

GASTON COUNTY REZONING APPLICATION (REZ-23-03-15-00145)

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 (R-3) Single Family General Zoning District with (US) Urban Standards overlay.

Applicant(s):

Dewayne Jordan

Property Owner(s):

Dewayne Jordan and Cappie Courneya

Parcel Identification (PID):

145599

Property Location:

4545 Crowders Crest Drive (Gastonia)

Total Property Acreage:

0.69 acre

Acreage for Map Change:

0.69 acre

Current Zoning:

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

Proposed Zoning:

(R-3) Single Family General with (US) Urban Standards overlay

Existing Land Use:

Vacant

Proposed Land Use:

Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan future Land Use:

Rural Community – Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.

Staff Recommendation:

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

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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There were no comments from the TRC. Comments from the GCLMPO have been attached to the staff report.

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II
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This property is in a residential area in the southwestern region of the county. The location is primarily residential in nature with different housing types and styles included and predominately zoned (R-1) parcels. However, the adjacent parcel to the southeast is zoned (R-3).
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If approved, any uses allowed in the (R-3) Single Family General Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in a regular session on April 3, 2023, and recommended approval of the request by a 7-1 vote based on the following:

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| <ul style="list-style-type: none">• 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 keep the parcel residential in nature as envisioned by the rural community future land use designation. The proposed use and district will also allow for preservation of existing conditions in the area while allowing low to moderate growth in the Scenic Gaston area of the comprehensive land use plan. |
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