

GASTON COUNTY REZONING APPLICATION REZ-24-06-05-00182
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):

Jonathan Wiley

Property Owner(s):

Victory Hill Baptist Church

Parcel Identification (PID):

166759

Property Location:

2235 Philadelphia Church Rd.

Total Property Acreage:

2.68

Acreage for Map Change:

2.68

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Church

Proposed Land Use:

Church and Residential

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston

Key issues for citizens in this area include: the 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, steer development towards existing infrastructure and areas immediately surrounding towns and cities

Comprehensive Plan Future Land Use: Rural

Rural areas are characterized by plenty of open space along with farmstead-style housing and agribusiness. Residential homes are located on larger lots. This is the default use designation for Gaston County.

Staff Recommendation:

The 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)

No comments from the following departments:

- Gaston Emergency Medical Services (GEMS)
- Building Inspections
- Site Plan Review

Environmental Health stated that the property owner has made an application for an Improvement Permit (septic permit) on 6/19/24. Working on soil evaluations.

Natural Resources stated they would need to complete a single lot form prior to beginning any work.

The GCLMPO has provided their comment letter. There are no funded transportation improvement projects near this site on STIP, the MTP, or the CTP. The letter is included with this report.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner

This property is in the northern region of the county. Philadelphia Church Rd. has a mix of single-family homes, two-family homes (duplexes), and commercial uses. This property is owned by Victory Hill Baptist Church, along with three properties on the opposite side of Philadelphia Church Rd.

The applicant is Jonathan Wiley, the pastor of Victory Hill Baptist Church, and he is authorized to carry out business on behalf of the church, as shown in the Authorization Letter Attachment. The church is looking to grow its church campus by providing a parsonage for the pastor. Churches, as a use, are allowed in every zoning district with supplemental regulations. The purpose of this rezoning is to change the allowed types of residential homes on the property. The property owner purchased the lot in 1978.

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 on July 1, 2024, and unanimously recommended approval of the request.

Attachments: Application, Authorization Letter, Maps, GCLMPO Letter, List of allowed used in the (R-2) zoning district