Chestnut Oak Drive. Mr. Radcliff replied “Yes” and stated that enforcement has been lacking. Commissioner Harris and Mr. Radcliff discussed the size of the roads in the Bethesda Oaks neighborhood.

Commissioner Gallant asked Mr. Radcliff what could be done to address the Bethesda Oaks resident’s concerns. Mr. Radcliff replied stating that most of the concerns have been addressed, however, they would prefer to not have the connection on Swamp Chestnut Oak Drive. Commissioner Harris asked if that meant that the neighborhood did not want connectivity. Mr. Radcliff replied “Yes”. Commissioner Howe asked Mr. Radcliff if the parking issues would remain even if the emergency access was provided. Mr. Radcliff replied “Yes” stating that they need to work further with the Police Department to address it. Mr. Radcliff discussed concerns that the Swamp Chestnut Oak Drive connection would become a larger cut through for traffic from S. New Hope Road and Lowell Bethesda Road. The Commissioners discussed the adjoining properties.

Gastonia Planning Commission December 5th, 2024 Meeting Minutes

Mr. Denzler approached for rebuttal. Commissioner Chapman asked if the property owner “Skyview Two Holdings” was the developer. Mr. Denzler replied “No” and explained that Skyview Two Holdings was the property owner for the golf driving range to the south. Commissioner Howe asked what the potential negative impacts could be from only having one access for the development, if Swamp Chestnut Oak Drive did not connect. Mr. Denzler replied stating that from a developer and builder standpoint, there are no negatives. He stated that the ordinance requirement is one access per 100 homes which they would meet. Mr. Denzler stated that he is agreeable to the emergency access at Swamp Chestnut Oak Drive.

The Planning Director, Sushil Nepal, stated that the stub connection to Swamp Chestnut Oak Drive is an ordinance requirement and cannot be removed. He stated that the existing stub was designed for a future connection. He discussed the intent of the ordinance as it refers to stub connections and stated that it is a requirement for all new subdivisions for neighborhood connectivity and traffic distribution. Vice Chair Ghorley asked if the southernmost stub could potentially connect to Lowell Bethesda Road. Mr. Nepal replied stating that the future stub connection is unknown, however, there are ordinance requirements in terms of design and development standards for safety and traffic flow.

With no further discussion, Commissioner Harris made a motion to approve the request as presented. Commissioner Gallant seconded the motion. The motion to approve the request as presented was unanimously passed (5-0).

Item 3: Public Hearing – 1519 N. Webb Street (File #202400353)

Subject hearing involves a request to rezone approximately 3.52 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to I-U (Urban Industrial). The subject property is located at 1519 N. Webb Street and is owned by 1519 N Webb, LLC.

Vice Chair Ghorley opened the public hearing and recognized Jordan Tubbs, Senior Planner, for staff’s presentation. The zoning map was presented. Mr. Tubbs stated that the subject property is 3.52 acres located at 1519 N. Webb Street, and is zoned RS-8. He stated that the applicant is requesting to rezone the property to I-U, which is the Urban Industrial district. Mr. Tubbs read the definition of the Urban Industrial zoning district as it was identified in the Unified Development Ordinance (UDO). He highlighted that the purpose of I-U, as defined in the ordinance, was to encourage the redevelopment of older industrial uses for commercial and/or residential purposes. Mr. Tubbs discussed the adjoining zoning and land use trends, stating that directly west of the subject property is the Webb Street School and that many of the properties with commercial zoning in the area consist of a mix of residential, industrial and commercial uses. Mr. Tubbs noted that the subject property was formerly the Arlington Elementary School, which was closed in 2004 by the Gaston County Board of Education. He stated that as of present, the original school building remains on the property but is vacant. Mr. Tubbs also stated that as a standard practice, a zoning permit would be required for a change of use of the property and the operation of a new business which would ensure that the existing structure meets or is updated to commercial building code and would be conforming to any applicable supplemental regulations, as listed in the ordinance. Mr. Tubbs concluded stating that the Future Land Use Map in the 2025 Comprehensive Plan indicates public and institutional uses for the proposed site which is primarily related to the presence of the Webb Street School and the previous Arlington School. He stated that the existing building has remained vacant since 2004 and that staff feels the I-U zoning district can potentially allow for redevelopment of the property. He also noted the presence of existing I-U, C-1, C-3 and RS-8 zoning adjoining the property. Mr. Tubbs stated that due to the mix of uses and zoning in this area, a request for I-U would be compatible with the surrounding area and that staff is recommending approval of the request as presented.

Commissioner Harris asked Mr. Tubbs what the intended future land use was for the site. Mr. Tubbs replied stating that the future land use map indicated public and institutional use for the parcel. Mr. Harris asked Mr. Tubbs what the applicant’s intended use was going to be for the existing building and the property. Assistant City Attorney, Charles Graham, stated that the request was for a general rezoning and that the Commission should consider all uses allowed in I-U.

Vice Chair Ghorley recognized the applicant, Sanjive Bhasin, 715 E. Woodlawn Road, Charlotte, NC. Mr. Bhasin addressed the question about the intended use stating that he is considering three different options. He stated that the primary option was for a continuing care facility using the existing building. Mr. Bhasin followed by noting that if his investors felt the primary option did not meet financial milestones, the second option was to use the building for mini storage. Mr. Bhasin stated that the third option was to convert the building into apartments, but due to the expensive nature of the building conversion, the third option is not being seriously considered at this time.

Commissioner Harris thanked Mr. Bhasin for taking an interest in revitalizing the deteriorated structure that has been vacant since 2004. With no further questions for the applicant and no further members of the public signed up to speak, Vice Chair Ghorley asked for the wishes of the Commission.

