

REZ-25-03-28-00224

General Rezoning

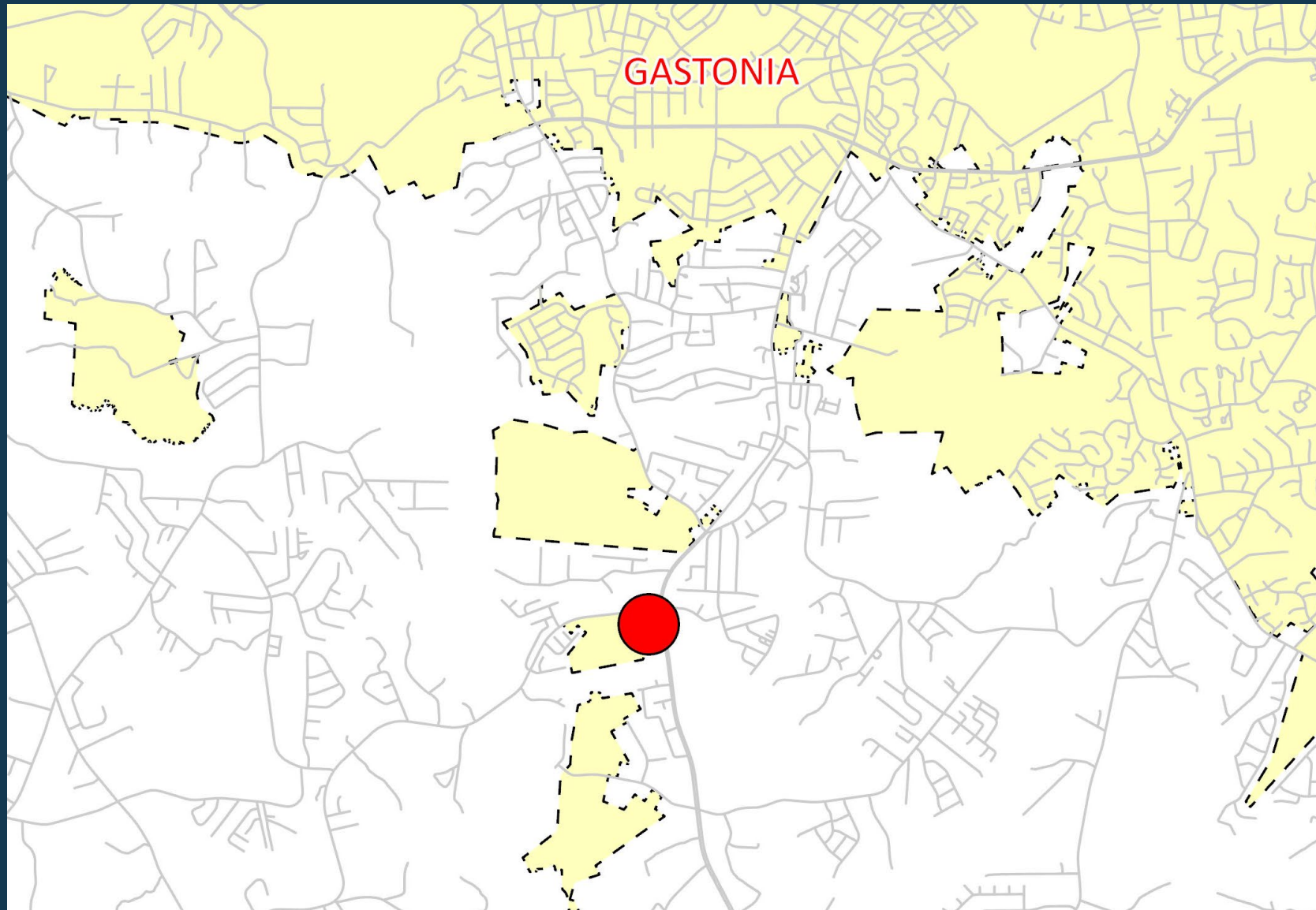
Applicant: Matthew Price

PID: 222714

Request: (I-2) General Industrial with (US) and (CH) Overlays to the (C-3) General Commercial with (US) and (CH) Overlays



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.



