

REZ-25-04-01-00225

General Rezoning

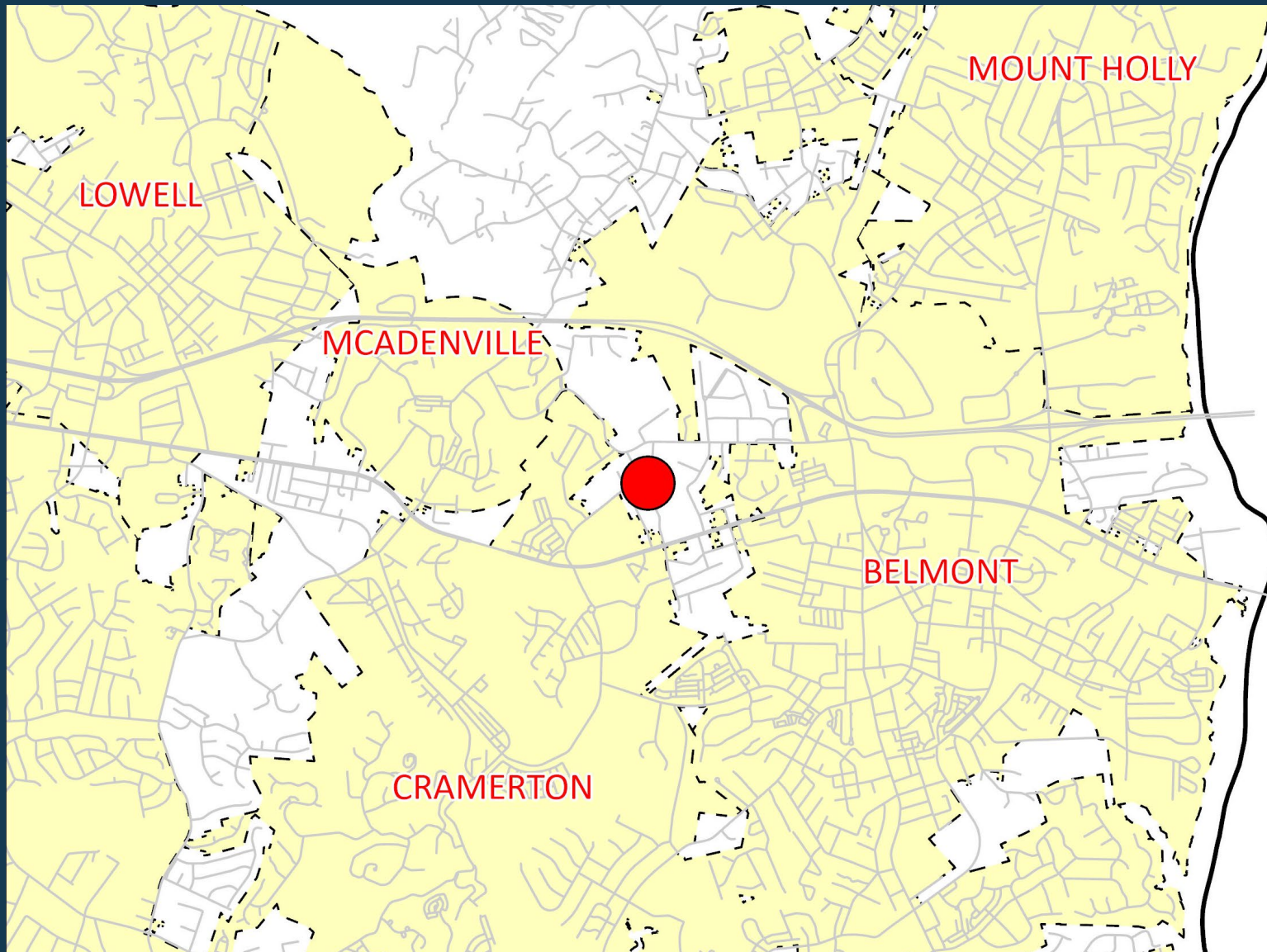
Applicant: Land Use Consulting LLC

PID: 225342

Request: To rezone from default (R-1) Single-Family Limited to (RS-20) Single-Family 20,000 Square Feet



