

REZ-25-01-21-00208

General Rezoning

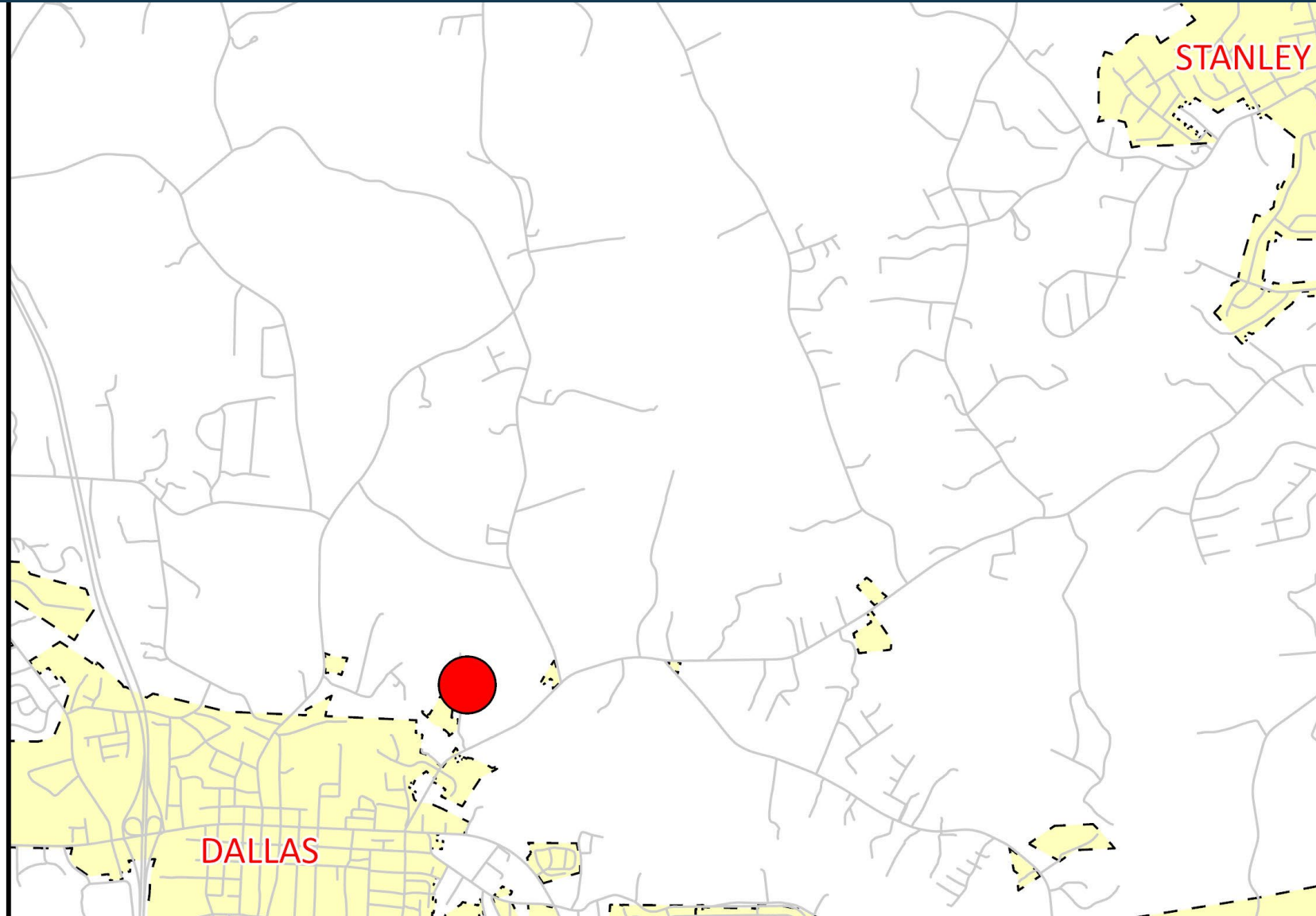
Applicant: Stephen Newman

PID: A portion of 169894

Request: Rezone from the (R-1) with (US)