Gastonia Planning Commission December 5th, 2024 Meeting Minutes

Commissioner Chapman asked staff how this rezoning would affect Webb Street School. Mr. Tubbs replied stating that certain permitted uses in I-U that may not be compatible with existing uses would require additional supplemental regulations in the UDO such as buffering requirements or distance requirements in an effort to protect those existing surrounding and more sensitive uses.

Commissioner Chapman and Mr. Graham discussed the option of continuing the request due to concerns for some of the uses allowed in I-U. The Planning Director, Sushil Nepal, stated that the applicant has shown a willingness to have conditions added to the request. Mr. Nepal discussed the potential for the applicant to withdraw the current petition and submit a conditional rezoning. Vice Chair Ghorley discussed the differences between a general rezoning versus a conditional rezoning, specifically noting the possibility to restrict uses with conditional zoning. Mr. Bhasin expressed concern about the timing of a conditional rezoning and the production of a site design plan. Mr. Nepal explained that since the project would be using an existing structure, the design process would be less intense than developing on a vacant parcel. Mr. Nepal stated that the applicant can meet with staff to assist with the conditional rezoning process. Mr. Bhasin stated he would plan to withdraw the current application and come back with a conditional rezoning request.

Commissioner Chapman made a motion to continue the request to the January 9th, 2025 Planning Commission hearing to provide the applicant time to work with staff. Commissioner Harris seconded the motion. The motion to continue the request to the January 9th, 2025 meeting was unanimously passed (5-0).

Item 5: OTHER BUSINESS

Ms. Gates provided City Council updates from November, 2024. Ms. Gates also announced the new Planning Director, Sushil Nepal.

Item 6: ADJOURNMENT

Vice Chair Ghorley entertained a motion to adjourn. Commissioner Gallant made a motion to adjourn and Commissioner Harris seconded the motion. The motion to adjourn was unanimously passed (5-0). The meeting adjourned at 7:00 PM.

Rebeca Mintz, Secretary

Kristie Ferguson , Chairperson

**PUBLIC HEARING
STAFF REPORT**

File # 202400476

GPC Hearing Date: January 9th, 2025

OWNER: SAS Real Estate LLC
APPLICANT: Tom McPhaul
PROPOSED ZONING ACTION: Rezoning from C-1 to C-3 CD
LOCATION: 1801 East Franklin Boulevard (PID: 117564)
TOTAL TRACT SIZE: Approximately 0.44 acres
WARD: 2

EVALUATION:

Site Description and Background

The subject property for this request consists of one 0.44-acre tax parcel located on the south side of East Franklin Boulevard. The parcel (PID: 117564) is currently zoned C-1 (Neighborhood Business). There is a 2-story vacant building located on the front half of the parcel and the rear half of the property is a paved parking lot.

The applicant is requesting to rezone to C-3 CD (General Business – Conditional District) to facilitate an automobile sales business. Access to the site is proposed from Ridge Lane where sidewalk and other road improvements will be required. Sidewalk construction will also be required along the frontage of the subject property to match existing sidewalk on East Franklin Boulevard.

Points of ingress/egress, sidewalk, road improvements and parking will be further reviewed during the zoning permitting process.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 15 vehicle display spaces.
2. Access points, parking, sidewalks and other required road improvements are to be finalized during the review processes.
3. Operations shall meet all applicable supplemental regulations for the automobile sales provided in Section 8.2.11 of the UDO with the exception of requirement E.; The display of vehicles in the yard fronting E. Franklin Boulevard shall be prohibited.
4. Applicant/developer shall construct and maintain a 6' privacy fence along the rear (southern) property line by final site inspection.
5. All signs pertaining to the business must be reviewed by staff for compliance with the UDO and must receive an approved zoning permit prior to being erected.
6. In no instance shall the zoning conditions exempt a project from other development requirements.
7. 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 subject property fronts on a commercial corridor with a variety of commercial uses. The area to south of the subject property is a residential neighborhood. The property is outlined by C-2 (Highway Business) to the east and south. Property zoned RS-12 (Residential Single Family) is directly to the west. Property to the north, on the opposing side of E Franklin Blvd., is zoned C-3 (General Business).

Available Public Facilities

Water and sewer are available on East Franklin Boulevard and Ridge Lane.

Consistency with City of Gastonia Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial use for the subject property.

