

REZ-24-10-11-00193

Conditional Rezoning

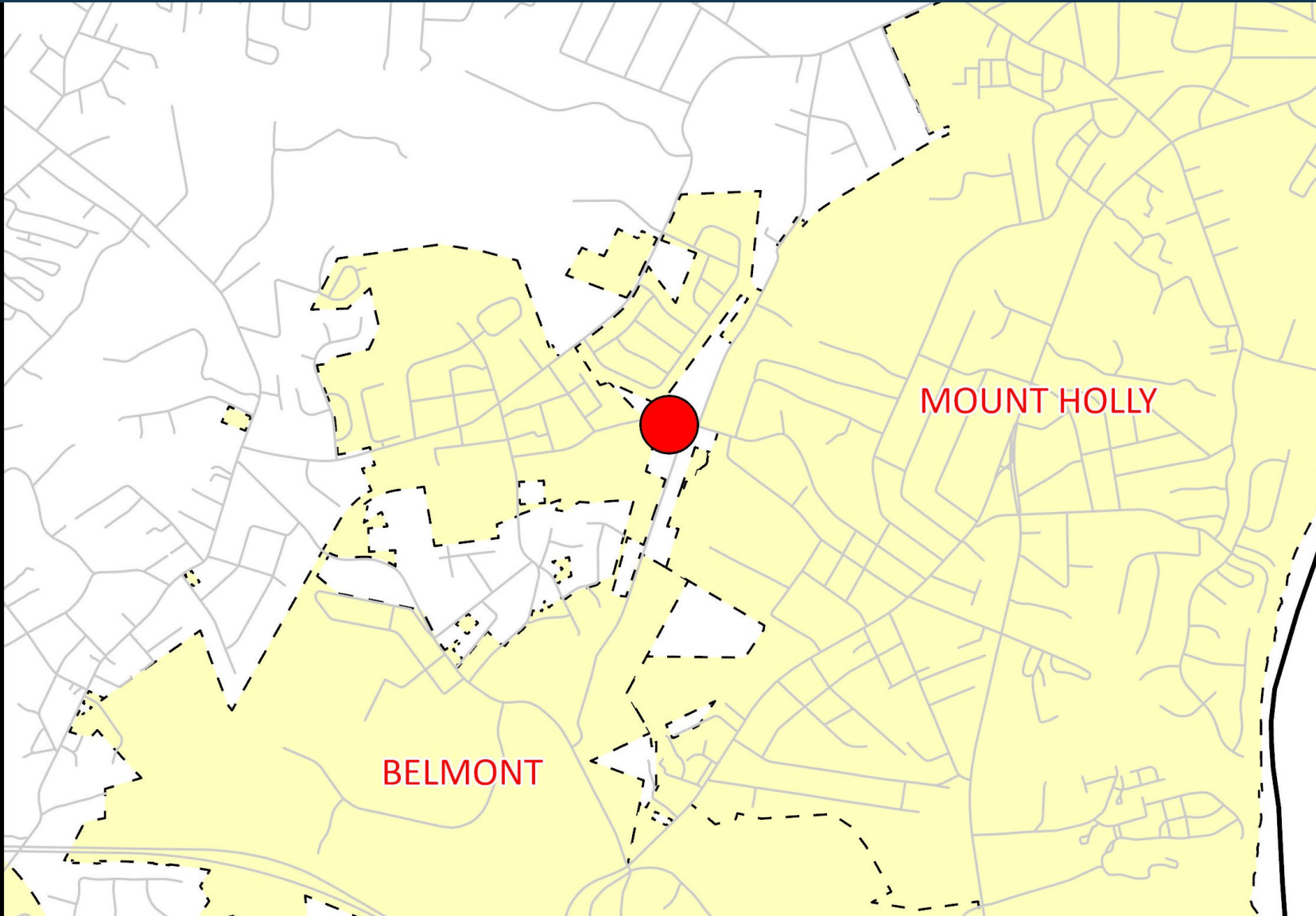
Applicant: Mehta Pranav

PID: 181746

Request: Conditionally rezone from (R-1) to (CD/RS-8)



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.





