

GASTON COUNTY REZONING APPLICATION (REZ-24-07-29-00188)

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):	Property Owner(s):
Michael Smith	Kathy Wright Bridges
Parcel Identification (PID):	Property Location:
313630 - Previously PID 223003 (Subdivision Approved earlier this year)	144 Wright View Dr.
Total Property Acreage:	Acreage for Map Change:
1.37 acres	1.37 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited	(R-2) Single-Family Moderate
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 5: Scenic Gaston / Southwest 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, preservation of existing conditions while allowing low to moderate growth, repurposing vacant buildings and facilities for new economic opportunities, increased commercial opportunities along existing major thoroughfares
Comprehensive Plan Future Land Use: Rural
Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead-style housing, as well as agribusiness. This designation exemplifies Gaston County and the existing natural resources throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
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:
Wright View Drive is a private road that will be maintained by the property owners who have access to it. A typical easement has been included on the subdivision plat.

Technical Review Committee (TRC) Comments

EMS – Concerns over addressing and access for emergency vehicles

Staff Note: The approval of the subdivision included a 20' access easement to the proposed lot along with an easement typical. The UDO also requires that an easement maintenance agreement be recorded and in place prior to the issuance of any zoning permits.

The Gaston Cleveland Lincoln MPO provided their comment letter and it states there are no funded transportation improvement plans for the immediate vicinity of this area on the STIP, the MTP, or the CTP.

Environmental Health commented and shared that a septic permit has been issued for the site. A copy of the permit has been included in the agenda packet.

STAFF SUMMARY

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

This property is in a residential area in the county's western region. The location is primarily residential, with different housing types and styles included. While the area that is being requested for rezoning is currently vacant, the parent parcel has three existing homes. The homes were built in 1985, making all three existing nonconforming residential structures. The applicant recently went through the subdivision process to create a parcel that is just over one acre on the site, and this is the only area that is proposed to go to (R-2). The rest of the lot will remain (R-1). The applicant has received a septic permit for the site.

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 unanimously recommended approval of the request as presented at their September 9, 2024 meeting.

Attachments: Application, Maps, Approved Subdivision Plat, Septic Permit, GLCMPO Letter