

Z22-25 GENERAL REZONING REQUEST

Applicant: Phillip Breedlove

Owner(s): Bradley Ryan Gross, Daniella Deborah Mann

Parcel: 146575 & 146576

Location: 111 McCarver Rd. (Gastonia)


Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay







Vicinity Map

Z22-25

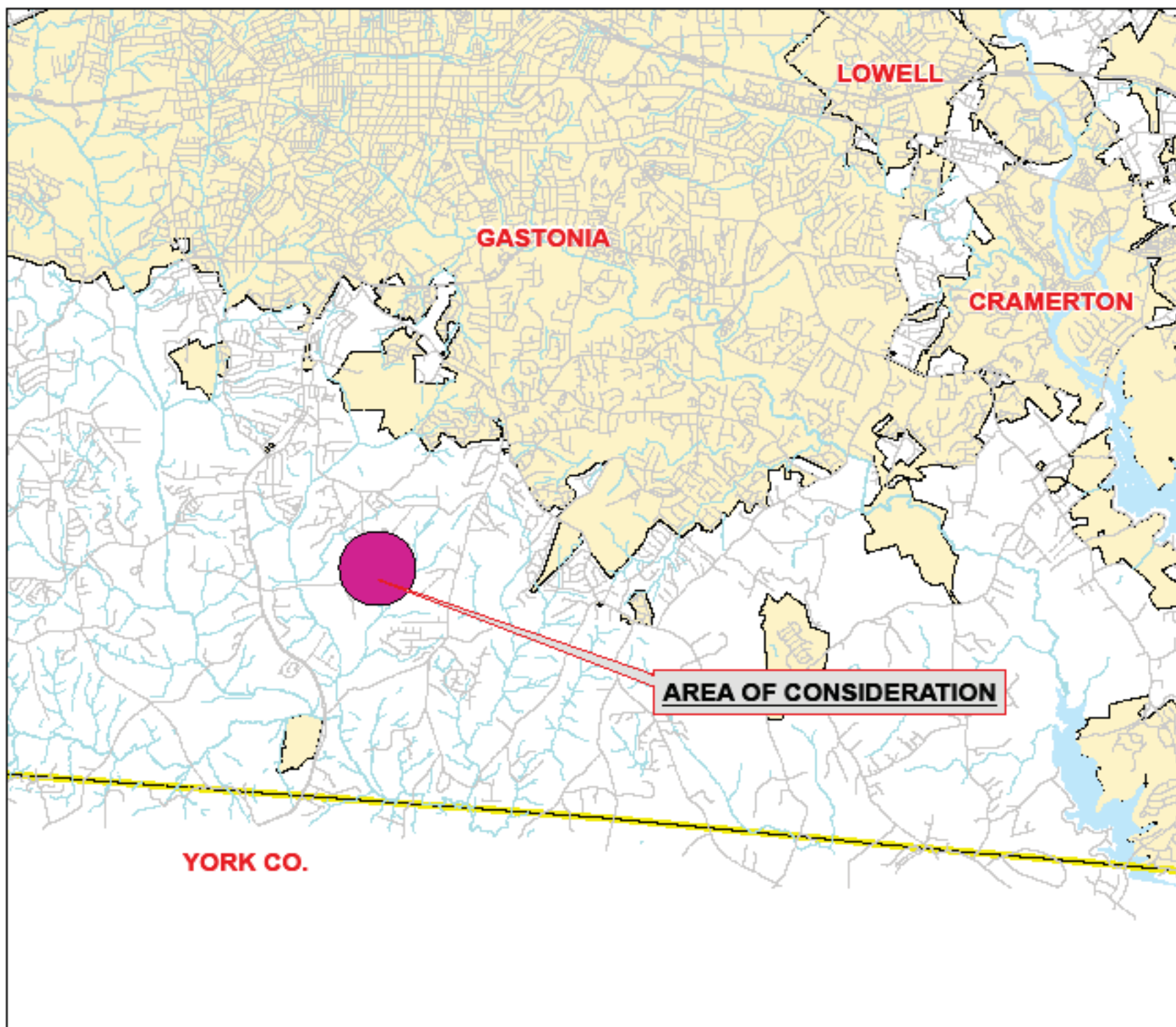
 Area of Consideration

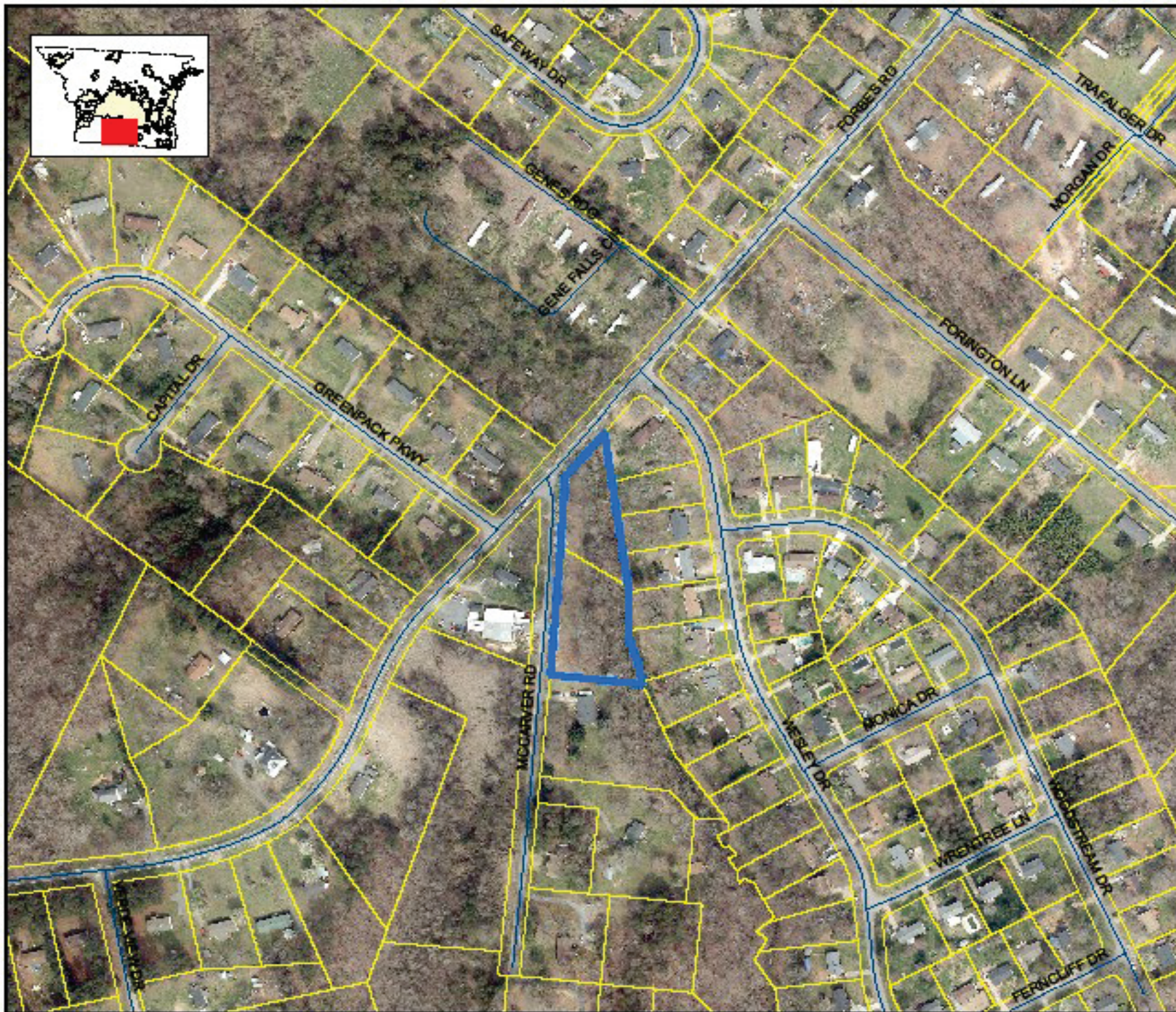
Legend

-  Minor Roadways
-  Major Roadways
-  Municipalities



0 1
Miles






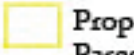
GASTON COUNTY

Overview Map

2019 Orthophoto

Z22-25

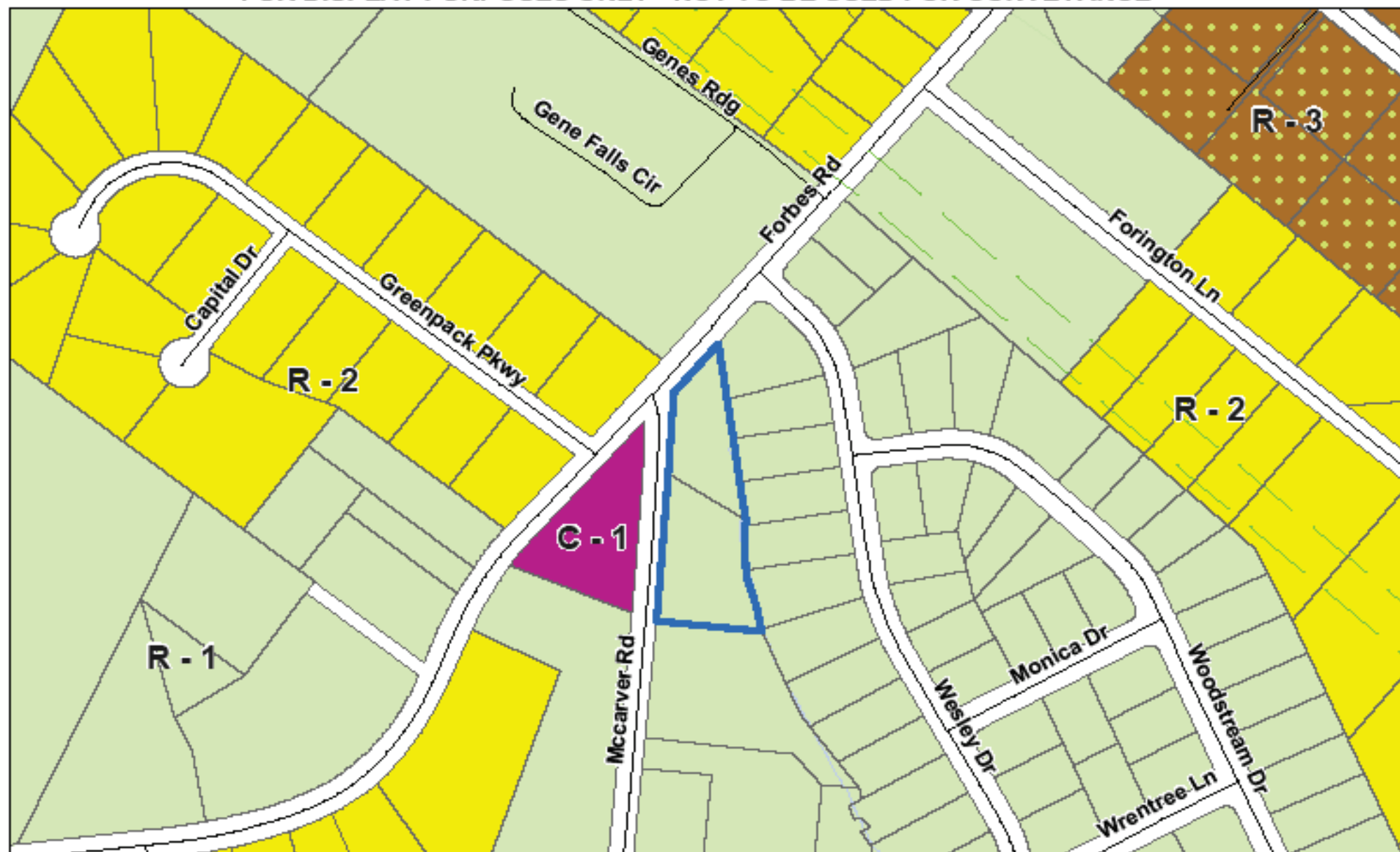
