

GASTON COUNTY REZONING APPLICATION (REZ-24-06-29-00186)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-2) Single-Family Moderate Zoning District with the (US) Urban Standards overlay to the (R-3) Single-Family General Zoning District with the (US) Urban Standards overlay

Applicant(s):

Racheal Blakney and Amanda Bellmore

Property Owner(s):

Edward Leroy Blakney

Parcel Identification (PID):

171733

Property Location:

220 Brentwood Lane

Total Property Acreage:

1.74

Acreage for Map Change:

1.74

Current Zoning:

(R-2) Single-Family Moderate with (US) Overlay

Proposed Zoning:

(R-3) Single-Family General with (US) Overlay

Existing Land Use:

Previously residential

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, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities.

Comprehensive Plan future Land Use: Rural

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. 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:

Public Road

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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The Gaston County TRC did not have any comments regarding this request. A letter from the GCLMPO has been included in the staff packet.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II
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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 immediate vicinity.

If approved, any uses allowed in the (R-3) Single-Family General 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 July 29, 2024, and recommended approval of the request by a unanimous 8-0 vote based on the following:

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| <ul style="list-style-type: none">• 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 as envisioned by the rural future land use designation, which is the closest future land use designation. Rural areas are classified as having large lots with farmstead-style housing set back from the roads they front upon. There are opportunities for agribusiness ventures as well. |
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