

# Z22-16 GENERAL REZONING REQUEST

**Applicant:** Farokh Ghassemi

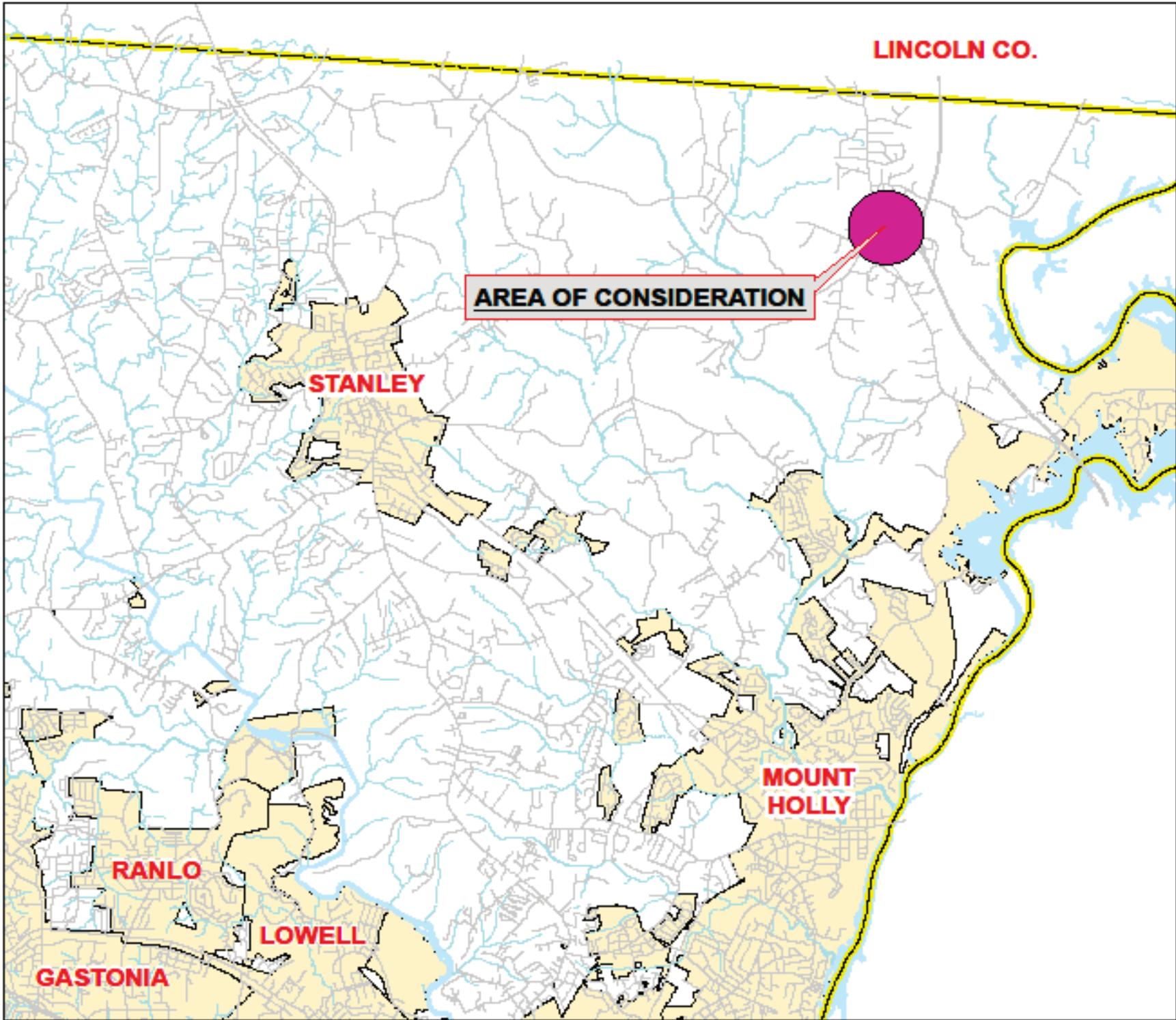
**Owner(s):** Farokh Ghassemi

**Parcel:** 175091

**Location:** 13460 Lucia Riverbend Hwy. (Mount Holly)

**Request:** Rezone from the (R-1) Single Family Limited Zoning District with (CH) and (US) Overlays to the (C-1) Light Commercial Zoning District with (CH) and (US) Overlays





