



**Gastonia Planning Commission  
Meeting Schedule  
September 4<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 August 7<sup>th</sup>, 2025 Minutes**

**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.

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

**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.

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

**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).

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

**ITEM 5:    OTHER BUSINESS**

**ITEM 6:    ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

September 16<sup>th</sup> & October 7<sup>th</sup> – City Council Meeting – 6:00 p.m.  
October 9<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

**Gastonia Planning Commission**  
**August 7<sup>th</sup>, 2025 Meeting Minutes**

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The Gastonia Planning Commission meeting commenced at 5:30 p.m. on Thursday, August 7<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, Julie Coffey, and Glenn Silverman.

Absent: None

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

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

Chair Kristie Ferguson declared a quorum for the meeting.

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

No Commissioners were contacted.

**Item 1c: Oath of Office**

Gastonia Planning Technician, Rebecca Mintz, administered the oath of office for reappointment of Commissioners Jeff Howe and Glenn Silverman.

**Item 1d: Approval of July 10<sup>th</sup>, 2025 Special Meeting Minutes**

Commissioner Silverman made a motion to adopt the July 10<sup>th</sup>, 2025 meeting minutes as presented and Vice Chair Ghorley seconded the motion. The motion to approve the July 10<sup>th</sup>, 2025 meeting minutes was unanimously passed (8-0).

Chair Kristie Ferguson read the rules of procedure and the time limitation policy.

**Item 2: Public Hearing – 2050 Comprehensive Plan Update**

Chair Ferguson opened the public hearing and recognized the consultant Demetri Baches, Metrocology Inc., for the presentation. A PowerPoint presentation was displayed. Mr. Baches provided a brief recap of the 2050 Comprehensive Plan presentation from July’s Planning Commission meeting, including the timeline for adoption, individuals involved in the process, purpose, and community outreach. He described the city’s vision and the guiding principles, which form the base of the Comprehensive Plan. Mr. Baches noted that feedback was received from the Planning Commission and staff and that a revised draft was provided on July 28<sup>th</sup>, 2025.

Mr. Baches described why a Comprehensive Plan is needed and shared how city staff, developers and residents can use the document. He noted that the Planning Commission will use the Comprehensive Plan frequently and that it will provide the needed tools for determining land use decisions. He presented projections of population growth from the year 2025 to the year 2100, which reflected primary growth in eastern and central Gastonia. Mr. Baches discussed the overall direction of growth from the region’s hub, Charlotte, to surrounding communities, noting that Gastonia is the next corridor of focus with a projection of 36,000 new residents in the next 25 years.

Mr. Baches noted that the 2050 Comprehensive Plan will introduce Place Types and Place Based Planning. He discussed the concepts of corridors, wedges, districts and centers. Mr. Baches explained the place types that will be utilized in the Comprehensive Plan, which include three types of residential, three types of commercial centers, and four types of employment centers. He discussed how the place types would correspond with current zoning in the Unified Development Ordinance (UDO).

Lastly, Mr. Baches discussed the implementation and investment chapter and the action plan of the proposed 2050 Comprehensive Plan. He noted that the document could be and should be amended and expanded as needed to ensure that investments and action plans remain relevant and up-to-date.

Commissioner Silverman asked Mr. Baches what the next steps in the adoption process would be. Mr. Baches stated that the draft has been completed and that a recommendation to City Council is needed. He noted that some minor changes to the draft would likely occur but that the content will remain the same.

Vice Chair Ghorley commended the work of staff, the consultants, the advisory group and the residents for the work and participation that was done to complete this project. Chair Ferguson stated that she was thankful and proud of the effort and collaboration that resulted in the 2050 Comprehensive Plan document.

Commissioner Howe asked staff about the timing of the future UDO update and what the process would entail. Mr. Nepal discussed the differences between a Comprehensive Plan and the UDO, noting

## **Gastonia Planning Commission**

### **August 7<sup>th</sup>, 2025 Meeting Minutes**

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that the Comprehensive Plan is futuristic, high level and involves policy while the UDO is more detailed and includes the law and rules of development. Mr. Nepal stated that City Council had approved the UDO update funding in the recent budget. He discussed the overall timing and process of the project stating that it would likely take one year or longer. Lastly, Mr. Nepal stated that it would be a collaborative effort including Planning Commission and would be advertised through a Request for Proposals (RFP).

Vice Chair Ghorley made a motion to recommend adoption of the 2050 Comprehensive Plan as presented to City Council. Commissioner Silverman seconded the motion. The motion to recommend adoption of the 2050 Comprehensive Plan as presented was unanimously passed (8-0).

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

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

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the subject property is approximately 1.15 acres and is currently zoned RS-8. She added that the applicant is requesting a conditional rezoning to PD-RRDD to facilitate a residential development with a maximum of eight townhomes. The zoning map was displayed. Ms. Gates discussed the location of the subject property and stated that it is undeveloped. The site plan was displayed. Ms. Gates stated that all townhomes in the development are rear-loaded and served by a public alley to meet road frontage requirements. She explained the required road improvements on Hampton Street and South Washington Street, which included sidewalk, curb and gutter, and right-of-way dedication to make the streets meet current 50-foot standards.

Ms. Gates stated that the site is less than three acres in size and according to Section 8.1.17 in the Unified Development Ordinance (UDO) would not be required to provide open space, however, a community gathering space has been proposed with a mail kiosk, seating area and sidewalk improvements. She noted that the design of the stormwater pond will include open space features of a walking trail and enhanced landscaping. Ms. Gates referred to the aerial map of the property and stated that there is little vegetation or trees existing on site and that the applicant is proposing a fee-in-lieu for required tree save area. The proposed conceptual elevations were displayed, reflecting a two-story, rear-loaded townhome product. Ms. Gates noted that the applicant has committed to providing a mix of architectural features and materials, including fiber cement siding and stone on the front façade. She discussed the agreed upon conditions as provided in the staff report and noted that a neighborhood meeting was held in June, 2025 but had no attendees. Lastly, Ms. Gates stated that the request is consistent with the 2025 Future Land Use Map and that staff is recommending approval based upon the site plan received and the agreed-upon conditions.

Commissioner Wilson asked staff if the proposed project would have been reviewed differently under the 2050 Comprehensive Plan instead of the 2025 Comprehensive Plan. The Planning Director, Sushil Nepal, stated that the review for this project would have likely remained the same. He explained that the overall design standards that staff is reviewing are included in the UDO and that the Comprehensive Plan would be higher-level policy.

With no more questions for staff, Chair Ferguson recognized Kate Underwood, 165 Brumley Avenue N.E., Suite 2000, Concord, NC. Ms. Underwood stated that she was a civil engineer with Daylight Engineering, and that she was representing the applicant. She noted that she was available for any questions.

Commissioner Harris asked Ms. Underwood what criteria would determine the need and size of the stormwater pond. Ms. Underwood replied stating that the stormwater pond was required due to the project density. She noted that the requirement was challenging to achieve due to the property size. Commissioner Harris asked if the pond was wet or dry. Ms. Underwood responded that the pond is a dry sand filter pond. She further discussed the design of the stormwater pond and the process of collecting water runoff.

Commissioner Harris asked Ms. Underwood if the townhomes would be for sale or for rent. Ms. Underwood replied "for sale". Commissioner Harris asked if the exterior materials would include Hardiboard. Ms. Underwood stated that the applicant committed to a combination of materials. Mr. Nepal stated that vinyl siding would not be allowed.

With no further questions, Commissioner Howe made a motion to close the public hearing. Vice Chair Ghorley seconded the motion. The motion to close the public hearing was unanimously passed (8-0).

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Commissioner Chapman discussed the procedures for holding a neighborhood meeting and asked if virtual meetings were allowed. Assistant City Attorney, Charles Graham, stated that there is not a specific rule in the UDO regulating the type of meeting; however, it requires the applicant to send out notifications and hold the meeting. Mr. Nepal stated that improving procedures would be a topic to review during the future UDO update.

Vice Chair Ghorley made a motion to approve the rezoning request as presented. Commissioner Coffey seconded the motion. The motion to approve the rezoning request as presented was unanimously passed (8-0).

Following, Vice Chair Ghorley 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 (8-0).

