

GASTON COUNTY REZONING APPLICATION REZ 25-01-17-00206

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (C-3) General Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway overlays to the (CD/R-2) Single Family Moderate Zoning Conditional District with (US) Urban Standards and (CH) Corridor Highway overlays.

Applicant(s):

Christopher Scott Long

Property Owner(s):

Christopher Scott Long

Parcel Identification (PID):

146345

Property Location:

105 Southside Church Rd

Total Property Acreage:

.41

Acreage for Map Change:

.41

Current Zoning:

(C-3) General Commercial with US & CH Overlays

Proposed Zoning:

(CD/R-2) Single-Family Moderate Conditional District with US & CH Overlays

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 5: Southwest Scenic 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 building and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Plan future Land Use:

Industrial – This area is primarily for industrial and manufacturing based uses, currently and projected in the future.

Staff Recommendation:

The application, as presented, is not consistent with the vision and goals of the Comprehensive Land Use Plan. However, staff is still supportive of the request as the future land use designation that was placed on the area was non consistent with the existing structures and uses that have been in place well before zoning regulations were established in the county. The residential structures on Davis Heights were placed on the lots between 1940 and 1960, which indicates that residential use has been established for some time in the area.

The Industrial future land use was likely placed on this area during the last adoption of the Comprehensive Land Use Plan as York Hwy is a natural corridor that would likely be able to support commercial and industrial uses in the future. It is roughly a 200' right-of-way that allows for multiple lanes and utility infrastructure that is required to support commercial and industrial uses.

Staff is supportive of this request due to the existing residential structures in the immediate vicinity and the proposed residential use aligns with the existing structures and uses on the street. As we continue the process of updating the County's Comprehensive Land Use Plan, staff are identifying areas that were made nonconforming during the last CLUP adoption. Our goal is to create future land use descriptions that not only envision the potential for areas but also allow long-standing uses to continue and develop to meet the needs and trends of the area.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Private well or city 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 request on Friday, March 21st, and the following departments had no comments at this time:

- Gaston County Building Plan Review
- Emergency Management Services
- Natural Resources

A letter from the Gaston Cleveland Lincoln MPO is included in the staff packet.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is located off Southside Church Road in Gastonia, in the southwest region of the county.

The surrounding area consists mostly of commercial and industrial uses with some residential mixed in throughout. While there are numerous residential homes nearby, they are considered to be legal nonconformities as they are existing and zoned in the (C-3), which does not allow for single-family homes.

The current property owner wants to place a manufactured home on the lot. However, with the current zoning district of (C-3), the new lot would be unable to meet the minimum standards. Therefore, the applicant is pursuing a conditional rezoning district to accommodate the requirements of the new base zoning district.

Relief Requests

UDO Section	Required	Proposed
Table 7.1-2(A) Minimum Lot Area	30,000 square feet	17,860 square feet

Public Information Meetings (PIMs)

The applicant advertised and held two public information meetings as required by Section 5.16.5.B of the UDO. The meetings were held on March 27th and March 28th from 12 p.m. to 2 p.m. The meetings took place in Conference Room 3A of the Gaston County Administration Building.

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).

PLANNING BOARD MEETING DATE

The Planning Board met in regular session on March 31st, 2025, and recommended approval of the request by a unanimous 8 to 0 vote based on the following:

- This is a reasonable request and in the public interest and
- Although inconsistent with the goals of the comprehensive land use plan, the proposed residential use aligns with the existing structures and uses on the street. The future land use designation that was placed on the

area was non-consistent with the existing structures and uses that were in place well before zoning regulations were established in the county.

Attachments: Application, Maps, Site Plan

Proposed Conditions of Approval

1. 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).
2. Accessory Structures are permitted in accordance with Section 9.9 of the UDO.
3. Minor modifications are permitted in accordance with Section 5.15 of the UDO.