

GASTON COUNTY REZONING APPLICATION (REZ-23-06-05-00151)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone a portion of parcel ID 202760 from the (R-1) Single-Family Limited Zoning District to the (R-3) Single-Family General Zoning District.	
Applicant(s):	Property Owner(s):
Jane E. Bost	Darrell and Jane Bost
Parcel Identification (PID):	Property Location:
Portion of Parcel 202760 (New PID not yet assigned)	207 Will Kiser Road
Total Property Acreage:	Acreage for Map Change:
2.135 acres	1.002 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited	(R-3) Single-Family General
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 1: Rural Gaston/Northwest 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, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development towards existing infrastructure.
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 off Will Kiser Road, which is an NCDOT maintained 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

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 predominantly residential area in the northwest portion of the county. Surrounding parcels are zoned (R-1) with scattered (R-2) and (R-3). The applicant recently created the subject parcel through the minor subdivision process utilizing the family subdivision exemption. The plat was approved by staff in June of this year. Adjoining property owners of the parent parcel will be notified with information about the public hearing with the Board of Commissioners.

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 10, 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 and vision for the parcel.