

GASTON COUNTY REZONING APPLICATION (REZ-23-03-24-00147)
STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (C-3) General Commercial zoning district with (US) Urban Standards overlay to (R-1) Single Family Limited zoning district with (US) Urban Standards overlay.

Applicant(s):

Hanna and Joseph Weston

Property Owner(s):

Hanna and Joseph Weston

Parcel Identification (PID):

307957

Property Location:

Off Will Rhyne Road, Dallas

Total Property Acreage:

1.5 acres

Acreage for Map Change:

1.5 acres

Current Zoning:

(C-3) General Commercial with (US) Urban Standards overlay

Proposed Zoning:

(R-1) Single Family Limited with (US) Urban Standards overlay

Existing Land Use:

Vacant

Proposed Land Use:

Residential (Single Family)

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston/North Central 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, and steer development toward existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan future Land Use:

Rural – Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead-style housing, as well as agribusiness. 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.

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:

Private Drive – Will Rhyne Road

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

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

- Building and Development Services Plan Review Team
- Natural Resources Department
- GEMS

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

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II

This property is in the north central region of the county, just outside Dallas' town limits. Adjacent properties under county jurisdiction are zoned (R-1) Single Family Limited and (C-3) General Commercial. Other adjacent properties fall under the Town of Dallas' zoning. Surrounding uses within the area include a mix of residential and commercial properties.

If approved, any uses allowed in the (R-1) Single Family Limited 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 5, 2023, and recommended approval of the request by a unanimous 8-0 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 and maintain the rural "feel" of the area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use Plan.