

GASTON COUNTY REZONING APPLICATION (REZ-23-03-21-00146)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone a portion of parcel ID 156389 from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.

Applicant(s):

Jason M. Negra

Property Owner(s):

Hagans Danyo Estate

Parcel Identification (PID):

parent parcel is 156389

Property Location:

Lewis Rd. in Kings Mountain

Total Property Acreage:

126.08 acres

Acreage for Map Change:

1.807 acres

Current Zoning:

(R-1) Single Family Residential

Proposed Zoning:

(R-2) Single Family Moderate

Existing Land Use:

Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

Area 5: Scenic Gaston/Southwest 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, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, and increased commercial opportunities along existing major thoroughfares.

Comprehensive Future Land Use: Rural

The rural future land use designation is characterized as having plenty of open space along with farmstead-style housing and agribusiness. Residential homes are located on large lots and are set back from 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:

Access to the lot will be provided off of Lewis Road which is a NCDOT maintained road

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

- Comments letter from the GCLMPO has been provided
- The following departments did not have any comments at this time: Building Site Plan Review Team, Police Department, Health Department, and GEMS
- Natural Resources Department shared that the site is under a conservation easement with the Catawba Lands Conservancy however, the request and proposed use do not interfere with the conservation agreement
- The applicant will need to obtain a driveway permit from NCDOT

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Long Range Planner

This property is in a residential area in the southwestern portion of the County. Surrounding parcels are zoned (R-1), (R-2), and (R-3). The applicant recently created the subject parcel through the minor subdivision process. The plat was approved by staff in January of this year. The subject parcel is surrounded by a larger parcel (126.08 acres) that is owned by a relative of the applicant. Adjoining property owners of the parent parcel will be notified with information about the public hearing with the Board of Commissioners.

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 DECISION

The planning board unanimously recommended approval of the request based on the following:

1. This is a reasonable request and in the public interest; and
2. 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 area, which is consistent with the rural future land use designation of the parcel and the vision of the Comprehensive Land Use Plan.