

GASTON COUNTY REZONING APPLICATION (REZ-25-03-20-00221)

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):

Ricky Allen Jr.

Property Owner(s):

Ricky Allen Jr.

Parcel Identification (PID):

310221

Property Location:

306 Colt Thornburg Rd.

Total Property Acreage:

24.22 acres

Acreage for Map Change:

24.22 acres

Current Zoning:

(R-1) Single Family Limited

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities

Comprehensive Plan future Land Use:

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing. 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. This is the default future land 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:

Colt Thornburg Road is owned and maintained by the North Carolina Department of Transportation.

Technical Review Committee (TRC) Comments

GEMS – No concerns, requesting clear and visible address numbers from the street right-of-way

Emergency Management – No Concerns

Gaston Cleveland Lincoln MPO – Pending

- A formal letter has not yet been received. According to the interactive map tool on the GCLMPO’s website, there are identified bike improvements on a portion of Colt Thornburg Rd.

Environmental Health – No Comments

Natural Resources – A small portion of the lot is in the Special Flood Hazard Area
Police – No comments

STAFF SUMMARY

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

This property is in a residential area in the northern region of the county. The location is primarily residential in nature with different housing types and styles throughout. The parcels in this area are large, and many are vacant. There is a wood waste grinding operation to the northeast of the property.

This lot was created by deed in June of 2023. The deed is recorded at book 5419, page 917. The deed effectively moved a lot line between 230 Colt Thornburg and 306 Colt Thornburg. The lot line adjustment transferred 0.5 acres from the subject parcel to 230 Colt Thornburg. Although this should have gone through the subdivision review process, the lots are still in compliance with the subdivision ordinance regarding bulk requirements.

This lot is located in the South Fork Protected Watershed. The following will apply to new developments:

- Max. of two dwelling units per acre
- Max. 24% built upon area
- Max of three dwelling units per acre or 36% built upon area allowed with a curb and gutter system/infrastructure

Normal subdivision regulations would apply. If the applicant wanted to create a family-exempt subdivision, the maximum number of lots that could be created is five. Anything over five lots would trigger a Major 1 subdivision review.

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 heard the case at their June 30, 2025, meeting and unanimously recommended approval of the request, 7-0.

Attachments: Application, Maps