

GASTON COUNTY REZONING APPLICATION (REZ-24-10-21-00196)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone a portion of the property from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District.

Applicant(s):

Stephen and Ruth Abbott

Property Owner(s):

Stephen and Ruth Abbott

Parcel Identification (PID):

New PID #s: 314245 & 314246
(Previously a portion of PID #314244)

Property Location:

Shalom Drive, Dallas

Total Property Acreage:

2.0 acres

Acreage for Map Change:

2.0 acres

Current Zoning:

(R-1) Single-Family Limited

Proposed Zoning:

(R-3) Single-Family General

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 steer development towards existing infrastructure and areas immediately surrounding towns and cities.

Comprehensive Plan Future Land Use: Rural

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:

Private Drive – Shalom Drive

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)
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The TRC Reviewed this request on Wednesday, December 4 th , and the following departments had no comments:

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| <ul style="list-style-type: none">- Gaston County Building Plan Review- EMS- Natural Resources |
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A letter from the Gaston Cleveland Lincoln MPO has been attached.

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II
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This property is located in the northeastern portion of the county, just off Kiser Dairy Road but, accessed off Shalom Drive. The area is heavily residential in nature with different housing types and styles included throughout the surrounding properties.

This property, in total, is 45.38 acres in size. Earlier this fall, the applicants subdivided the property through the family exemption process to create two, one-acre lots for their children. The rezoning request is for these two lots only, while the remainder of the property will keep the (R-1) zoning district. The approved subdivision plat has been included as an attachment and the rezoning is to only apply to “Lot 3 & 4” on this plat.
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If approved, any uses allowed in the (R-3) Single Family General 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 January 6, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on the following:
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| <ul style="list-style-type: none">• 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. |
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