

GASTON COUNTY REZONING APPLICATION (REZ-25-03-25-00223)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay.

Applicant(s):

McKenzie Marie Maiers

Property Owner(s):

Tony Ray Maiers

Parcel Identification (PID):

171661

Property Location:

220 FL Maiers Rd

Total Property Acreage:

4.06

Acreage for Map Change:

4.06

Current Zoning:

R-1 with (US) Urban Standards Overlay

Proposed Zoning:

R-2 with (US) Urban Standards Overlay

Existing Land Use:

Residential

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 3: Riverfront Gaston/Northeast 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, increased job opportunities, maintaining the rural “feel” of the community, increased commercial opportunities.

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 Gaston County TRC reviewed this request on July 30th, and the following departments had no comments at this time:

- Natural Resources
- EMS
- Building Plan Review
- Environmental Health

A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is in a residential area in the central region of the county, east of Dallas. The location is primarily residential, with a variety of housing types and styles included. The subject property is accessed off Dallas Spencer Mountain Road. The parcel is 4.09 acres in total.

Rezoning the property to R-2 will align the existing manufactured home with the current zoning regulations. Currently, there is a nonconforming double-wide manufactured home on the property, for which building and zoning permits were issued in 2016. One condition of the zoning permit required the removal of the original house, but the building was not removed. To move forward with any subdivision or permitting on the property, the original house must be removed to achieve compliance with the zoning code.

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 on August 4, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on:

1. This is a reasonable request and in the public interest; and
2. 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 as it is rural in nature with larger lots with homes that sit back from the roads they front upon.

Attachments: Application, Maps