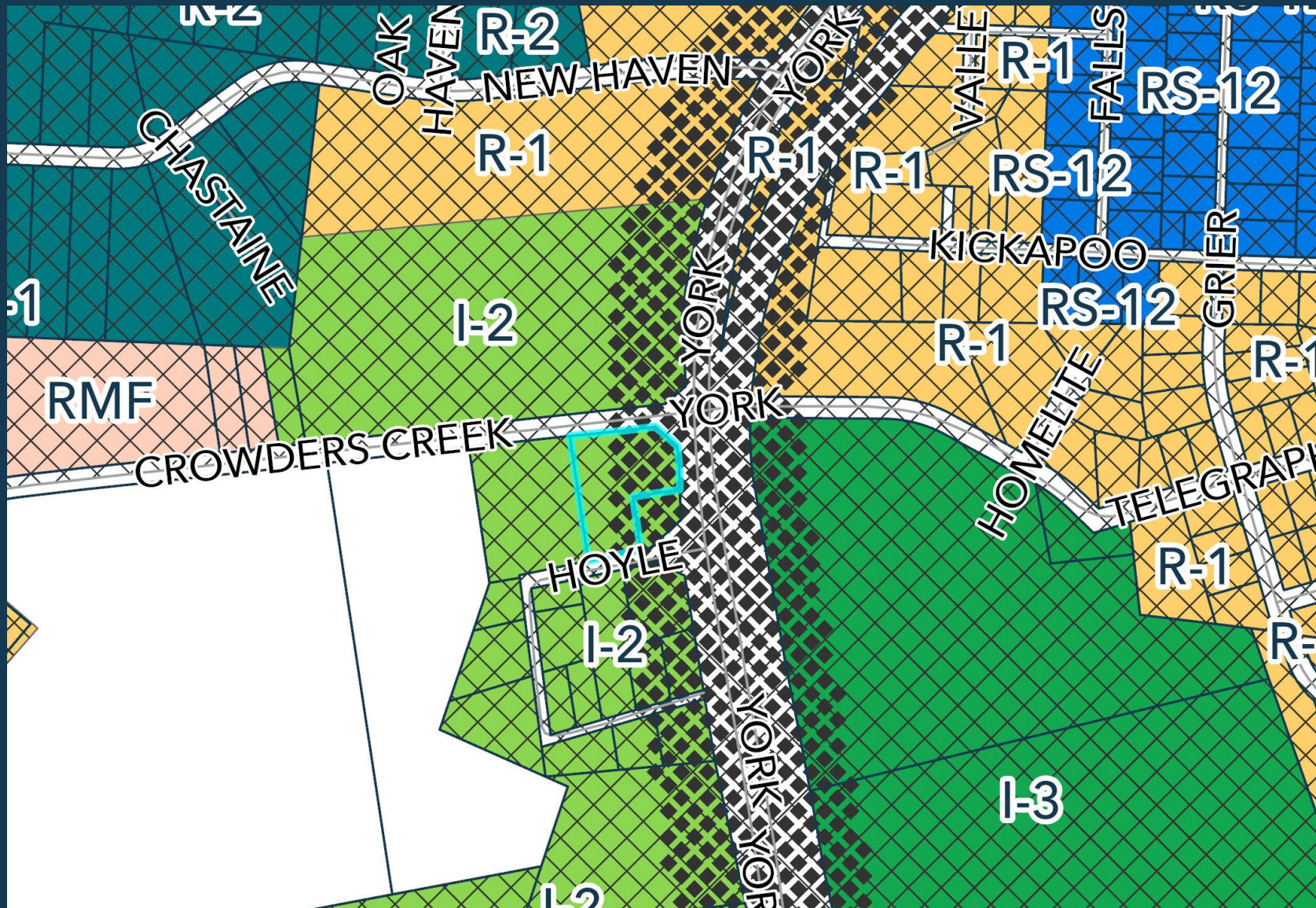


ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