

REZ-25-03-17-00220

General Rezoning

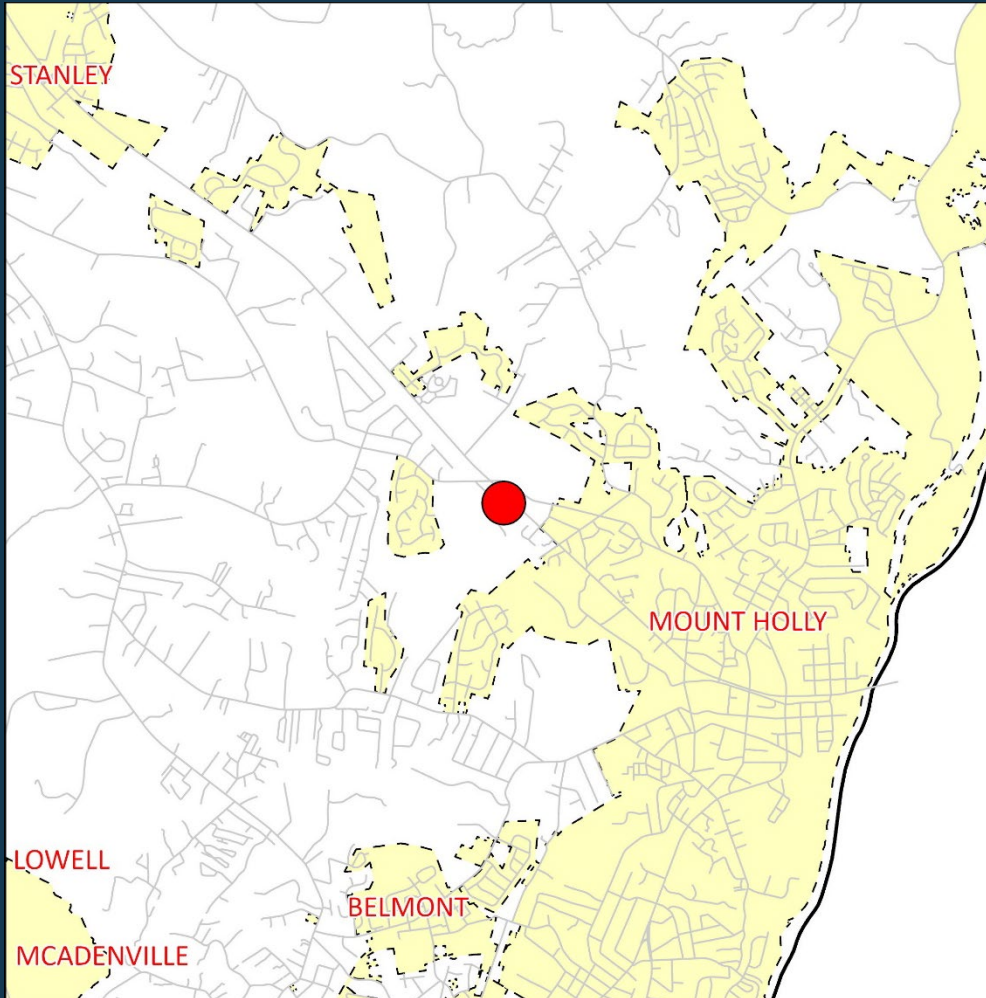
Applicant: Karina Guerrero

PID: 179668

Request: General rezoning from (RS-20) with US and CH overlays to (C-1) with US and CH overlays



