

REZ-25-03-20-00221

General Rezoning

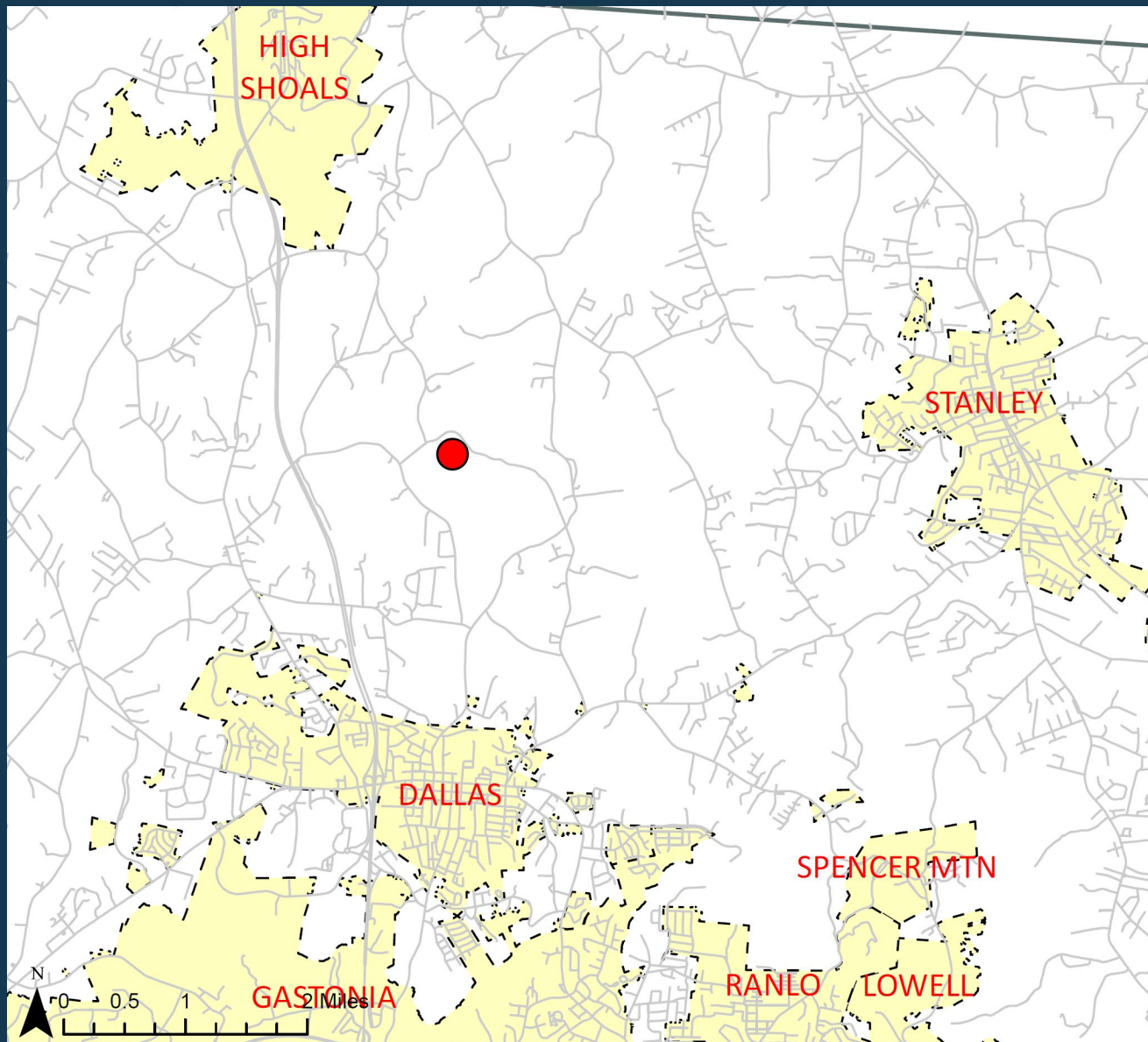
Applicant: Ricky Allen Jr.