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

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

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the applicant is requesting annexation into the City of Gastonia and assignment of RS-12 general zoning. Ms. Gates noted that the request for annexation is primarily for access to city services and utilities. The zoning map was displayed. She noted that the property is currently zoned R-1 and is surrounded primarily by residential properties in the city of Gastonia. She stated that there are currently four existing structures on the property; two single-family homes, one detached garage, and one accessory structure. Ms. Gates discussed the proposed zoning, RS-12, and stated that it is one of the more restrictive residential zoning districts which serves mainly single-family homes with standard lot sizes and setbacks. She noted that a general RS-12 zoning would permit all uses allowed within that zoning district. Further, Ms. Gates noted that any non-residential uses that are permitted in RS-12 require a one-acre minimum lot size, meaning at this time, it would not be applicable to this property. She shared the annexation plat and discussed the existing structures on site.

In regards to staff's findings, Ms. Gates stated that the subject property would be considered legal nonconforming use in terms of use and structures if annexed. She noted that the ordinance only allows for one single-family home per property, however, this parcel has two. Additionally, she noted that the second nonconformity would be that the existing buildings do not meet current RS-12 setbacks. Ms. Gates read the "Nonconformity" definition from the UDO. She stated that the annexation request would be for the property "as is", and any future development would have to meet all RS-12 standards and any other applicant standards in the ordinance.

Finally, Ms. Gates stated that the request was consistent with the 2025 Future Land Use Map for residential uses and that annexing this property would fill an existing gap in city limits. She noted that RS-12 is consistent with the 2025 Comprehensive Plan and that staff is recommending approval. As a reminder, Ms. Gates stated that this item would be heard at the August 19<sup>th</sup> City Council meeting.

With no questions for staff, Chair Ferguson recognized Preston McNeil, 245 Autumn Wood Trail, Gastonia, NC. Mr. McNeil stated that he is the property owner and was available for questions.

Vice Chair Ghorley asked Mr. McNeil what he planned to do with the property, if annexed. Mr. McNeil stated that the existing houses were going to be renovated and used as rental properties. Vice Chair Ghorley asked staff to further describe the nonconformities. Mr. Graham stated that the structures would be nonconforming, if annexed, as they do not meet the city of Gastonia's ordinance. He stated that the applicant did not have to remove the structures and could continue to use them as is. Mr. Graham added that the property owner could improve the site and meet current code but cannot expand the nonconformity or make it worse.

Commissioner Coffey asked Mr. McNeil why the homes could not be used as rentals in the County's jurisdiction. Mr. McNeil stated that the homes are in need of major repair and updating. Commissioner Silverman asked Mr. McNeil what the benefit would be for annexing into the City and if the desire was for city utilities. Mr. McNeil responded "Yes" noting that the need was for city water.

Mr. Nepal stated that, in general, annexation is mainly driven by access to city services and utilities. He stated that a property being annexed into Gastonia requires an assignment of city zoning, which in this case, RS-12 was the most compatible district. Mr. Nepal clarified that there is no change in use of



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**August 7<sup>th</sup>, 2025 Meeting Minutes**

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the property and that the existing structures can remain as nonconforming. Lastly, Mr. Nepal noted that any changes to the property would require full compliance with the UDO.

Commissioner Howe asked staff if the existing homes could be expanded. Mr. Nepal replied “No” and stated that the nonconformity cannot be increased. Mr. Graham added to the discussion stating that an expansion of the existing home would require full UDO compliance. He clarified that the request was for water and sewer access, as well as other city services such as police, fire, and sanitation.

Vice Chair Ghorley stated that the Planning Commission has seen similar annexation requests in the past. Mr. Nepal agreed and noted that it was not uncommon but that annexation is required per the city’s policy.

With no further questions, Commissioner Silverman made a motion to recommend approval of the annexation and rezoning request as presented. Vice Chair Ghorley seconded the motion. Chair Ferguson noted that the recommendation motion will close the public hearing. The motion to recommend approval of the annexation and rezoning request was unanimously passed (8-0).

Following, Commissioner Silverman made a motion to adopt the statement of consistency and reasonableness. Vice Chair Ghorley seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (8-0).

**Item 5: OTHER BUSINESS**

Mr. Gates provided City Council updates.

**Item 6: ADJOURNMENT**

Chair Ferguson entertained a motion to adjourn. Vice Chair Ghorley made a motion to adjourn and Commissioner Silverman seconded the motion. The motion to adjourn was unanimously passed (8-0). The meeting adjourned at 6:36 PM.

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Rebeca Mintz, Secretary

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Kristie Ferguson, Chairperson

**PUBLIC HEARING  
STAFF REPORT**

**File # 202500073**

**GPC Hearing Date: September 4<sup>th</sup>, 2025**

OWNER & APPLICANT:	Better Path Homes, LLC.
PROPOSED ZONING ACTION:	Rezoning from RS-8 to C-1 CD
LOCATION:	Portion of 1408 Linwood Road (PID: 112046)
TOTAL TRACT SIZE:	Approximately 0.42 acres
AREA TO BE REZONED	Approximately 0.218 acres
WARD:	6

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**EVALUATION:**

**Site Description and Request**

The subject property for this rezoning request consists of one tax parcel for approximately 0.42 acres currently zoned RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) and located at 1408 Linwood Road. As of present, there is one existing single-family home on the property, which fronts onto Linwood Road and has a rear access driveway from Austin Street.

The applicant is requesting to rezone a portion of the subject property (tax parcel 112046) for approximately 0.218 acres to C-1 CD (Neighborhood Commercial – Conditional District). C-1 CD is requested to allow for the creation of a new lot and a single-family residential use. As shown on the attached site plan, the proposed single-family home fronts onto Austin Street and has a proposed driveway located on the left side of the home. In accordance with *Section 7.3-1 Bulk and Use Chart* in the Unified Development Ordinance (UDO), the C-1 zoning district allows for a reduced 15-foot front setback in cases where the driveway and/or parking area is not located directly between the front building façade and the street right-of-way. C-1 is being requested to achieve flexibility for the front yard setback, which is not otherwise permitted in the RS-8 zoning district. The proposed single-family home is conforming to the C-1 zoning district setbacks, however, this will be further evaluated during the zoning permit review.

Proposed “Lot 2” as shown on the site plan is approximately 0.218 acres and includes a 10-foot strip of property along the rear lot line to access public sewer from Linwood Road. As standard practice, a minor plat and zoning permit are required for the lot subdivision and the construction of a new home and must be submitted following the zoning change. This ensures that the proposed structure and any necessary site changes meet all zoning district requirements, setbacks, driveway permitting and utility work. Elevations have been submitted by the applicant, which reflect a two-story single-family home.

**C-1 CD request details:**

- The C-1 zoning district permits single-family residential uses
- C-1 allows for a reduction of the front setback from 30-feet to 15-feet when parking/driveways are not located between the street right-of-way and the building
- The newly proposed lot (“Lot 2”) is compliant with all C-1 lot standards (lot width & lot size)
- The proposed single-family home is compliant with all C-1 setbacks (15-foot front, 30-foot rear, and 10-foot sides)
- The residual lot of 1408 Linwood Road (“Lot 1” as shown on the attached site plan) is compliant with the RS-8 lot width and lot size

**Proposed zoning conditions:**

1. Development shall be consistent with the attached site plan and limited to the use for one single-family home.

2. Construction shall be generally consistent with the character and details as depicted in the submitted elevations. The front elevation shall follow "Option 2" as provided herein.
3. A minor plat shall be submitted following the zoning change to subdivide "Lot 2".
4. A zoning permit shall be submitted following the zoning change. All setbacks, driveway locations, utilities and any other applicable requirements for construction of a single-family home are to be further reviewed and approved during zoning permit review.
5. In no instance shall the zoning conditions exempt a project from other development requirements.
6. Where the notes or depictions on the site plan may conflict with the conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Adjoining properties are a combination of residential and commercial zoning and land uses. Directly south and east of the subject property is RS-8 zoning consisting of the New Destiny Worship Center, single-family homes and some vacant, undeveloped tax parcels. To the north, across Austin Street, is C-1 zoning consisting of single-family residential uses. To the west, across Linwood Road, is additional C-1 zoning which includes smaller scale commercial uses and single-family homes.

#### Available Public Facilities

Public water is available on Austin Street and Linwood Road. Public sewer is located on Linwood Road and would require a private pump to serve the property.

- Water and Sewer System Development and Tap Fees will be required for new services.

#### Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property. While the zoning for this property is requested as commercial, the C-1 zoning district can facilitate the proposed use for a single-family home, which is consistent with the 2025 Comprehensive Plan.

#### Conclusion

The applicant has requested a rezoning to C-1 CD (Neighborhood Commercial – Conditional District) for a single-family residential use. Based on the character of this area, surrounding land uses, and the property details, staff feels that a request to a commercial zoning district for the use of a single-family home would be compatible. **Staff recommends approval of the request as presented.**



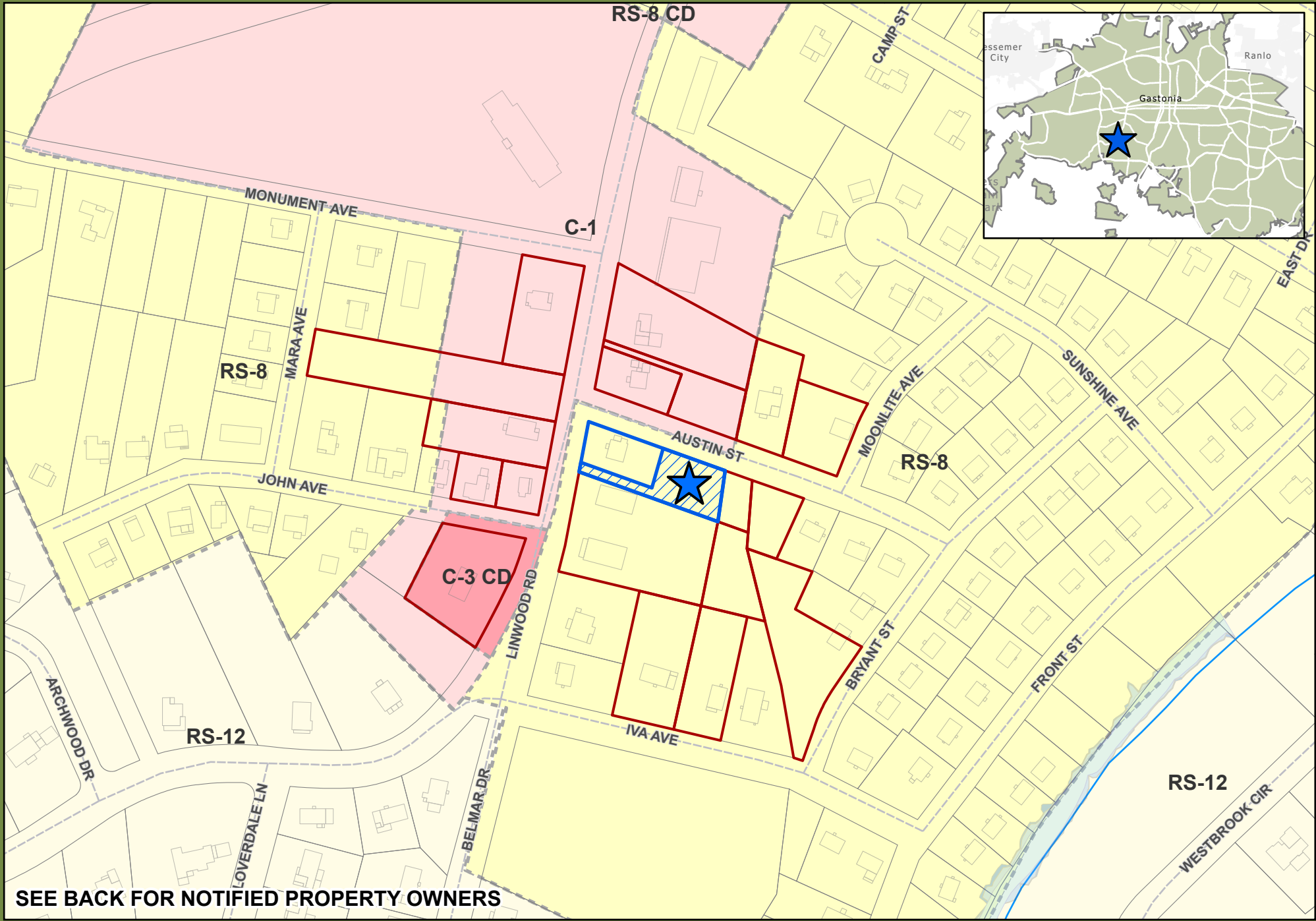
Maddy Gates, AICP  
Senior Planner

#### **1. Motion to approve the rezoning request as presented**



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






#### **1. Motion to deny the rezoning request as presented**









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



**Applicant:** Better Path Homes, LLC  
**Owner:** Better Path Homes, LLC  
**Planning Comm Hearing:** Sept. 4, 2025  
**Request:** RS-8 to C-1 CD  
**Ward:** 6  
**Total Tract Size:** approx. 0.42 ac.  
**To Be Rezoned:** approx. 0.218 ac.  
**Parcel ID #:** Portion of 112046

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

- ZoningUDO**
-  C-1 Neighborhood Business District
  -  C-3 CD General Business Conditional District
  -  RS-12 Residential 12000 sqft lots
  -  RS-8 Residential 8000 sqft per lot
  -  RS-8 CD Residential 8 Units Per Acre Conditional District

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

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application  
PLMAC202500073**

