

# GASTON COUNTY REZONING APPLICATION (REZ-24-02-06-00171)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (RS-12) Single-Family 12,000 Square Feet and (R-1) Single-Family Limited zoning districts with (US) Urban Standards overlay district to the (R-3) Single-Family General zoning.

**Applicant(s):**

Samuel Lee Wynn

**Property Owner(s):**

Samuel Lee Wynn

**Parcel Identification (PID):**

151880

**Property Location:**

127 White Jenkins Rd

**Total Property Acreage:**

3.86 acres

**Acreage for Map Change:**

3.86 acres

**Current Zoning:**

(RS-12) Single-Family 12,000 Square Feet and (R-1) Single-Family Limited w/ US Overlay

**Proposed Zoning:**

(R-3) Single-Family General

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 5: Scenic Gaston / Southwest Gaston**

Key issues for citizens in this area include: 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– 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. It is understood that this is the default use designation for Gaston County.

**Goal: #4** Creating different types of neighborhoods to suit different residents.

**Strategy:** Enhance the overall plans that are established to address the quality of life enjoyed by many.

**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 maintained road (White Jenkins Rd)

### TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

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

- Land Use, Environmental Health, Building Inspections, Police.

**GCLPO Comments:**

- There is a proposed STIP Project U-6078 which has a proposal for a cul-de-sac for White Jenkins Rd at the parcel to the south of this parcel in question.

**STAFF SUMMARY**

**Prepared By: Laura Hamilton, Planner III**

This property is in a mixed residential / commercial and industrial area in the central western region of the county. There are varying neighborhoods for both site-built homes and manufactured homes. There are several commercial and industrial type uses along White Jenkins Road, Dallas Bessemer City Road (Hwy 275) and Bessemer City Road (Hwy 274).

There was a single wide manufactured home on this parcel until 2006 when the home was removed. The RS-12 portion of this parcel was under the ETJ of Gastonia until 2012 when it was released to the County.

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 MEETING DATE**

The Planning Board met in regular session on March 4, 2024, and recommended approval of the request by a 6-0 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 as envisioned by the rural future land use designation. Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction, 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 in The Scenic Gaston / Southwest Gaston area of the comprehensive land use plan.

**Attachments: Application, Maps, Table of Uses for (R-3), GCLMPO Letter**