

GASTON COUNTY GENERAL REZONING APPLICATION (REZ-25-03-04-00216)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Applicant(s):

GRY3, LLC

Property Owner(s):

GRY3, LLC

Parcel Identification (PID):

173490

Property Location:

14742 Lucia Riverbend Highway, Stanley

Total Property Acreage:

1.09 acres

Acreage for Map Change:

1.09 acres

Current Zoning:

(R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Proposed Zoning:

(C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays

Existing Land Use:

Vacant

Proposed Land Use:

Commercial

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 area, and increased commercial opportunities.

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 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:

Private well / private septic

Road Maintenance:

North Carolina Department of Transportation – Lucia Riverbend Highway

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this request on April 23rd and the following departments had no comments at this time:

- Natural Resources
- Building Plan Review

Environmental Health stated the applicants will need to apply for an Existing System Approval for the septic system at the time of future permitting.

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

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

The subject property is located within a commercial pocket along Lucia Riverbend Highway in the northeast portion of the county. The area surrounding this commercial pocket consists of residential areas with single-family dwellings. Currently, the parcel is vacant. Previously, a manufactured home with three accessory structures was on the property. Based on aerial photography, the property existed like this since at least 1997. However, sometime between 2023 and 2024, all the structures, including the mobile home, were demolished, and the property sits vacant.

Earlier this year, the property owners submitted a recombination plat to our office for review. The goal is to combine the subject parcel and PID #173473 to create one large parcel. PID #173473 is currently zoned (C-1) Light Commercial, so the applicants are requesting the subject property be zoned (C-1) Light Commercial to prevent split zoning across the new parcel.

If approved, any uses allowed in the (C-1) Light Commercial Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

PLANNING BOARD RECOMMENDATION

The Planning Board met in regular session on May 5, 2025, and recommended approval of the request 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 comprehensive land use plan as it will serve a commercial purpose and increase commercial and job opportunities within a commercial pocket representing a standard suburban center, as envisioned by the future land use designation.

Attachments: Application, Maps, and (C-1) Table of Uses