

GASTON COUNTY REZONING APPLICATION (REZ-23-12-11-00166)
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):

Jennie Rebecca Black

Property Owner(s):

Jennie Rebecca Black

Parcel Identification (PID):

157227

Property Location:

5030 Jason Black Dr

Total Property Acreage:

6.046 acres

Acreage for Map Change:

6.046 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-2) Single-Family Moderate

Existing Land Use:

Vacant/Storage buildings

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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, and steering development towards existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan Future Land Use: Rural Community

Rural– 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. It is understood that this is the default use designation for Gaston County.

Goal: #4 Creating different types of neighborhoods to suit different residents.

Strategy: Enhance the overall plans that are established to address the quality of life enjoyed by many.

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: Jason Black Dr

Private Driveway named for E911 purposes

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

No funded transportation improvement projects in the immediate vicinity of this site on the STIP, MTP, or the CTP.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a residential area in the northwestern region of the county, just north of Cherryville. The location is primarily residential in nature, with different housing types and styles in the immediate vicinity. The surrounding parcels are zoned (R-1) Single Family Limited and (R-2) Single Family Moderate.

The two structures on the parcel will be required to be permitted along with the home permitting if the rezoning is approved, to bring them into compliance. They will be able to meet the UDO once permitted.

If the rezoning is not approved, then staff will work with the owner on possible options to bring the structures into compliance.

This parcel also has some area of flooding on the southern end.

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 MEETING DATE

The Planning Board met in regular session on February 5, 2024, and recommended approval of the request by a unanimous 9-0 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 keep the parcel residential in nature as envisioned by the rural future land use designation. Rural areas are 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 set back from the roads they front upon in the Rural Gaston / Northwest Gaston area of the comprehensive land use plan.

Attachments: Application, Maps, GCLMPO Letter