

GASTON COUNTY REZONING APPLICATION (REZ-24-06-17-00184)

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):

Callie Hahn

Property Owner(s):

Callie and David Hahn

Parcel Identification (PID):

205179

Property Location:

110 Rayfield Drive

Total Property Acreage:

0.96 acres

Acreage for Map Change:

0.96 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, 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 towards existing infrastructure.

Comprehensive Plan future Land Use: Rural

Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusiness. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back 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:

Public / North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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Included in Attachments

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

<p>This property is in a residential area in the northwestern region of the county. The location is primarily residential, with different housing types and styles included. The site is currently vacant. Aerial photography shows that there used to be two single-wide manufactured homes on the lot in 2000. By 2005, the front home (110 Rayfield) was removed, and by 2007, the second structure (114 Rayfield) was removed.</p>
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<p>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).</p>

PLANNING BOARD MEETING DATE

Scheduled Meeting Date: July 29, 2024 – The Planning Board unanimously recommended approval of the request as presented.

Attachments: Application, Maps