

# GASTON COUNTY REZONING APPLICATION (REZ-23-08-23-00161)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single-Family Limited Zoning District and (C-1) Light Commercial to the (R-2) Single-Family Moderate Zoning District.

**Applicant(s):**

Sabrina Brooke Parker

**Property Owner(s):**

Gary F Parker

**Parcel Identification (PID):**

310159

**Property Location:**

Green Road, Stanley

**Total Property Acreage:**

0.69 acres

**Acreage for Map Change:**

0.69 acres

**Current Zoning:**

(R-1) Single-Family Limited and (C-1) Light Commercial

**Proposed Zoning:**

(R-2) Single-Family Moderate

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 3: Riverfront Gaston/Northeast 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, and maintaining the rural “feel” of the community.

**Comprehensive Plan future Land Use: Rural**

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing and opportunities for agribusiness. Residential homes are located on large lots and are set back on 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:**

North Carolina Department of Transportation

### 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

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

## STAFF SUMMARY

**Prepared By: Peyton Ratchford, Planner II**

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 included.

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 RECOMMENDATION

The Planning Board met in regular session on October 2, 2023, and recommended approval of the request by a unanimous 10-0 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 maintain the rural “feel” of the community by keeping plenty of open space along with farmstead-style housing, as envisioned by the rural future land use designation.