

GASTON COUNTY REZONING APPLICATION (REZ-24-11-18-00199)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards overlay to the (C-1) Light Commercial with (US) Urban Standards overlay.

Applicant(s):

William Fabricio Leiton-Ramos

Property Owner(s):

Steve P and Maria Mason

Parcel Identification (PID):

212823

Property Location:

111 Camp Rotary Road, Gastonia

Total Property Acreage:

0.30 acres

Acreage for Map Change:

0.30 acres

Current Zoning:

(R-1) Single-Family Limited with (US) Urban Standards overlay

Proposed Zoning:

(C-1) Light Commercial with (US) Urban Standards overlay

Existing Land Use:

Church/School

Proposed Land Use:

Convenience Store

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston/Southwest Gaston

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan Future Land Use: Rural

Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and, associated nurseries, etc. It is understood that this is the default use designation for Gaston County.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Public water / private septic

Road Maintenance:

North Carolina Department of Transportation

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

The TRC Reviewed this project on Wednesday, December 4th, and the following departments had no comments:

- Gaston County Building Plan Review
- EMS
- Natural Resources

The Environmental Health Department stated this would be a change of use and recommended the applicants to apply for an Existing System Approval (ESA) during the change of use process.

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

STAFF SUMMARY**Prepared By: Peyton Wiggins, Planner II**

This property is in a residential area in the southwest region of the county. The location is primarily residential in nature, with different housing types and styles included, with various commercial pockets throughout. The subject parcel is directly adjacent to the city limits of Gastonia. There are a variety of uses within this immediate vicinity including a camp, a warehouse, Crowders Mountain State Park, and many residential homes. Gaston County Tax Records list this property currently as a church/school use.

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 January 6, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on the following:

- 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 repurpose vacant buildings and facilities for new economic opportunities, as envisioned by the Scenic Gaston small area plan.