

REZ-26-01-06-00239

General Rezoning

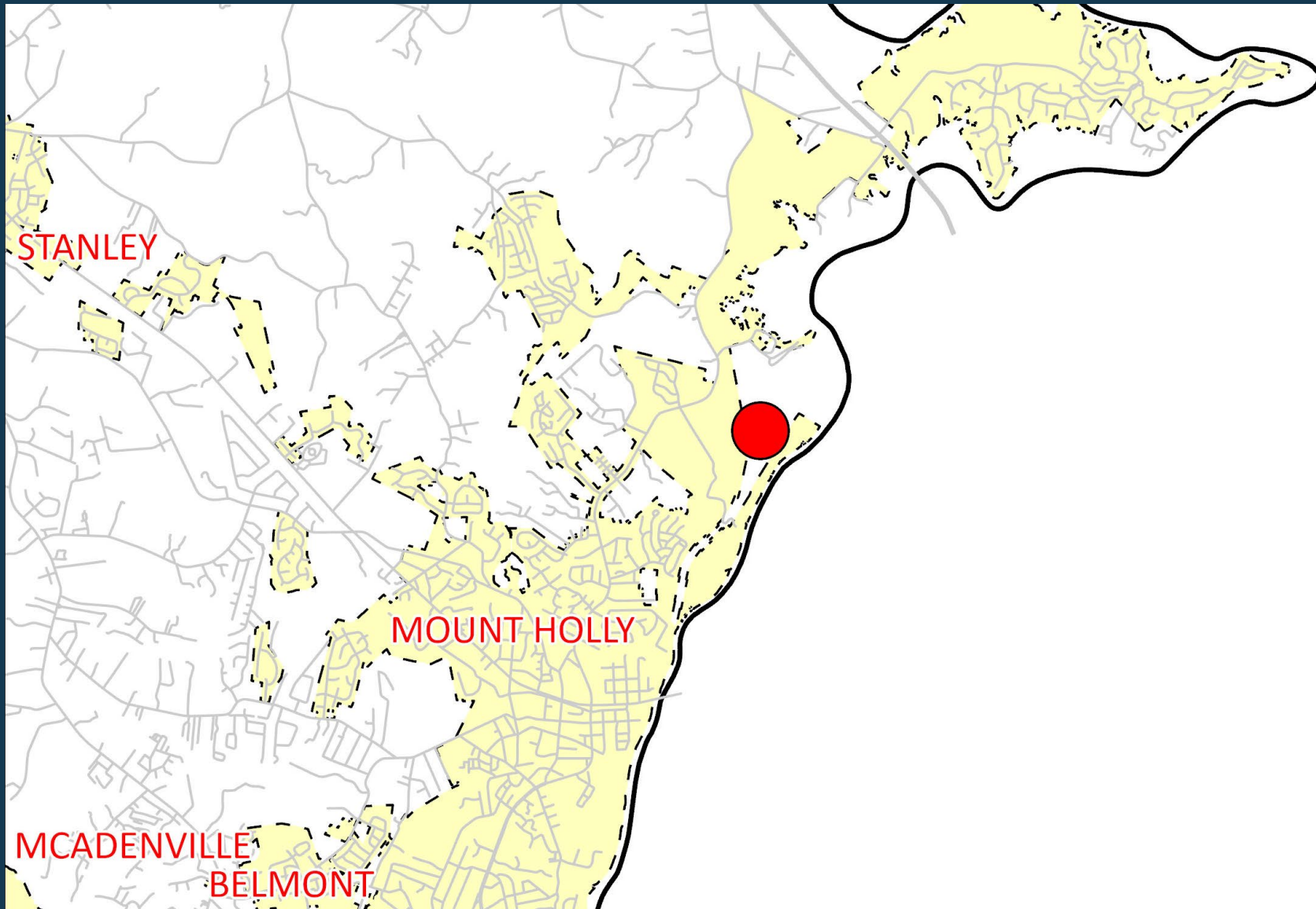
Applicant: Catawba River Investments, LLC