**Vicinity Map**

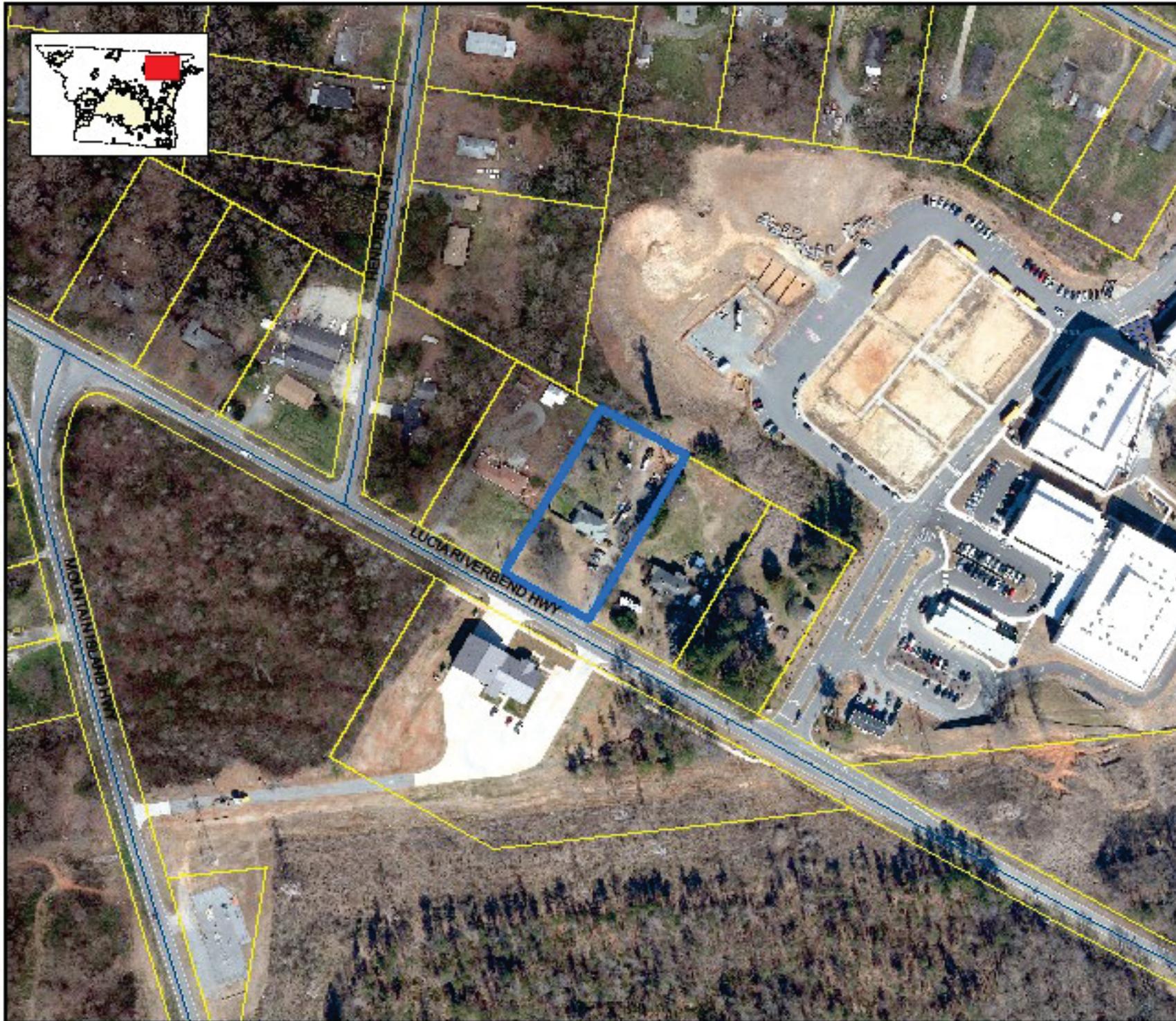
**Z22-16**

 Area of Consideration

**Legend**

-  Minor Roadways
-  Major Roadways
-  Municipalities





GASTON COUNTY

## Overview Map

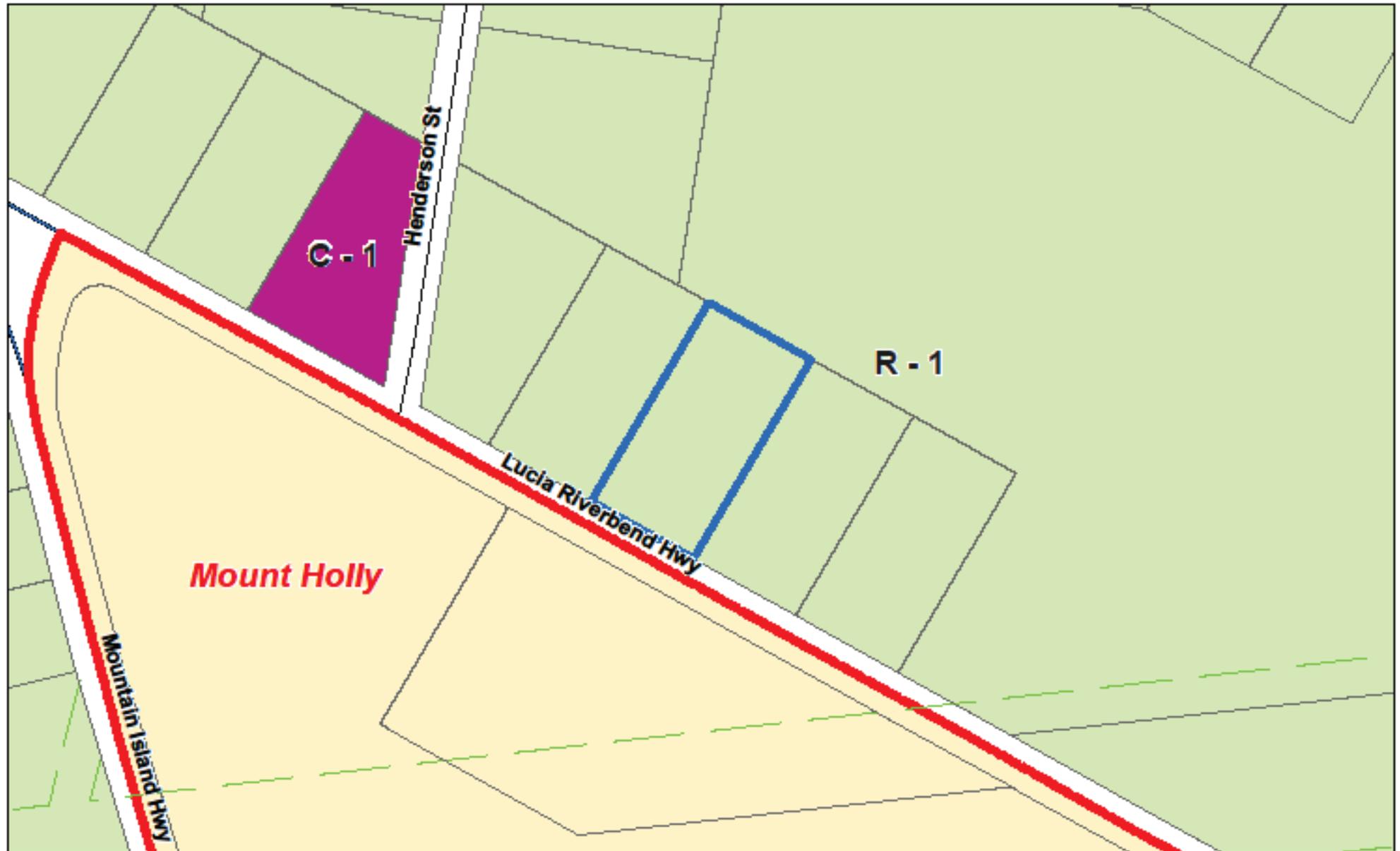
