

GASTON COUNTY REZONING APPLICATION (REZ-25-09-16-00234)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the County (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay and Belmont (R-R) Rural Residential Zoning District to the County (C-3) General Commercial Zoning District with (US) Urban Standards Overlay	
Applicant(s):	Property Owner(s):
McLean Self Storage, LLC	McLean Self Storage, LLC
Parcel Identification (PID):	Property Location:
189855, 189856, & 221533	Gaither Road, Belmont
Total Property Acreage:	Acreage for Map Change:
15.82	11.42
Current Zoning:	Proposed Zoning:
County (R-1) Single-Family Limited and (C-3) General Commercial with (US) Urban Standards Overlay Belmont (R-R) Rural Residential	County (C-3) General Commercial with (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Residential, Commercial Storage, Vacant	Vacant/Commercial Storage

COMPREHENSIVE LAND USE PLAN
Area 4: The Garden Gaston/Southeast Gaston
Key issues for citizens in this area include road improvements and better connectivity to other areas of the county and throughout the region, another bridge crossing the Catawba River, increased walkability and connectivity between communities, continued coordination amongst local government agencies, and maintaining enhanced quality of life.
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 request on December 16th, and the following departments had no comments at this time:

- Building Inspections
- Natural Resources

Environmental Health stated PIDs 189855 and 189856 will have septic systems and wells that would need to be properly abandoned if the site is redeveloped.

According to NCDOT's State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of the site.

However, the widening of South Point Road (NC 273) is included in the MPO's Comprehensive Transportation Plan (CTP), with the typical cross section for a four-lane divided road with a minimum of 100 feet right-of-way. Currently, the existing right-of-way is 60 feet. This project has not yet received funding in the current STIP. The CTP also shows recommended bicycle, sidewalk, and multi-use path facility improvements along South Point Rd, but these are unfunded at this time.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

The subject properties are located on Gaither Road on the Belmont peninsula, just off South Point Road. Collectively, the three parcels are approximately 15.82 acres and include roughly 600 feet of road frontage. The properties are currently split-zoned between Gaston County jurisdiction and the City of Belmont's ETJ, with three zoning districts across the two jurisdictions: County (R-1) Single-Family Limited, County (C-3) General Commercial, and Belmont (R-R) Rural Residential.

Existing development on the site includes an outdoor storage facility and a single-family dwelling with associated accessory structures. The residence, located at 298 Gaither Road, was constructed in the 1940s and is currently occupied. Additional accessory structures on the property date to the 1960s, with one structure constructed in 1985.

On December 1st, the Belmont City Council voted to relinquish its ETJ zoning on the rear portions of the properties. As a result, the property owners are requesting to rezone the remaining portions of the parcels to the County's (C-3) General Commercial district, rather than the default (R-1) Single-Family Limited designation. Approval of this request would establish consistent (C-3) zoning across all three parcels. Given the surrounding land uses and the presence of adjacent (C-3) zoning, staff supports the request.

If approved, any uses allowed in the (C-3) General Commercial 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 met at its regular meeting on January 5, 2026, 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 allow for support services that will serve neighborhood needs as envisioned by the Suburban Development future land use designation.