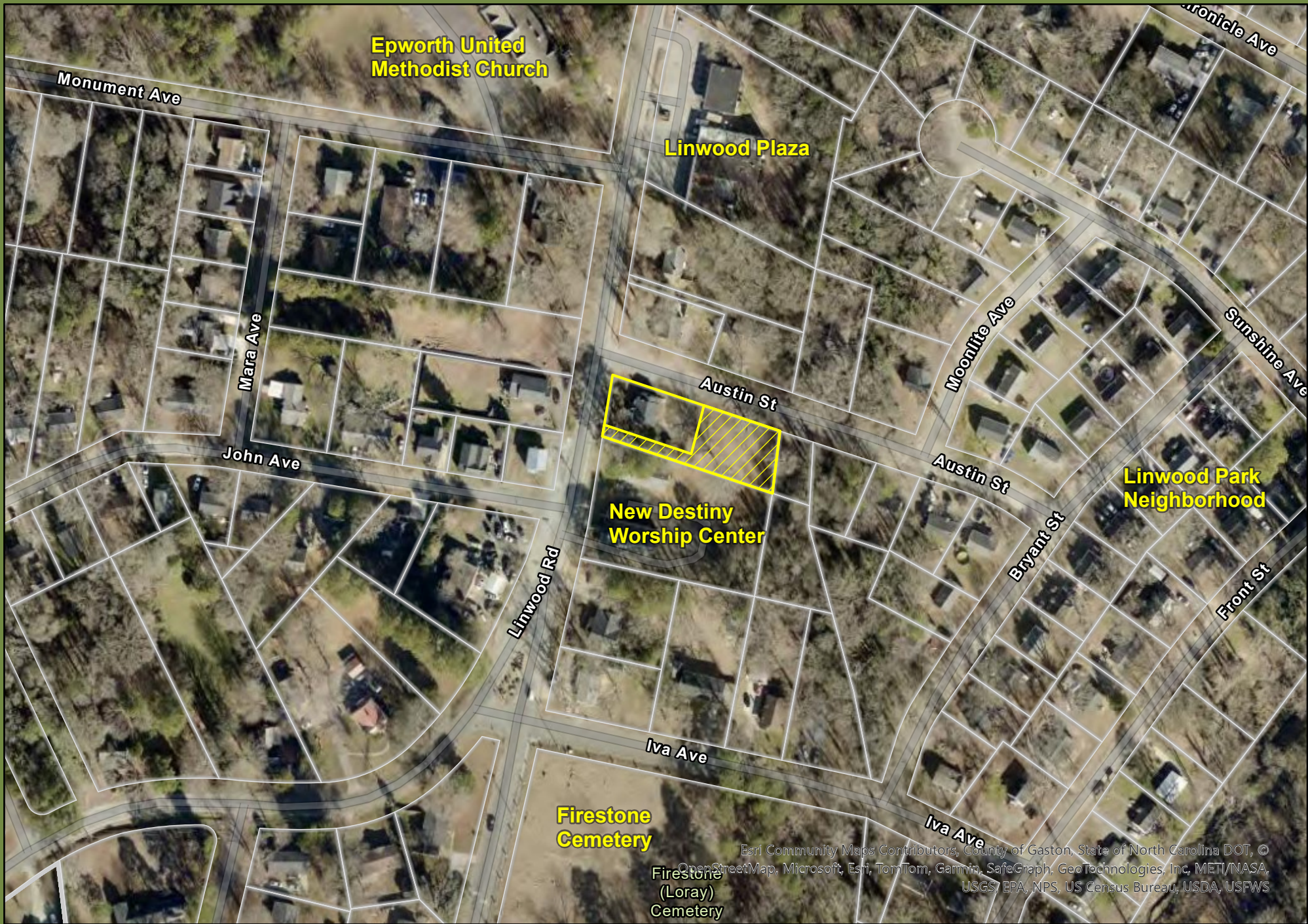


1:2,400  
Plot Date: August 19, 2025  
0 50 100 200 Feet

*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.*

LOPEZ ANGEL H  
FREEDOM PROPERTIES & INVESTMENTS LLC  
CABE SHERRY DAWN  
COLE DUANE L COLE NICHOLE W  
PAGUADA YENSY PAOLA SOLIS RUIZ ANDRES TOPETE  
RANKIN LAWRENCE DARTON RANKIN ROBERT HAND JR  
LAM EISA  
ORDONEZ OSCAR A VARELA PARTIDA HEIDI PATRICIA MARTINEZ  
DAVID B MILLER RENTALS LLC  
BETTER PATH HOMES LLC  
NEW DESTINY WORSHIP CENTER INC  
NEW DESTINY WORSHIP CENTER INC  
NEW DESTINY WORSHIP CENTER INC  
STRANGE KAREN WHITE  
LAZARO JOSE LUIS MATEO SANTANA JOSEFINA CASAS  
DAVID B MILLER RENTALS LLC  
VSP CHARLOTTE LLC  
BETTER PATH HOMES LLC  
BETTER PATH HOMES LLC

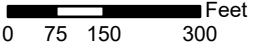




Applicant: Better Path Homes, LLC  
Owner: Better Path Homes, LLC  
Planning Comm Hearing: Sept. 4, 2025  
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To Be Rezoned: approx. 0.218 ac.  
Parcel ID #: Portion of 112046

 Subject Property



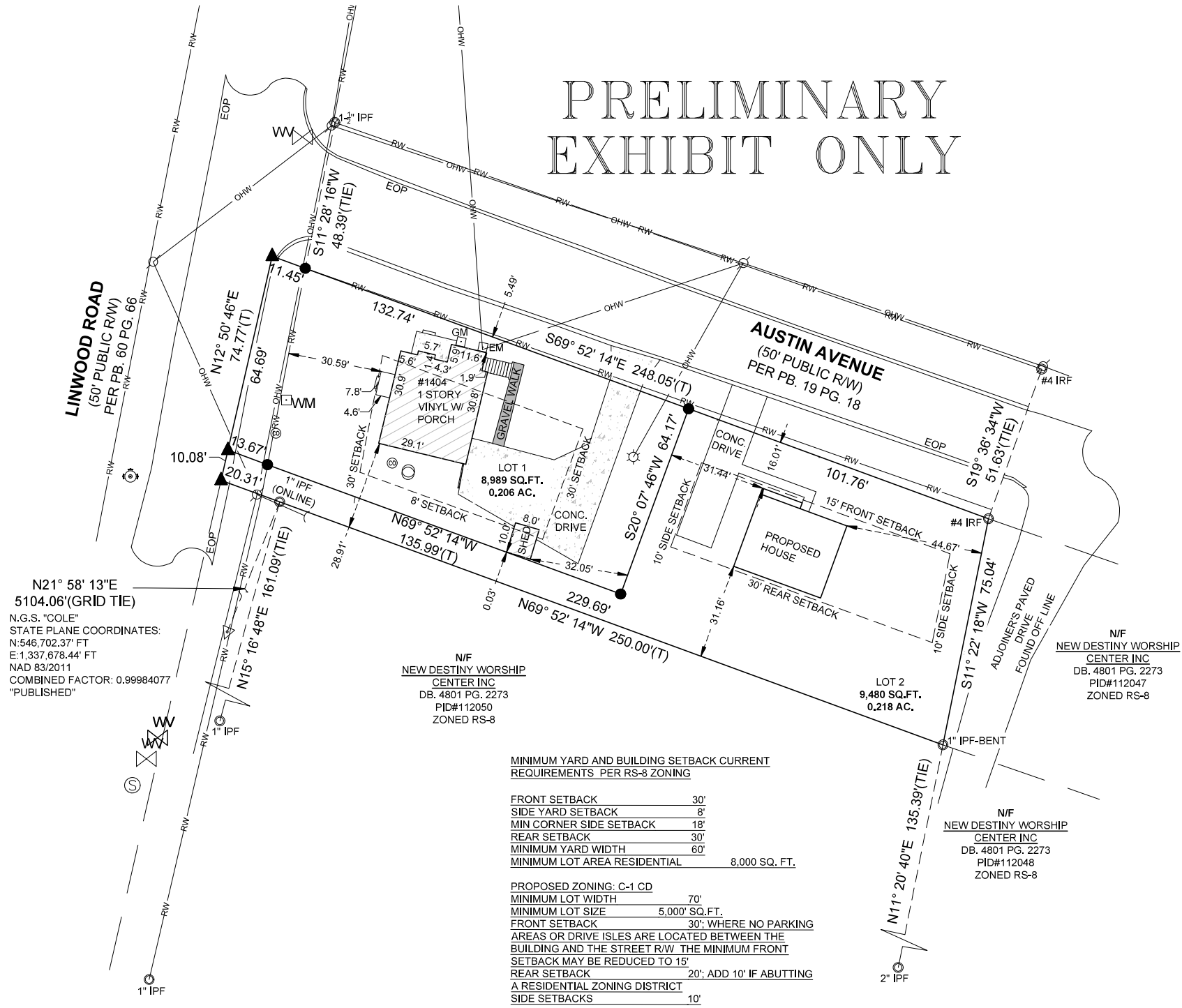
1:2,400  
Plot Date: 8/21/2025  
 Feet



Rezoning Application  
PLMAC202500073



PRELIMINARY  
EXHIBIT ONLY



N21° 58' 13"E  
5104.06'(GRID TIE)  
N.G.S. "COLE"  
STATE PLANE COORDINATES:  
N:546,702.37' FT  
E:1,337,678.44' FT  
NAD 83/2011  
COMBINED FACTOR: 0.99984077  
"PUBLISHED"

N/F  
NEW DESTINY WORSHIP  
CENTER INC  
DB. 4801 PG. 2273  
PID#112050  
ZONED RS-8

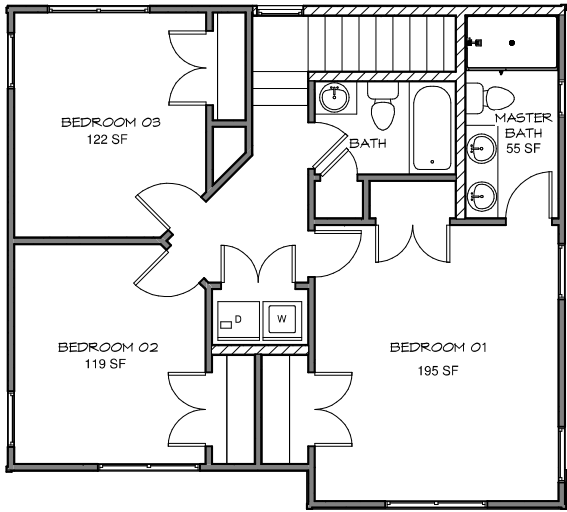
N/F  
NEW DESTINY WORSHIP  
CENTER INC  
DB. 4801 PG. 2273  
PID#112047  
ZONED RS-8

N/F  
NEW DESTINY WORSHIP  
CENTER INC  
DB. 4801 PG. 2273  
PID#112048  
ZONED RS-8

MINIMUM YARD AND BUILDING SETBACK CURRENT  
REQUIREMENTS PER RS-8 ZONING

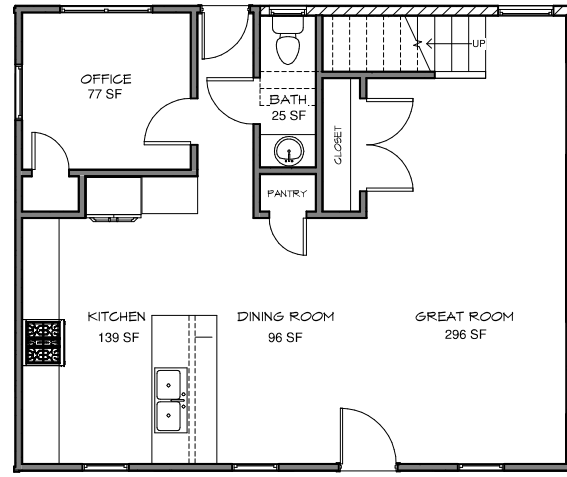
FRONT SETBACK	30'
SIDE YARD SETBACK	8'
MIN CORNER SIDE SETBACK	18'
REAR SETBACK	30'
MINIMUM YARD WIDTH	60'
MINIMUM LOT AREA RESIDENTIAL	8,000 SQ. FT.

