

GASTON COUNTY REZONING APPLICATION (REZ-26-03-06-00243)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single-Family Limited Zoning District with the (US) Urban Standards Overlay to the (R-2) Single-Family Moderate Zoning District with the (US) Urban Standards Overlay	
Applicant(s):	Property Owner(s):
Zachary Carpenter	Zachary Carpenter
Parcel Identification (PID):	Property Location:
169984 & 312523	Mic Lock Place, Dallas
Total Property Acreage:	Acreage for Map Change:
6.06 acres	6.06 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited with the (US) Overlay	(R-2) Single-Family Moderate with the (US) Overlay
Existing Land Use:	Proposed Land Use:
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities
Comprehensive Plan Future Land Use: 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:
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 request went before the Gaston County Technical Review Committee on April 17th, and the following departments had no comments at this time:

- Building Inspections
- Environmental Health
- Natural Resources

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

- There are no funded transportation improvement projects on the NCDOT's 2026-2045 State Transportation Improvement Program (STIP).
- The adopted Comprehensive Transportation Plan (CTP) does not include specific transportation projects within this area.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

The subject properties are located north of Dallas on Mic Lock Place, a private drive accessed from Willis Road. The parcels total approximately 6.06 acres and are currently wooded. Surrounding properties consist primarily of residential homes and other wooded areas.

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 & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this request at its May 5th meeting, and recommended approval by a unanimous 9 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 keep the parcel residential in nature as envisioned by the rural future land use designation.