

GASTON COUNTY REZONING APPLICATION (REZ-24-04-18-00178)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (I-2) General Industrial Zoning District to the (RS-12) Single-Family 12,000 Zoning District.

Applicant(s):

Anthony Franco

Property Owner(s):

Jaime Xavier Castro

Parcel Identification (PID):

152045

Property Location:

157 Fraley Rd.

Total Property Acreage:

0.46 acres

Acreage for Map Change:

0.46 acres

Current Zoning:

(I-2) General Industrial

Proposed Zoning:

(RS-12) Single-Family 12,000 square feet

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan future Land Use: Rural

Rural – Rural areas are areas 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 that exist throughout the jurisdiction. Residential homes are located on large lots and are setback 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:

North Carolina Department of Transportation

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

The Gaston County TRC did not have any comments regarding this request at this time. A letter from the GCLMPO has been included in the staff packet. Comments from the GCLMPO included:

- According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
- A proposed 4-lane freeway from US 321 to I-85 is included in the MPO's CTP. The proposed thoroughfare is an unfunded project. For more information on this potential project, the MPO letter was included in your staff packet.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is within the northwest area of the county on Fraley Road, off Bessemer City Road in Gastonia. For background, this parcel (along with surrounding parcels along Fraley Road) was in the city of Gastonia's ETJ until 2012, when it was released to Gaston County. Upon release, the county tried to place either the same zoning or similar zoning to the areas released. In this case, this area was zoned (I-2) General Industrial.

Fraley Road is a heavily residential area that falls under the (I-2) General Industrial zoning district, which has led to numerous nonconformities as single-family dwellings are not allowed within this district. If approved, this request will bring this property into compliance by allowing a single-family dwelling use for the property.

If approved, any uses allowed in the (RS-12) Single-Family 12,000 square feet 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 met in regular session on July 1, 2024, and recommended approval of the request by a unanimous 7-0 vote based on the following:

- 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 future land use designation.