

REZ-25-03-25-00223

General Rezoning

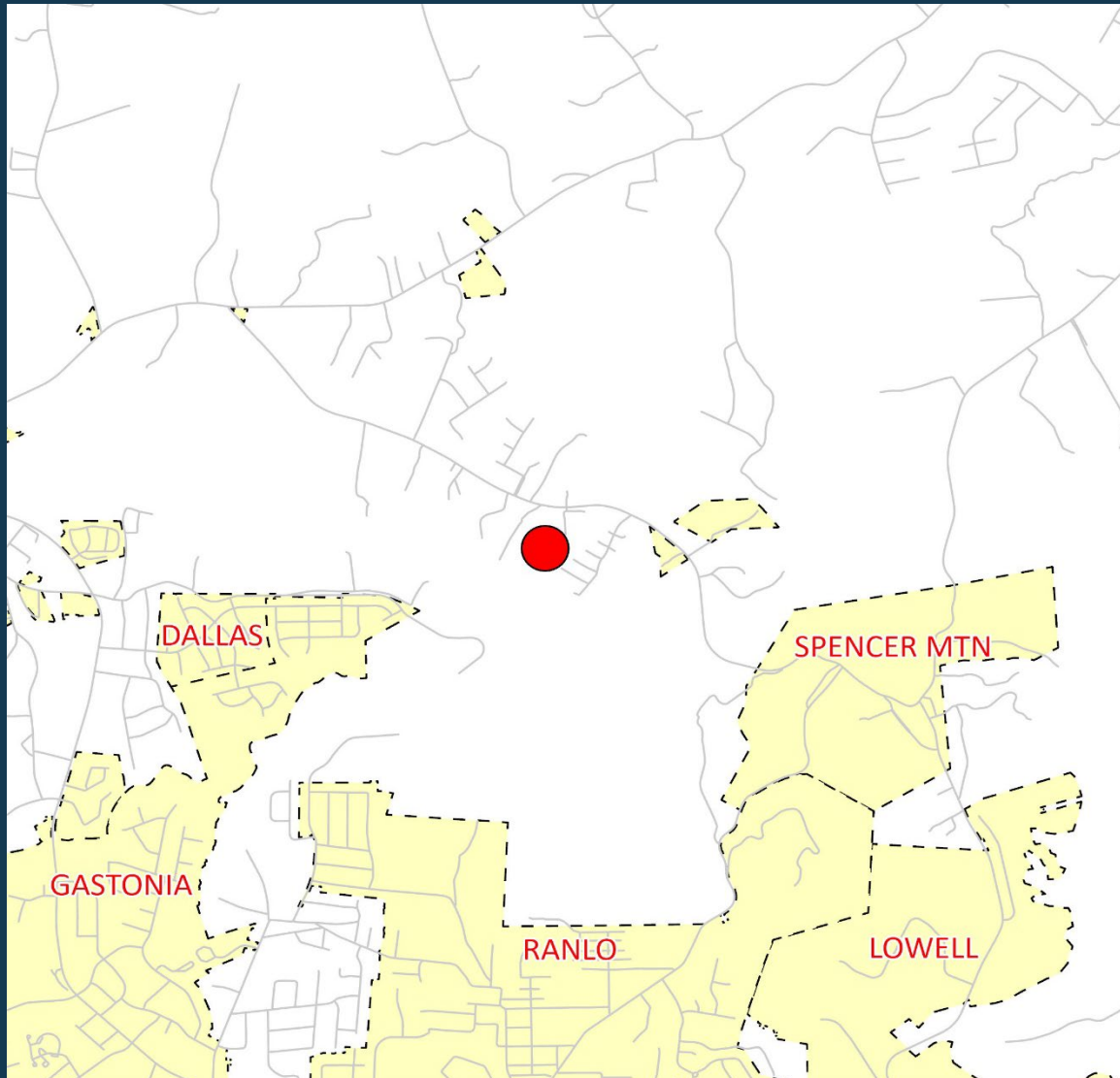
Applicant: McKenzie Marie Maiers

PID: 171661

Request: General rezone from (R-1) to (R-2)



