

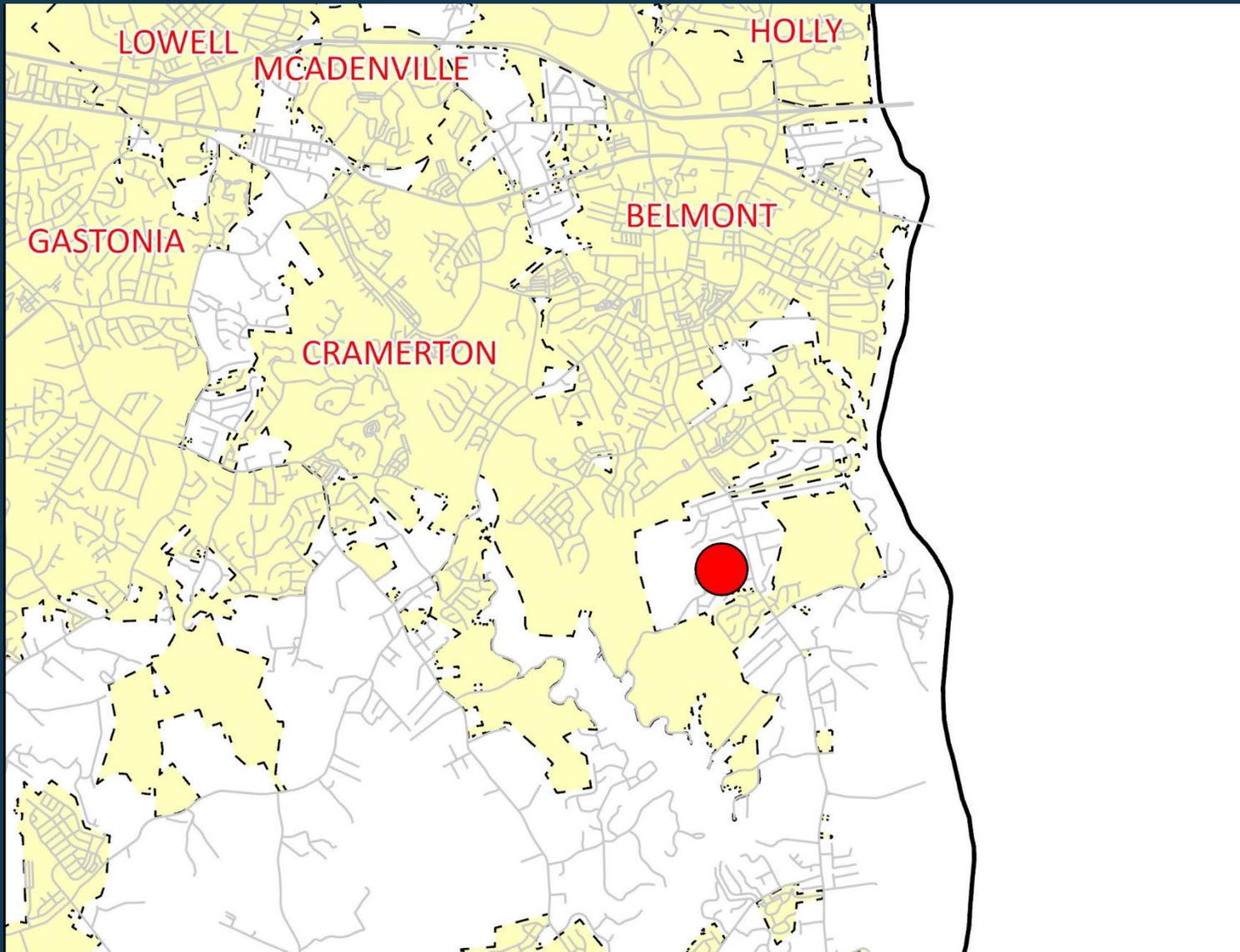
REZ-25-09-16-00234

General Rezoning

Applicant: McLean Self Storage, LLC
PID: 189855, 189856, 221533
Request: Rezone from the (R-1) to the (C-3)



