



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the conditional rezoning case REZ-23-01-06-00138, the planning board finds:

1. This is not a reasonable request and in the public interest because of the following:
 - a. The proposed plan does not represent the surrounding area and community
 - b. The developer's presentation lacked information on the potential development's impacts
 - c. The board was disappointed in the traffic mitigation efforts approved by NCDOT
 - d. There is concern about the impact of the development on the Mountain Island Watershed
2. This request is inconsistent with the goals of the comprehensive land use plan in the area of land use because the suburban development future land use designation is intended for single-family residential areas around commercial pockets representing a standard suburban center.

These findings are supported by a 6-0 vote by the Gaston County Planning Board during its March 6, 2023, meeting.