Conclusion

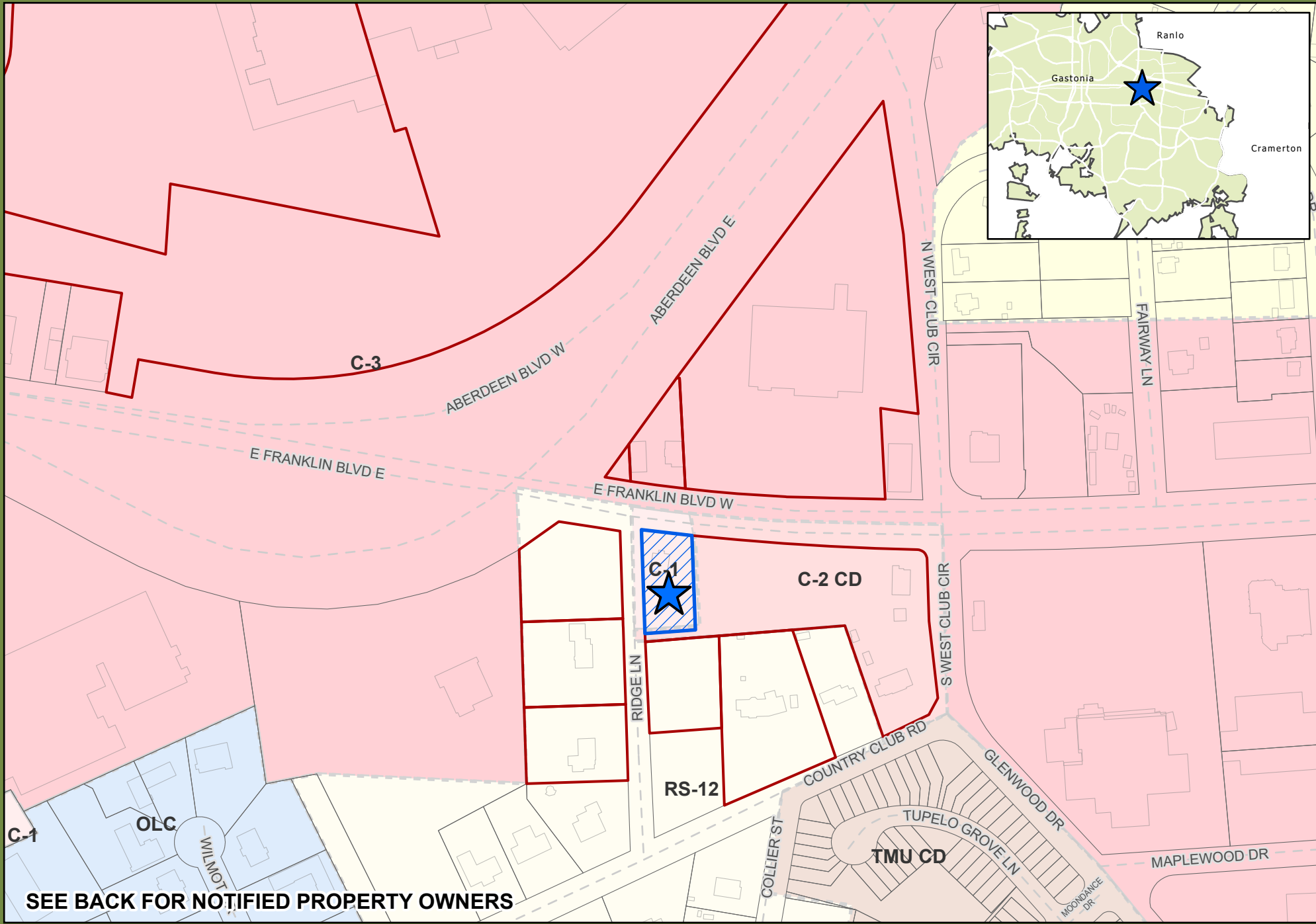
The request includes a rezoning from C-1 (Neighborhood Business) to C-3 CD (General Business – Conditional District) to facilitate the use of automobile sales. Based on the 2025 Comprehensive Plan, proposed conditions, and the submitted site plan, **staff recommends approval of the request as presented.**





Jordan Tubbs, MEPD
Senior Planner

Statement of consistency and reasonableness (motion to approve): *Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for an automobile sales business to be reasonable, compatible, and in the public's interest.*








Statement of consistency and reasonableness (motion to deny): *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



Applicant: Tom McPhaul
Owner: SAS REAL ESTATE LLC
Planning Comm Hearing: January 9, 2025
Request: C-1 to C-3 CD
Ward: 2
Total Tract Size: approx. 0.44 acres
Parcel ID #: 117564

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

ZoningUDO

-  C-1 Neighborhood Business District
-  C-2 CD Highway Business Conditional District
-  C-3 General Business District
-  OLC Office Light Commercial
-  RS-12 Residential 12000 sqft lots
-  RS-8 Residential 8000 sqft per lot
-  TMU CD

SEE BACK FOR NOTIFIED PROPERTY OWNERS

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.