VICINITY MAP



LEGEND

- Roads
- ▭ Municipalities
- Subject Property

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ORTHOPHOTO MAP

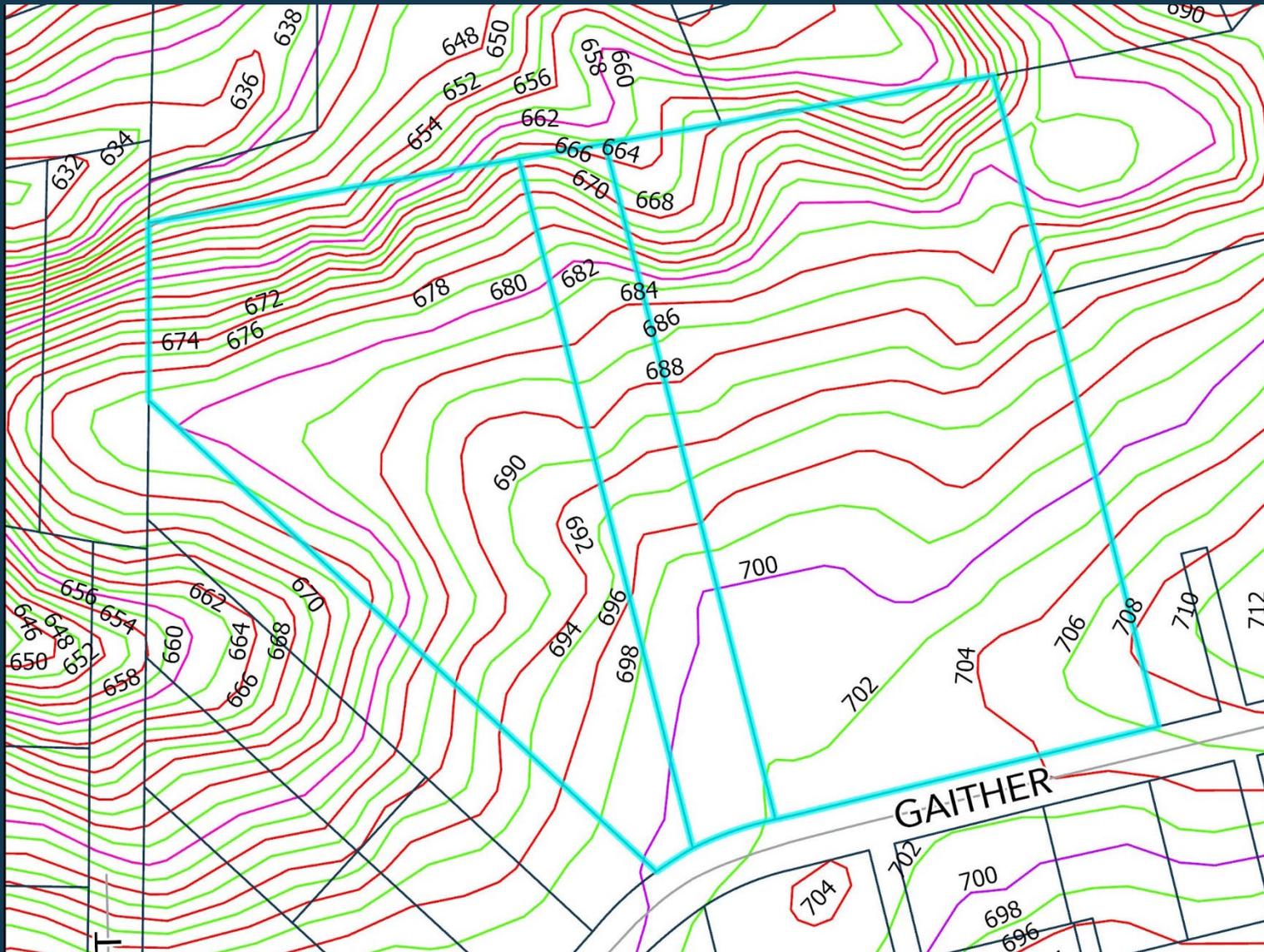


LEGEND

-  Subject Parcel
-  Property Parcels

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TOPOGRAPHY MAP



LEGEND

- ▭ Parcels
- Roads
- ▭ Subject Property
- 100ft Contours
- 2ft Contours
- 4ft Contours
- 20ft Contours
- ▭ Flood

