

# GASTON COUNTY REZONING APPLICATION (REZ-25-03-11-00218)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay

**Applicant(s):**

Fred Seeley

**Property Owner(s):**

Fred and Laura Seeley

**Parcel Identification (PID):**

135660

**Property Location:**

340 White Jenkins Rd

**Total Property Acreage:**

0.49 acres

**Acreage for Map Change:**

0.49 acres

**Current Zoning:**

(R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

**Proposed Zoning:**

(C-3) General Commercial Zoning District with (US) Urban Standards Overlay

**Existing Land Use:**

Commercial (non-conforming)

**Proposed Land Use:**

Commercial

### 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 areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. 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. 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 reviewed this request on May 27, and the following departments had no comments at this time:

- Natural Resources
- EMS
- Environmental Health

A letter from the Gaston Cleveland Lincoln MPO has been attached.

#### **STAFF SUMMARY**

##### **Prepared By: Peyton Wiggins, Planner II**

The subject property is located along White Jenkins Road in Bessemer City, just outside an established industrial area. The site currently contains an office/garage structure that has been in existence since 1991. This structure is considered legal non-conforming under the current zoning classification of R-1 (Single-Family Limited). The proposed rezoning to C-3 (General Commercial) would bring the property more into compliance with the UDO by allowing the current use, as well as a broader range of commercial activities, subject to all applicable development standards.

If approved, any uses allowed in the (C-3) General Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

#### **PLANNING BOARD RECOMMENDATION**

The Planning Board met in regular session on June 2, 2025, and recommended approval of the request by a unanimous 9 to 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 allow for low to moderate growth and repurpose buildings for new economic opportunities, as envisioned by the Area 5 Small Area Plan.