WHITE SETH T JR & STEWART NANCY JEAN W

SAS REAL ESTATE LLC

EBR GASTONIA LLC

WEATHERLY JAMES BRYAN

CASTILLO CARLOS & CASTILLO JULIA

WHITE SETH T JR & STEWART NANCY JEAN W

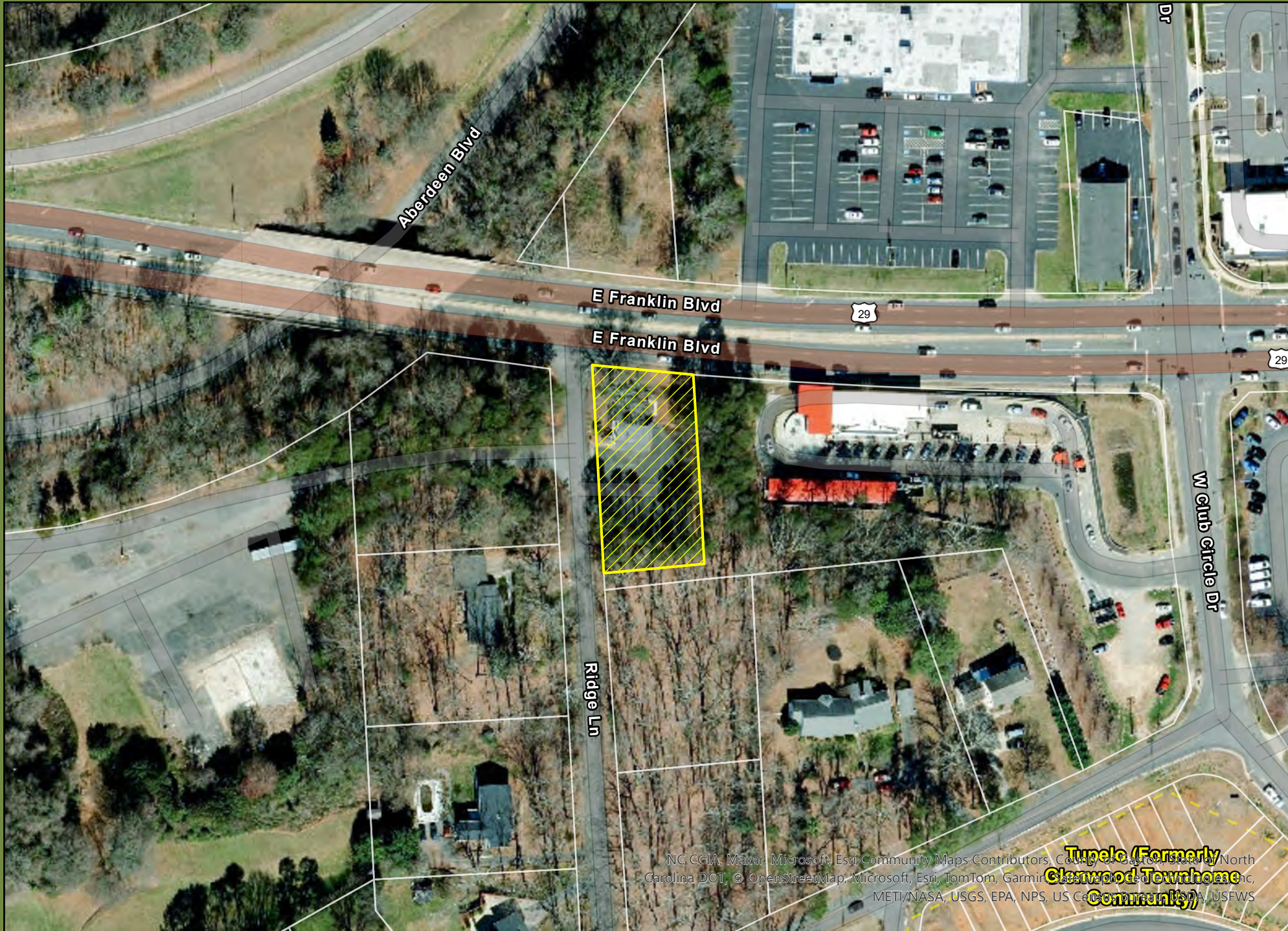
HABITAT FOR HUMANITY OF THE CHARLOTTE REGION INC

MONTIEL LAND TRUST ON COUNTRY CLUB




RHYNE DEBBIE ANN & SCHMIDT CANDACE RHYNE

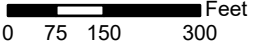
EASTRIDGE LP

SXCW PROPERTIES LLC



Applicant: Tom McPhaul
Owner: SAS REAL ESTATE LLC
Planning Comm Hearing: January 9, 2025
Request: C-1 to C-3 CD
Ward: 2
Total Tract Size: approx. 0.44 acres
Parcel ID #: 117564

-  **Subject Property**
-  **City Limit**
- PARCELS_VW**
-  **Developments**
- 2000 to Present**

1:1,800
 Plot Date: 12/18/2024
 Feet

NC CGIA, Maxar, Microsoft, Esri, Community Maps Contributors, County of Gaston, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SatNav, Ion Geospatial, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**Tupelo (Formerly
 Glenwood Townhome
 Community)**



LM AUTO SALES, LLC 1801 EAST FRANKLIN BLVD PARKING LOT LAYOUT

DESIGNER:
Robert Comery
1507 Eastway Drive
Dallas NC 28034

rcomery@designsignatures.com
704-654-6366



EXISTING SITE

2 EXISTING SITE PLAN
1" = 20'-0"

LM AUTO SALES, LLC 1801 EAST
FRANKLIN BLVD PARKING LOT
LAYOUT

DATE: September 1st, 2024
DESIGN: 1
DRAWN: Author
REVIEW: Checker

REVISIONS
No. Date Description

Cover Sheet

A00

SHEET OF

C:\Users\paw\OneDrive\Documents\DESIGN\2024\1801_E Franklin Blvd Site Plan_Tom MacCormack\1801 E Franklin Blvd Site Plan.rvt
2/29/2024, 9:04:51 AM



① SITE PLAN
1" = 10'-0"

DESIGNER:
 Robert Comery
 1507 Eastway Drive
 Dallas NC 28034
 rcomery@designsignatures.com
 704-654-6366



LM AUTO SALES, LLC 1801 EAST
 FRANKLIN BLVD PARKING LOT
 LAYOUT



DATE: September 1st, 2024
 DESIGN: 7
 DRAWN: Author
 REVIEW: Checker

REVISIONS

No.	Date	Description



Site Plan

A01



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.): conditional use
car lot - c3
farm c1

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): 117564

3. Subject property addresses: 1801 E FRANKLIN Blvd
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. Yellow House on top of Hill
FACING FRANKLIN Blvd

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? _____

7. The real property to be rezoned is owned in fee simple by _____ as evidenced in deed from (date) _____ recorded in DB: _____ PG: _____ 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). SAS REAL ESTATE, LLC

12. Name and address of applicant: TOM McPhaul 200 W MAIN AVE GASTONIA, NC

Telephone #: 704.923.5672 E-mail address: T. McPhaul@yahoo.com

13. Interest in subject realty: PROPERTY MGR

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

If yes, please explain NO

16. Name and address of person to present item at public hearing: TOM McPhaul
1201 W 200 W MAIN AVE GASTONIA NC 28052

Telephone number: 704.923.5672 Email: T. McPhaul@yahoo.com

I, TOM McPhaul, certify that I have read the information provided in the public hearing information package on the 4 day of NOV, 2021.