VICINITY MAP

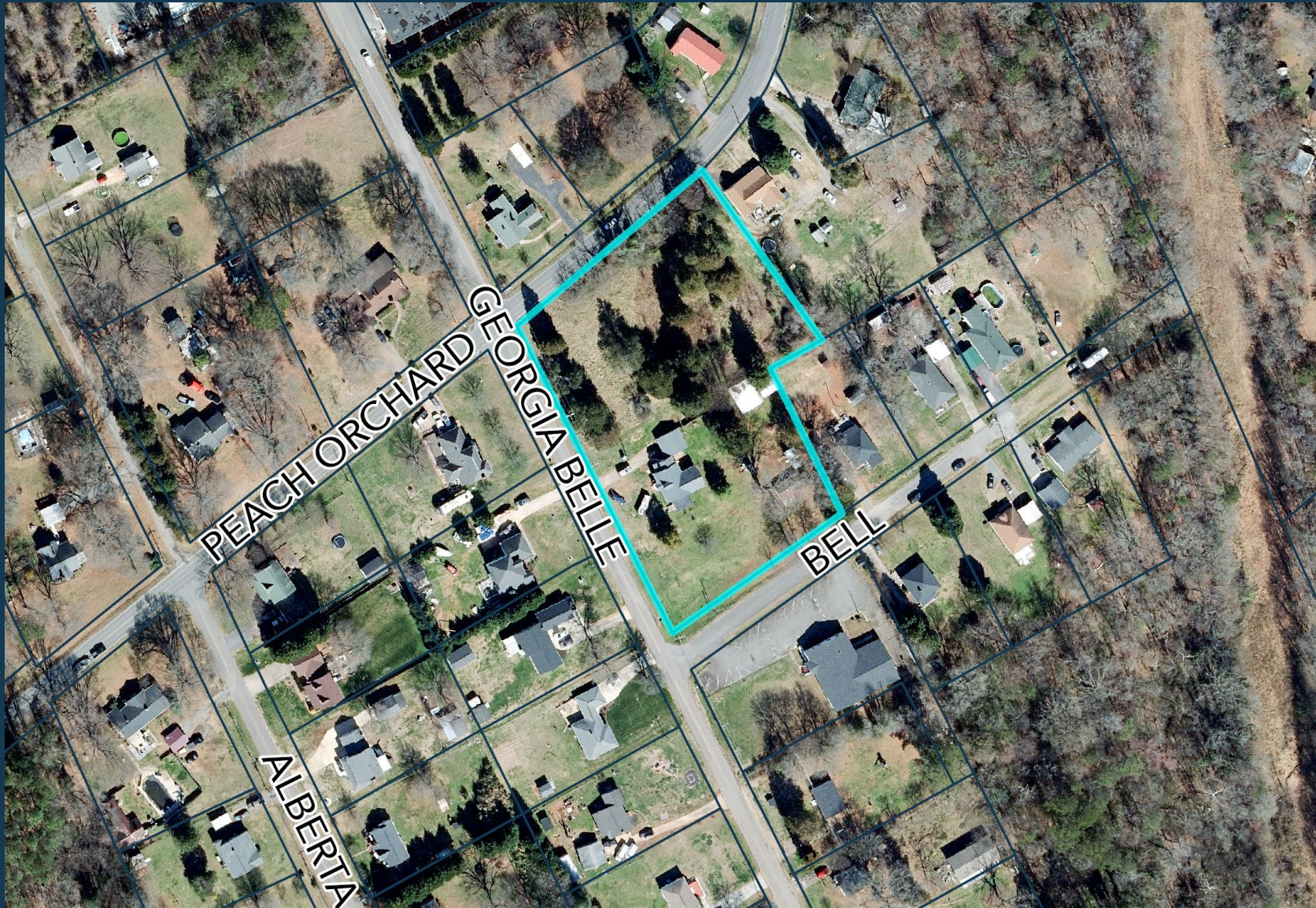


LEGEND

- 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.