Overlay to the (R-2) with (US)
Overlay



VICINITY MAP

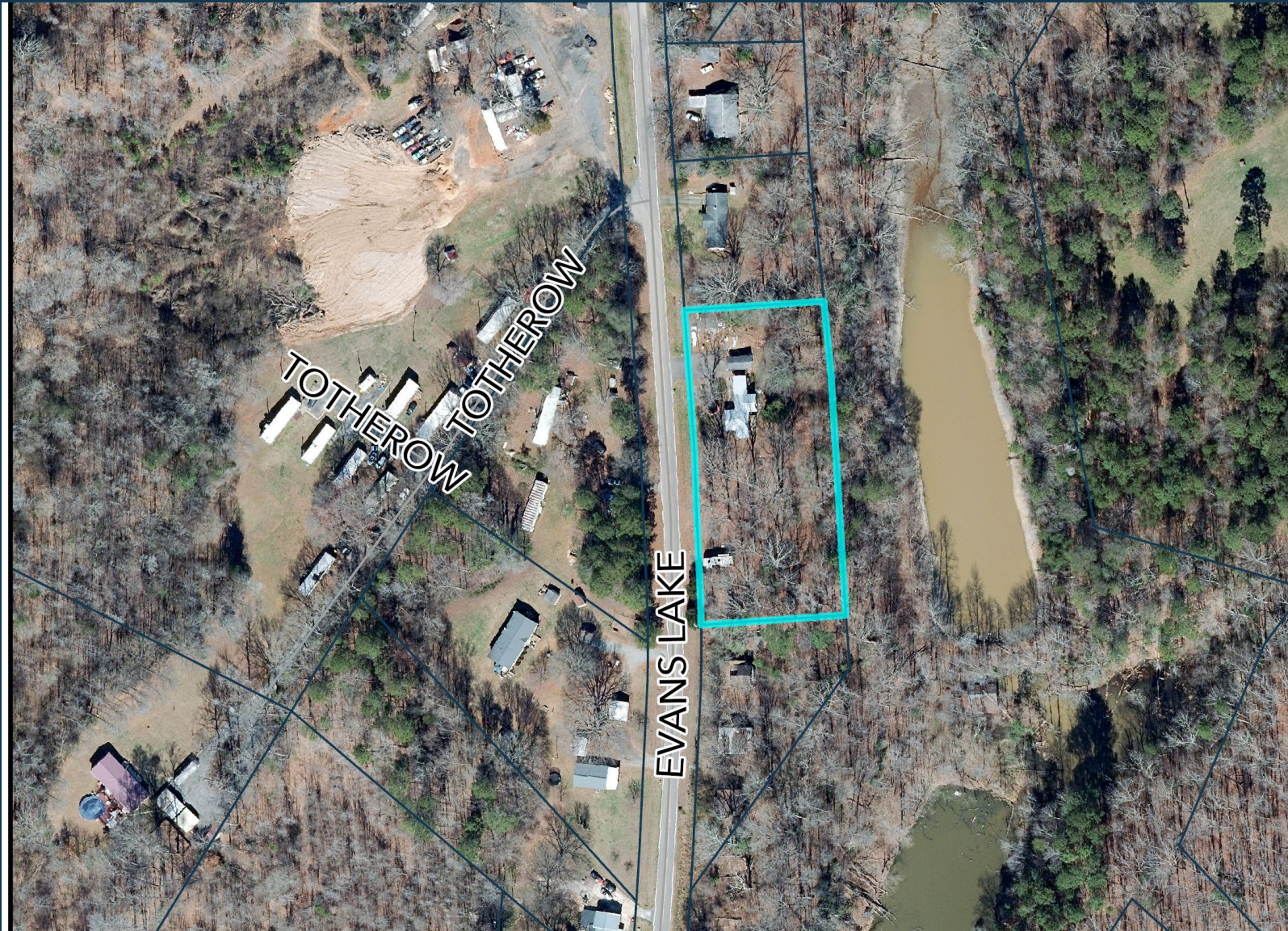


LEGEND

- 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.