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

_____	_____
_____	_____
_____	_____
_____	_____

**PUBLIC HEARING
STAFF REPORT**

File # 202400590

GPC Hearing Date: January 9th, 2025

OWNER & APPLICANT: City of Gastonia

PROPOSED ZONING ACTION: Rezoning from RS-12 (County) to RS-12

LOCATION: Frontage on Fallswood Drive and Lyon Street, north of Davis Park Road (PID: 223762)

TRACT SIZE: Approximately 23.44 acres

WARD: County to 6 (City)

EVALUATION:

Background and Request

The subject property for the request consists of one tax parcel currently zoned RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) in Gaston County. The City of Gastonia, as the applicant and property owner, is requesting to annex the property into the city and assign RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) zoning. The subject property is contiguous with city limits and is located with frontage on Fallswood Drive and Lyon Street, approximately 550-feet north of Davis Park Road. As of present, the property is currently wooded and remains undeveloped.

An annexation petition has been filed by the City of Gastonia to incorporate the property it owns into the city limits, which can provide opportunities for improved municipal oversight, access to city services, enhanced infrastructure development, and a more cohesive approach to long-term planning and land use. Both the annexation and assignment of zoning requests will be heard by the City Council on January 21st, 2025.

Adjoining Properties and Land Use Trends

Adjoining properties consist of residential zoning and land uses in Gaston County and the City of Gastonia. To the north, along Lyon Street, is single-family residential uses in the Crawford Heights neighborhood, located in the City of Gastonia, zoned RS-12. Northwest of the subject property is a vacant parcel zoned RS-12 in Gaston County. Directly to the west, south and east is Gaston County RS-12 zoning consisting of single-family residential uses in the Fleetwood Acres neighborhood.

Available Public Facilities

- Sewer is available within the property.
- Water service will require an extension from Crawford Avenue.

Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property. The request for RS-12 zoning, which is primarily geared towards single-family residential development with a standard minimum lot size of 12,000 square feet, 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 Suburban Development, which “consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multifamily houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.” (Gaston County 2035 Comprehensive Land Use Plan; Adopted September 27, 2016).

Conclusion

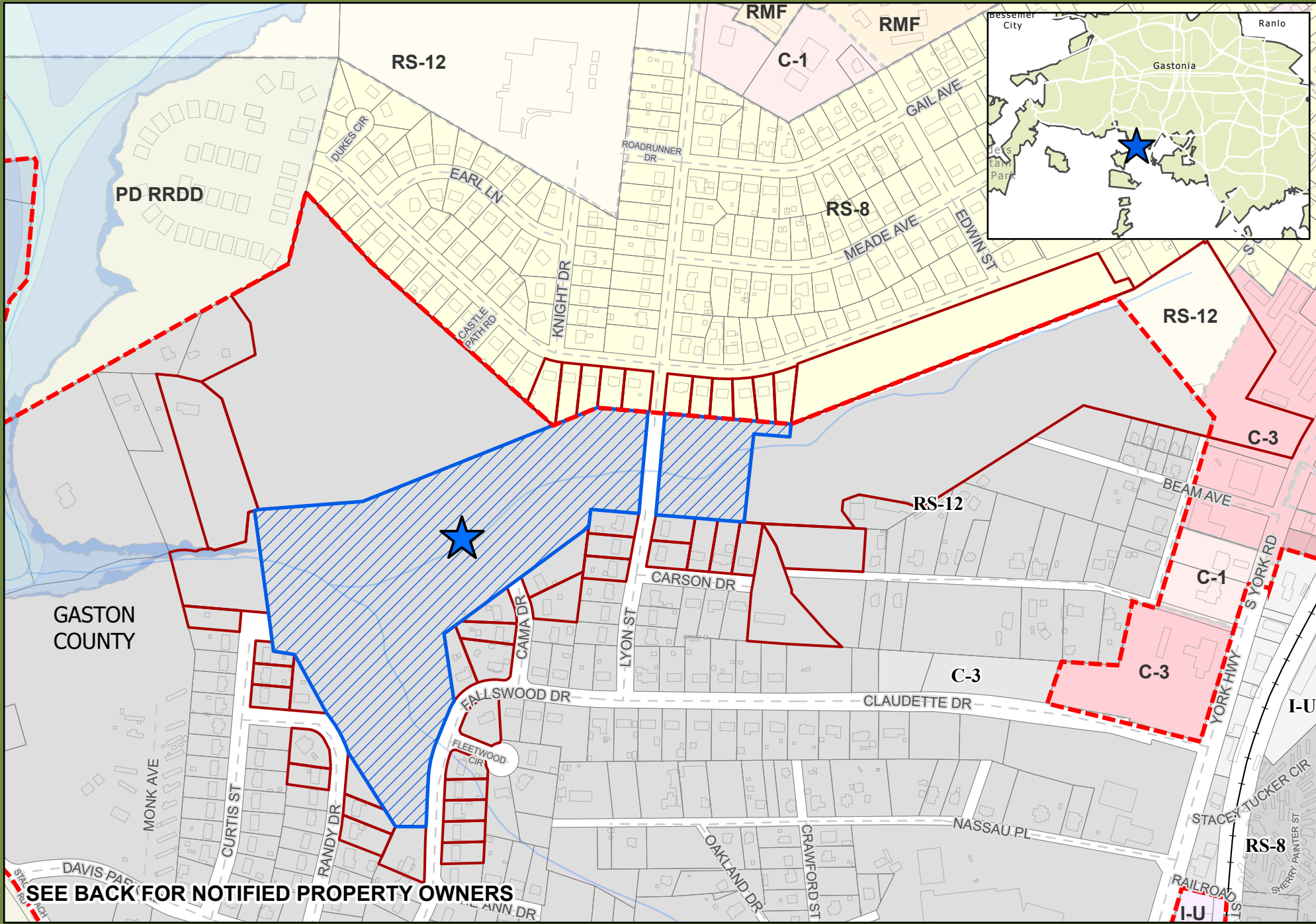
The applicant has requested to annex tax parcel 223762 into the City of Gastonia and assign RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) zoning. Based on the consistency with the 2025 Comprehensive Plan as well as the surrounding zoning and land uses, a request to a residential zoning district is compatible. **Staff recommends approval of the request as presented.**



