

GASTON COUNTY REZONING APPLICATION (REZ-25-01-17-00207)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single-Family Limited and (I-2) General Industrial Zoning Districts to the (R-2) Single Family Moderate Zoning District.

Applicant(s):

Jordan Demer

Property Owner(s):

Jordan Demer

Parcel Identification (PID):

162981

Property Location:

3002 Tryon Courthouse Road

Total Property Acreage:

1.09 acres

Acreage for Map Change:

1.09 acres

Current Zoning:

(R-1) Single-Family Limited and (I-2) General Industrial

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 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 toward existing infrastructure.

Comprehensive Plan Future Land Use: Rural Center

Rural Center – Rural centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community day care centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.

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:

North Carolina Department of Transportation

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

The Gaston County TRC reviewed this request on February 19th and the following departments had no comments at this time:

- Gaston County Natural Resources

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the northwestern region of the county. The subject property is at the corner of Tryon Courthouse Road and County Line Road in Bessemer City. The location is primarily residential in nature, with different housing types and styles included, with pockets of industrial and commercial scattered throughout.

Previously, a single-wide manufactured home and two other structures sat on the property, according to previous aerial photography. However, all structures were removed sometime between 2022 and 2023. The property has a small portion across Tryon Courthouse Road that totals roughly 0.09 acres. Based on tax documents and prior deeds, the parcel has existed like this since at least 1963. This small portion follows its adjacent property's zoning of (I-2) General Industrial, while the larger portion falls under (R-1) Single-Family Limited. Staff recommends rezoning the entire property, on both sides of Tryon Courthouse Road, to the requested (R-2) Single-Family Moderate zoning district to remove the split zoning on the property.

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 March 3, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on:

- 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 and maintain the rural "feel" of the community, as envisioned by the Rural Gaston small area plan.