Legend

-  Subject Area
-  Property Parcels

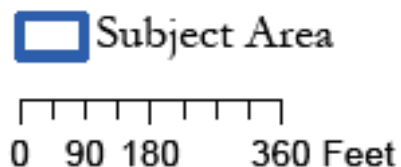


0 100 200 Feet

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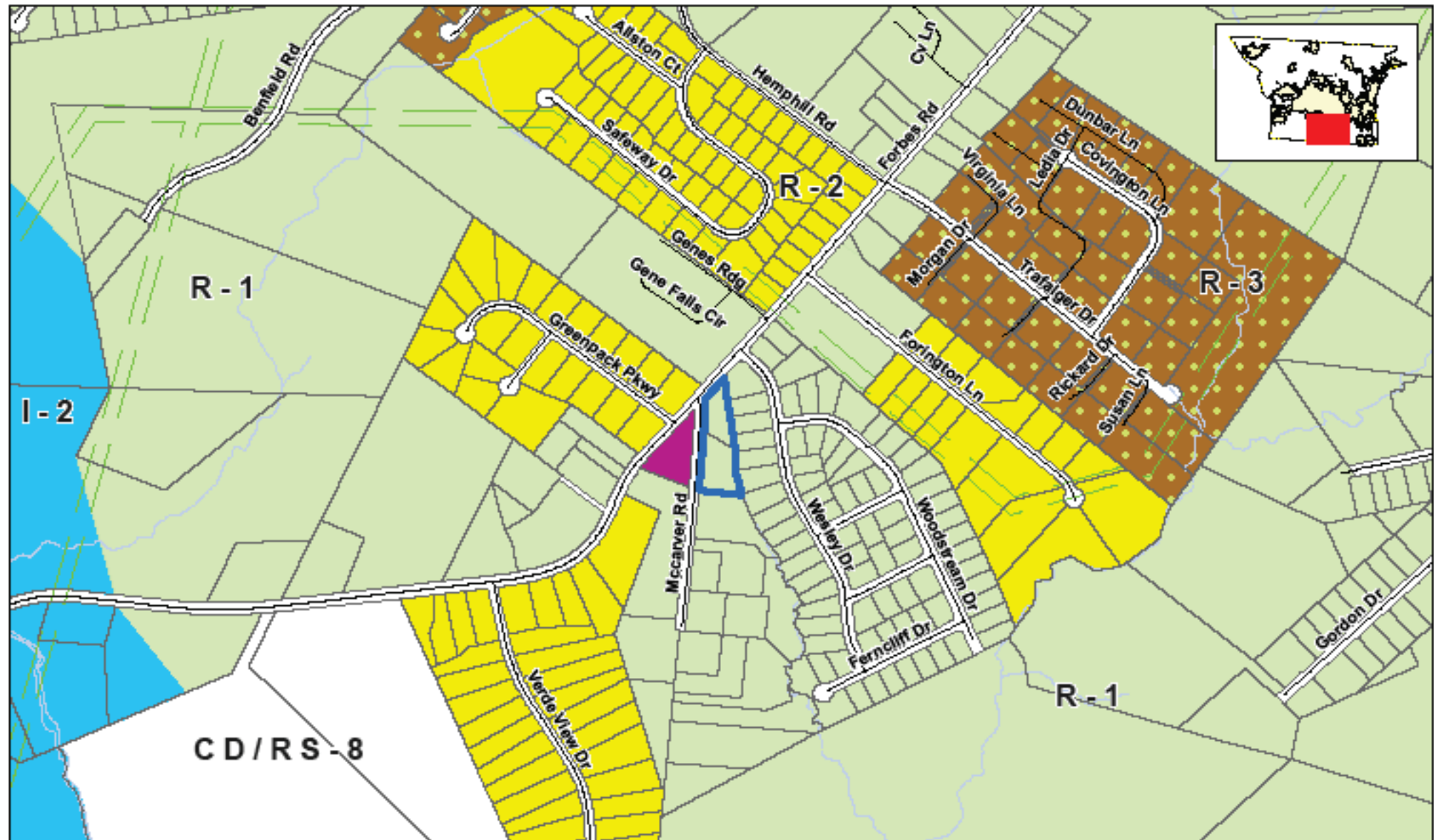
GASTON COUNTY
Zoning Map
Z22-25



(R-1) Single Family Limited
(R-2) Single Family Moderate
(R-3) Single Family General
(C-1) Light Commercial

(Overlays not shown)

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GASTON COUNTY

GASTON COUNTY ZONING REVIEW MAP

0 150 300 600 900 1,200
Feet



- Area of Consideration
- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- C-1 Light Commercial
