

GASTON COUNTY REZONING APPLICATION (REZ-23-04-19-00150)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards & (CH) Corridor Highway overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards & (CH) Corridor Highway overlays.

Applicant(s):

Linda Geressy

Property Owner(s):

Linda Geressy

Parcel Identification (PID):

190582 (new parcels 309981 & 309982)

Property Location:

4536 S New Hope Rd

Total Property Acreage:

3.13

Acreage for Map Change:

3.13

Current Zoning:

R-1 w/ US & CH overlays

Proposed Zoning:

R-2 w/ US & CH overlays

Existing Land Use:

Double wide manufactured home

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston / Southeast Gaston area

This land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life.

Comprehensive Plan future Land Use:

Suburban Development –consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center.

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 20ft easement driveway coming off the North Carolina Department of Transportation Street

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

According to the 2020-2029 STIP, the project U-5821: widening N.C. 279 to a four-lane divided facility and adding a multi-use path on both sides of N.C. 279 will have an impact on the vicinity of this site.

U-5821 is scheduled for ROW acquisition in FY 2023 and construction beginning in FY2026. NCDOT will be contacting the property owner for any needed right-of-way for this widening project.

STAFF SUMMARY

Prepared By: Laura Hamilton, Planner III

This property is in a mixed-use area in the southeastern region of the county on S New Hope Road just north of Armstrong Ford Road. The location is residential of varying home styles and a mix of commercial uses from offices to restaurants and churches.

The owner has an existing double-wide manufacture home on the parcel. They are wanting to subdivide for a family member to place a home on the new parcel. This rezoning will bring the current home into conformity and allow for the family member to have an option on home types on their new parcel.

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

Meeting Date: June 5, 2023 – Recommendation to approve as presented based on The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as this land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. Key issues for citizens in this area include: Road improvements and better connectivity to other areas of the County and throughout the region. Maintaining enhanced quality of life. This is designated as Suburban Development which consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Vote 8 to 0 in favor of the motion.

Attachments: Application, Maps