

REZ-24-09-20-00192

Case Type

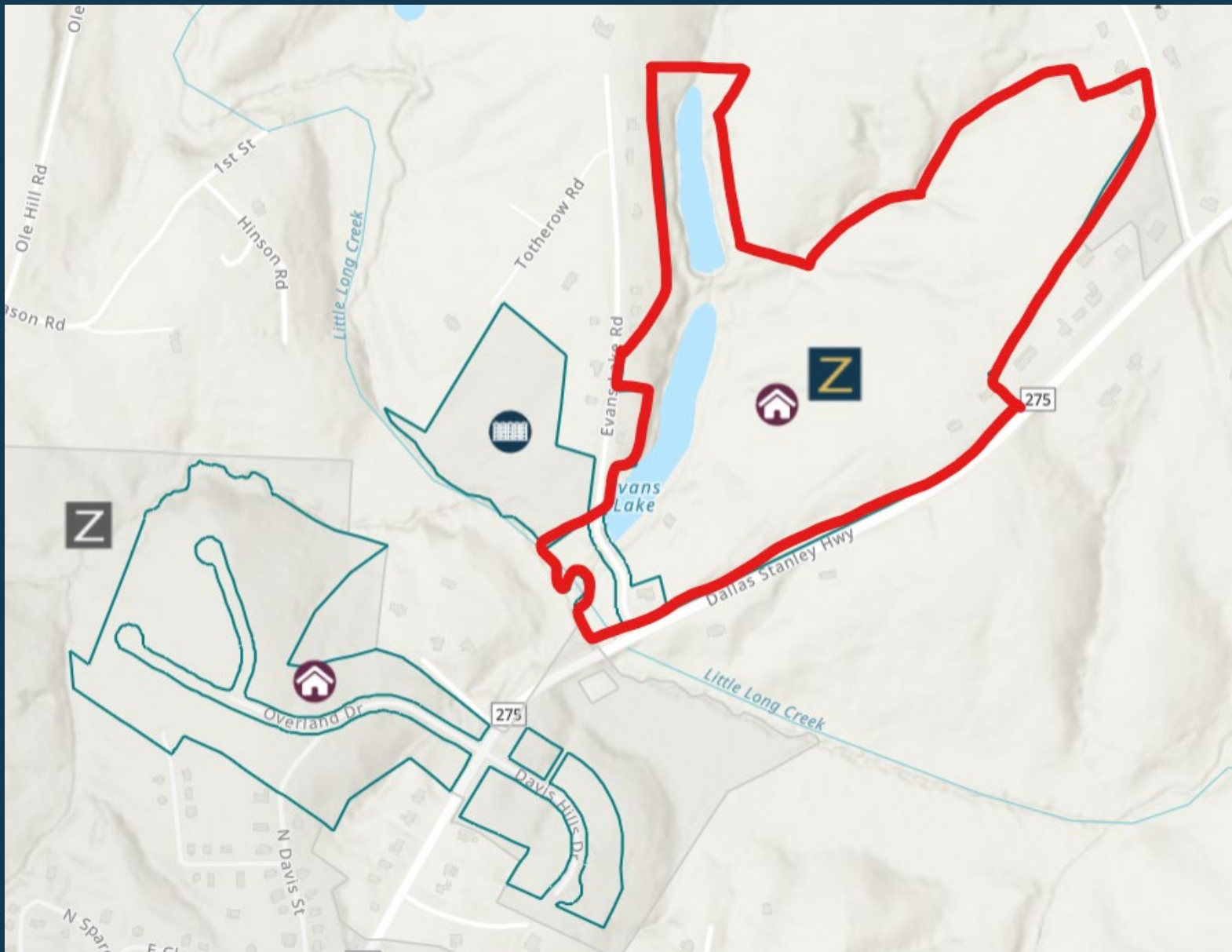
Applicant: Century Communities Southeast, LLC

PID: Multiple – 9 total parcels

Request: Conditionally rezone from (R-1)
With (US) to CD/(RS-8) with (US)



