

# GASTON COUNTY REZONING APPLICATION (REZ-24-04-02-00177)

## STAFF REPORT

### 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):**

Joshua Wesley Pierce

**Property Owner(s):**

Joshua Wesley Pierce

**Parcel Identification (PID):**

308225

**Property Location:**

Jakie Black Road

**Total Property Acreage:**

2 acres

**Acreage for Map Change:**

2 acres

**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

**Area 1: Rural Gaston/Northwest 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, increased job opportunities, preservation of agriculture and maintaining the rural “feel” of the community, repurpose vacant buildings and facilities for new economic opportunities, and steer development towards existing infrastructure.

**Comprehensive Plan Future Land Use: Rural**

Rural – Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusiness. 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:**

Jakie Black Road – Privately Owned & Maintained

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
--

The Gaston County TRC did not have any comments regarding this request. A letter from the GCLMPO has been included in the staff packet.
---

<b>STAFF SUMMARY</b>
----------------------

<b>Prepared By: Peyton Wiggins, Planner II</b>
--

This property is in a residential area in the northwestern region of the county. The location is primarily residential in nature with different housing types and styles included.
--

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).
--

<b>PLANNING BOARD MEETING DATE</b>
------------------------------------

The Planning Board met in regular session on July 1 <sup>st</sup> , 2024, and recommended approval of the request by a unanimous 7-0 vote based on the following:
---

- |   |
|---|
| <ul style="list-style-type: none"><li>• This is a reasonable request and in the public interest; and</li><li>• 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 Rural Gaston area of the comprehensive land use plan.</li></ul> |
|---|