

# GASTON COUNTY REZONING APPLICATION (REZ-24-10-11-00193)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single-Family Limited Zoning District with (US) Urban Standards Overlay to the (CD/RS-8) Single-Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay

**Applicant(s):**

Mehta Pranav

**Property Owner(s):**

TMB Realty LLC

**Parcel Identification (PID):**

181746

**Property Location:**

813, 819, 825, 831, 837 Cason Street, Belmont

**Total Property Acreage:**

0.80

**Acreage for Map Change:**

0.80

**Current Zoning:**

(R-1) Single-Family Limited with (US) Urban Standards Overlay

**Proposed Zoning:**

(CD/RS-8) Single-Family 8,000 Square Feet Conditional District with (US) Urban Standards Overlay

**Existing Land Use:**

Residential

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 3: Riverfront Gaston/Northeast Gaston**

Key issues for citizens in this area include: the preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities.

**Comprehensive Plan Future Land Use: Suburban Development**

Suburban Development – 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 multi-family 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.

**Staff Recommendation:**

Application, as presented, is consistent with the Comprehensive Land Use Plan.

### UTILITIES AND ROAD NETWORK INFRASTRUCTURE

**Water/Sewer Provider:**

Public Water – City of Mount Holly  
Private Septic

**Road Maintenance:**

North Carolina Department of Transportation

### Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The TRC Reviewed this request on Wednesday, January 15<sup>th</sup>, and the following departments had no comments at this time:

- Gaston County Building Plan Review
- Emergency Management Services
- Natural Resources

A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.

### STAFF SUMMARY

#### Prepared By: Peyton Wiggins, Planner II

This property is located off Cason Street in Belmont, in the northeastern portion of the county. The surrounding area consists mostly of single-family homes with some industrial uses mixed in throughout. It is 0.80 acres and consists of 5 existing single-family homes. According to Gaston County tax records, each house was built in 1942 and is considered a legal nonconforming site as all 5 homes are on one single parcel and have existed like this since the 1963 original tax map.

The current property owner wants to subdivide the lot into 5 individual lots, parceling out each home. However, with the current zoning district of (R-1), the new lots would be unable to meet the minimum standards. Therefore, the applicant is pursuing a conditional rezoning district to accommodate the existing features on-site while balancing the requirements of the new base zoning district.

#### Relief Requests

| UDO Section   | Required  | Proposed          |
|---|---|-------------------|
| Section 7.5 – Table 7.1-2(A)<br>Minimum Lot Area      | 8,000 square feet   | 7,387 square feet |
| Section 7.5 – Table 7.1-2(B)<br>Minimum Lot Width     | 60 feet   | 50 feet           |
| Section 7.5 – Table 7.1-2(C)<br>Minimum Front Setback | 30 feet   | 14 feet           |
| Section 7.5 – Table 7.1-2(D)<br>Minimum Side Setback  | 17 feet (includes the additional 10 feet to the required 7 feet for any side yards that abut a public street) | 0 feet            |

#### Public Information Meetings (PIMs)

The applicant advertised and held two public information meetings as required by Section 5.16.5.B of the UDO. The meetings were held on January 13<sup>th</sup> and January 15<sup>th</sup> from 3 p.m. to 5 p.m. The meetings took place in Conference Room 3A of the Gaston County Administration Building. There was one attendee who had general questions about the case. The attendee raised no concerns.

### PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on February 3, 2025, and recommended approval of the request by a unanimous 8 to 0 vote based on the following:

- This is a reasonable request and in the public interest and
- It is consistent with the goals of the comprehensive land use plan as it will maintain the single-family residential area as envisioned by the Suburban Development land use designation.

**Proposed Condition of Approval**

1. Septic easement agreements must be recorded and shown on the final plat prior to final approval.
2. Any uses allowed in the (RS-8) Single-Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
3. Accessory structures are permitted in accordance with Section 9.9 of the UDO.
4. Minor modifications are permitted in accordance with Section 5.15 of the UDO