VICINITY MAP



LEGEND

- Roads
- ▭ Municipalities
- Subject Property

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ORTHOPHOTO MAP



LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

— Roads

▭ Parcels

ZONE TYPE

■ C-1

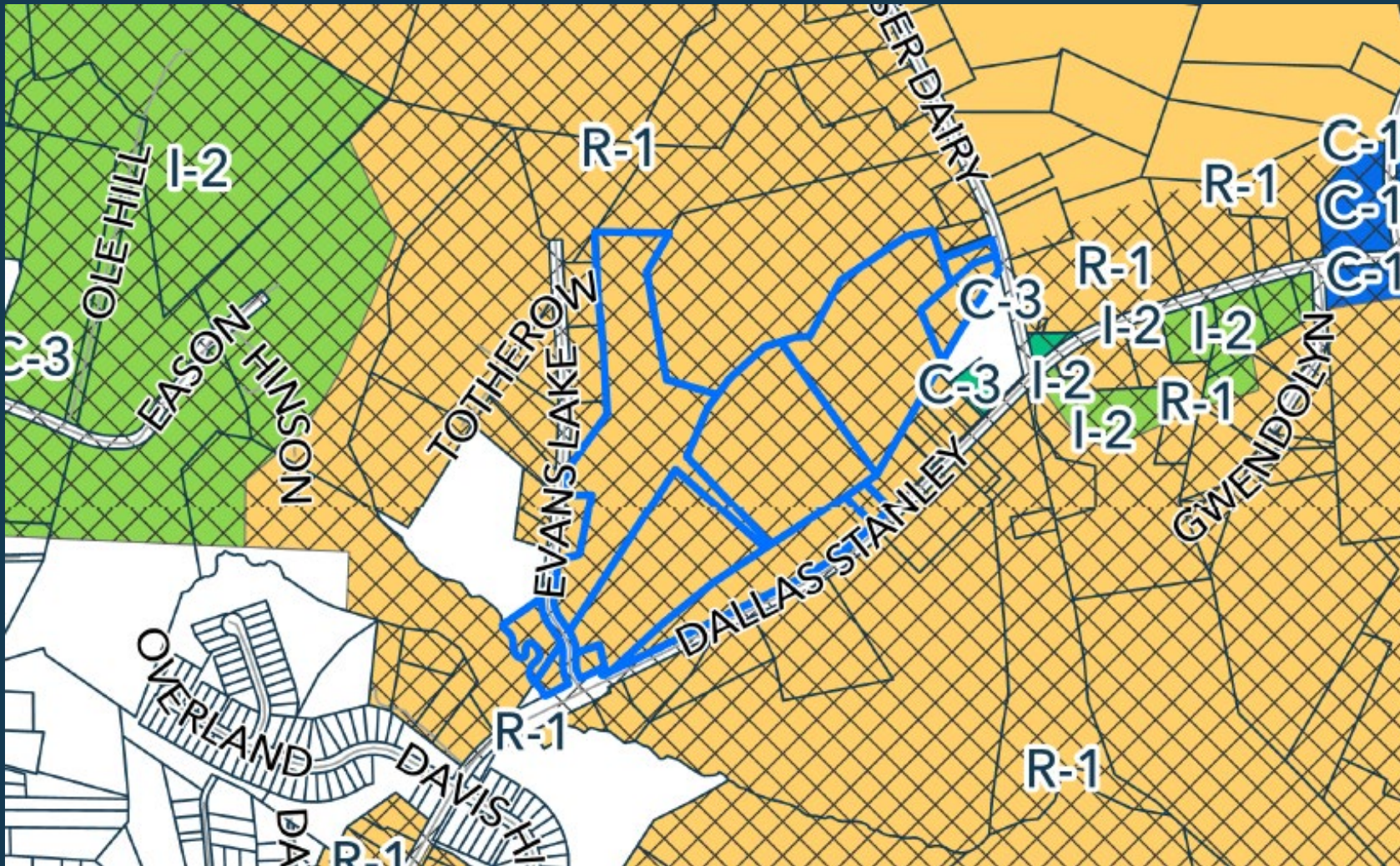
■ C-3

■ I-2

■ R-1

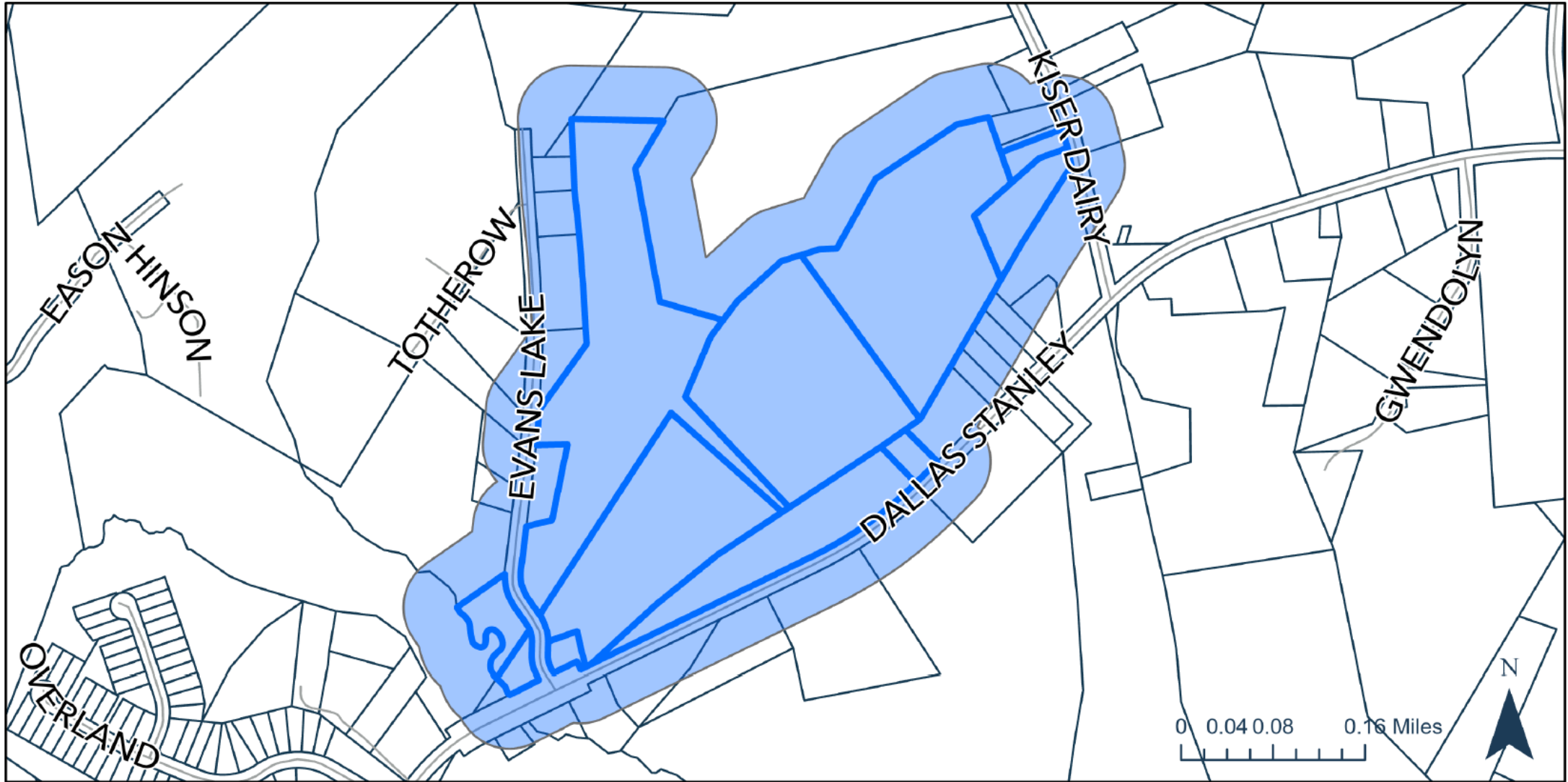
■ RMF

▬ Subject Parcels



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SUBJECT & ADJACENT PARCELS



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Utilities & Streets



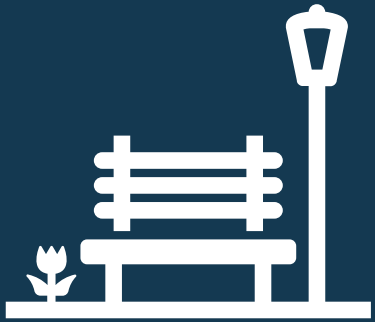
- **Town of Dallas to provide water and sewer utilities**
- **All access roads are NCDOT owned and maintained - All internal streets are proposed to be build to NCDOT standards and will be petitioned over to NCDOT for adoption and maintenance**

Traffic Impact



- **TIA completed: Fall 2024**
- **Reviewed and approved by NCDOT**
- **Recommendation: Left turn lane into the proposed development on Dallas Stanley Hwy. with 50' of storage and appropriate taper**

Open Space



- **The UDO only requires 20% of the site be dedicated toward open space**
- **Proposed 22.32 acres of open space = 44% of the overall site**
- **3 of the 22.32 acres will be improved open space: walking trails, park, playground, active open space**

Density – Dwelling Units/Acre



- **Allowed through the CD process in the (RS-8) zoning district: 8 dua**
- **Proposed: 2.73 dua**
- **Lot Size:**
 - Proposed: 6,600 sqft. (relief requested)

Schools



Gaston County Schools remained prepared to accommodate and adjust to meet the needs of a changing population

**Carr Elementary
W.F. Friday Middle
North Gaston High**

Emergency Services