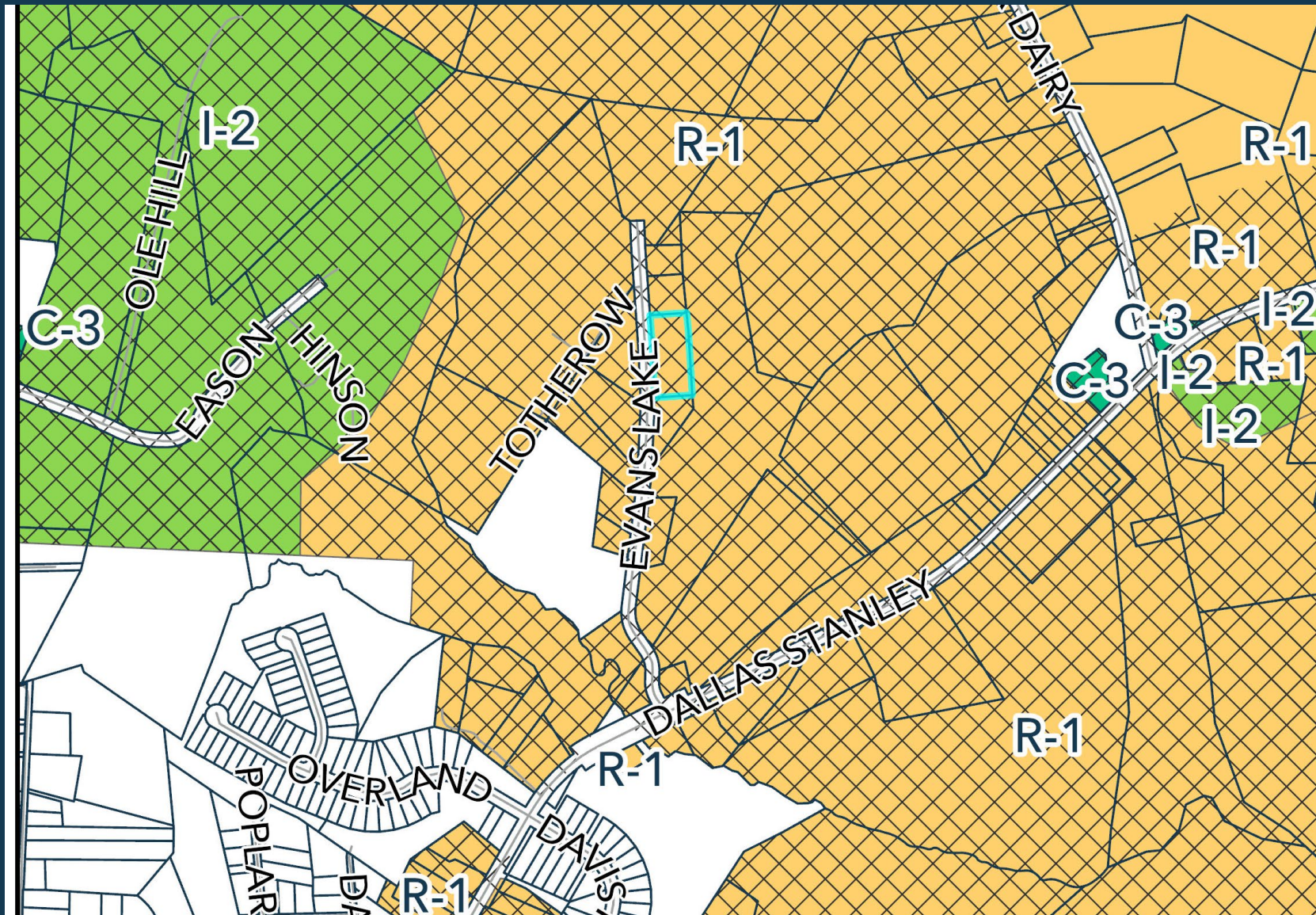
ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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.





REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-3

■ I-2

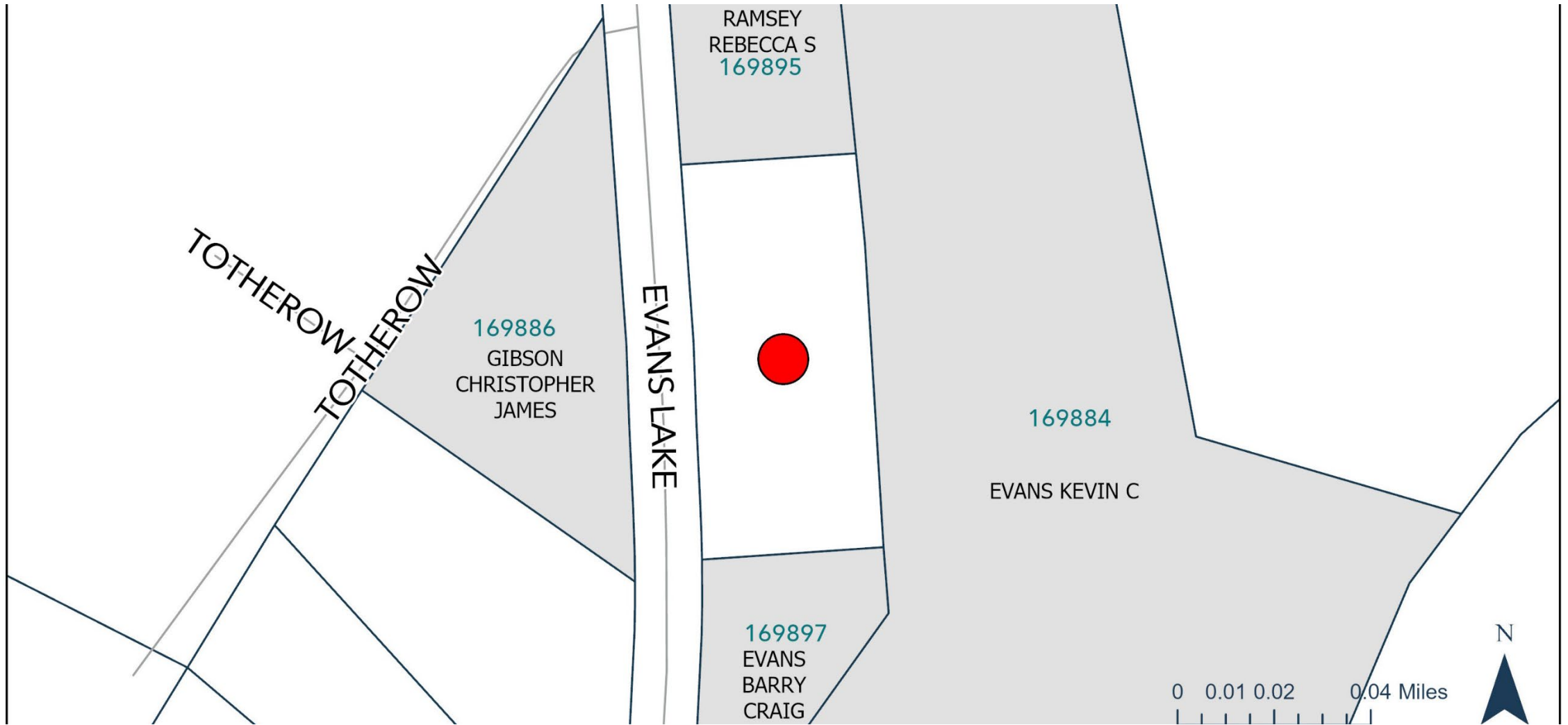
■ R-1

□ Subject Parcel

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.