Maddy Gates, AICP
Senior Planner

Statement of consistency and reasonableness (motion to approve): *The proposed zoning is consistent with the 2025 Comprehensive Plan and will result in the potential development of a residential use. The Planning Commission considers an affirmative vote to be reasonable and in the public's interest.*

Statement of consistency and reasonableness (motion to deny): *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



Applicant: City of Gastonia
Owner: City of Gastonia
Planning Comm Hearing: January 9, 2025
Request: RS-12 (Co.) to RS-12 (City)
Ward: County to 6 (City)
Total Tract Size: approx. 23.44 acres
Parcel ID #: 223762

- Subject Property**
- Notified Owners**

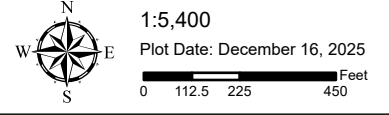
- ZoningUDO**
- C-1 Neighborhood Business District
 - C-3 General Business District
 - C-3 CUP General Business Conditional Use Permit
 - I-U Urban Industrial District
 - PD PRD Planned Development District
 - Planned Residential Development District
 - RS-12 Residential 12000 sqft lots
 - RS-8 Residential 8000 sqft per lot
 - RMF Residential Multi-Family District
 - PD RRDD Planned Development Revised Residential Development District

- Gaston County Zoning**
- C-3
 - I-U
 - RS-12
 - RS-8

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.