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REZONING MAP

LEGEND

 Municipalities

 Roads

 Parcels

ZONE TYPE

 C-3

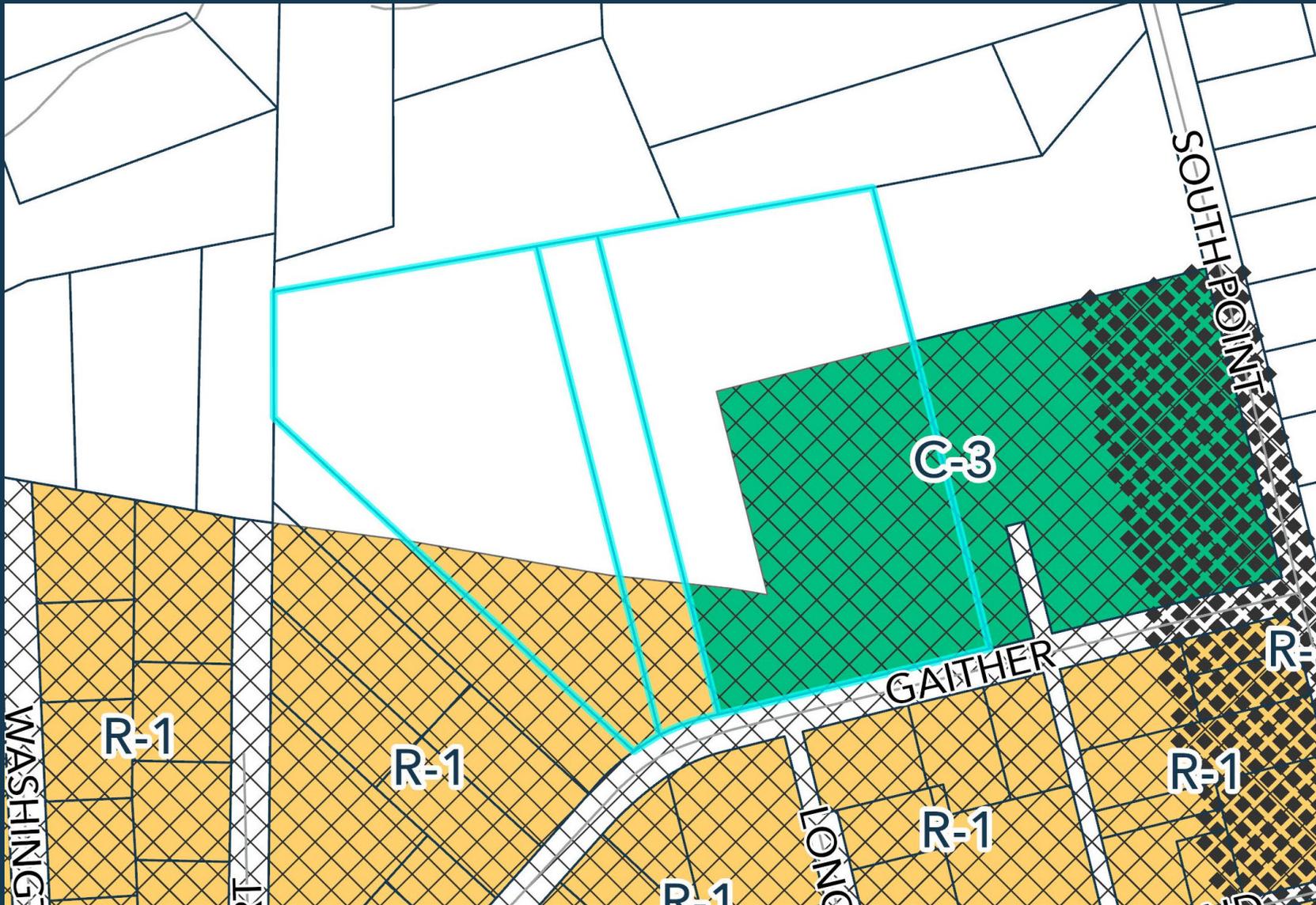
 R-1

TYPE

 CH OVERLAY

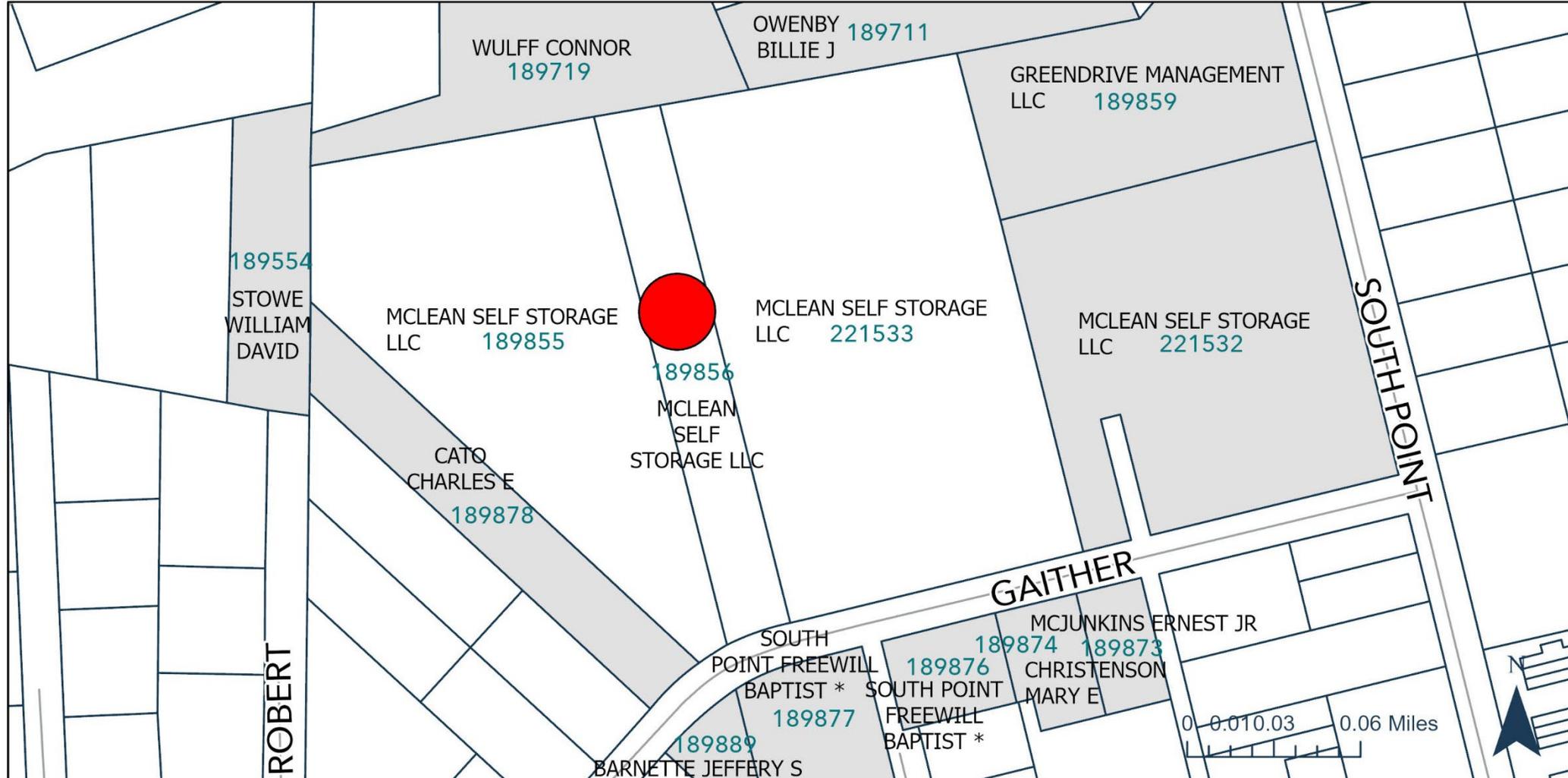
 US OVERLAY

 Subject Parcel



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SUBJECT & ADJACENT PARCELS

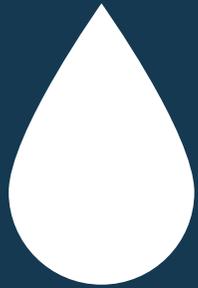


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PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
189554	NO ASSIGNED ADDRESS	STOWE JAMES L & OTHERS	STOWE WILLIAM DAVID	20508 ASPENWOOD LN	MONTGOMERY VILLAGE	MD	20886
189711	105 BB DR	OWENBY TOMMY R	OWENBY BILLIE J	1300 SOUTH POINT RD	BELMONT	NC	28012
189716	154 BB DR	JOHNSON LUKE NATHAN	JOHNSON TERA AMANDA JEAN	154 BB DR	BELMONT	NC	28012
