

GASTON COUNTY REZONING APPLICATION (REZ-26-03-26-00244)

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):

Sarah Wooten

Property Owner(s):

Sarah Wooten

Parcel Identification (PID):

168347

Property Location:

Red Yam Farm Rd.

Total Property Acreage:

11.63

Acreage for Map Change:

11.63 acre

Current Zoning:

(R-1) Single-Family Limited with (US) Overlay

Proposed Zoning:

(R-2) Single-Family Moderate with (US) Overlay

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities

Comprehensive Plan Future Land Use: Rural Center

Rural Center are those rural community areas that serve a specific purpose for the immediate area. These can be civic-oriented, anchored by a church, a community center, historic structures, etc. Or these areas can also serve a commercial purpose, anchored by a rural market, small store, gas station, community daycare centers, related small businesses, etc. These areas exist where transportation and communities exist to support these services. Houses and businesses are closer together and are built closer to the roadway.

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 request went before the Gaston County Technical Review Committee on April 17th, and the following departments had no comments at this time:

- Building Inspections
- Environmental Health
- Natural Resources

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

- There are no funded transportation improvement projects on the NCDOT's 2026-2045 State Transportation Improvement Program (STIP).
- The adopted Comprehensive Transportation Plan (CTP) does not include specific transportation projects within this area.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

The subject property is located north of Dallas, west of Highway 321, on Red Yam Farm Road, a private drive accessed off Cloninger Road. The 11.63-acre parcel is currently vacant, with a larger pond in the center. Surrounding properties consist primarily of residential homes and other wooded areas.

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 & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this request at its May 5th meeting, and recommended approval 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 goals of the comprehensive land use plan as it will maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.