

GASTON COUNTY REZONING APPLICATION (REZ-23-06-05-00152)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single-Family Limited Zoning District & (R-3) Single-Family General Zoning District to the (C-1) Light Commercial Zoning District.	
Applicant(s):	Property Owner(s):
Gregory Farris	Gregory Farris
Parcel Identification (PID):	Property Location:
303952, 303953, 301430	1929, 1941, 1947 Bess Town Rd
Total Property Acreage:	Acreage for Map Change:
11.05	11.05
Current Zoning:	Proposed Zoning:
R-1 & R-3	C-1
Existing Land Use:	Proposed Land Use:
Residential, machine shop, vacant	Residential, machine shop, machine shop

COMPREHENSIVE LAND USE PLAN
Area 1: Rural Gaston / Northwest Gaston area
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
Comprehensive Plan future Land Use:
Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan. 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. 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.

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)

According to the 2020-2029 STIP, there are no planned transportation improvement projects in the immediate vicinity of this site.

The CTP does not show any future highway improvements on any streets adjacent to the subject property.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in the northwest area of the county just off Dallas Cherryville Highway and west of Pasour Mountain.

Two of the parcels have a residence with a garage building and a machine shop. The third parcel is vacant. This request will keep the residence in compliance, bring the machine shop more into compliance, and allow for the construction of other commercial structures for an expansion of the machine shop.

If approved, any uses allowed in the (C-1) Light Commercial 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

Meeting Date: July 10, 2023 - Recommendation to approve as presented based on 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. 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.

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Vote 8 to 0 in favor of the motion.

Attachments: Application, Maps