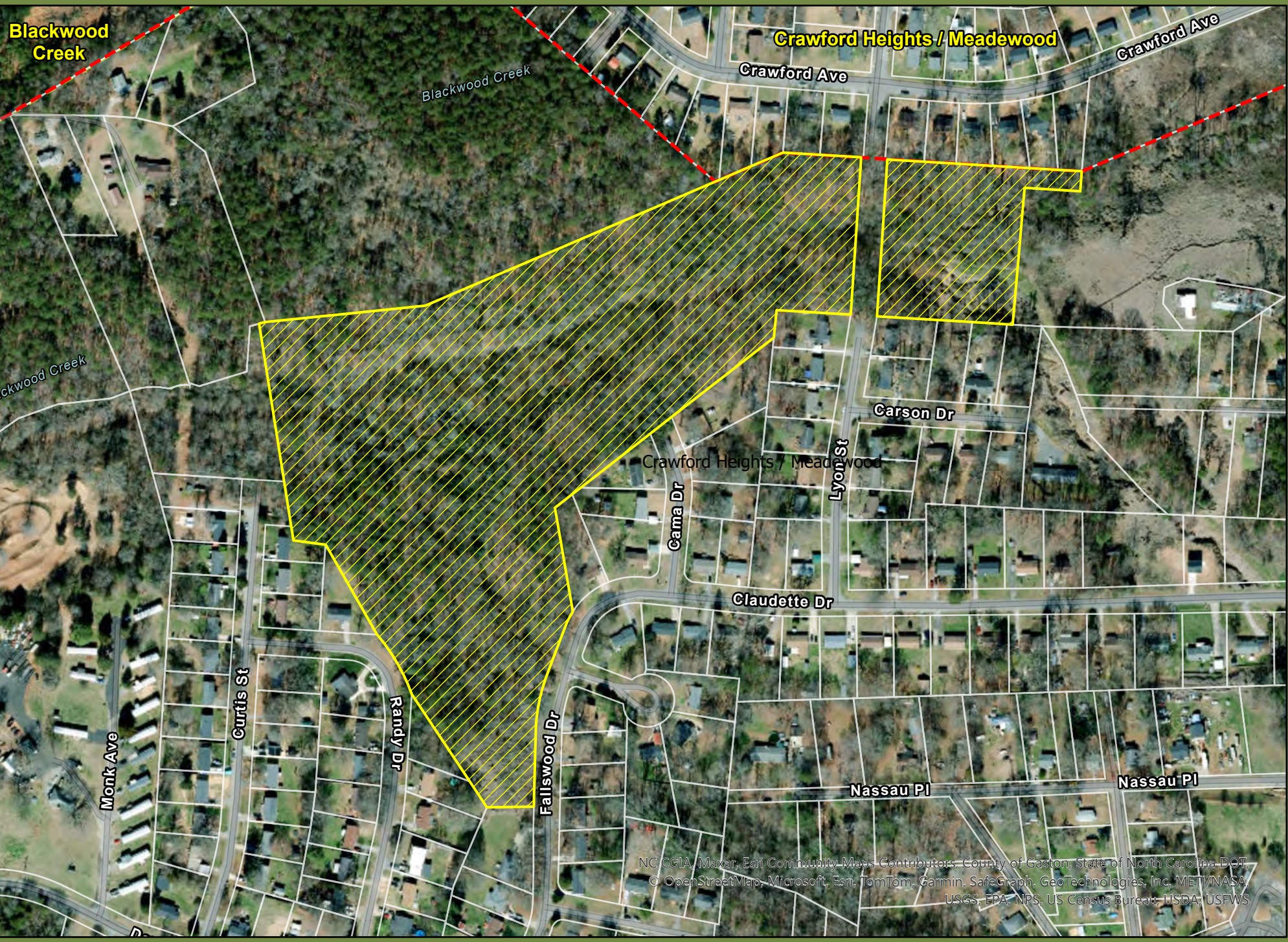
SEE BACK FOR NOTIFIED PROPERTY OWNERS

**Application
 PLMA202400590**



MONK RONALD E
REGULES ALEJANDRA NICOLAS
GP CITADEL CAPITAL LLC
GILLRIST MLK GROUP LLC
GILLRIST MLK GROUP LLC
SANDERS ZINNIE
GILLESPIE WILLIAM B
RAMSEY GERALD C JR
SPANN STANLEY D & SPANN JUANITA
ADAMS NATHANIEL & ADAMS REGINA
CEASAR BRIGHT CEASAR BETTY
HILL JONATHAN MARK
HILL EARL JACKSON III & MARY BAKER HILL LIVING TRUST
AQUA NORTH CAROLINA INC
PEELER KIMBERLY CAROL
PLAZA MIDWOOD PROPERTIES LLC
HASKINS TIMOTHY ANDREW & HASKINS HOLLY C
CABANAS-VARGAS MARCELO & ISIDRO-MERINO JUANA
SEBASTIANO KAYLA MARIE
MCCLEARY DONNA
NANCE JOHN COOK JR & NANCE FREIDA C
BSFR I OWNER I LP
PAREDES-DIAZ ALEJANDRINA & TABORA JOHAN
M & E INVESTMENT COMPANY LLP
AQUA NORTH CAROLINA INC
CLINE RANSOM DURWOOD
BEATY JEFFREY SCOTT & BEATY MARY KATHRYN
ODONOHUE RICKY CHARLES
GTOWN REDEVELOPMENT LLC
VILLAMAN BERNARDINO VILLARREAL & CABALLERO DANEZZA V
MCABEE GERALD R HEIRS
FRYE SERVICES LLC

GAMBRELL N GARY & GAMBRELL LINDA
EXPERT BUILDERS LLC
PARDO JUAN RODRIGO GIRALDO
BOWKER JASON NEIL
HORD STEVEN VENTONIO
DONNELLY HENRY
OBERG BRIAN & PARRISH SARAH
WILSON REGINALD & WILSON DEBORAH A
TOE RIVER CAPITAL LLC
WALKER MARY O
MOODY MARY M & JONES MITCHELL LEE
WILLIAMS ROGER DALE
HOWE EDWARD O JR
TRIMNAL PATTY ANN LIFE ESTATE
GASTONIA CITY OF
LARRY AND PAULA PRESSLEY LIVING TRUST
GILLESPIE PROPERTIES LLC
TURNER DANA JOHN


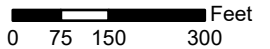


Applicant: City of Gastonia
Owner: City of Gastonia
Planning Comm Hearing: January 9, 2025
Request: RS-12 (Co.) to RS-12 (City)
Ward: County to 6 (City)
Total Tract Size: approx. 23.44 acres
Parcel ID #: 223762

 **Subject Property**

 **City Limit**
 PARCELS_VW

 **Developments**
 2000 to Present


 1:4,200
 Plot Date: 12/19/2024
 Feet
 0 75 150 300

NC CGLA, Maxar, Esri Community Maps Contributors, County of Gaston, State of North Carolina DOT,
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 USGS, EPA, NPS, US Census Bureau, USDA, USFWS





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:

- Identify the request (example: rezone from RS-12 to OLC CD; etc.): County RS-12 to City RS-12

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.

- Gaston County Tax Identification Number(s): 223762
- Subject property addresses: No current address

- 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. Property is currently undeveloped and wooded.

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

- 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

- The real property to be rezoned is owned in fee simple by City of Gastonia as evidenced in deed from (date) 1963 recorded in DB: 836 PG: 517 in the Gaston County Registry

- The real property for which the above request is sought is located on the west side of Fallswood Dr between Lyons St and Davis Park Rd having a frontage of Approx. 608 feet and depth of feet and acreage of 23.14.

- Are sewer and water available on the property? Water - no / Sewer - yes

- 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.)

- If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary). N/A

12. Name and address of applicant: City of Gastonia

Telephone #: _____ E-mail address: _____

13. Interest in subject realty: Property Owner

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

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

Telephone number: _____ Email: _____

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.

Quentin McPhatter
Assistant City Manager _____  _____



MEMORANDUM

Date: January 9th, 2025

To: Michael Peoples
City Manager

From: Sushil Nepal, AICP – Planning Director

Subject: Subject hearing involves a request to amend *Section 7.3-1 Bulk and Use Chart* to the Unified Development Ordinance to clarify use and building lot standards. File #202400625

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. The above noted text amendment is for *Section 7.3-1 Bulk and Use Chart* and is intended to clarify building lot standards.

Chapter 7 Use and Building Lot Standards of the UDO includes the table of uses and the bulk and use chart. For the purposes of this text amendment, only the bulk and use chart will be modified, which regulates physical dimensions for either the creation of new lots or for new development on existing lots. This includes typical standards for minimum lot size, minimum lot width, setbacks and maximum height. The purpose of this text amendment is to remove the “Dwelling, Single Family Detached” use from the bulk and use chart for Office, Commercial and Industrial districts, allowing the development guidelines to remain under “All Other Uses”. This portion of text was previously approved; however, staff later identified an error, which will be addressed through the adoption of the attached amendment.

CONCLUSION

If approved, these revisions would modify the bulk and use charts as identified in Section 7.3-1 to clarify specific use and building lot standards. Staff recommends approval of the attached ordinance amendment as presented.

