

**GASTON COUNTY REZONING APPLICATION (REZ-23-08-02-00158)**  
**STAFF REPORT**

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APPLICATION SUMMARY
<b>Request:</b>
To conditionally rezone the property from the (R-1) Single Family Limited Zoning District to the (CD/RS-8) conditional zoning district.

**Updated Conditions**

1. All notes included in the attached site plan shall be treated as conditions of approval.
2. All site improvements (utilities, streets, sidewalks, and identified traffic mitigation infrastructure) shall be completed, inspected, and approved by the necessary agencies prior to a final plat being approved and executed. Infrastructure may be bonded to receive approval on a final plat, however, water and sewer infrastructure are not subject to bonding and must be installed, inspected, and approved by the necessary agencies before the final plat being signed. All necessary utility lines and infrastructure shall be underground, and their easements shall be shown on the final plat.
3. All roads, driveways, and sidewalks shall be paved. Gravel may not be used for driveways, roads or streets. The Administrator may approve gravel for the proposed walking trail and access drives if requested by the developer during construction document review.
4. The Developer shall apply for and acquire all required permits from NCDOT, NCDEQ, Natural Resources, and other required state and local permits prior to the construction documents being approved by the Planning and Zoning department.
5. The Development shall establish a Homeowner's Association and submit the Covenant's Codes and Restrictions document to the County's Planning and Zoning staff for review prior to recording the associated documents. Details of who will be responsible for maintenance of the development should the homeowner's association be dissolved shall be included in the document. Immediately upon recording the CCRs and any other pertinent documents, the developer shall provide the recording information to staff for reference.
6. The homeowner's association shall maintain all designated open space areas, ponds, street lighting, signage, easement access, water and sewer infrastructure, etc. At no point shall the county be liable for any maintenance of any infrastructure.

7. The Administrator shall be allowed to approve minor changes to the site plan during the construction review process so long as the changes are minor in nature and the number of lots in the overall development is not increased.
8. Signage shall be placed throughout the community restricting parking to one side of the road to allow adequate access by residents, service providers, and emergency services.
9. The landscape plan on sheet RZ-5 shall be built out and inspected throughout the development process. All trees shown on the landscape plan shall be bonded prior to final plat approval.
10. Residential neighborhood signs may be ground signs or monument signs. The primary entrance sign for the development may include masonry features, landscaping, lighting, water features, or decorative pillars. Architectural designs may be incorporated to emphasize the entrance as a “gateway” into the neighborhood. All features of the primary sign, not including landscaping, shall not exceed 20’ in width or 8’ in height.
11. Water quality levels of Taylor’s Creek, water quality data, and wastewater data, shall be provided to Gaston County on a monthly basis once the wastewater treatment plan is in operation.