VICINITY MAP



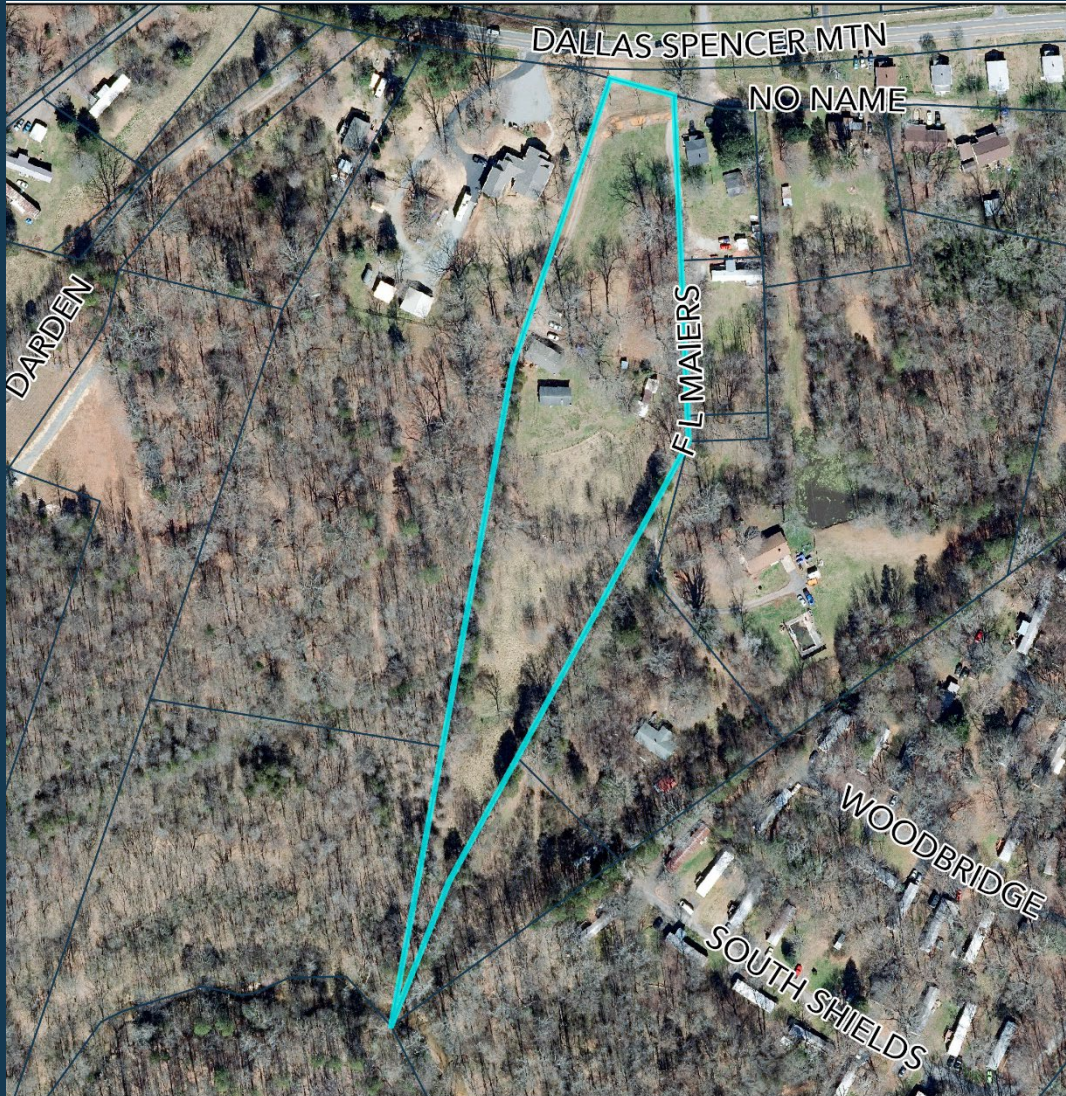
LEGEND

-  Roads
-  Municipalities
-  Subject Property

The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



ORTHOPHOTO MAP



LEGEND

-  Subject Parcel
-  Property Parcels

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GENERAL MAP

LEGEND

— Roads

▭ Parcels

ZONE TYPE

■ R-1

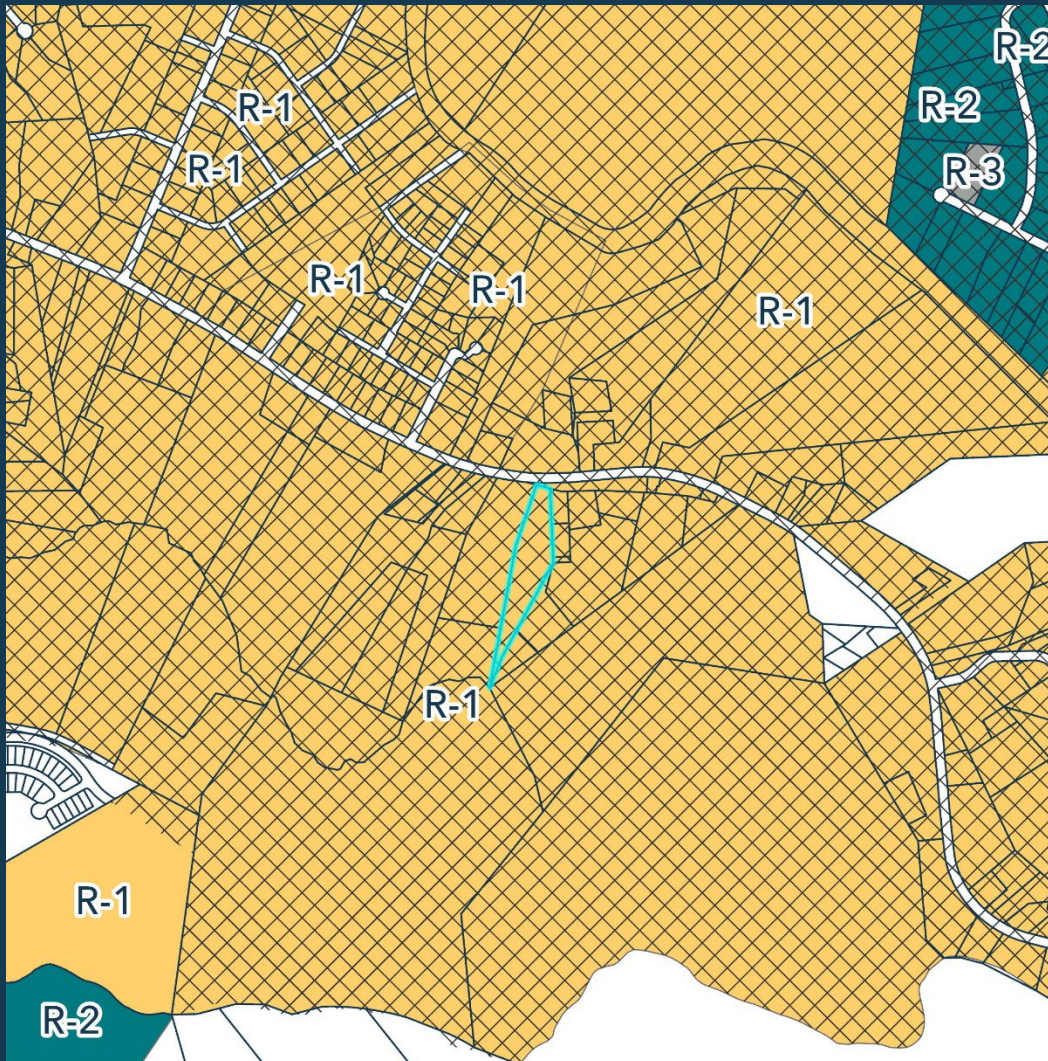
■ R-2

■ R-3

TYPE

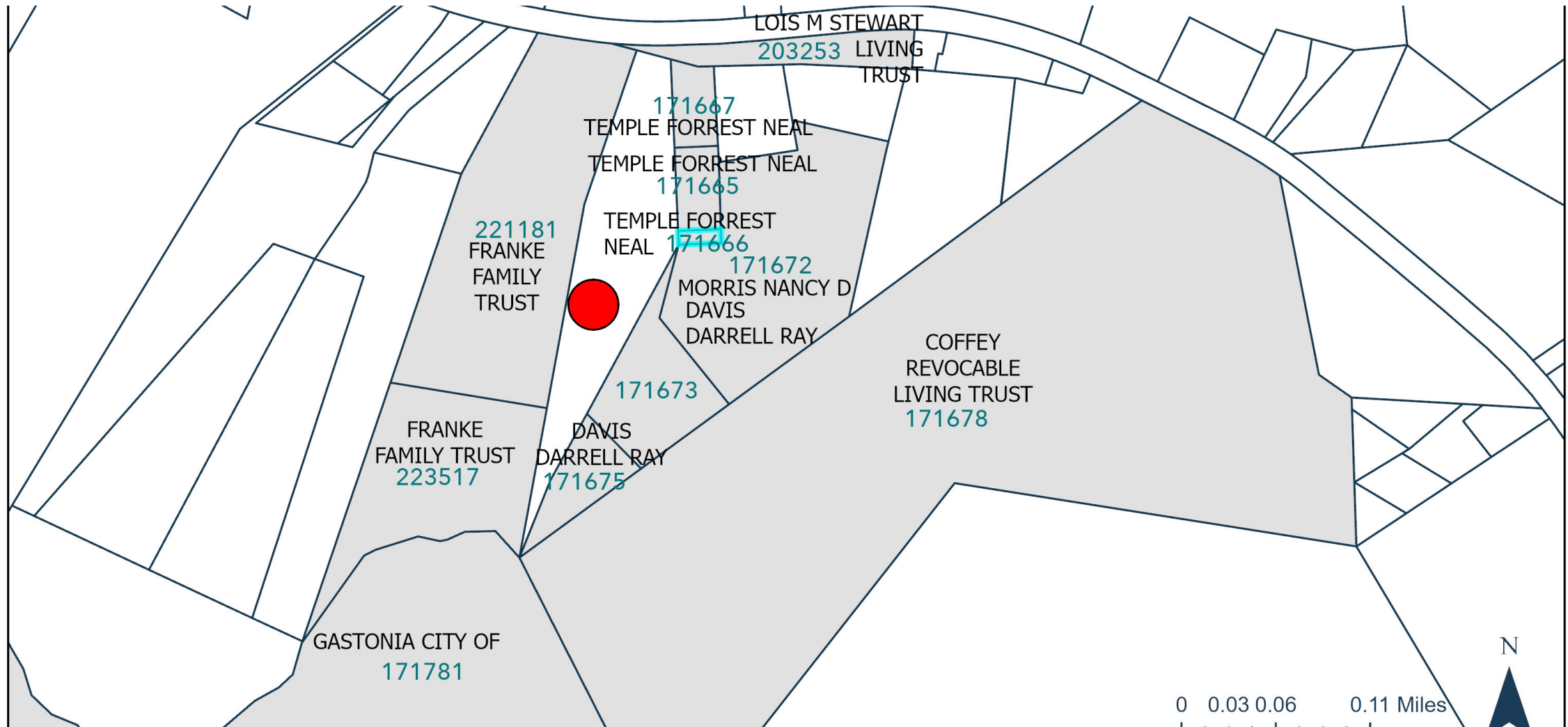
✕ US OVERLAY

▭ Subject Property



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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

