

GASTON COUNTY REZONING APPLICATION (REZ-26-01-06-00239)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To generally rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (I-2) General Industrial Zoning District with (US) Urban Standards Overlay.	
Applicant(s):	Property Owner(s):
Catawba River Investments, LLC	Catawba River Investments, LLC
Parcel Identification (PID):	Property Location:
213896	Drywall Drive and Mountain Island Road
Total Property Acreage:	Acreage for Map Change:
113.79 acres	113.79 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited with (US) Urban Standards Overlay	(I-2) General Industrial with (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Vacant	Industrial

COMPREHENSIVE LAND USE PLAN
Area 3: Riverfront Gaston/Northeast Gaston
Key issues for citizens in this area include the 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: Suburban Development
Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multifamily houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs
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:
Drywall Drive – Private Mountain Island Road – NCDOT Owned/Maintained

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

This request went before the Gaston County Technical Review Committee on February 17th, and the following departments had no comments at this time:

- Building Inspections
- Environmental Health

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

- According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
- According to the 2050 MTP, a natural-surface trail south in Mountain Island Lake Park connecting Drywall Dr. to Dutchman Ave. is included; however, it remains unfunded at this time.

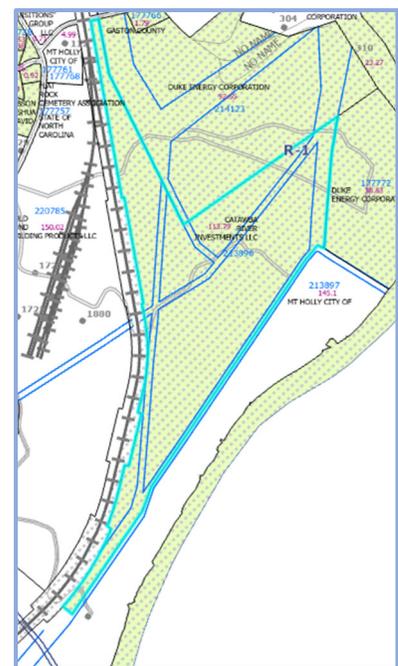
STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

The subject property is located in the northeastern region of the county, just outside the Mount Holly city limits. An active rail line runs along the western boundary of the site. Properties to the north, south, and east are vacant and owned by the City of Mount Holly and Duke Energy. Many of these surrounding properties, as well as the subject site, contain electric utility rights-of-way. There are also various miles of Carolina Thread Trail trails and mountain biking trails surrounding the subject site. The image below depicts the existing easements on the property in dark blue.

Nearby uses include two manufacturing facilities, a water treatment plant, Mountain Island Park, and the Riverbend Recycling Center. Residential homes are located farther west, along N Main Street.

If approved, any uses permitted within the (I-2) General Industrial Zoning District would be allowed in accordance with the standards and regulations of the Gaston County Unified Development Ordinance (UDO).



PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board met at its regular meeting on March 2, 2026, and recommended approval of this request by an 8 to 1 vote based on:

- 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 increase job opportunities and commercial opportunities, as envisioned by the Riverfront Gaston Small Area Plan.