

# REZ-25-03-06-00217

## General Rezoning

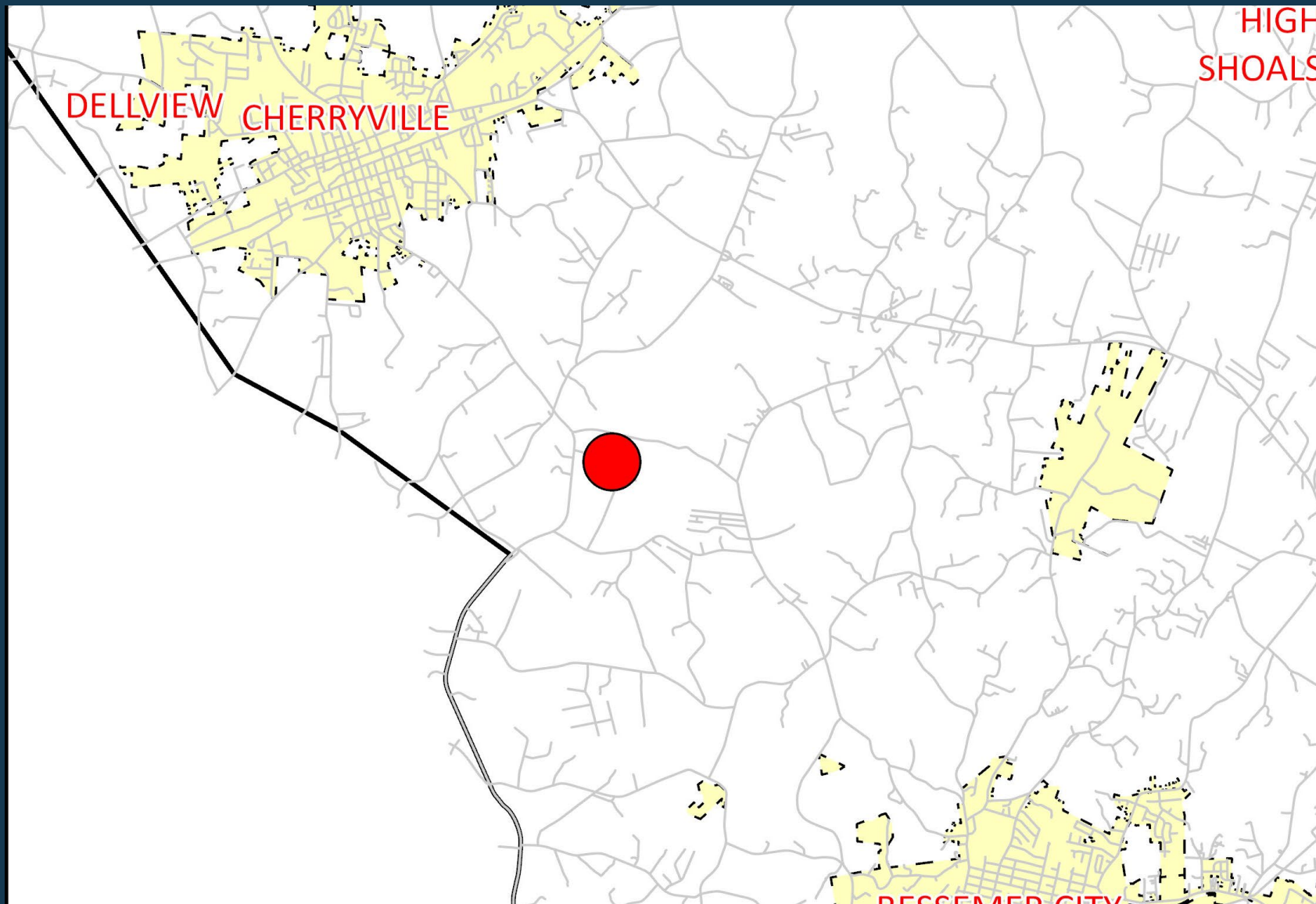
**Applicant:** Mark Russell

**PID:** 204936

**Request:** Generally rezone from (R-1) to (R-2)



# VICINITY MAP



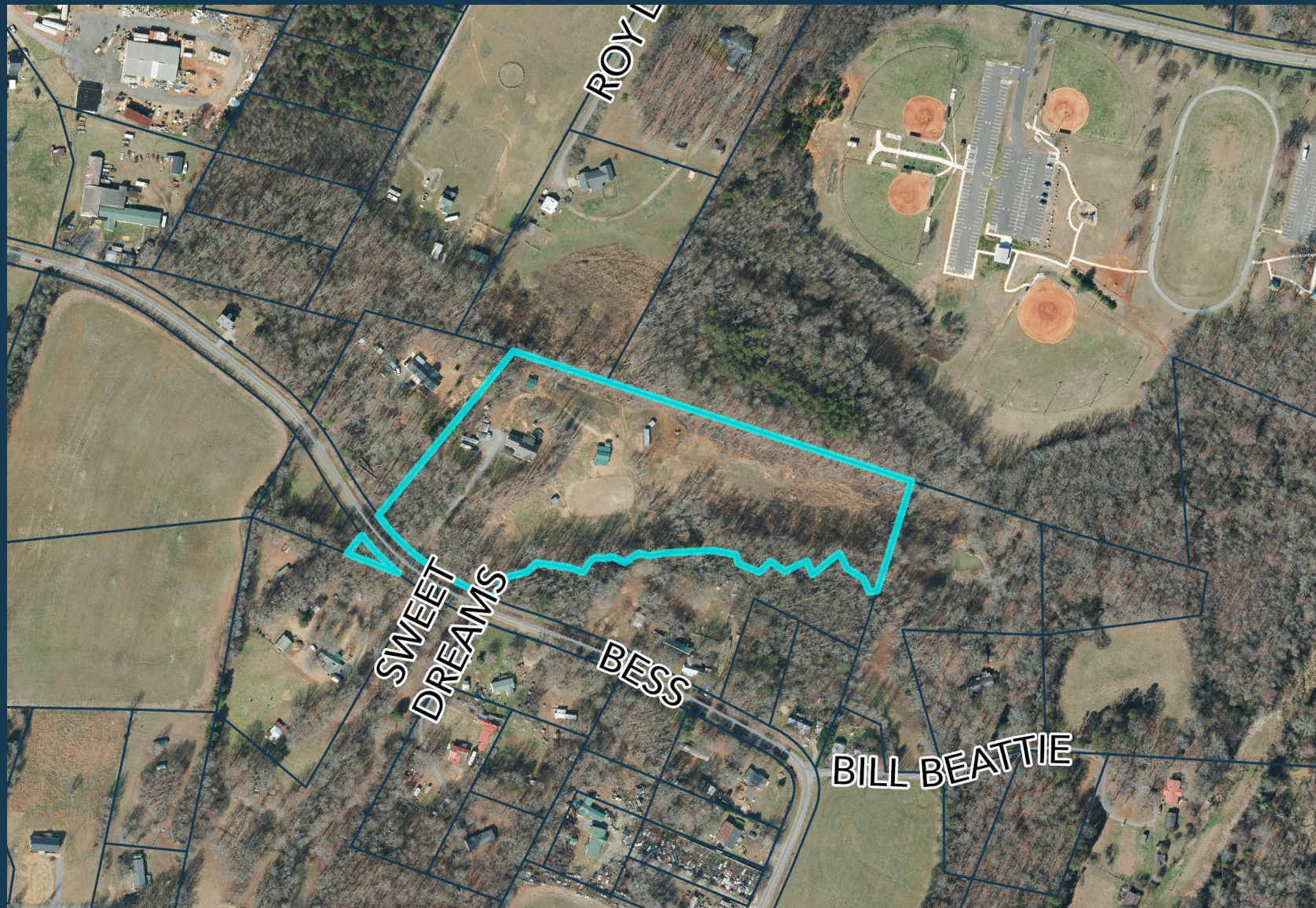
## LEGEND

- 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.*







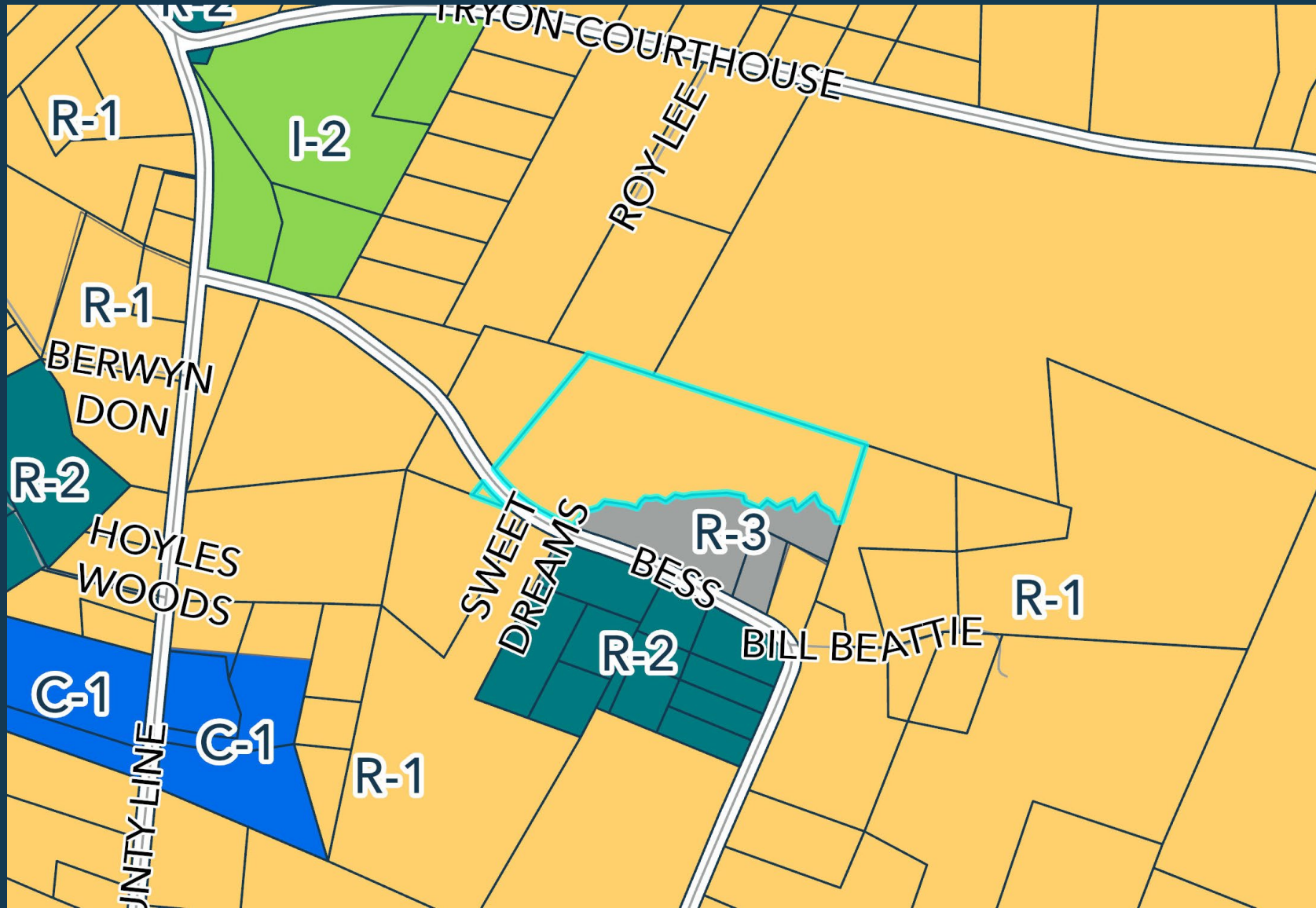
# ORTHOPHOTO MAP

## LEGEND

-  Subject Parcel
-  Property Parcels

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# REZONING MAP

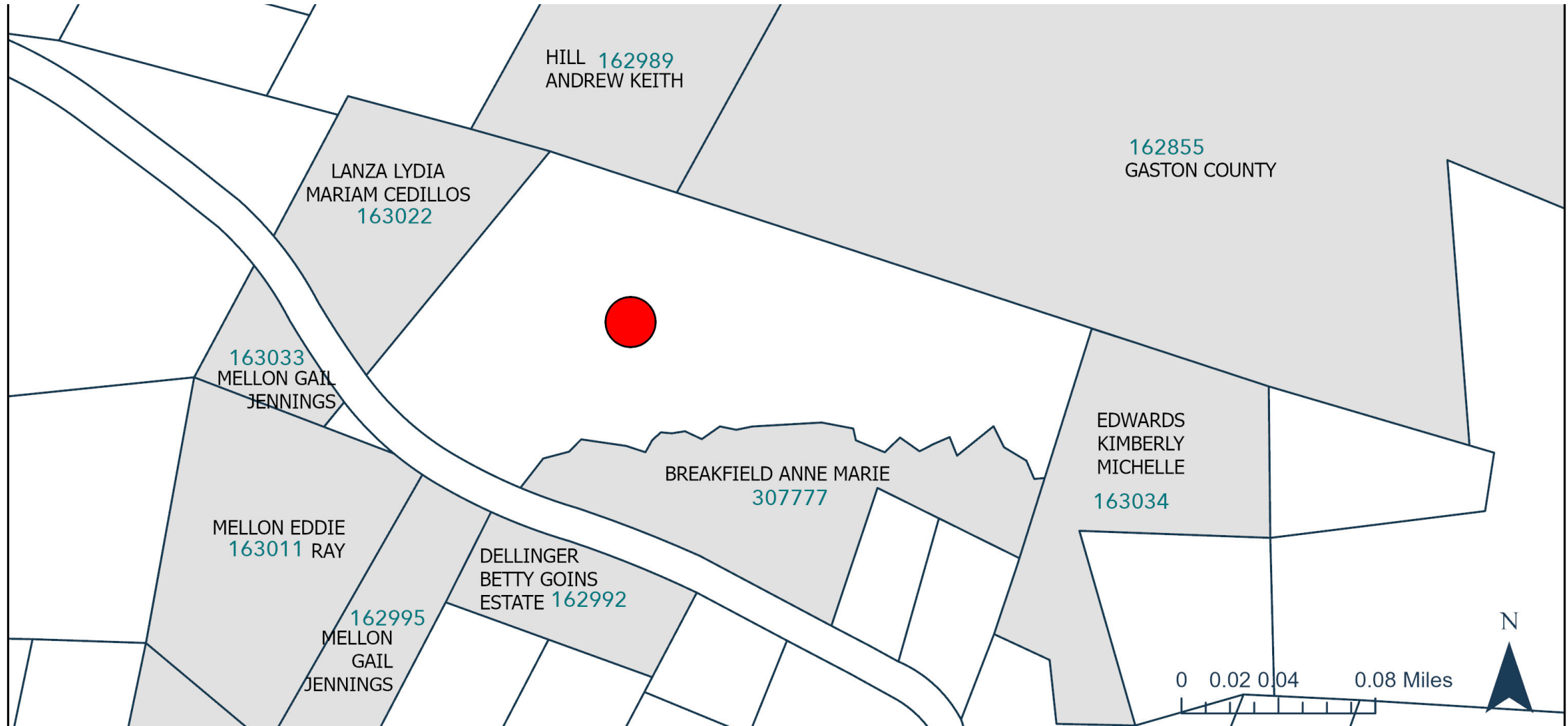
