

# GASTON COUNTY REZONING APPLICATION (REZ-25-01-28-00213)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

**Applicant(s):**

Old Well B3 LLC

**Property Owner(s):**

Old Well B3 LLC

**Parcel Identification (PID):**

313222

**Property Location:**

2323 B South Point Rd

**Total Property Acreage:**

4.004

**Acreage for Map Change:**

4.004

**Current Zoning:**

C-1 with (US) Urban Standards and (CH) Corridor Highway overlays

**Proposed Zoning:**

C-3 with (US) Urban Standards and (CH) Corridor Highway overlays

**Existing Land Use:**

Trailer, RV and Boat storage (existing non-conforming)

**Proposed Land Use:**

Mini-warehouse with Open-Air Storage

### COMPREHENSIVE LAND USE PLAN

**Area 4: Southeast: The Garden Gaston**

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, maintaining enhanced quality of life.

**Comprehensive Plan future Land Use:**

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:**

Municipal water / private septic

**Road Maintenance:**

North Carolina Department of Transportation

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
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Department of Environmental Health: A septic permit is needed when the type of business is determined.
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A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.
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<b>STAFF SUMMARY</b>
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<b>Prepared By: Jaime Lisi, Planner I</b>
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The subject property is in a small commercial pocket of the county along South Point Rd in Belmont. Surrounding zoning districts include (C-1), (C-3), (I-1) and (R-1). Nearby uses include a storage facility, miscellaneous commercial business, a large power plant, and single-family homes.
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The commercial structure was built in 1989 and classified as a service garage by Gaston County tax department. The updated classification of mini warehouse with open-air storage use in the (C-3) zoning district was determined to be the best fit under the existing ordinance.
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If approved, any uses allowed in the (C-3) General Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
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<b>PLANNING BOARD MEETING DATE</b>
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The Planning Board met in regular session on May 5, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on the following:
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| <ul style="list-style-type: none"><li>• This is a reasonable request and in the public interest and</li><li>• It is consistent with the goals of the comprehensive land use plan as it will maintain the single-family residential area as envisioned by the Rural land use designation.</li></ul> |
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**Attachments: Application, Maps**