VICINITY MAP



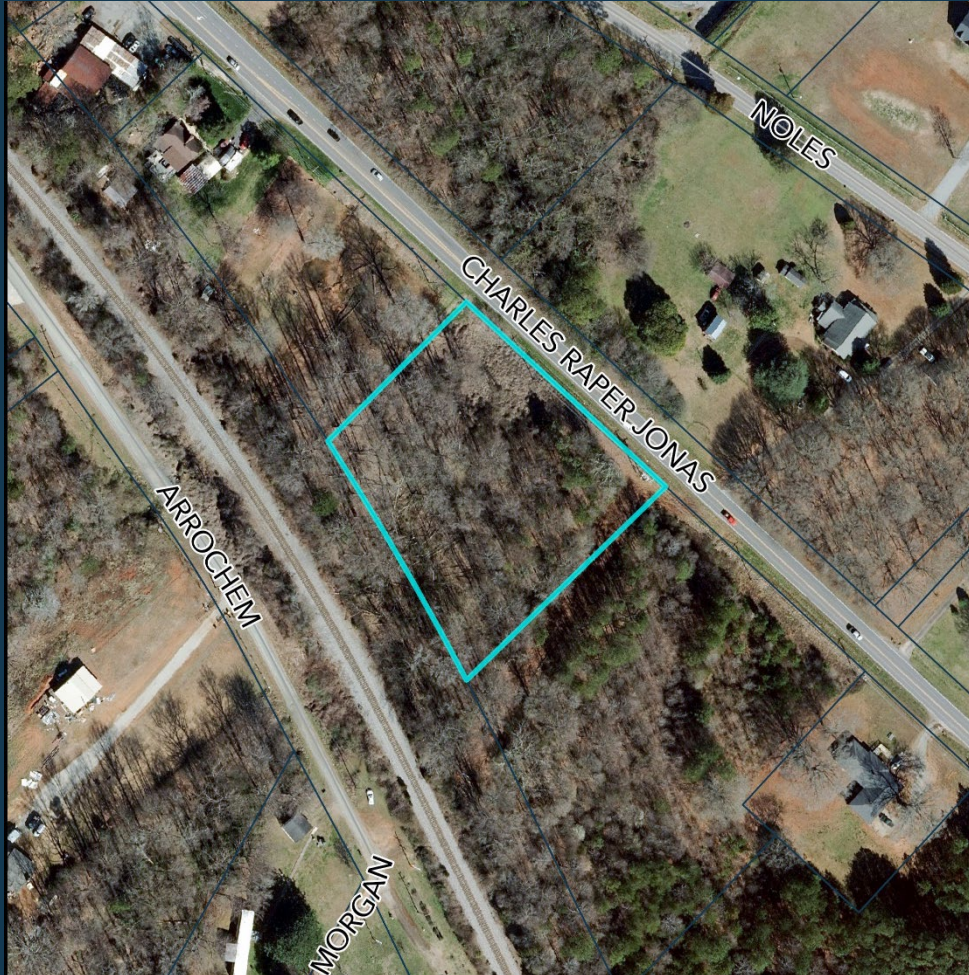
LEGEND

- 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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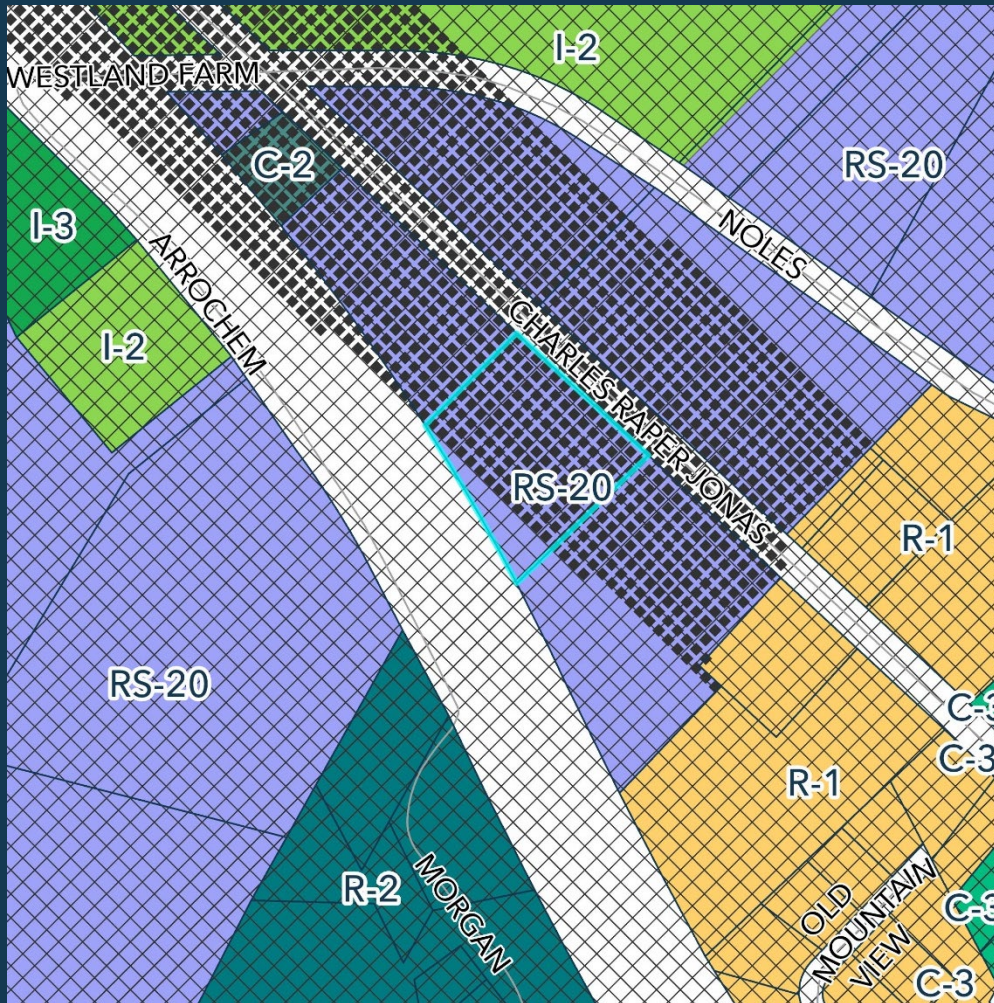