## LEGEND

- Roads
- Parcels
- ZONE TYPE**
- I-2
- R-1
- R-2
- C-1
- R-3
- Subject Parcel

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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
204936	348 BESS RD	RUSSELL MARK G	RUSSELL CHRISTINA C	348 BESS RD		KINGS MOUNTAIN	NC	28086
162992	329 BESS RD	DELLINGER BETTY GOINS ESTATE		C/O JUDY DELLINGER HICKS	331 BESS RD	KINGS MOUNTAIN	NC	28086
307777	310 BESS RD	BREAKFIELD KENDRICK SUTTLES	BREAKFIELD ANNE MARIE	206 MARGARET ST		KINGS MOUNTAIN	NC	28086
163011	345 BESS RD	MELLON EDDIE RAY		345 BESS RD		KINGS MOUNTAIN	NC	28086
163033	NO ASSIGNED ADDRESS	MELLON EDDIE RAY	MELLON GAIL JENNINGS	345 BESS RD		KINGS MOUNTAIN	NC	28086
162989	134 ROY LEE DR	HILL ANDREW KEITH		134 ROY LEE DRIVE		BESSEMER CITY	NC	28016
163034	NO ASSIGNED ADDRESS	EDWARDS KIMBERLY MICHELLE		5390 DELLINGER CIR		CHERRYVILLE	NC	28021
162855	2851 TRYON COURTHOUSE RD	GASTON COUNTY		PO BOX 1578		GASTONIA	NC	28053
162995	NO ASSIGNED ADDRESS	MELLON EDDIE RAY	MELLON GAIL JENNINGS	345 BESS RD		KINGS MOUNTAIN	NC	28086
163022	360 BESS RD	BARAHONA JOSE M CEDILLOS	LANZA LYDIA MARIAM CEDILLOS	360 BESS RD		KINGS MOUNTAIN	NC	28086

# Utilities & Streets



- **Private Well**
- **Private Septic**



- **Bess Road – NCDOT**

# Traffic Impact



- **The GCLMPO reviewed this request on May 7<sup>th</sup> and provided the following comments:**

- No transportation improvement projects within the vicinity of this site.



# Overview

- **Area 1:** Rural Gaston / Northwest Gaston
- **Future Land Use:** Rural Center
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.