

GASTON COUNTY REZONING APPLICATION (REZ-25-03-17-00220)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (RS-20) Single Family 20,000 square feet District to the (C-1) Light Commercial Zoning District.

Applicant(s):

Karina Guerrero

Property Owner(s):

H&Y Homes LLC

Parcel Identification (PID):

179668

Property Location:

Charles Raper Jonas Highway

Total Property Acreage:

2.48

Acreage for Map Change:

2.48

Current Zoning:

RS-20 Single Family 20,000 square feet with (US) Urban Standards and (CH) Corridor Highway Overlays

Proposed Zoning:

C-1 Light Commercial with (US) Urban Standards and (CH) Corridor Highway Overlays

Existing Land Use:

Vacant

Proposed Land Use:

Event Center

COMPREHENSIVE LAND USE PLAN

Area 3: Northeast Riverfront 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, increased commercial opportunities

Comprehensive Plan future Land Use:

Suburban Development – 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:

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)

The Gaston County TRC reviewed this project on Wednesday, June 25th, and had the following comment:

- Gaston County Police voiced concerns about noise complaints from neighboring properties and potential traffic issues with vehicles entering and exiting onto NC-27, depending on the type and size of events permitted under the requested zoning.

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is located in a diverse zoning pocket along Charles Raper Jonas Highway in the northeast portion of the county. The area surrounding this property consists of commercial, industrial and residential zoning. The parcel is vacant and, according to aerial images, has not been developed before.

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 RECOMMENDATION

The Planning Board met in regular session on June 30, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on:

- 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 serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation for the properties in this area.