

GASTON COUNTY REZONING APPLICATION (REZ-23-11-22-00165)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone a portion of the property from the (R-1) Single-Family Limited with (US) Urban Standard zoning district to the (R-2) Single-Family Moderate zoning district with (US) Urban Standards Overlay.

Applicant(s):

Charles M Burrell

Property Owner(s):

Charles Matthew Burrell

Parcel Identification (PID):

193896

Property Location:

3117 Ratchford Dr

Total Property Acreage:

9.66 acres

Acreage for Map Change:

9.66 acres

Current Zoning:

(R-1) Single-Family Limited w/ US Overlay

Proposed Zoning:

(R-2) Single-Family Moderate w/ US Overlay

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, and maintaining the enhanced quality of life

Comprehensive Plan future Land Use: Rural

Rural– This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. It is understood that this is the default use designation for Gaston County.

Goal: #4 Creating different types of neighborhoods to suit different residents.

Strategy: Enhance the overall plans that are established to address the quality of life enjoyed by many.

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 maintained road (Ratchford Dr)

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

The following departments did not have any comments at this time:

- Building and Development Services Plan Review team

- Natural Resources

A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a mixed residential / limited commercial area in the southeastern region of the county where there is a variety of different housing types and styles and communities. There are several neighborhoods for both site built homes and both single-wide or double-wide manufactured homes. There is a good bit of farmland and forestry in the vicinity.

This parcel has been recently purchased by the applicant with the intent to place one home on it.

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 met in regular session on February 5, 2024, and recommended approval of the request by an unanimous 9-0 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 as envisioned by the rural future land use designation. Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction, road improvements and better connectivity to other areas of the County and throughout the region, continued coordination amongst local government agencies, and maintaining the enhanced quality of life. Residential homes are located on large lots and are set back from the roads they front upon in The Garden Gaston / Southeast Gaston area of the Comprehensive Land Use Plan.

Attachments: Application, Maps, Approved Plat, Table of Uses for (R-2), GCLMPO Letter