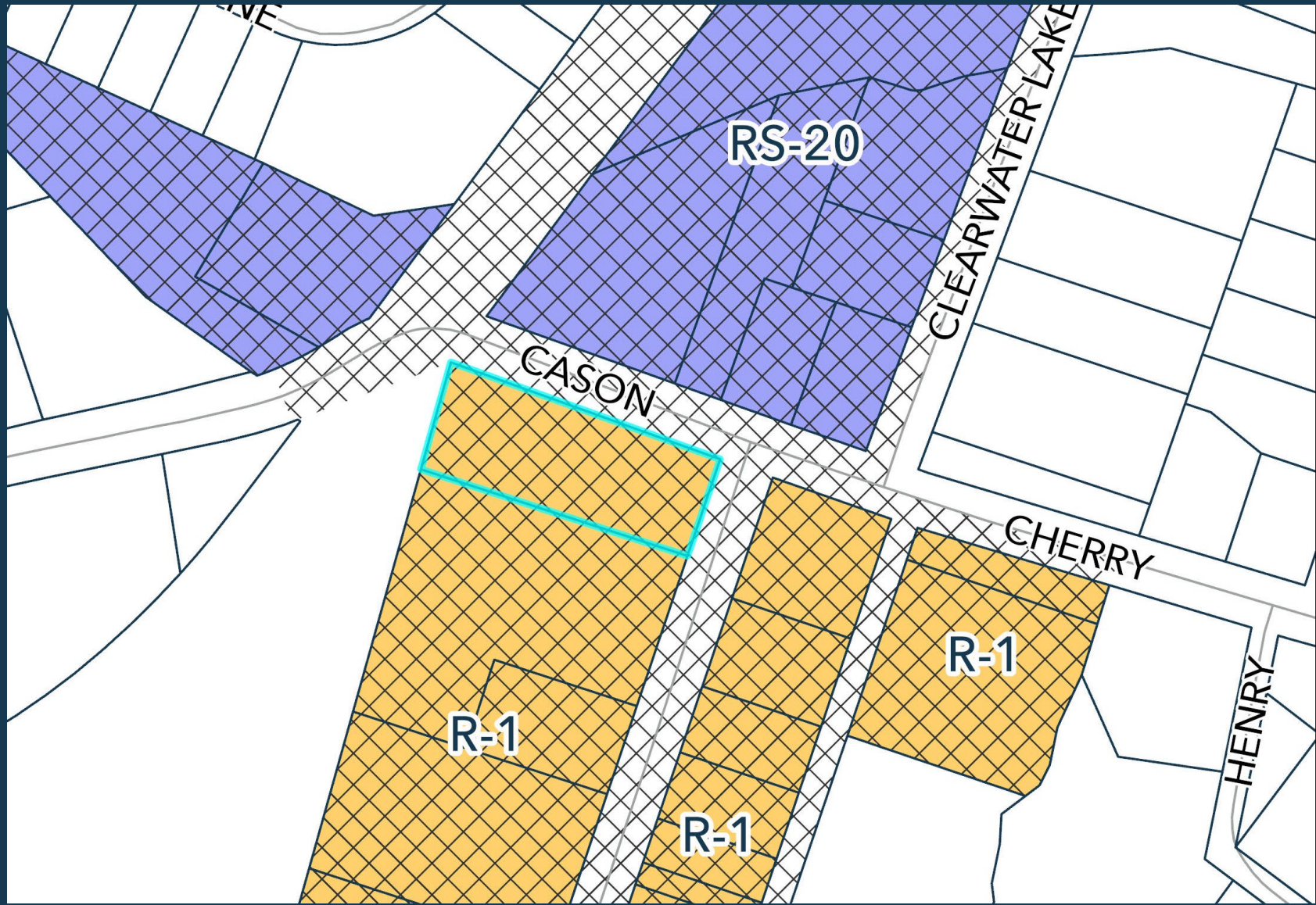
ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ R-1

