

# GASTON COUNTY REZONING APPLICATION (REZ-24-02-19-00172)

## 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-2) Single-Family Moderate Zoning District with (US) Urban Standards Overlay.

**Applicant(s):**

Grant Phillips

**Property Owner(s):**

Grant Augustus Phillips & Amanda Rutherford Phillips

**Parcel Identification (PID):**

177359

**Property Location:**

124 Spratt Dr, Mount Holly

**Total Property Acreage:**

4.54 acres

**Acreage for Map Change:**

4.54 acres

**Current Zoning:**

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

**Proposed Zoning:**

(R-2) Single-Family Moderate with US Overlay

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

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

Key issues for citizens in this area include: 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:**

Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are setback from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

**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:**

Private

<b>Technical Review Committee (TRC) comments provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)</b>
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There were no comments from TRC at this time.
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A letter from the GCLMPO has been included in the packet.
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<b>STAFF SUMMARY</b>
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<b>Prepared By: Shelby Barkley, Planning Technician</b>
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This property is in a residential area in the northeastern region of the county. The location is primarily residential in nature with Stanley and Mount Holly municipal limits nearby. The subject property is located off of Spratt Dr – a private road that comes off of Old NC 27 Hwy, an NCDOT-maintained road – in Mount Holly.
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If approved, any uses allowed in the (R-2) Single-Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
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<b>PLANNING BOARD RECOMMENDATION</b>
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The Planning Board met in regular session on March 4, 2024, and recommended approval of the request by a unanimous (6-0) vote based on the following:
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| <ul style="list-style-type: none"><li>• This is a reasonable request and in the public interest; and</li><li>• It is consistent with the goals of the comprehensive land use plan as it will maintain the rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.</li></ul> |
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