Statement of Reasonableness and Consistency (motion to approve):

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.

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

An ordinance amending *Section 7.3-1* of the Unified Development Ordinance to revise the Bulk and Use Chart to clarify use and building lot standards.

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. *Section 7.3-1* of the Unified Development Ordinance shall be amended as follows:

TABLE 7.3-1 – BULK & USE CHART

	TMU						OLC						O-1						OM					
	A	W	F	S	r	H	A	W	F	S	r	H	A	W	F	S	r	H	A	W	F	S	r	H
Single-family Dwellings, Detached																								
Single-family Dwellings, Attached	Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements						—	—	—	—	—	—
Single-family Dwellings Attached, Two Unit	Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						—	—	—	—	—	—
Dwelling, Multi-Family	Refer to 8.1.10 for requirements						Refer to 8.1.10 for requirements						Refer to 8.1.10 for requirements						—	—	—	—	—	—
Dwelling, Two Family (Duplex)	Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						—	—	—	—	—	—
Urban Multi-Family & Mixed Use Development	Refer to 8.1.4 for requirements						—	—	—	—	—	—	Refer to 8.1.4 for requirements						—	—	—	—	—	—
All Other Uses	3,000/ 5,000 (1)(6)(8)	50 ⁽²⁾⁽⁸⁾	(3)	0 ⁽⁴⁾	20 ⁽⁴⁾	50 ⁽⁵⁾	5,000 ⁽⁶⁾	70 ⁽²⁾	30 ⁽⁷⁾	10	20 ⁽⁴⁾	50 ⁽⁵⁾	5,000 ⁽⁶⁾⁽⁸⁾	70 ⁽²⁾⁽⁸⁾	30 ⁽⁷⁾	10	20 ⁽⁴⁾	50 ⁽⁵⁾	5,000	70 ⁽²⁾	30 ⁽⁷⁾	10	20 ⁽⁴⁾	50 ⁽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. Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses
2. Refer to Sections 9,5 and 13,15,3 for further road frontage requirements.
3. The front yard setback shall be ten (10) to fifteen (15) feet, as measured from the edge of the adjoining front sidewalk.
4. Add ten (10) feet if abutting a residential zoning district.
5. 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.
6. Ten thousand (10,000) square feet for multi-family developments
7. 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 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.

	C-1						C-2						C-3						CBD						UMU					
	A	W	F	S	r	H	A	W	F	S	r	H	A	W	F	S	r	H	A	W	F	S	r	H	A	W	F	S	r	H
Single-family Dwellings, Detached																														
Single-family Dwellings, Attached	Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements						Refer to 8.1.11/8.1.17 for requirements					
Dwelling, Multi-Family	—	—	—	—	—	—	Refer to 8.1.10 for requirements						Refer to 8.1.10 for requirements						Refer to 8.1.10 for requirements						Refer to 8.1.10 for requirements					
Single-family Dwellings Attached, Two Unit	Refer to 8.1.17 for requirements						—	—	—	—	—	—	Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements					
Dwelling, Two Family (Duplex)	Refer to 8.1.17 for requirements						—	—	—	—	—	—	Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements						Refer to 8.1.17 for requirements					
Urban Multi-Family & Mixed Use Development	Refer to 8.1.4 for requirements						—	—	—	—	—	—	Refer to 8.1.4 for requirements						Refer to 8.1.4 for requirements						Refer to 8.1.4 for requirements					
All Other Uses	5,000 ⁽⁴⁾	70 ⁽¹⁾	30 ⁽⁷⁾	10	20 ⁽²⁾	50 ⁽³⁾	5,000	70 ⁽²⁾	30 ⁽⁷⁾	10	20 ⁽²⁾	50 ⁽³⁾	5,000	70 ⁽¹⁾	30 ⁽⁷⁾	10	20 ⁽²⁾	50 ⁽³⁾	None ⁽⁴⁾	None ⁽¹⁾	(5)	None ⁽²⁾	None ⁽²⁾	None	3,000/ 5,000 (4)(6)(8)	50 ⁽¹⁾⁽⁸⁾	(5)	0 ⁽²⁾	20 ⁽²⁾	50 ⁽³⁾

Notes:

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* 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. 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.
4. Ten thousand (10,000) square feet for multi-family developments
5. The front yard setback shall be zero (0) to fifteen (15) feet, as measured from the edge of the adjoining front sidewalk.
6. Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses
7. 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.

	I-1						I-2						I-3						I-U						
	A	W	F	S	R	H	A	W	F	S	R	H	A	W	F	S	R	H	A	W	F	S	R	H	
Single-family Dwellings, Detached																									
Single-family Dwellings Attached	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.11/8.1.17 for requirements						
Dwelling, Two Family (Duplex)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.17 for requirements						
Single-family Dwellings Attached, Two Unit	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.17 for requirements						
Urban Multi-Family & Mixed Use Development	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Refer to 8.1.4 for requirements						
All <u>Other</u> Uses	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None	70 ⁽¹⁾	50 ⁽⁶⁾	20 ⁽²⁾	30	50 ⁽³⁾	None ⁽⁴⁾	50 ⁽¹⁾	⁽⁵⁾	10 ⁽²⁾	20 ⁽²⁾	50 ⁽³⁾	

Notes:

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* 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 zero (0) to twenty (20) feet, as measured from the edge of the adjoining front sidewalk.

Section 2. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 3. 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 4. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 5. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and is reasonable and in the public interest because it promotes health, safety, and welfare.

This the ____ day of _____, 2025.

Richard Franks, Mayor

ATTEST:

City Clerk