189719	150 BB DR	WULFF CONNOR	CARTER KACEY	150 BB DRIVE	BELMONT	NC	28012
189855	298 GAITHER RD	MCLEAN SELF STORAGE LLC		5910 S NEW HOPE RD	BELMONT	NC	28012
189856	296 GAITHER RD	MCLEAN SELF STORAGE LLC		5910 S NEW HOPE RD	BELMONT	NC	28012
189859	1316 SOUTH POINT RD	GREENDRIVE MANAGEMENT LLC		12902 HEATH GROVE DR	HUNTERSVILLE	NC	28078
189873	107 GAITHER RD	MCJUNKINS ERNEST JR		107 GAITHER ROAD	BELMONT	NC	28012
189874	243 GAITHER RD	CHRISTENSON-COYLE LAURA ANN	CHRISTENSON MARY E	243 GAITHER RD	BELMONT	NC	28012
189876	245 GAITHER RD	SOUTH POINT FREEWILL BAPTIST *		297 GAITHER RD	BELMONT	NC	28012
189877	297 GAITHER RD	SOUTH POINT FREEWILL BAPTIST *		297 GAITHER RD	BELMONT	NC	28012
189878	300 GAITHER RD	CHARLES CATO LIVING TRUST		P O BOX 863	BELMONT	NC	28012
189889	301 GAITHER RD	BARNETTE JEFFERY S		724 FAWNS GLEN PL	LAKE WYLIE	SC	29710
221532	1322 SOUTH POINT RD	MCLEAN SELF STORAGE LLC		5910 S NEW HOPE RD	BELMONT	NC	28012
221533	NO ASSIGNED ADDRESS	MCLEAN SELF STORAGE LLC		5910 S NEW HOPE RD	BELMONT	NC	28012

Utilities & Streets



- **Private Well / Septic**



- **NCDOT – Gaither Rd.**

TRC Review & Traffic Impact



- **Environmental Health - Well and septic systems need to be properly abandoned if the site is redeveloped**
- **No funded transportation improvement projects on the STIP**
- **South Point Road (NC 273) Widening on the MPO's CTP**

Overview

- **Area 4** - The Garden Gaston / Southeast Gaston
- **Future Land Use** - 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.