PROPOSED ZONING: C-1 CD  
MINIMUM LOT WIDTH 70'  
MINIMUM LOT SIZE 5,000' SQ.FT.  
FRONT SETBACK 30': WHERE NO PARKING  
AREAS OR DRIVE ISLES ARE LOCATED BETWEEN THE  
BUILDING AND THE STREET R/W THE MINIMUM FRONT  
SETBACK MAY BE REDUCED TO 15'  
REAR SETBACK 20': ADD 10' IF ABUTTING  
A RESIDENTIAL ZONING DISTRICT  
SIDE SETBACKS 10'

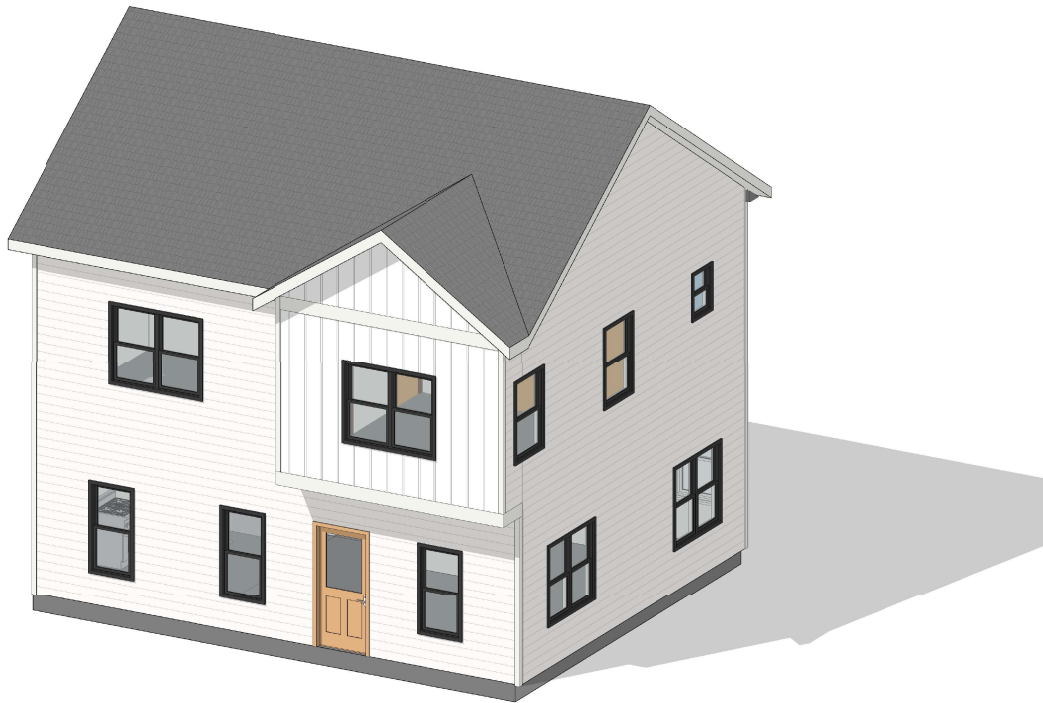


④ 2ND FLOOR  
1/4" = 1'-0"

SQ.FT. CALCS:  
1ST FLOOR:  
750 SQ.FT.  
  
2ND FLOOR:  
778 SQ.FT.



③ 1ST FLOOR  
1/4" = 1'-0"



① 3D VIEW 01



② 3D VIEW 02

ISSUE	DATE
REVIEW SET	02/16/23
REVISION	DATE

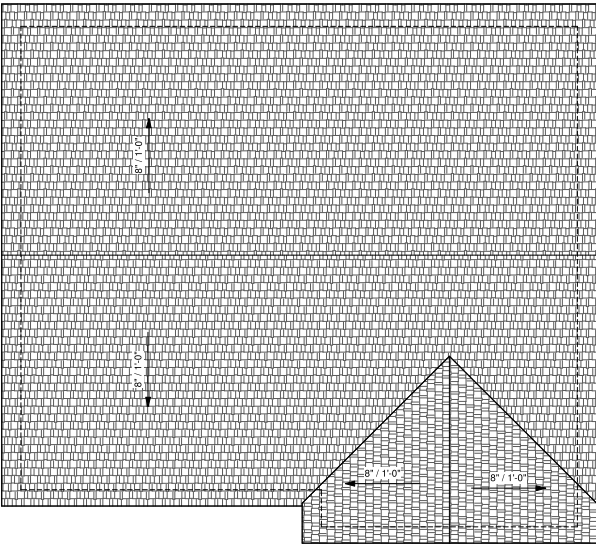




3 LEFT  
1/4" = 1'-0"



2 RIGHT  
1/4" = 1'-0"



1 ROOF PLAN  
1/4" = 1'-0"



4 BACK  
1/4" = 1'-0"



5 FRONT  
1/4" = 1'-0"



6 FRONT - Option #2  
1/4" = 1'-0"

ISSUE	DATE
REVIEW SET	02/16/23
REVISION	DATE

SHEET
A102



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## BETTER PATH HOMES

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Dear Neighbor,

We are writing to inform you of a planned change to the property located at **1408 Linwood Road**. We are in the process of dividing this property into two parcels. For the newly created parcels, we will be applying for a conditional rezoning to support its future development. (1- Single Family Home)

As part of this process, we would like to invite you to a neighborhood meeting to share more details about the project and answer any questions or address any concerns you may have.

**Meeting Details:**

Date: **Tuesday, May 27th, 2025**

Time: **6:00pm**

Location: **1555 East Garrison Blvd. Gastonia, NC 28054 (Main Branch Library)**

We value your input and encourage you to attend. If you have any questions prior to the meeting, feel free to contact us at **[Grace@betterpathhomes.com](mailto:Grace@betterpathhomes.com)**

Thank you for your time and consideration. We look forward to seeing you at the meeting.

Sincerely,

*Grace van den Berg  
Project Manager  
Better Path Homes*



July 11th, 2025

Re: Neighborhood Meeting for 1408 Linwood Rd.

Dear City of Gastonia Planning Department:

On Tuesday, May 27th at 6:00 PM, a meeting was held at the Gastonia Main Branch Library, address being 1555 East Garrison Blvd. Gastonia, NC 28054. Present was Grace van den Berg, the project manager. At 6:30 PM after no neighboring property owners had attended the meeting, the meeting was adjourned.

Thank you, for your time and consideration.

Cordially,

*Better Path Homes*

Grace van den Berg  
Better Path Homes LLC  
Project Manager | Administrator  
c: 704-516-1961  
[grace@choosebetterpath.com](mailto:grace@choosebetterpath.com)



## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

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

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

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): REZONE A PORTION OF PARCEL 112046, (APPROXIMATELY 0.218 AC, OR 9,480 SQFT), FROM RS-8 TO C-1, CONDITIONAL REZONING FOR SETBACK RELIEF

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): 3535916493, 112046, 01 075 078 00 000
3. Subject property addresses: 1408 LINWOOD RD. 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. A BRICK SINGLE STORY HOME IS LOCATED AT THE FRONT OF THE PARCEL, THE REMAINING LAND IS VACANT.
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 BETTER PATH HOMES as evidenced in deed from (date) 12/30/24 recorded in DB: 5528 PG: 129-131 in the Gaston County Registry
8. The real property for which the above request is sought is located on the SOUTH side of AUSTIN ST. between 1404 and 1500 having a frontage of 31' feet and depth of 229' feet and acreage of 0.42 AC.
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). N/A

- If yes, please explain \_\_\_\_\_

- \*\*\*\*\*

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

Matt Ruggiero, COO

**PUBLIC HEARING  
STAFF REPORT**

**File # 202500282**

**GPC Hearing Date: September 4<sup>th</sup>, 2025**

OWNER:	Park Lane Properties
APPLICANT:	Charles W. Pearson Jr.
PROPOSED ZONING ACTION:	C-3 CD Amendment (File #8435)
LOCATION:	1960 S. New Hope Road & 3001 Stoneybrook Avenue (PIDs: 115985, 115986)
TOTAL TRACT SIZE:	Approximately 3.95 acres
WARD:	2

---

**EVALUATION:**

Site Description and Background

The subject property for this request consists of two tax parcels for approximately 3.95 acres located at 1960 S. New Hope Road and 3001 Stoneybrook Avenue. In January 2016, the subject property was rezoned to C-3 CD (General Business – Conditional District) for automobile sales as well as other uses permitted in the C-2 (Highway Business) zoning district (File #8435). The automobile sales is no longer active on-site and as of present, the subject property consists of a large paved area/parking lot with two existing structures (office building and a garage-type building).

