

GASTON COUNTY REZONING APPLICATION (REZ-24-04-25-00179)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District.

Applicant(s):

Steve P. Mason

Property Owner(s):

Steve P. Mason and Maria R. Mason

Parcel Identification (PID):

169510

Property Location:

1623 Dallas Stanley Hwy. Dallas, NC

Total Property Acreage:

1.43

Acreage for Map Change:

1.43

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(C-1) Light Commercial

Existing Land Use:

Residential

Proposed Land Use:

Residential and Light Commercial

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County, increased job opportunities, maintaining the rural feel of the area, increased commercial opportunities

Comprehensive Plan Future Land Use: Unassigned

This parcel was originally in Stanley's ETJ area and relinquished to the County in 2021. No future land use designation is currently assigned to this property as it was not a part of the original Comprehensive Land Use Plan. The nearest future land use is rural.

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)

From Environmental Health – The property owner/developer will need to do an Existing System Approval (ESA) with Environmental Health to determine if there is a septic system and if it will accommodate the proposed uses before obtaining building permits.

The GCLMPO provided a comment letter, which has been included as an attachment to the staff report.

Commercial zoning and building permits will need to be obtained before the new commercial use can be established in the front structure.

No comments from the site plan review team, Natural Resources, EMS

STAFF SUMMARY

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

This property is in a residential area in the northern region of the county. The location is primarily residential and commercial with pockets of industrial uses in the vicinity.

The area was originally part of the Town of Stanley's Extra Territorial Jurisdiction (ETJ) area and relinquished to the County in 2021. The nearest future land use designation is rural, which matches this area as well. (C-1) is the lightest commercial zoning district and the only one that allows for a mix of light commercial uses with single-family residential homes. The applicant has shared that their intent is to maintain the single-family home on the lot while re-establishing a contractor's office in the existing commercial structure towards the front of the lot. (Address is 1623 Dallas Stanley Hwy.)

Staff does not have a history of prior zoning uses as this property was not in County zoning jurisdiction until 2021. Staff did find building permit records for a heat pump replacement in 2016. Tax records indicate that the primary home was built in 1971. The structure towards the front of the road (where the proposed commercial use would go) is clearly shown in the 1997 aerial photo collections. However, it looks as if it may have already existed in the 1979 photo collection as well.

If approved, any uses allowed in the (C-1) Light Commercial 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 this request.

Attachments: Application, Maps, GCLMPO Letter, List of Allowed Uses in the (C-1) zoning district