

GASTON COUNTY REZONING APPLICATION (REZ-23-07-21-00154)  
**STAFF REPORT**

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**APPLICATION SUMMARY**

**Request:**

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

**Applicant(s):**

Jeffery Lee Millwood

**Property Owner(s):**

Olivia Palacios Mendoza and Juan Pablo Jacome

**Parcel Identification (PID):**

166571

**Property Location:**

1044 Upper Spencer Mountain Rd.

**Total Property Acreage:**

.97

**Acreage for Map Change:**

.97

**Current Zoning:**

(R-1) Single-Family Limited

**Proposed Zoning:**

(R-2) Single-Family Moderate

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

**COMPREHENSIVE LAND USE PLAN – *Used to be in Stanley’s ETJ area***

**Area 3: Riverfront Gaston / Northeast 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 preservation of open space, road improvements and better connectivity to other areas of the County and the region, increased job opportunities, maintaining the rural “feel” of the area, and increased commercial opportunities

**Comprehensive Plan Future Land Use: Closest Future Land Use Designation is Rural**

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing and opportunities for agribusiness. Residential homes are located on large lots and are set back on the roads they front upon.

**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 (NCDOT)

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

There are no planned transportation improvement projects in the immediate vicinity of this site on the STIP, the MTP, or the CTP. A copy of the letter from the GCLMPO has been included in your staff packet.

## STAFF SUMMARY

**Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning**

This property is in a residential area in the northern region of the county, just west of the Town of Stanley. This area used to be within Stanley's ETJ area but was released to the county in 2021. The location is heavily residential, and there is a mix of housing types throughout the area.

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 September 11, 2023, and recommended approval of the request by a unanimous 6-0 vote based on the following:

- 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 as envisioned by the rural future land use designation, which is the closest future use designation on the future use map. Rural areas are characterized as having plenty of open space along with residential homes located on large lots and are set back from the roads they front upon.