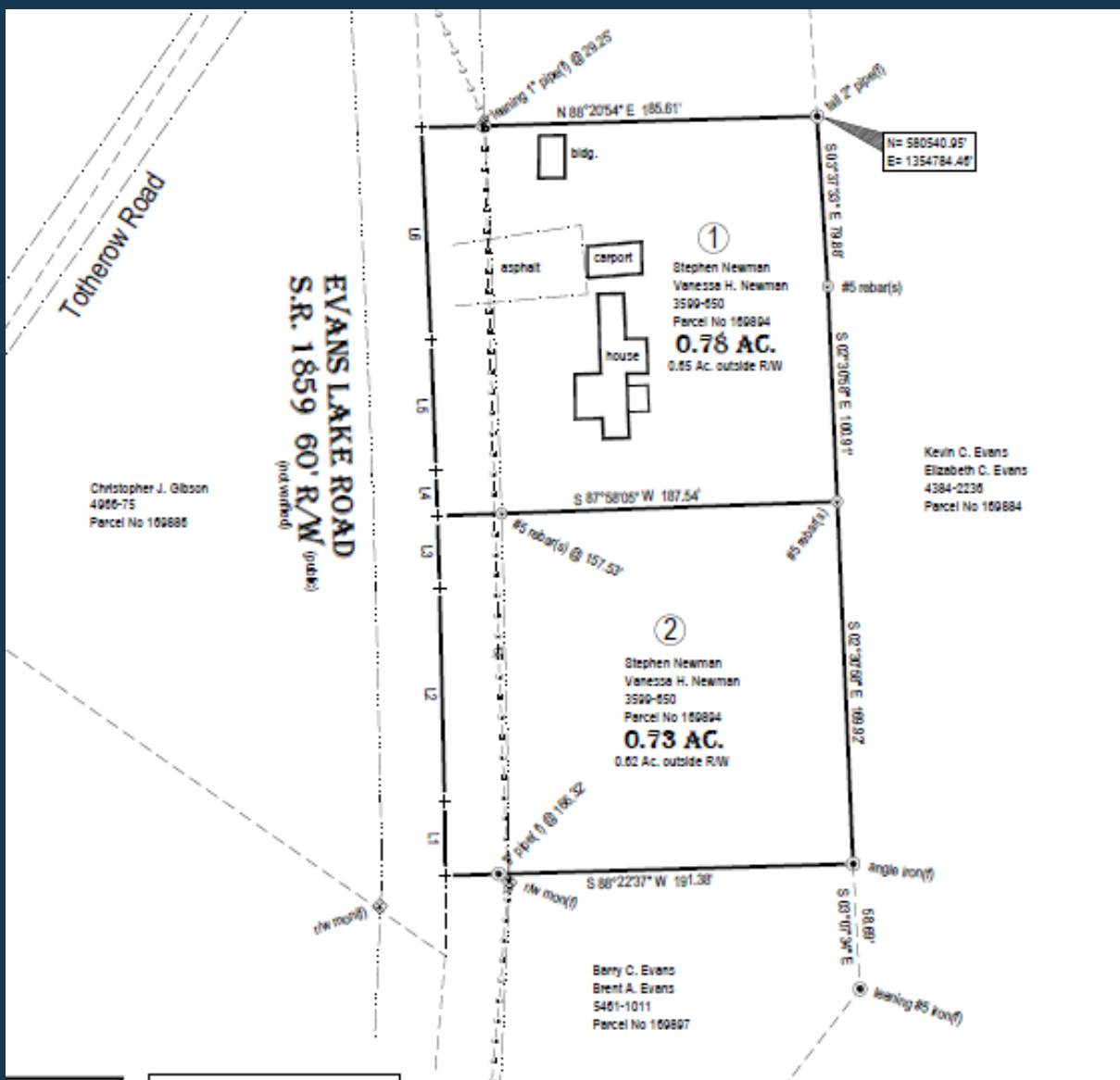
SUBJECT & ADJACENT PARCELS



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.

PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
169895	172 EVANS LAKE RD	RAMSEY REBECCA S		172 EVANS LAKE ROAD	DALLAS	NC	28034
169897	140 EVANS LAKE RD	EVANS BARRY CRAIG	EVANS BRENT AARON	1025 LOOKOUT TOWER ROAD	BLACKSBURG	SC	29702
169894	160 EVANS LAKE RD	NEWMAN STEPHEN A	NEWMAN VANESSA H	108 DELMONT CT	BESSEMER CITY	NC	28016
169884	112 EVANS LAKE RD	EVANS KEVIN C	EVANS ELIZABETH C	344 CAPE BRETON TRL	GASTONIA	NC	28056
169886	159 EVANS LAKE RD	GIBSON CHRISTOPHER JAMES		6713 DALLAS CHERRYVILLE HWY	BESSEMER CITY	NC	28016



The purpose of this plat is to create
new lot

LEGEND	
	SURVEYED BOUNDARY LINES
	LINE NOT SURVEYED
	RIGHT OF WAY LINE
	FENCE LINE
	ELECTRIC LINE
	BURIED ELECTRIC LINE
	NEW IRON PIN (NIP)
	EXISTING IRON PIN (EIP)
	UNMONUMENTED POINT

APPROVED
by: Peyton Wiggins
01/23/2025 10:07:22 AM



Utilities & Streets



- **Private Well & Septic**



- **NCDOT Road**

Overview

- **Small Area Plan:** Area 2 North 321 Gaston/North Central Gaston
- **Future Land Use Designation:** Rural
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.