

GASTON COUNTY REZONING APPLICATION (REZ-23-12-15-00167)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.

Applicant(s):

Linda Strickland

Property Owner(s):

Linda Strickland Real Estate

Parcel Identification (PID):

164394

Property Location:

139 Oakhill St, Iron Station

Total Property Acreage:

0.93 acres

Acreage for Map Change:

0.93 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-2) Single-Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston/Northeast Gaston

Key issues for citizens in this area include: 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:

Rural Center – Rural centers are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.

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:

North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
<p>There was one comment from the TRC review. Natural Resources noted a stream on the property and Chewacla soil on site. The applicant was made aware of these two natural conditions and if approved, additional permits may be required prior to building.</p> <p>A letter from the GCLMPO has been included in the staff packet.</p>

STAFF SUMMARY
<p>Prepared By: Peyton Ratchford, Planner II</p> <p>This property is in a residential area in the northern region of the county, just south of the Gaston County Lincoln County line. The location is primarily residential in nature with pockets of (C-1) Light Commercial nearby. The subject property is located off Charles Raper Jonas Highway, or NC 27 Highway, in Iron Station.</p> <p>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).</p>
PLANNING BOARD MEETING DATE
<p>The Planning Board met in regular session on February 5, 2024, and recommended approval of the request by a unanimous 9-0 vote based on the following:</p> <ul style="list-style-type: none">• 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 community, as envisioned by the Riverfront Gaston area of the comprehensive land use plan.