The applicant is requesting to amend the existing C-3 Conditional District File #8435 to allow for a nursery use with overnight outdoor storage. As reflected in the Unified Development Ordinance (UDO), a nursery use is permitted in C-2, however, overnight outdoor storage requires C-3 zoning per Section 9.16. As the previous conditional district restricted uses to automobile sales or C-2, an amendment to File #8435 is needed to allow for the nursery and overnight outdoor storage. 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.

A site plan has been submitted which reflects the general layout of the property. As shown, the outdoor storage yard is located within the front half of the property and includes rock and mulch materials. Per Section 8.2.24 in the UDO, outdoor material storage in the front yard is required to be screened with opaque landscaping, fencing, or a combination of the two. As proposed, the applicant is providing a 4-foot metal fence with slats as well as 6-foot continuous hedges to be located in front of the fence. Additionally, Section 8.2.24 requires a Type A buffer to be installed along all interior lot lines which will include 6-foot planted continuous hedges.

The rear half of the property will be used to store excess nursery supplies and materials. All existing vegetation along the rear and side property lines within this portion of the property is proposed to remain, as shown on the attached site plan. In accordance with the approved conditions of File #8435, the existing berm, fence and vegetation located along Stoneybrook Avenue will remain undisturbed and will be required to be maintained by the property owner.

The existing building on-site will be partitioned into two units housing the nursery office and the salon. Any parking related with these uses will be further reviewed during the site plan and zoning permit/change of use process. The subject property does not have a direct driveway connection to S. New Hope Road, however, there is an existing 48-foot driveway easement from the adjoining property (tax parcel 115990; 1978 S. New Hope Road) which provides access to this site. Additional elements of the site plan include proposed storm drain filtration with sediment filter collection and a concrete island to be installed for vehicular separation between the storage yard and the office/salon building.



Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan and the associated use of a nursery with overnight outdoor storage and a salon.
2. All other conditions of C-3 CD File #8435, approved January 2016, shall apply.
3. The applicant agrees to increase the existing sidewalk from 4-feet to 5-feet along the property frontage on S. New Hope Road.
4. The nursery operations, including overnight outdoor storage, shall meet all applicable supplemental regulations provided in Section 8.2.24 and general provisions of Section 9.16 of the UDO.
5. The applicant shall install and maintain a 4-foot privacy fence (made of metal material with slats) with 6-foot continuous hedges in front of the fence along the front yard and wrapping the property corners. The side yards shall consist of 6-foot hedges.
6. Following the zoning change, the applicant shall submit a site plan and change of use permit for review. All setbacks, screening, parking and any other applicable requirements are to be further reviewed during the site plan review process.
7. Landscape supplies (mulch, stone, river rock, sand, top soil, etc.) shall be contained on site. The applicant shall provide storm drain filtration via sediment filter collection.
8. The fence along the front yard shall be located behind the sewer cleanout and water meter to ensure maintenance access is unobstructed for service lines to S. New Hope Road. A backflow preventer shall be installed behind the existing water meter.
9. All signs pertaining to the business must be reviewed by staff for compliance with the UDO and must receive zoning permit approval prior to being erected.
10. In no instance shall the zoning conditions exempt a project from other development requirements.
11. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

Adjoining Properties and Land Use Trends

The subject property fronts on a commercial corridor with a variety of commercial uses. Abutting properties directly east and west are zoned C-2 and include Gerber Collision and a multi-tenant retail center. Across S. New Hope Road, to the south, properties consist of small-scale retail uses, restaurants, offices and churches, which are zoned OLC (Office Light Commercial) and C-1 (Neighborhood Business). To the north, across Stoneybrook Avenue, is RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) zoning consisting of single-family homes in the Huntingtowne neighborhood. Further west of the subject property is the Armstrong Park Road and S. New Hope Road intersection. Further east of the subject property is Ashbrook High School.

Available Public Facilities

Public water and sewer are available on S. New Hope Road. This property is currently served with water and sewer service.

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 C-3 CD (General Business – Conditional District) amendment to File #8435 to facilitate a nursery use with overnight outdoor storage and a salon. Based on the 2025 Comprehensive Plan, the agreed upon conditions, and the submitted site plan, **staff recommends approval of the request as presented.**



Maddy Gates, AICP  
Senior Planner

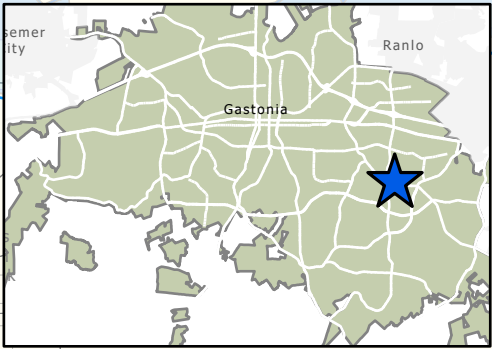
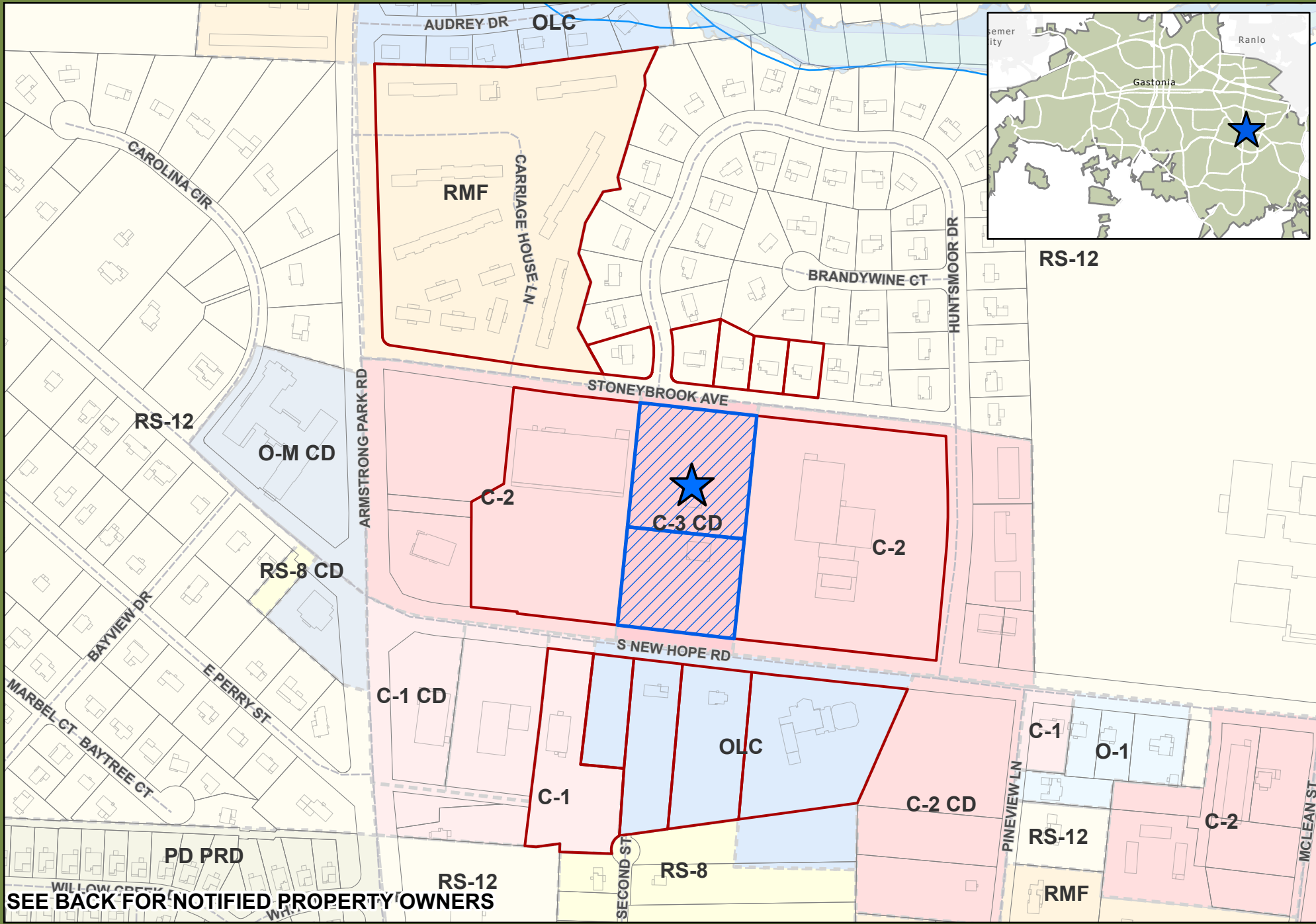
**1. Motion to approve the rezoning request as presented**

