

GASTON COUNTY REZONING APPLICATION (REZ-24-01-25-00169)
STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (C-1) Light Commercial Zoning District with (CH) Corridor Highway Overlay to the (C-3) General Commercial Zoning District with (CH) Corridor Highway Overlay.	
Applicant(s):	Property Owner(s):
John Lewis Foulk	John Lewis Foulk
Parcel Identification (PID):	Property Location:
192177	2320 South Point Road, Belmont
Total Property Acreage:	Acreage for Map Change:
3.99 acres	3.99 acres
Current Zoning:	Proposed Zoning:
(C-1) Light Commercial with (CH) Corridor Highway Overlay	(C-3) General Commercial with (CH) Corridor Highway Overlay
Existing Land Use:	Proposed Land Use:
Landscaping Business	Landscaping Business/Mini Warehouse with Open Air 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 significantly 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 multi-family 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:
City Water (City of Belmont) / Private Septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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There were no comments from the Gaston County TRC at this time.

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

STAFF SUMMARY

Prepared By: Peyton Ratchford, Planner II
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The subject property is in a small commercial pocket of the county along South Point Road in Belmont. Surrounding zoning districts include (C-1), (C-3), (I-1), and (R-1). Nearby uses include a storage facility, miscellaneous commercial businesses, a large power plant, and single-family homes.

In 1999, the subject property was approved for the existing use today – a landscaping business shop. During that time, it was classified under the Lawn and Garden Center use, as that was the best fit under the existing ordinance. For consistency purposes, staff utilized this classification when considering a compatible zoning district for both the landscaping business and the addition of the mini-warehouse use. It was determined the (C-3) zoning district to be the best use.
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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).
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PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on March 4, 2024, and recommended approval of the request by a unanimous 6-0 vote based on the following:

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| <ul style="list-style-type: none">• This is a reasonable request and in the public interest; and• It is consistent with the goals of the comprehensive land use plan as the parcel will remain commercial within this suburban development area and support immediate neighborhood needs such as storage and lawn services. |
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