REZONING MAP

LEGEND

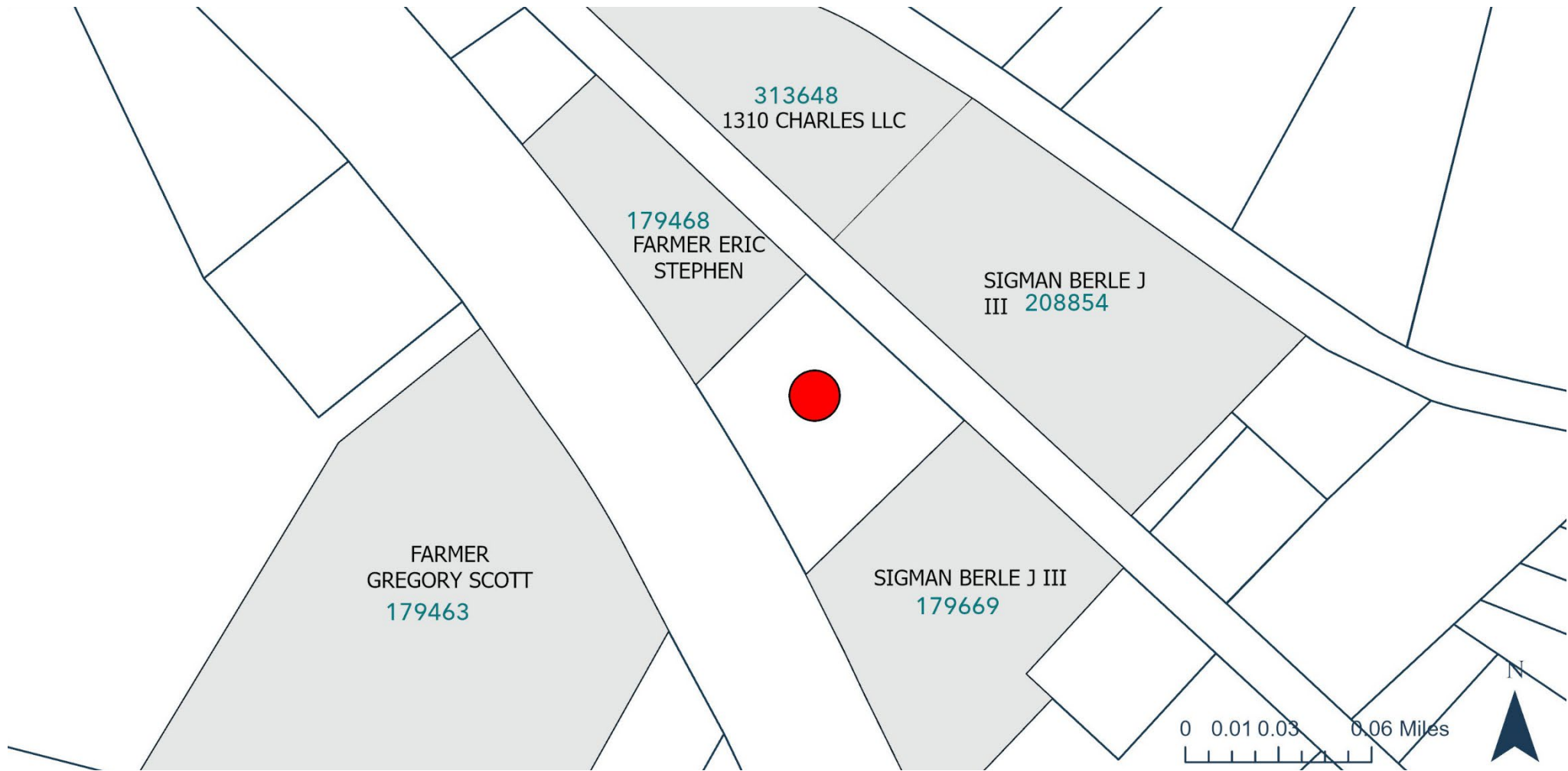
— Roads	■ R-1
▭ Parcels	■ R-2
<u>ZONE TYPE</u>	■ RS-20
■ C-2	<u>TYPE</u>
■ C-3	◆◆ CH OVERLAY
■ I-2	↘ US OVERLAY
■ I-3	▭ Parcels

▭ Subject Parcel(s)



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SUBJECT & ADJACENT PARCELS



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Overview

- **Area 3:** Northeast Riverfront Gaston
- **Future Land Use Plan: EJT release, surrounded by Suburban Development**

Staff Recommendation:

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