2019 Orthophoto  
Z22-16

### Legend

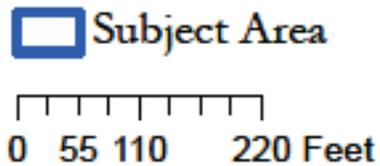
-  Subject Area
-  Property Parcels



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



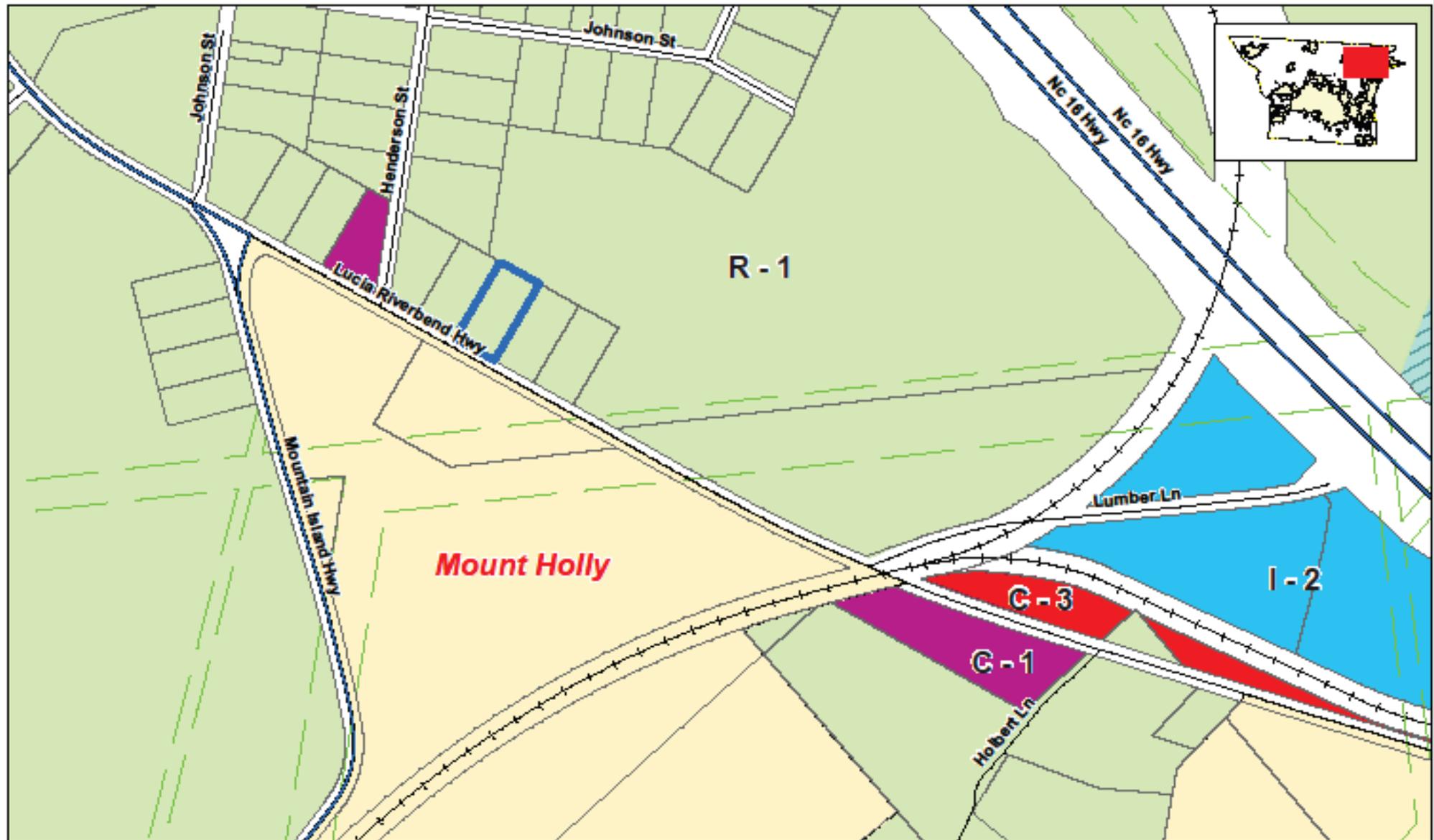
**GASTON COUNTY**  
**Zoning Map**  
Z22-16



(R-1) Single Family Limited  
(C-1) Light Commercial

(Overlays not shown)

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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### GASTON COUNTY ZONING REVIEW MAP