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

**1. Motion to deny the rezoning request as presented**

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





**Applicant:** Charles W. Pearson Jr.

**Owner:** Park Lane Properties



**Planning Comm Hearing:** Sept. 4, 2025














**Request:** C-3 CD Amendment





**Ward:** 2

**Total Tract Size:** approx. 3.95 ac.

**Parcel ID #:** 115985, 115986

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

- ZoningUDO**
-  C-1 Neighborhood Business District
  -  C-1 CD Neighborhood Business Conditional District
  -  C-2 Highway Business District
  -  C-2 CD Highway Business Conditional District
  -  C-3 CD General Business Conditional District
  -  O-1 Office District
  -  OLC Office Light Commercial
  -  O-M CD Medical Office Conditional District
  -  PD PRD Planned Development Planned Residential Development District
  -  RS-12 Residential 12000 sqft lots
  -  RS-8 Residential 8000 sqft per lot
  -  RS-8 CD Residential 8 Units Per Acre Conditional District
  -  RMF Residential Multi-Family District

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

*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.*



1:3,900  
Plot Date: August 20, 2025  
0 80 160 320 Feet

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application  
PLMAC202500282**



PLMAC202500282

PARK LANE PROPERTIES

PARK LANE PROPERTIES

SD-CARRIAGE HOUSE LLC

NEW HOPE RD LIMITED

PARK LANE PROPERTIES

LUTHERAN CHURCH OF REDEEMER

JFM INVESTMENT LLC

SHREE RANG INC

BASCOM NC #1 LLC C/O BELK BASCOM

AGUDELO CARLOS FERNANDO AGUDELO LILIANA

GARCIA YARELY TAPIA

FKH SFR PROPCO H L P

BYNUM DEBORAH WATKINS

POLK KENNETH S POLK RHONDA P


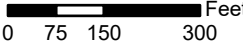
SOUTH POINT REAL ESTATE LLC





**Applicant:** Charles W. Pearson Jr.  
**Owner:** Park Lane Properties  
**Planning Comm Hearing:** Sept. 4, 2025  
**Request:** C-3 CD Amendment  
**Ward:** 2  
**Total Tract Size:** approx. 3.95 ac.  
**Parcel ID #:** 115985, 115986

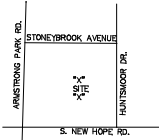
 **Subject Property**

 1:3,600  
Plot Date: 8/20/2025  
 Feet  
0 75 150 300



**PLMAC202500282**

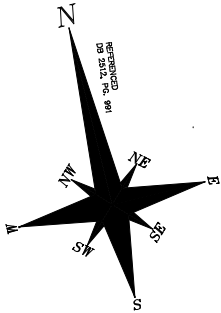




LOCATION MAP--NOT TO SCALE

STATE OF NORTH CAROLINA  
GASTON COUNTY  
I, MICHAEL L. CLONINGER, certify that this plat was drawn under my supervision from information contained in Deed Book 2512, Page 991, or Plat Book, Page \_\_\_\_\_.  
No field survey was performed by me nor does this plat purport to be a survey of subject property. This map is intended to be used for planning purposes only.  
Witness my original signature, registration number and seal this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_.

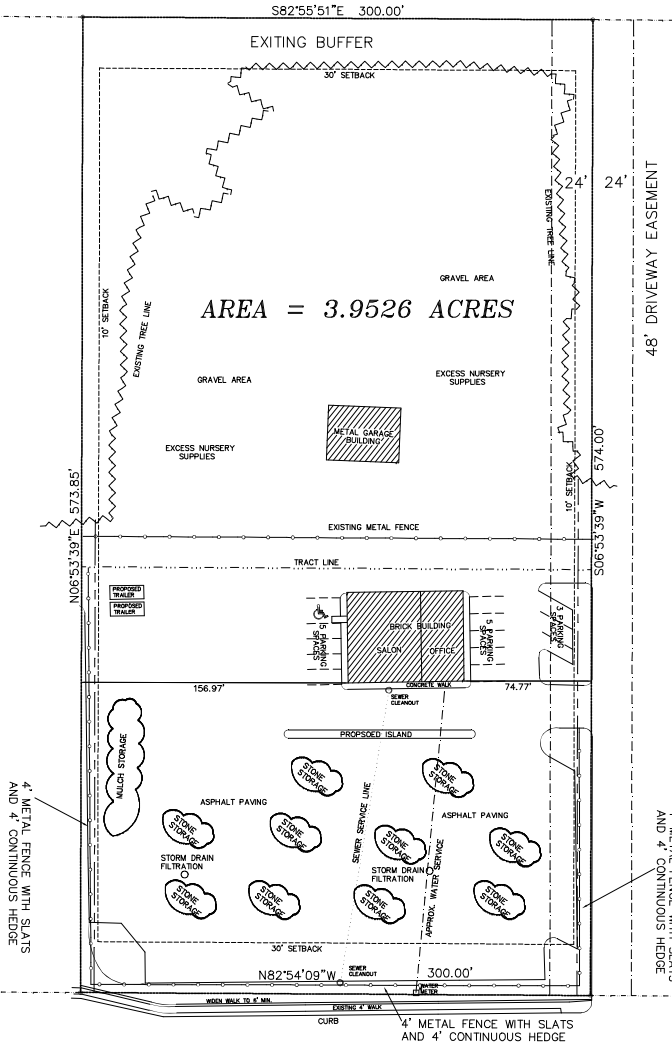
Professional Land Surveyor



STONEYBROOK AVENUE -- 60' R/W

PARK LANE PROPERTIES  
DB 2512, PG. 991  
ZONE C-3 CD

NEW HOPE RD LIMITED  
DB 1400, PG. 856  
ZONE C-3 CD



NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.

MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT=30' (FROM R/W)  
SIDE=15'  
REAR=40'

DRAINAGE AND UTILITY EASEMENTS DEDICATED AS FOLLOWS:  
10' ALONG ALL REAR AND EXTERIOR LOT LINES  
5' ALONG ALL SIDE LOT LINES

LEGEND

- LINES SURVEYED
- - - - - LINES NOT SURVEYED
- ALL CORNERS ARE AS NOTED
- NOT TO SCALE
- CALCULATED POINT
- OVERHEAD UTILITY LINES
- UTILITY POLE
- METAL FENCE
- WOODEN FENCE
- SEWER MANHOLE
- SIDE - MINIMUM BUILDING SETBACK LINE
- (PINS) - IRON PIN SET
- (PINS) - IRON PIN FOUND
- (PINS) - IRON
- (PINS) - CONCRETE MONUMENT (P)
- (PINS) - SET

OWNER  
PARK LANE PROPERTIES  
DB 2512, PG. 991  
ZONE C-3 CD

SITE PLAN  
OF  
1960 S NEW HOPE ROAD  
FOR  
PARK LANE PROPERTIES  
CITY OF GASTONIA  
GASTON COUNTY, N.C.

