

GASTON COUNTY REZONING APPLICATION REZ-24-03-19-00175  
**STAFF REPORT**

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**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):**

Lauren Eaves

**Property Owner(s):**

Travis Eaves

**Parcel Identification (PID):**

311772

**Property Location:**

117 McAbee Lane, Bessemer City

**Total Property Acreage:**

1.15

**Acreage for Map Change:**

1.15

**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**

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, 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 for Future Land Use:**

Rural areas are characterized by plenty of open space, farmstead-style housing, and agribusiness. Residential homes are located on large lots and are set back from 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:**

McAbee Lane – Private Drive

Dameron – NCDOT road

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
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No Comments from the following:
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| <ul style="list-style-type: none"><li>- GEMS</li><li>- Building Site Plan Review</li></ul> |
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A copy of the letter from the GCLMPO is included in the packet.
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<b>STAFF SUMMARY</b>
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<b>Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner</b>
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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. The subject lot was created as the result of a family subdivision in January 2024. The subject lot is accessed via McAbee Lane, which is a 45' wide private access easement on the neighboring lot, as shown on the deed book/page 3174-783.
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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).
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<b>PLANNING BOARD RECOMMENDATION</b>
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<b>The planning board met on May 6, 2024 and unanimously recommended approval of the request.</b>
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**Attachments: Application, Maps**