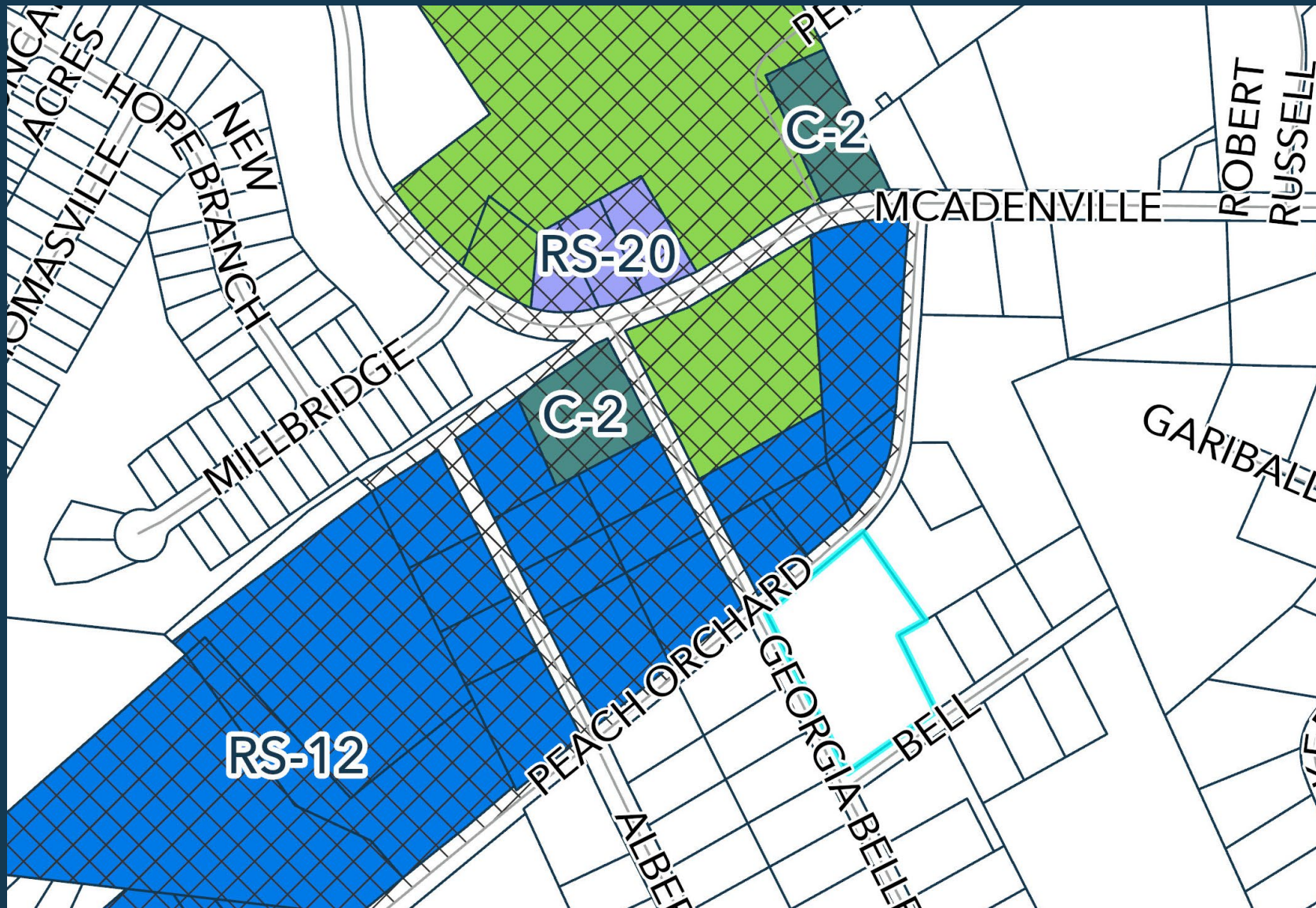


ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

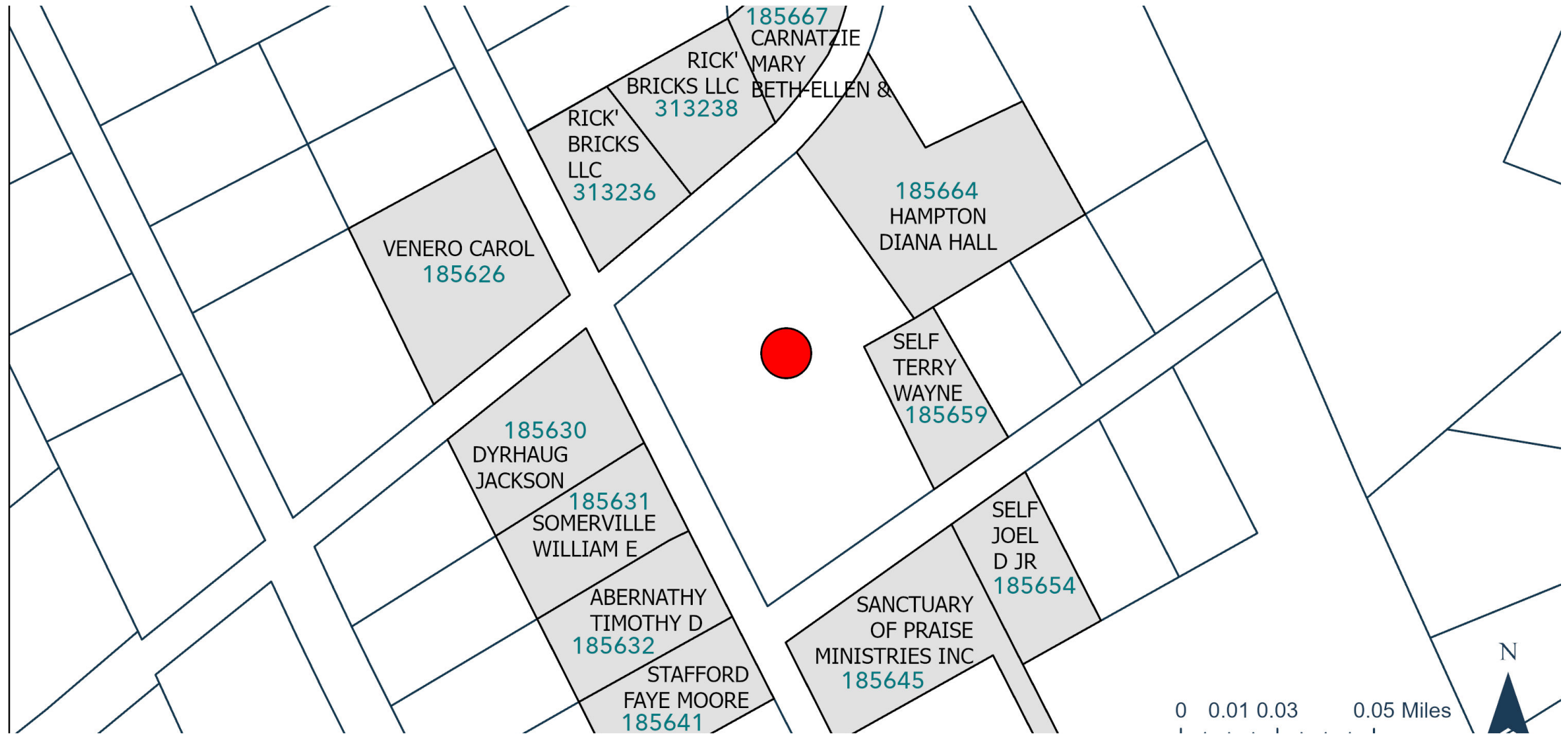
LEGEND

- Roads
- Parcels
- ZONE TYPE
 - C-2
 - I-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_CITY	CURR_STATE	CURR_ZIPCODE
185632	137 GEORGIA BELLE AVE	ABERNATHY TIMOTHY D	ABERNATHY TERESA	137 GEORGIA BELLE AVE	BELMONT	NC	28012
185659	5 BELL ST	SELF TERRY WAYNE		5 BELL STREET	BELMONT	NC	28012
185664	113 PEACH ORCHARD RD	HAMPTON DIANA HALL		113 PEACH ORCHARD RD	BELMONT	NC	28012
185631	141 GEORGIA BELLE AVE	SOMERVILLE WILLIAM E		141 GEORGIA BELLE AVE	BELMONT	NC	28012
185641	125 GEORGIA BELLE AVE	STAFFORD FAYE MOORE		125 GEORGIA BELLE AVE	BELMONT	NC	28012
185654	4 BELL ST	SELF JOEL D JR		4 BELL ST	BELMONT	NC	28102
313236	118 PEACH ORCHARD RD	RICK' BRICKS LLC		2026 BRANDYWINE DRIVE	MATTHEW	NC	28105
185667	114 PEACH ORCHARD RD	CARNATZIE MARY BETH-ELLEN &	MILLER JOHN MARTIN JR	114 PEACH ORCHARD RD	BELMONT	NC	28012
225342	130 GEORGIA BELLE AVE	ATKINS JACK BARRY	ATKINS JILL RAMSEY	130 GEORGIA BELLE AVE	BELMONT	NC	28012
313238	NO ASSIGNED ADDRESS	RICK' BRICKS LLC		2026 BRANDYWINE DRIVE	MATTHEW	NC	28105
185645	124 GEORGIA BELLE AVE	SANCTUARY OF PRAISE MINISTRIES INC		2566 SHANNON DR	BELMONT	NC	28012
185630	145 GEORGIA BELLE AVE	DYRHAUG JACKSON	DYRHAUG RACHEL	145 GEORGIA BELLE AVENUE	BELMONT	NC	28012

Utilities, Streets, & TRC Comments



- Private Well & Septic



- Georgia Belle – NCDOT

Overview

- **Area 4** – The Garden Gaston / Southeast 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.