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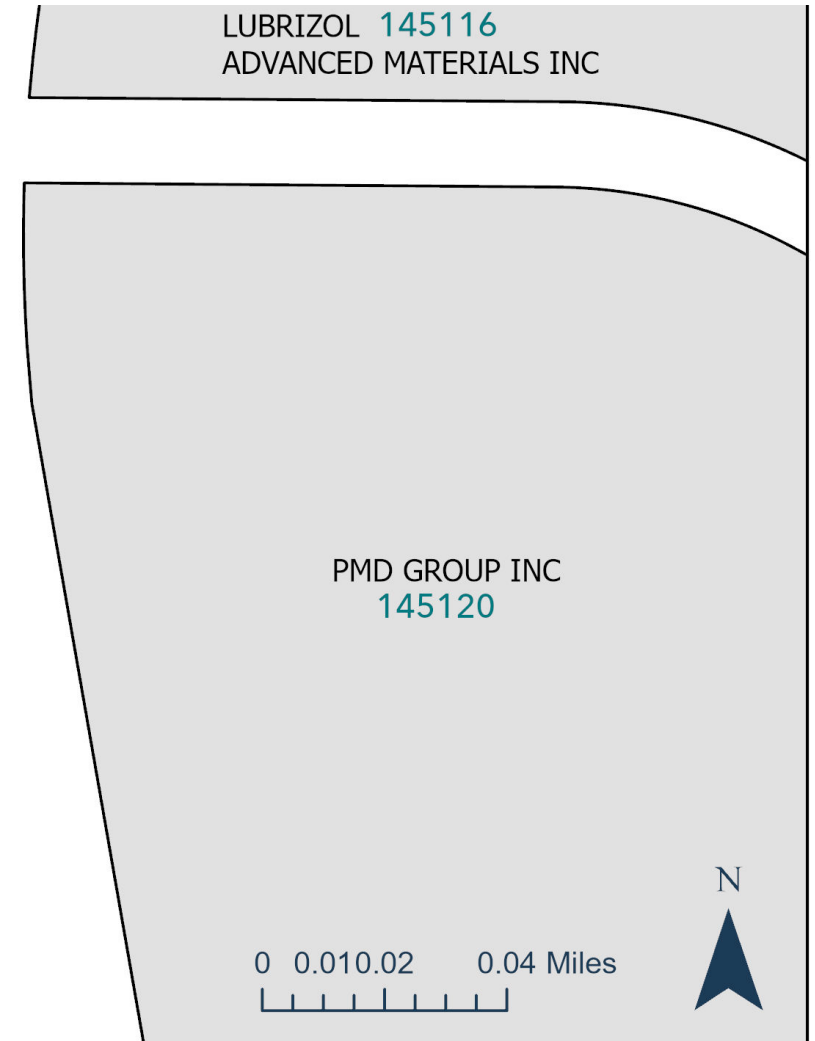
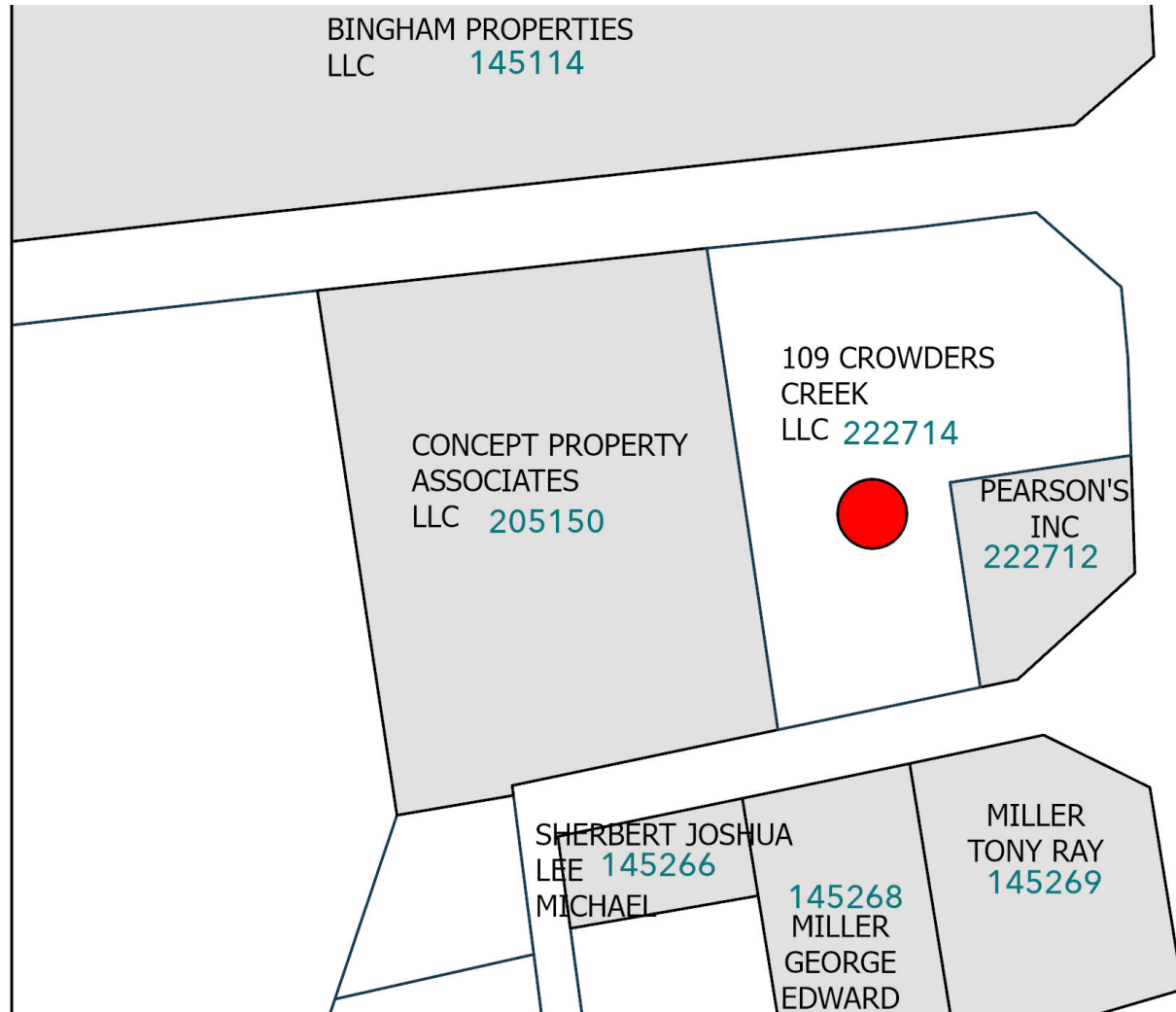
REZONING MAP