PID: 213896

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



VICINITY MAP

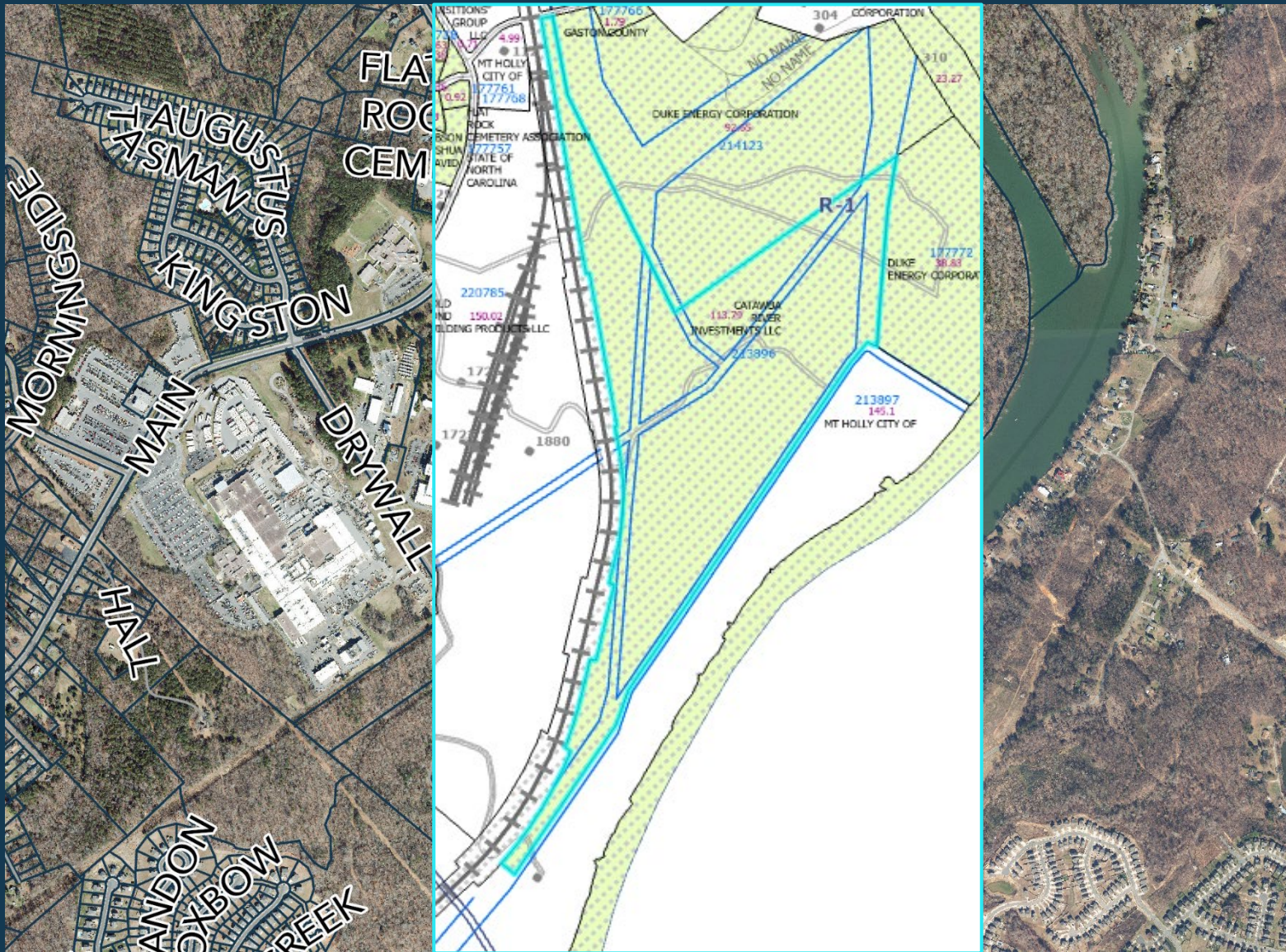


LEGEND


- Roads
- ▭ Municipalities
- Subject Property

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ORTHOPHOTO MAP



LEGEND

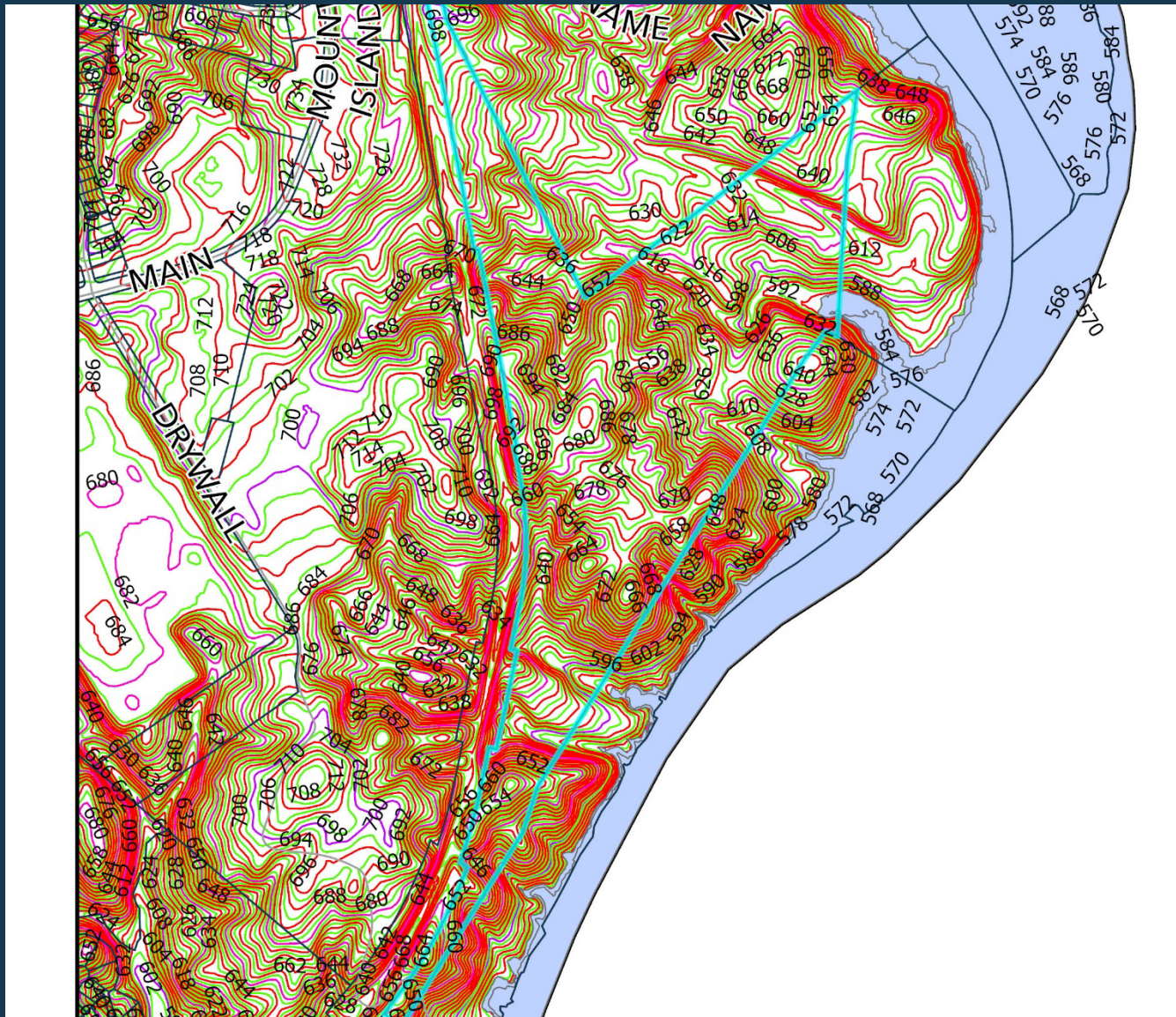
-  Subject Parcel
-  Property Parcels

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TOPOGRAPHY MAP

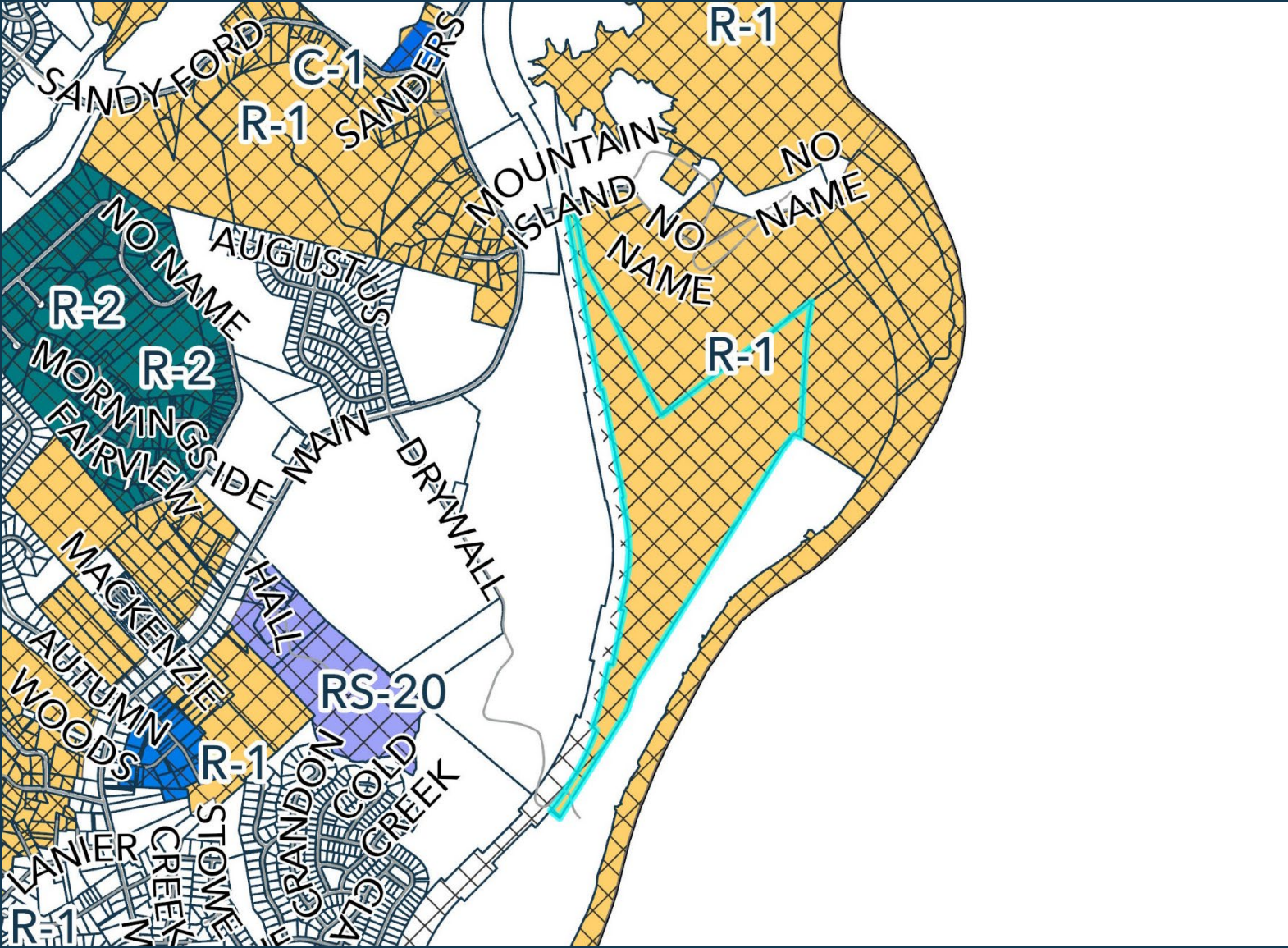
LEGEND