ParcelID	Owner Name	Owner Name 2	Current Address	City	State	ZipCode
221181	FRANKE FAMILY TRUST		509 DALLAS SPENCER MOUNTAIN ROAD	GASTONIA	NC	28056
171781	GASTONIA CITY OF		P O BOX 1748	GASTONIA	NC	28053
171675	DAVIS DARRELL RAY		2315 PHILADELPHIA CHURCH RD	DALLAS	NC	28034
171666	TEMPLE FORREST NEAL		205 W HENRY ST	BELMONT	NC	28012
171678	COFFEY REVOCABLE LIVING TRUST		359 DALLAS SPENCER MTN RD	GASTONIA	NC	28056
171673	DAVIS DARRELL RAY		2315 PHILADELPHIA CHURCH RD	DALLAS	NC	28034
171672	MORRIS NANCY D		219 F L MAIERS RD	GASTONIA	NC	28056
171667	TEMPLE FORREST NEAL		205 W HENRY ST	BELMONT	NC	28012
171665	TEMPLE FORREST NEAL		205 W HENRY ST	BELMONT	NC	28012
223517	FRANKE FAMILY TRUST		509 DALLAS SPENCER MOUNTAIN ROAD	GASTONIA	NC	28056
203253	GARY DAL STEWART LIVING TRST &	LOIS M STEWART LIVING TRUST	204 DAVIS PLANTATION RD	BESSEMER CITY	NC	28016
171661	MAIERS TONY RAY	MAIERS AMY E	220 FL MAIERS RD	GASTONIA	NC	28056



Utilities & Streets



- **Private well & septic**



- **NCDOT road**

Overview

- **Area 3:** Riverfront Gaston/Northeast Gaston
- **Future Land Use Plan:** Rural

Staff Recommendation:

The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.