PID: 310221

Request: Rezone from (R-1) to (R-2)



VICINITY MAP



LEGEND


- Roads
- ▭ Municipalities
- Subject Property

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ORTHOPHOTO MAP



LEGEND


-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

 Subject Lot

Gaston County UDO

ZONE TYPE

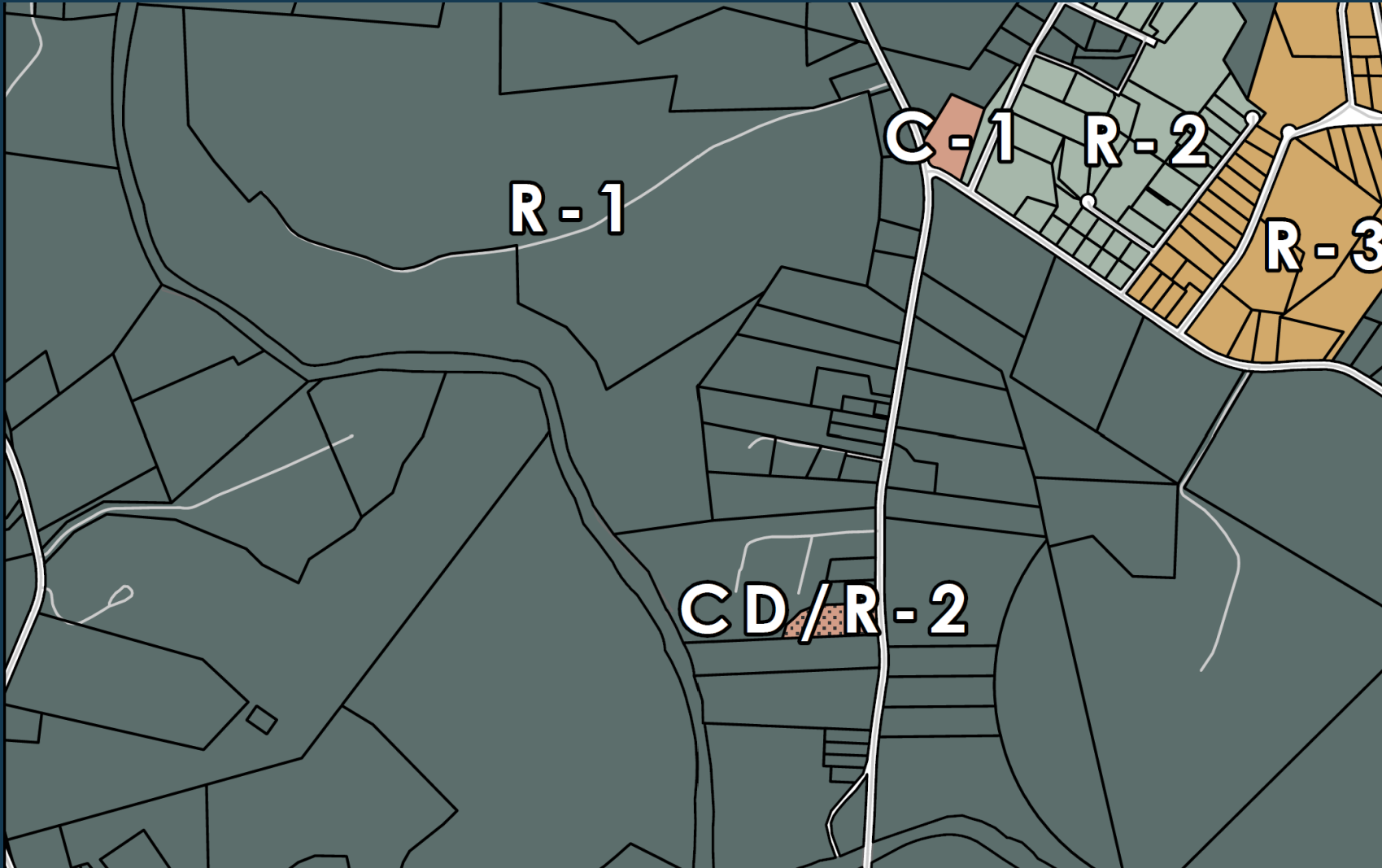
 C-1

 CD/R-2

 R-1

 R-2

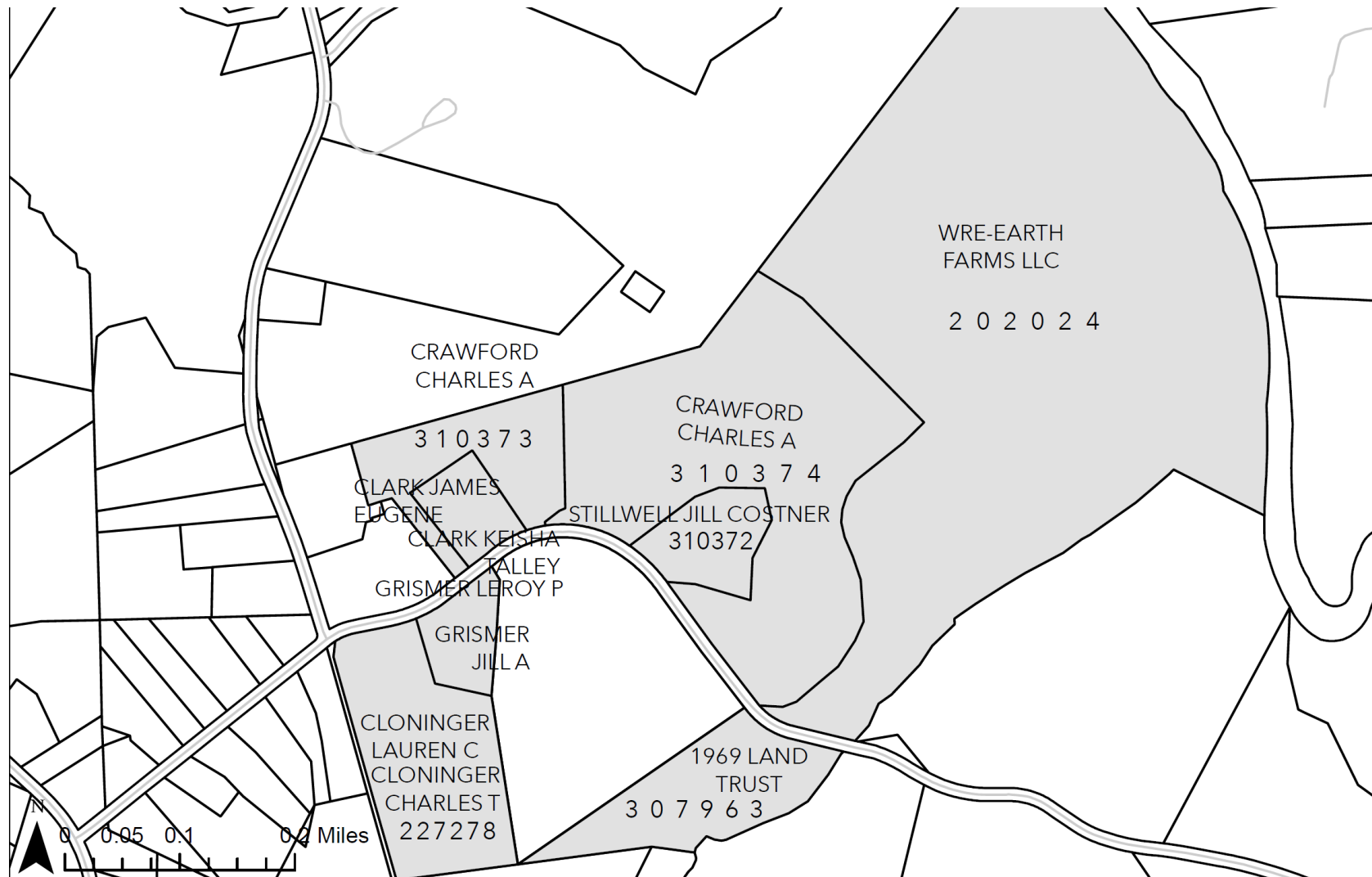
 R-3



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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

WHOLE ADDRESS	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP
351 COLT THORNBURG RD	WRE-EARTH FARMS LLC		46 LIZOTTE DR STE 1000	MARLBORO	MA	1752
218 COLT THORNBURG RD	CLONINGER CHARLES T	CLONINGER LAUREN C	2802 CLONINGER RD	DALLAS	NC	28034
323 COLT THORNBURG RD	CLARK JAMES EUGENE	CLARK KEISHA TALLEY	323 COLT THORNBURG RD	DALLAS	NC	28034
	1969 LAND TRUST		827 DALLAS SPENCER MOUNTAIN RD	DALLAS	NC	28034
230 COLT THORNBURG RD	GRISMER LEROY P	GRISMER JILL A	230 COLT THORNBURG RD	DALLAS	NC	28034
341 COLT THORNBURG RD	STILLWELL JILL COSTNER		341 COLT THORNBURG RD	DALLAS	NC	28034
	CRAWFORD CHARLES A		131 COLT THORNBURG ROAD	DALLAS	NC	28034
	CRAWFORD CHARLES A		131 COLT THORNBURG RD	DALLAS	NC	28034

Utilities & Streets



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



- **Colt Thornburg Rd. is an NCDOT road**

Overview

- **Area 2: North 321 Gaston**
- **Future Land Use Designation: Rural**
- **TRC Comments**
- **Staff Recommendation**

Action Requested

- **Receive Staff Report**
- **Receive Applicant Presentation**
- **Decision Requested:**
 - a) Approve as presented
 - b) Approve to a more restrictive district
 - c) Deny the request