- I-2 General Industrial

Application: Z22-25
Parcel(s): 146575, 146576
Request: (R-1)(US) to (R-2)(US)

(Overlays not shown)

Map Date: 09/21/22



Z22-25 Subject and Adjacent Properties Map

 **Area of consideration**

Z22-22 OWNER & ADJACENT PROPERTY OWNER LISTING

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	306891	MARTIN MARY	MARTIN RICHARD	111 OAKHILL ST	IRON STATION	NC	28080
1	164386	AQUA NORTH CAROLINA INC		202 MACKENAN DR	CARY	NC	27511
2	164394	KIRKLAND MARY ANN		PO BOX 2123	LENOIR	NC	28645
3	164277	BAILEY ROBERT LEWIS		7616 OLD PLANK RD	STANLEY	NC	28164
4	164291	GILREATH PENNY BRADSHAW		PO BOX 161	ALEXIS	NC	28006
5	164403	KIRBY MARY A		4344 CHARLES R JONAS HWY	IRON STATION	NC	28080
6	164404	BUFF PEGGY T		PO BOX 143	ALEXIS	NC	28006
7	164381	VASSEY EULENE NICHOLS LIFE ESTATE		PO BOX 125	ALEXIS	NC	28006
8	164382	MARTIN JEFFREY S	MARTIN SHERRY S	118 OAKHILL ST	IRON STATION	NC	28080
9	164385	MARTIN JEFFREY STEVEN II	MARTIN ASHLEY BROOKE	122 OAKHILL ST	IRON STATION	NC	28080
10	164387	CHITKHIN MONTY	CHITKHIN LIBBIE S	126 OAKHILL ST	IRON STATION	NC	28080
11	164388	WHITMAN EDITH		PO BOX 192	ALEXIS	NC	28006