



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the general rezoning case REZ-23-06-05-00152, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural. This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center. Key points from the citizens: Preservation of open space, and Increased job opportunities.
3. This meets Goal 8 to increase economic development through the county by improving viable job opportunities. Gaston County has seen some changes in its employment base. However, while some industries have come and gone, a lot of the industries that have stayed in Gaston County have updated their quality of work, their quality of employment, and their skills. This update in industry offers future generations great opportunity, while allowing Gaston County to market itself to new industry as being a place for longevity.
4. It also can assist in meeting the strategy of changing the perception of manufacturing jobs to the highly skilled, high-salary potential positions in existing Gaston County industries.

These findings are supported by an 8 - 0 vote by the Gaston County Planning Board during its July 10, 2023, meeting.