- **Shared that the increase in development will increase the load of EMS call volume relative to available resources**



Architecture

Relief Requested

- **A.4 – Housing Types**

Required: more than one housing type in a planned residential development

Proposed: one housing type only: single family detached

Relief Requested

- **A.8 – Off-street parking: Administrator’s Discretion**

Proposed: hard surface driveways with a min. one-car garage and a two-car driveway

Staff proposed condition: Require (No Parking) signage throughout the development at least on one side of the road to be reviewed during construction review

Relief Requested

Lot Standards

	Lot Size	Front Setback	Side Setback	Rear Setback
Required	8,000 sqft	30'	7'	20'
Proposed	6,600 sqft	20'	6'/16' corner lot	20'

1

1000

any report or analysis that includes information from this study, including program, and/or personnel.

Overview

- **Area 2: North 321 / North Central Gaston**
 - Preservation of open space, road improvements, steering development towards infrastructure and areas immediately surrounding cities
- **Future Land Use: Rural**
 - Rural was the default future land use designation for the County when the CLUP was implemented. The site is just outside of municipal limits and has access to public utilities which positions the land for development with a higher or cluster type density
- **Staff Recommendation:** The application, as presented, is consistent with the goals of the comprehensive land use plan.

Planning Board Action

- **Receive**
 - Staff Report & Presentation
 - Applicant Presentation
- **Provide a recommendation to the Board of Commissioners:**
 - Approve
 - Approve with modifications
 - Deny