

GASTON COUNTY REZONING APPLICATION REZ-23-03-02-00144
STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-2) Single Family Moderate Zoning District to the (C-1) Light Commercial Zoning District.

Applicant(s):

Ginna G Farris
905 Toncin Ave
Bessemer City, NC 28016

Property Owner(s):

Ginna G Farris / Just Chillin Holdings, LLC
905 Toncin Ave,
Bessemer City, NC 28016

Parcel Identification (PID):

165781

Property Location:

3934 Puetts Chapel Rd. in Dallas

Total Property Acreage:

4.56

Acreage for Map Change:

4.56

Current Zoning:

R-2

Proposed Zoning:

C-1

Current Use:

Commercial – Machine Shop

Proposed Use:

Commercial

COMPREHENSIVE LAND USE PLAN

Area 2: North 321 Gaston / North Central 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, and steering development towards existing infrastructure and areas immediately surrounding towns and cities

Comprehensive Plan Future Land Use:

Rural– This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. It is understood that this is the default use designation for Gaston County. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc.

This meets Goal 8 of increasing economic development throughout the County and improving viable job opportunities by focusing on retaining and growing small businesses with Gaston County.

Staff Recommendation:

The 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)
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According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
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A proposed unfunded Minor Road Improvement to Puetts Chapel Rd is included in the MPO's CTP to modernize the roadway, widening the existing travel lanes to 12 ft. with wide shoulders. The existing right-of-way along Puetts Chapel Rd is sufficient for this proposed improvement.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in the northwest area of the county between Dallas Cherryville Hwy and Ike Lynch Rd on Puetts Chapel Rd.

This parcel had a commercial building constructed between 1968 and 1979. A second structure was built in 1994 for Mundy Machine Company.
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The owner wants to make the zoning, and the current use (machine shop) conform, and possibly add another structure in the future.

If approved, any allowed uses in the C-1 zoning district would be allowed per the UDO.
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PLANNING BOARD MEETING DATE

Meeting Date: April 3, 2023 – recommendation of approval was not supported by a vote of 4 to 4.
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The Planning Board had a good discussion on the impact of the existing use and any expansion of it versus other allowed uses in the proposed zoning district. There was some concern about increased traffic impacting the neighbors with a change of use. Some board members felt that some of the uses allowed in the (C-1) zoning district would impact the neighbors more than others and questioned why the applicant wasn't pursuing the conditional rezoning process. Staff informed the board that we could not require an applicant to go through the conditional rezoning process and that both rezoning options were shared with the applicant. Staff also explained that the current use has been on the property for several decades, which makes it an existing nonconforming situation. Bringing the property's use into compliance with zoning regulations is in line with the UDO and the Comprehensive Land Use Plan.

The motion made was to recommend approval of the request as presented based on the fact that the request is reasonable and in the public interest and is consistent with the goals of the comprehensive land use plan, as it will keep the existing parcel light commercial in nature as envisioned by the rural future land use designation and meets goal 8 of the CLUP which focuses on increasing economic development by supporting and improving viable job opportunities. This motion did not pass with a 4-4 vote.
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Attachments: Application, Maps