

GASTON COUNTY REZONING APPLICATION (REZ-25-03-06-00217)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.	
Applicant(s):	Property Owner(s):
Mark Russell	Mark and Christina Russell
Parcel Identification (PID):	Property Location:
204936	348 Bess Road
Total Property Acreage:	Acreage for Map Change:
10.21 acres	10.21 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited Zoning District	(R-2) Single-Family Moderate Zoning District
Existing Land Use:	Proposed Land Use:
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 1: Rural Gaston/Northwest 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, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development toward existing infrastructure.
Comprehensive Plan Future Land Use: Rural Center
Rural Centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.
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)

The Gaston County TRC reviewed this request on May 7th, and the following departments had no comments at this time:

- Natural Resources
- Building Plan Review

The environmental health department stated that, if approved, they will need to apply for a septic system permit (improvement permit/construction authorization).

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the northwest portion of the county in between Bessemer City and Cherryville city limits. The adjacent property in the rear is county-owned and is home to Tryon Park. Currently, on site, there is a single-family home and accessory structures. According to the Gaston County Tax Department, the home was built in 2009.

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).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on June 2, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on:

- 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 and maintain the rural “feel” of the community, as envisioned by the Rural Gaston small area plan.