

GASTON COUNTY REZONING APPLICATION (REZ-25-01-21-00208)

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):

Stephen Newman

Property Owner(s):

Stephen and Vanessa Newman

Parcel Identification (PID):

A portion of 169894

Property Location:

160 Evans Lake Road, Dallas

Total Property Acreage:

1.5 acres

Acreage for Map Change:

0.73 acres

Current Zoning:

(R-1) Single-Family Limited with (US) Urban Standards overlay

Proposed Zoning:

(R-2) Single-Family Moderate with (US) Urban Standards overlay

Existing Land Use:

Residential

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston/North Central Gaston

Key issues for citizens in this area include the preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community and steering development towards existing infrastructure and areas immediately surrounding towns and cities.

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 February 19th and the following departments had no comments at this time:

- Natural Resources
- EMS
- Building Plan Review

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

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This property is in a residential area in the central portion of the county, northwest of Dallas town limits. The location is primarily residential, with different housing types and styles nearby. The subject parcel fronts Evans Lake Road, directly off Dallas Stanley Highway.

The parcel is 1.5 acres in total. However, earlier this year, the owner subdivided the property into two residential lots. The rezoning request is for the new parcel only, which is labeled "Lot 2" on the approved subdivision plat attached to the staff report. The new parcel is 0.73 acres. The remainder of the parcel is to keep the (R-1) Single-Family Limited zoning district.

Currently, the property has a nonconforming, single-wide manufactured home on site. According to tax records, this home has been on the property since 1980. This home will remain on "Lot 1," as shown on the approved subdivision plat, while "Lot 2" is vacant.

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 in regular session on March 3, 2025, 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 keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.