REV. AUGUST 25, 2025  
DATE: AUGUST 13, 2025  
DRAWN BY: MLC  
SCALE: 1" = 40'  
TAX ID: NO. 115985 & 115986  
CAD: 95419 PEARSON  
SCALE IN FEET  
40 20 0 40 80 120



CLONINGER BELL  
SURVEYING & MAPPING, LLC  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326

**Park Lane Properties**  
c/o Charlie Pearson, Jr. 704-460-8402

July 10, 2025

Attn: Property Owner

An informational meeting will be held to discuss the pending rezoning of tax parcels 115985 and 115986 located at 1960 S. New Hope Road. The meeting will be held at the office of the Mulch House located at 602 Fern Forest Drive, Gastonia NC 28054 on August 7 at 7:00 pm.

Please let me know if you plan to attend. Thank you.

Sincerely,

Charlie Pearson, Jr.

Minutes  
Neighborhood Meeting  
Rezoning of 1960 S New Hope Rd  
August 7, 2025

Meeting was held at the Mulch House at the corner of Union Road and Forest Dr. The meeting began at 7:00 pm.

Charlie Pearson explained that the rezoning request was to add a garden center to the approved uses for the 2 acres at 1960 S. New Hope Rd. No other "C-3" uses were being sought in the rezoning. A 6' high fence was to be placed along New Hope Road and a vegetative buffer was to be placed along the "side" boundaries of the property, where none currently exists.

Questions:

Martin Hancock and Tammie Keplinger asked if a vegetative buffer could be placed along New Hope Road instead of a fence and I stated that the City of Gastonia was requiring that a fence must be placed along New Hope.

Ken Polk asked what the hours of operation would be for the proposed garden center. Chad Milner explained that the hours would likely be 8-5 M-F and 8-noon on Saturday. Closed Sunday. This pleased the attendees as they complained of the nearby USPS facility that has mail deliveries at 3 am each day.

Tammie Keplinger wants to see a plastic fence along New Hope Road, not a wooden one. And she asked if vegetation could be planted along the fence to buffer the fence buffer.

The attendees were invited to look over the premises of the Mulch House, as this would generally be the way the proposed New Hope garden center would look. All were impressed at the neatness and orderliness of Mr. Milner's business.

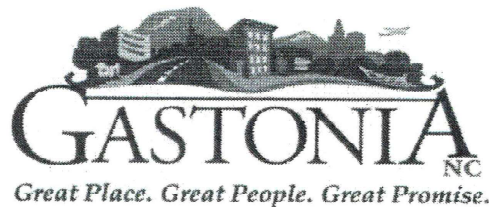
The meeting ended at 7:25 pm.

Submitted by Charlie Pearson

Neighborhood Meeting  
1960 S New Hope Rd  
August 7, 2025 7 pm

<u>Name</u>	<u>Address</u>	<u>Telephone #</u>
Jammie Keplinger	1213 Huntsmoor Dr.	704-860-1213
Kent Keplinger	Gastonia NC 28054	
Martin Hancock	3124 Glacier Ct	704 813 8500
	GASTONIA 28056	
Ken & Rhonda Polk	1101 Huntsmoor Dr	704 747 3755
	Gastonia	

7:00-7:25 pm



## 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.): C-3 CD Amend.  
File # 8435

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): 115 985 115986

3. Subject property addresses: 1960 S NEW HOPE RD  
3001 STONEYBROOK AVE

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. 2700 SF OFFICE BLDG IN LARGE  
PARKING LOT

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 PARK LANE PROPERTIES LLC evidenced in deed from (date) 12.29.95 recorded in DB: 2512 PG: 991 in the Gaston County Registry

8. The real property for which the above request is sought is located on the N side of NEW HOPE RD between Armstrong and Huntsbrook having a frontage of 300 feet and depth of 560 feet and acreage of 3.95.

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). N/A



12. Name and address of applicant: CHARLES W, PEARSON JR  
 Telephone #: 704 460 8402 mail address: cpearson@pearsonproperties.net
13. Interest in subject realty: Managing member, Park Lane Properties, 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 2016 Conditional zoning approved

16. Name and address of person to present item at public hearing: CHARLIE PEARSON  
 Telephone number: 704 460 8402 Email: cpearson@pearsonproperties.net

\*\*\*\*\*

Charles W Pearson, Jr.

,         , certify that I have read the information provided in the public hearing information package on the 27 day of June, 2025.

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

Charles W Pearson Jr, managing member  
Park Lane Properties, LLC

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## MEMORANDUM

Date: September 4<sup>th</sup>, 2025

To: Michael Peoples  
City Manager

From: Sushil Nepal, AICP – Planning Director

Subject: 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). File #202500354

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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, updating definitions and complying with state legislation and long-range planning.

#### Section 1

##### *UDO Section 2.7 – Terms Defined in This Ordinance*

Child Care Center, Located in a Residence

- Update local definition to comply with North Carolina Department of Health and Human Services (DHHS).

Manufactured Goods, Class 2

- Separate “Structural Clay Products” and “Cement and Concrete Product Manufacturing” into individual uses under Manufactured Goods, Class 2 per the North American Industry Classification System (NAICS) codes.

#### Section 2

##### *UDO Chapter 13 – Subdivisions*

The ordinance currently requires new subdivisions within the City of Gastonia to be designed and constructed in conformance with the Comprehensive Transportation Plan (CTP). The CTP is the community’s official long-range transportation planning document used to identify future transportation needs and anticipate future growth and development. Through the Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO), the CTP is adopted by the city and is enforced via the UDO.

This text amendment proposes to expand upon ordinance requirements and include compliance of ongoing North Carolina Department of Transportation (NCDOT) State Transportation Improvement Programs (STIP). In general, the CTP is the vision document while the STIP is the funding and programming tool that selects and schedules which road projects will get constructed. This ordinance would require any new developments, which are proposed within the area of an ongoing STIP, to comply with design work, as prepared by NCDOT. The intent of this ordinance is to ensure subdivision layouts align with both local and state transportation planning efforts, supporting long-term connectivity, safety, and infrastructure coordination.

##### *Section 13.21*

- Require new subdivisions to comply with ongoing NCDOT design work, State Transportation Improvement Programs and any other state-approved transportation program.

### CONCLUSION

If approved, these revisions would modify Section 2.7 and Chapter 13 for compliance with state standards, legislation and long-range planning. **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 *Sections 2.7 and 13.21* 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).

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

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

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

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

2.7 TERMS DEFINED IN THIS ORDINANCE

TABLE 2.7-1: DEFINED TERMS

TERM	DEFINITION
Child Care Center, Located in a Residence (CLIR)	A child care arrangement located in a residence and licensed <del>for 3—12 children unless space limits the number</del> as determined by the North Carolina Department of Health and Human Services.
Manufactured Goods, Class 2	Structural clay products (NAICS 32712, <del>32733+</del> )
	<u>Cement and Concrete Product Manufacturing (3273)</u>

**Section 2.** This text amendment shall revise *Section 13.21* in the UDO as follows:

13.21 CONFORMITY TO COMPREHENSIVE TRANSPORTATION PLAN (CTP)

Whenever a tract of land included within any proposed subdivision includes any part of a street or proposed street so designated on the CTP, excluding streets or proposed streets with full control of access, the Subdivider shall:

A.. Plat the part of such proposed public way in the location and to the width indicated on the CTP and in conformity with any design work completed or adopted by the North Carolina Department of Transportation (NCDOT) or the City of Gastonia for projects included in the CTP, State Transportation Improvement Program (STIP), or other state-approved transportation program, if such street is a part of the network of streets within or providing access to the proposed subdivision; or

B. Reserve the part of such public way for street purposes and establish appropriate building setback lines therefore consistent with any design work completed or adopted by NCDOT or the City of Gastonia for projects included in the CTP, STIP, or other state-approved transportation program, if such street is not a part of the network of streets within or providing access to the proposed subdivision.

For the purpose of this section, Full Control of Access means:

Connections to a facility provided only via ramps at interchanges. All cross-streets are grade-separated. No private driveway connections allowed. Control of access, which includes a control of access fence, is acquired along the entire length of the facility, and approximately 1000 feet beyond the ramp terminals on the Y lines (intersecting facilities) at interchanges, and approximately 300 feet on each side of the structure on Y lines at grade separations. Full control of access should be utilized on Freeways/Interstates.

- 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)