0 100 200 400 600 800  
Feet



 Area of Consideration

 R-1 Single Family Limited

 C-1 Light Commercial

 C-3 General Commercial

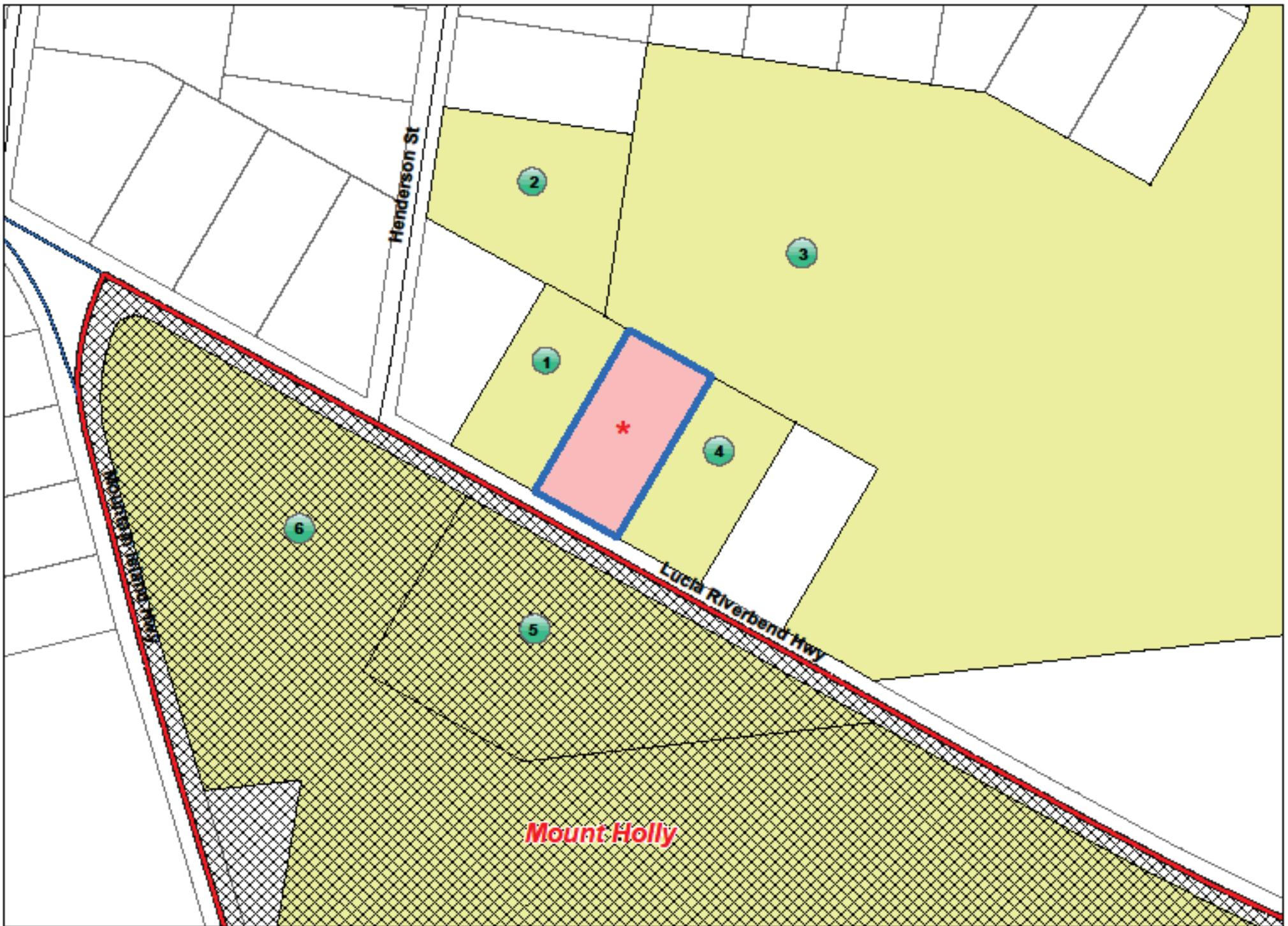
 I-2 General Industrial

Application: Z22-16

Parcel(s): 175091

Request: (R-1)(CH)(US)  
to (C-1)(CH)(US)

Map Date: 05/26/22



**Z22-16 Subject and Adjacent Properties Map**

 **Area of consideration**

**Z22-16 OWNER & ADJACENT PROPERTY OWNER LISTING**

<b>NO:</b>	<b>PARCEL</b>	<b>OWNER NAME</b>	<b>OWNER NAME 2</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
*	175091	GHASSEMI FAROKH		201 HOLDSWORTH DR	MOUNT HOLLY	NC	28120
1	175090	RANKIN JAMES E JR	RANKIN RENDY L	PO BOX 213	MOUNT HOLLY	NC	28120
2	175094	COBB JOY ANNETTE P		116 HENDERSON ST	MOUNT HOLLY	NC	28120
3	217091	MOUNTAIN ISLAND CH SCH SOAR FN		13440 LUCIA RIVERBEND HWY	MOUNT HOLLY	NC	28120
4	175092	COX CHARLES T JR		13452 LUCIA RIVERBEND HWY	MOUNT HOLLY	NC	28120
5	222497	MT HOLLY CITY OF		PO BO 406	MOUNT HOLLY	NC	28120
6	222496	PROVIDENT DEV GROUP INC &	SAMUEL J STIGLER JR REV	6707 FARIVIEW RD SUITE B	CHARLOTTE	NC	28210