

REZ-24-04-25-00179

General Rezoning

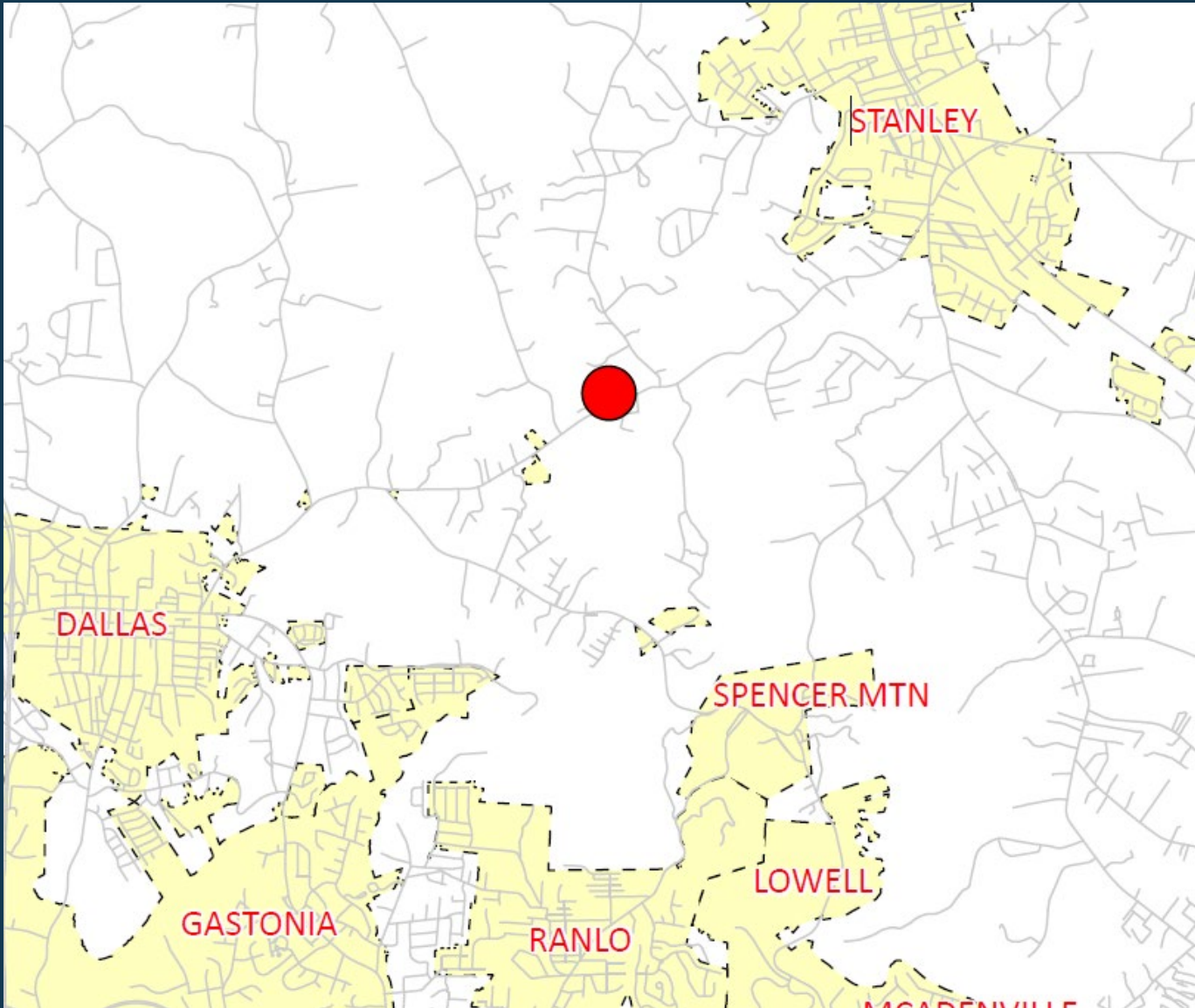
Applicant: Steve P. Mason

PID: 169510

Request: General rezoning from (R-1) Single-Family Limited zoning district to the (C-1) Light Commercial Zoning District



