

GASTON COUNTY REZONING APPLICATION (REZ-25-04-01-00225)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District to the (RS-20) Single-Family 20,000 Square Feet Zoning District

Applicant(s):

Land Use Consulting, LLC

Property Owner(s):

Jack and Jill Atkins

Parcel Identification (PID):

225342

Property Location:

130 Georgia Belle Ave

Total Property Acreage:

2.26 acres

Acreage for Map Change:

2.26 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(RS-20) Single-Family 20,000 Square Feet

Existing Land Use:

Residential

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston/Southeast Gaston

Key issues for citizens in this area include road improvements and better connectivity to other areas of the county and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, and maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Suburban Development

This property was released from the City of Belmont's ETJ in 2018 and does not have an assigned future land use designation. Properties in the immediate vicinity are designated as Suburban Development, and staff is comfortable applying this designation to the subject property.

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 multifamily 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:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

The Gaston County TRC reviewed this request on Wednesday, July 23rd, and the following departments had no comments at this time:

- Building Inspections
- Emergency Services

The Environmental Health Department provided the following comment:

- Prior to subdividing the property, it is recommended the applicants work with a certified septic contractor to locate the drain lines to ensure the drain lines are not crossing new property lines. The septic system must be 10 feet from the new property lines.

A letter from the Gaston Cleveland Lincoln MPO has been attached. There are no major funded transportation improvement projects in the immediate vicinity of the subject site.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property was within the City of Belmont's ETJ until July 29, 2025, and was zoned (R-R) Rural Residential under the Belmont Land Development Code. The property owners are requesting a rezoning to the (RS-20) Single-Family 20,000 Square Feet district rather than the county's default (R-1) Single-Family Limited district. Based on the surrounding properties and comparable lot sizes, staff supports the (RS-20) district as it is compatible with the area. The applicants intend to eventually subdivide the property, further supporting this request.

If approved, any uses allowed in the (RS-20) Single-Family 20,000 Square Feet Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING & ZONING BOARD RECOMMENDATION

The Planning & Zoning Board met on August 25, 2025, and recommended approval of the request by a unanimous 8 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 as envisioned by the suburban development future land use designation.