

GASTON COUNTY REZONING APPLICATION (REZ-23-09-05-00163)  
**STAFF REPORT**

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**APPLICATION SUMMARY**

**Request:**

To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District.

**Applicant(s):**

Derrick Kent Hunter

**Property Owner(s):**

Derrick Kent Hunter

**Parcel Identification (PID):**

167857

**Property Location:**

532 Upper Spencer Mountain Rd. Stanley

**Total Property Acreage:**

4.76 acres

**Acreage for Map Change:**

4.76 acres

**Current Zoning:**

(R-1) Single Family Limited

**Proposed Zoning:**

(R-3) Single Family General

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

**COMPREHENSIVE LAND USE PLAN**

**Area 3: Riverfront Gaston**

Key issues for citizens in this area include the 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 Community**

Rural Community – Rural communities are areas in largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel.

**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: Upper Spencer Mountain Rd.**

North Carolina Department of Transportation

**Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)**

No funded transportation improvement projects in the immediate vicinity of this site on the STIP, MTP, or the CTP.

## STAFF SUMMARY

**Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning**

This property is in a residential area in the northern region of the county, just west of Stanley. The location is primarily residential in nature, with different housing types and styles in the immediate vicinity. The surrounding parcels are zoned (R-1) Single Family Limited and (R-2) Single Family Moderate.

If approved, any uses allowed in the (R-3) Single Family General 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: November 28, 2023** The Planning Board met at their regular meeting on November 6, 2023 and made a recommendation to deny the request based on it being inconsistent with the surrounding area. They felt that the proposal for a single-wide family home was inconsistent with the area. They also shared that if the request had been for (R-2) and, to allow for a double-wide manufactured home, they would have felt it was more consistent with the surrounding area.

**Attachments: Application, Maps, GCLMPO Letter**