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

▭ C-1

▭ C-3

▭ I-2

▭ R-1

▭ R-2

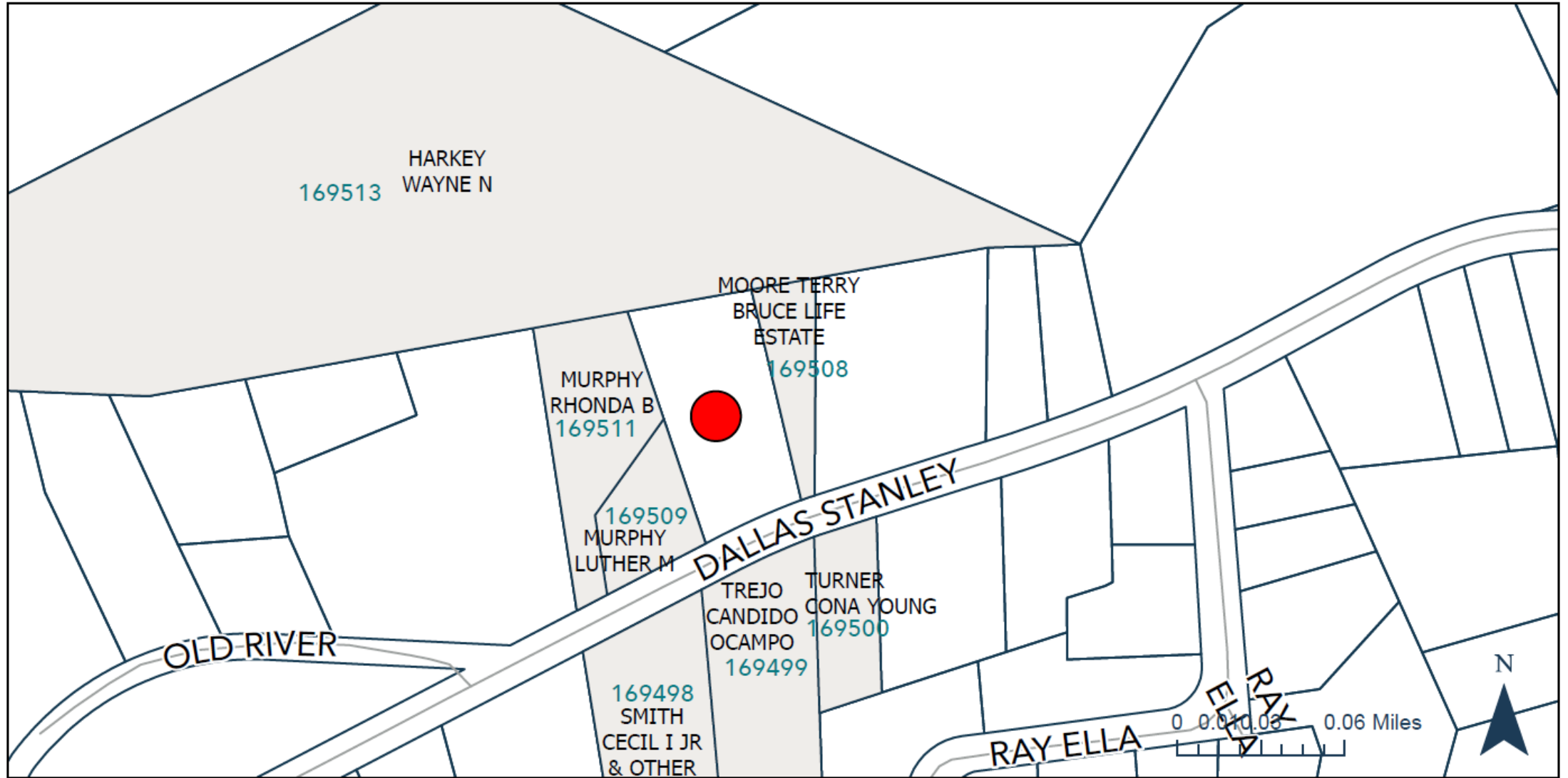
▭ R-3

▭ Subject Parcel

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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

| PARCEL ID | NAME 1 | NAME 2 | ADDRESS | CITY | STATE | ZIP |
|-----------|-------------------------------|--------------------------------|-----------------------------|---------------|-------|-------|
| 169510 | MASON STEVE P | MASON MARIA R | 4210 SPRINGVIEW DR | DALLAS | NC | 28034 |
| 169498 | SMITH CECIL I JR & OTHER | BUFF DONNA SHELTON | 204 GIBRALTER POINT RD | DALLAS | NC | 28034 |
| 169499 | TREJO CANDIDO OCAMPO | | 259 WATSON RD | BESSEMER CITY | NC | 28016 |
| 169500 | TURNER CONA YOUNG | | 516 WOODLAWN AVE | MT HOLLY | NC | 28120 |
| 169508 | MOORE TERRY BRUCE LIFE ESTATE | MOORE MARGUERITE D LIFE ESTATE | 105 DANA DRIVE | MOUNT HOLLY | NC | 28120 |
| 169509 | MURPHY LUTHER M | MURPHY RHONDA B | 2110 DALLAS STANLEY HIGHWAY | STANLEY | NC | 28164 |
| 169511 | MURPHY LUTHER M | MURPHY RHONDA B | 2110 DALLAS STANLEY HIGHWAY | STANLEY | NC | 28164 |
| 169513 | HARKEY JOANNE HART | | 121 ALBERT HARKEY LN | MT HOLLY | NC | 28120 |

Utilities & Streets



- **Private Well**
- **Private Septic**



- **NCDOT owned and maintained**

Overview

- **TRC Comments**
- **Staff Summary**
- **Small Area Plan:** Area 3
- **No Future Land Use Assigned** – Previous ETJ Release