LEGEND

- Roads
- ▭ Parcels
- ZONE TYPE
- C-3
- I-2
- I-3
- R-1
- R-2
- RMF
- RS-12
- TYPE
- ◆◆ CH OVERLAY
- ↗ 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
145268	109 HOYLE CIR	FOWLER ANNETTE F. MILLER	MILLER TONY RAY	310 HOYLE CIRCLE,		GASTONIA	NC	28052
145120	207 TELEGRAPH DR	PMD GROUP INC		C/O NOVEON INC-DELOITTE/TOUCHE	29400 LAKELAND BLVD	WICKLIFFE	OH	44092
222714	109 CROWDERS CREEK RD	109 CROWDERS CREEK LLC		117 N CENTRAL AVE		BELMONT	NC	28012
145269	4500 YORK HWY	MILLER TONY RAY		1429 LAKE HOUSER ROAD		MOORESBORO	NC	28114
205150	121 CROWDERS CREEK RD	CONCEPT PROPERTY ASSOCIATES LLC		P O BOX 701		BELMONT	NC	28012
222712	4410 YORK HWY	PEARSON'S INC		1422 BURTONWOOD DR STE 200		GASTONIA	NC	28054
145266	111 HOYLE CIR	SHERBERT JOSHUA LEE MICHAEL		111 HOYLE CIRCLE		GASTONIA	NC	28052
145114	4328 YORK HWY	BINGHAM PROPERTIES LLC		323 DOVER RD		KINGS MTN	NC	28086
145274	306 HOYLE CIR	FOWLER ANNETTE F. MILLER	MILLER TONY RAY	310 HOYLE CIRCLE,		GASTONIA	NC	28052
145116	4333 YORK HWY	LUBRIZOL ADVANCED MATERIALS INC		9911 BRECKSVILLE RD		CLEVELAND	OH	44141

Utilities & Streets



- **Private Well & Septic**



- **NCDOT Roads** – Crowders Creek and Highway 321

Traffic Impact

- **THE GCLMPO reviewed this request on June 16th and provided the following comments:**



- The widening of York Highway (321) is included in the MPO's CTP. The typical cross section for a four-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along York Highway (US 321) is 200 ft.

Overview

- **Area 5** - Scenic Gaston / Southwest Gaston
- **Future Land Use:** Industrial
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.