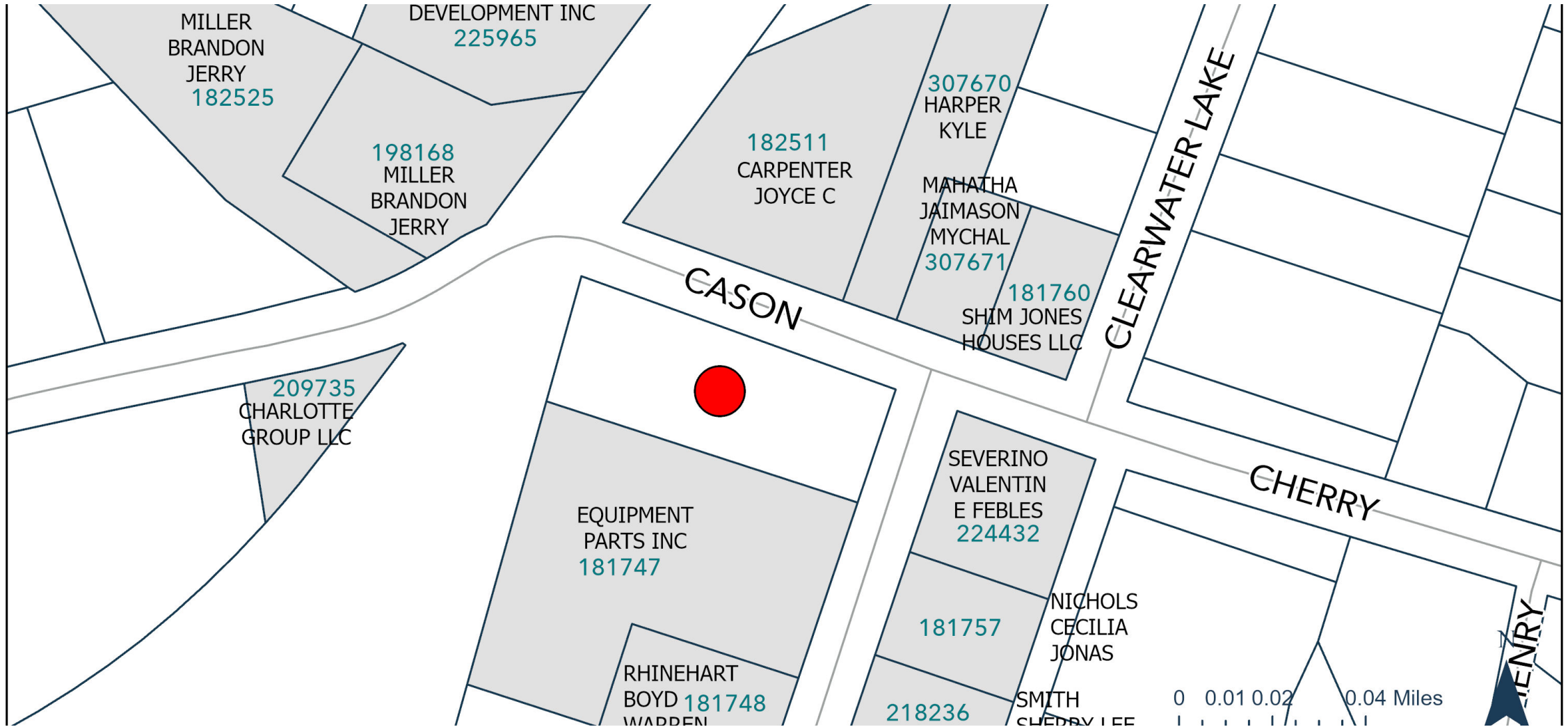
■ RS-20

□ 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
182511	830 CASON ST	CARPENTER JOYCE C		830 CASON ST	BELMONT	NC	28012
209735	921 CASON ST	CHARLOTTE GROUP LLC		951 CASON ST	BELMONT	NC	28012
225965	361 MOSES RHYNE DR	DEPENDABLE DEVELOPMENT INC		2627 BREKONRIDGE CENTRE DR	MONROE	NC	28110
181747	795 CASON ST	EQUIPMENT PARTS INC		PO BOX 1156	BELMONT	NC	28012
307670	820 CASON ST	HARPER KYLE	HARPER DONNA	820 CASON STREET	BELMONT	NC	28012
307671	806 CASON ST	MAHATHA JAIMASON MYCHAL	MAHATHA JACQUELINE THEA	806 CASON STREET	BELMONT	NC	28012
198168	910 CASON ST	MILLER BRANDON JERRY		2832 WILLIAMS STATION RD	MATTHEWS	NC	28105
182525	NO ASSIGNED ADDRESS	MILLER BRANDON JERRY		930 CASON STREET	BELMONT	NC	28012
181757	794 CASON ST	NICHOLS CECILIA JONAS	LUCAS ALFRED JR	794 CASON ST	BELMONT	NC	28012
181748	791 CASON ST	RHINEHART BOYD WARREN		791 CASON ST	BELMONT	NC	28012
224432	798 CASON ST	SEVERINO VALENTIN E FEBLES		798 CASON ST	BELMONT	NC	28012
181760	800 CHERRY ST	SHIM JONES HOUSES LLC		PO BOX 1505	BELMONT	NC	28012
218236	792 CASON ST	SMITH BARRY BEACH	SMITH SHERRY LEE	792 CASON ST	BELMONT	NC	28012
181746	813 CASON ST	TMB REALTY LLC		10002 CASA NUESTRA DRIVE	CHARLOTTE	NC	28214

S 70°00'18" E 295.00' (T)

EQUIPMENT PARTS INC.
D.B. 1905, PG. 758

DAW PATRICK C. (ANTHONY SPINO)
207 B/W

Relief Requested

UDO SECTION	REQUIRED	PROPOSED
Section 7.5 – Table 7.1-2(A) Minimum Lot Area	8,000 square feet	7,387 square feet
Section 7.5 – Table 7.1-2(B) Minimum Lot Width	60 feet	50 feet
Section 7.5 – Table 7.1-2(C) Minimum Front Setback	30 feet	14 feet
Section 7.5 – Table 7.1(D) Minimum Side Setback	17 feet (includes the additional 10 feet to the required 7 feet for any side yards that abut a public street)	0 feet

Utilities & Streets



- **Public Water (Mt Holly)**
- **Private Septic**



- **NCDOT – Cason Street**

Traffic Impact



- **The GCLMPO reviewed this project on January 15th, 2025, and provided the following comments:**
 - No funded transportation improvement projects in the immediate vicinity
 - Ped facilities along the railroad, Cason Street, and Cherry Street, all unfunded

TRC Comments and PIMs

- **TRC Comments**

- **Public Information Meetings**

- January 13th from 3:00 p.m. to 5:00 p.m.
- January 15th from 3:00 p.m. to 5:00 p.m.

Proposed Conditions of Approval

- Septic easement agreements must be recorded and shown on the final plat prior to final approval.
- Any uses allowed in the (RS-8) Single-Family 8,000 Square Feet would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).
- Accessory structures are permitted in accordance with Section 9.9 of the UDO.
- Minor modifications are permitted in accordance with Section 5.15 of the UDO.

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.