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



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REZONING MAP



LEGEND

□ Parcels

ZONE TYPE

■ C-1

■ R-1

■ R-2

■ RS-12

■ RS-20

TYPE

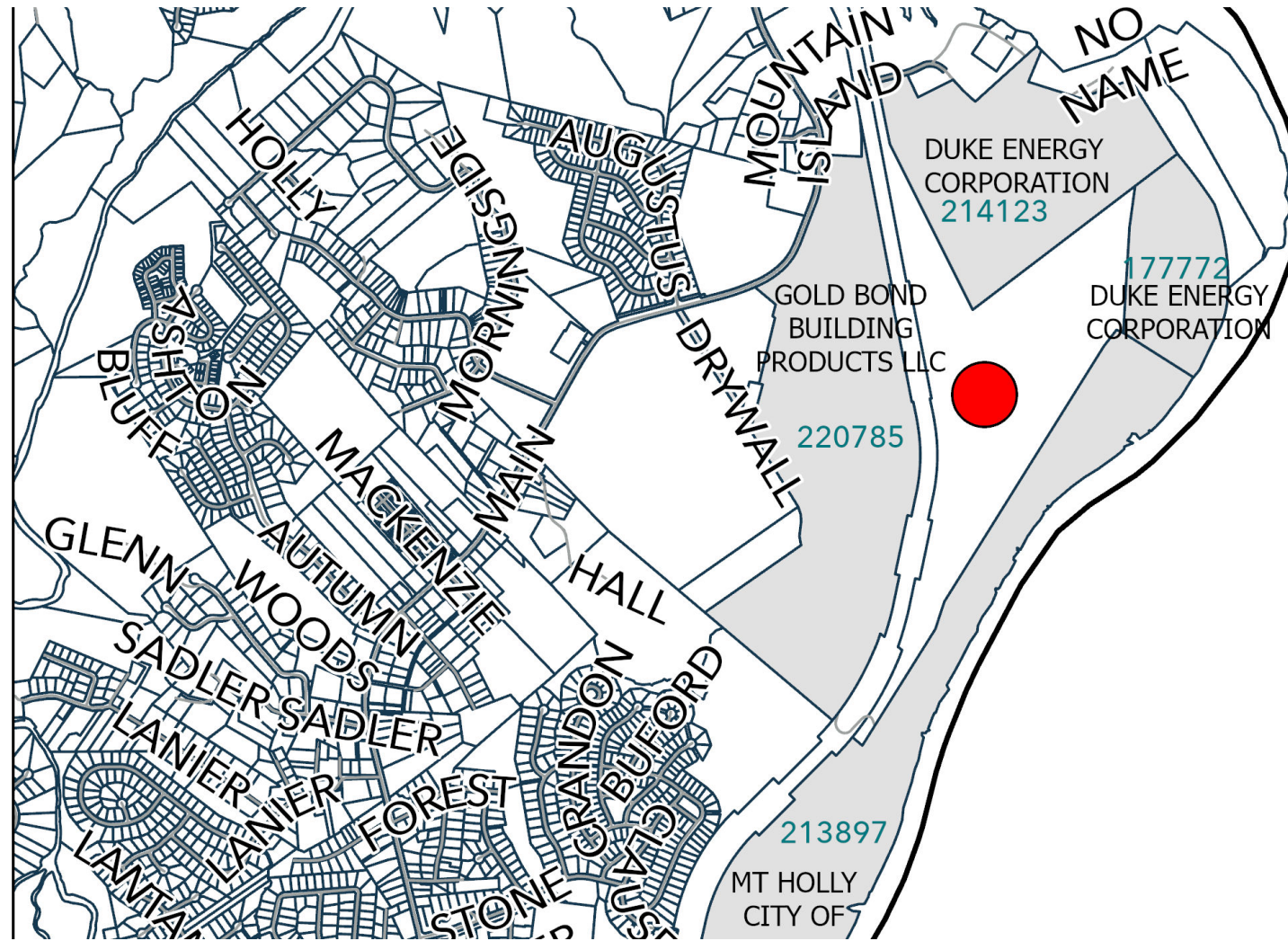
⚡ US OVERLAY

□ 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_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
213896	NO ASSIGNED ADDRESS	CATAWBA RIVER INVESTMENTS LLC		1031 S CALDWELL ST STE 220		CHARLOTTE	NC	28203
177772	NO ASSIGNED ADDRESS	DUKE ENERGY CORPORATION		422 S CHURCH ST		CHARLOTTE	NC	28242
214123	310 MOUNTAIN ISLAND RD	DUKE ENERGY CORPORATION		422 S CHURCH ST		CHARLOTTE	NC	28242
220785	1725 DRYWALL DR	GOLD BOND BUILDING PRODUCTS LLC		C/O NG CORPORATE LLC LEGAL DEPT	2001 REXFORD ROAD	CHARLOTTE	NC	28211
213897	1732 DRYWALL DR	MT HOLLY CITY OF		PO BOX 406		MT HOLLY	NC	28120
177768	112 MOUNTAIN ISLAND RD	MT HOLLY CITY OF		PO BOX 406		MT HOLLY	NC	28120

Utilities & Streets



- **Private Well / Private Septic**



- **Drywall Dr. - Private**
- **Mountain Island Rd. - NCDOT**

TRC & Traffic Impact



- According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
- According to the 2050 MTP, a natural-surface trail south in Mountain Island Lake Park connecting Drywall Dr. to Dutchman Ave. is included; however, it remains unfunded at this time.

Overview

- **Area 3** - Riverfront Gaston/Northeast 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.