

GASTON COUNTY REZONING APPLICATION (REZ-23-09-05-00162)

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):

Linda D Pennington-Hardin

Property Owner(s):

Wayne Joel Hardin and Linda D Pennington-Hardin

Parcel Identification (PID):

310659

Property Location:

Off Tot Dellinger Road, Cherryville

Total Property Acreage:

2.0 acres

Acreage for Map Change:

2.0 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-2) Single-Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

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, preservation of agriculture and maintaining the rural “feel” of the community, and steer development towards existing infrastructure.

Comprehensive Plan future Land Use: Rural

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing and opportunities for agribusiness. Residential homes are located on large lots and are set back on the roads they front upon.

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 easement located off an North Carolina Department of Transportation maintained road (Tot Dellinger Road)

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

The following departments did not have any comments at this time:

- Building and Development Services Plan Review team
- Natural Resources

A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II

This property is in a residential area in the northwest region of the county. The location is primarily residential in nature with different housing types and styles included.

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 November 6, 2023, and recommended approval of the request by an unanimous 6-0 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 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.