

GASTON COUNTY REZONING APPLICATION (REZ-24-01-31-00170)
STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway overlay to the (C-1) Light Commercial Zoning District with (CH) Corridor Highway overlay.

Applicant(s):

Cathy Fourshee Lee

Property Owner(s):

Cathy Fourshee Lee

Parcel Identification (PID):

308207

Property Location:

6231 Dallas Cherryville Hwy

Total Property Acreage:

.85 acres

Acreage for Map Change:

.85 acres

Current Zoning:

(R-1) Single Family Limited w/ CH overlay

Proposed Zoning:

(C-1) Light Commercial w/ CH overlay

Existing Land Use:

Commercial structure

Proposed Land Use:

Commercial

COMPREHENSIVE LAND USE PLAN

Area 1: Rural Gaston / Northwest Gaston

Key issues for citizens in this area include: Preservation of open space, and Increased job opportunities.

This portion of the County has extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center.

Comprehensive Plan Future Land Use: Rural Community

Rural– This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. It is understood that this is the default use designation for Gaston County.

Goal: #8 to increase economic development through the county by improving viable job opportunities.

Strategy: Changing the perception of commercial / manufacturing jobs in existing Gaston County industries.

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:

NC DOT maintained Dallas Cherryville Hwy

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS

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

- Natural Resources, Emergency Management.

The GCLMPO comments are:

- The 2020-2029 STIP project W-5212N is for safety improvements, including passing zones are scheduled.
- The CTP shows improvement needs along Dallas Cherryville Hwy including a recommended multi-use path. This is currently unfunded.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in the northwestern area of Gaston County on Dallas Cherryville Hwy just east of St Marks Church Rd. The immediate area is primarily residential in nature, with different housing types and styles. There are few non-residential uses in the general vicinity. The surrounding parcels are zoned (R-1) Single-Family Limited and (R-2) Single-Family Moderate.

The existing structure had been a store for at least 60 years. It continued as a convenience store before and after the adoption of zoning in 1992. It was closed in 2017 and listed for sale in 2019. The gas island canopy had to be removed when the previous brand was no longer sold.

Under Section 3.5.1 (Nonconforming Principle Uses) of the UDO, the use could not re-open in the R-1 zoning due to the time frame it had been closed.

If approved, any uses allowed in the (C-1) Light Commercial 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

Scheduled Meeting Date: March 4, 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 increase economic development through the county by improving viable job opportunities as envisioned by the rural future land use designation. Rural areas are characterized by extensive open spaces with rolling hills and high knolls that lead up to the mountains west of Gaston County. This area has some existing services and businesses and can be expanded as a rural development pocket in Gaston County and could continue to grow and provide a sub-regional center in the Rural Gaston / Northwest Gaston area of the comprehensive land use plan.

Attachments: Application, Maps, GCLMPO Letter