

# GASTON COUNTY REZONING APPLICATION (REZ-23-07-14-00153)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
To rezone the property from the (R-1) Single-Family Limited Zoning District to the (R-2) Single-Family Moderate Zoning District.	
<b>Applicant(s):</b>	<b>Property Owner(s):</b>
Kimberly Hagans Bundy	Kimberly Hagans Bundy & Sue McLean
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
303966	Freedom Mill Road
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.95 acres	1.95 acres
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-1) Single-Family Limited	(R-2) Single-Family Moderate
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
<b>Area 5: Scenic Gaston/Southwest Gaston</b>
Key issues for citizens in this area include: preservation of open space, 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.
<b>Comprehensive Plan future Land Use:</b>
Rural Community – Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel.
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
<b>Water/Sewer Provider:</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

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

There were no comments from the TRC at this time.

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 southwest region of the county. The location is primarily residential in nature with different housing types and styles included. Surrounding zoning districts include (R-1), (R-2), and (C-3).

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 September 11, 2023, and recommended approval of the request by a unanimous 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 and maintain the rural “feel” of the area, which is consistent with the parcel’s rural community future land use designation.