# REZ-25-03-17-00220 General Rezoning

**Applicant:** Karina Guerrero

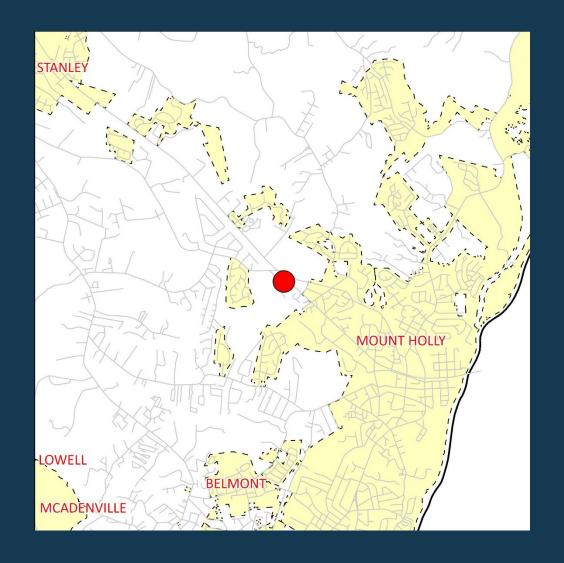
**PID:** 179668

**Request:** General rezoning from (RS-20) with US and CH overlays to (C-1) with US

and CH overlays



#### **VICINITY MAP**



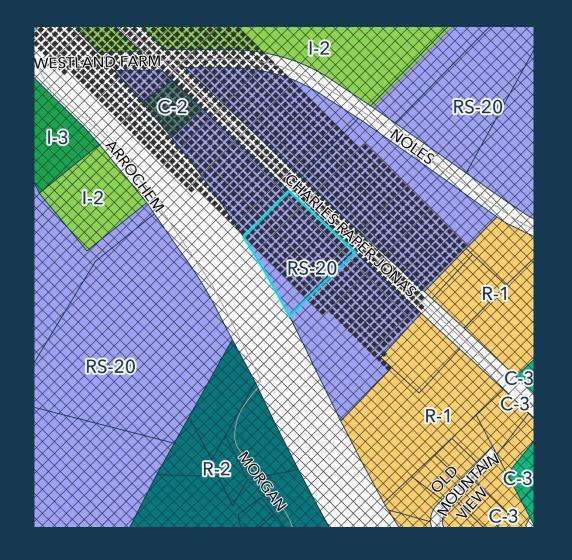




#### ORTHOPHOTO MAP

| LEGEND |                  |  |  |  |
|--------|------------------|--|--|--|
|        | Subject Parcel   |  |  |  |
|        | Property Parcels |  |  |  |



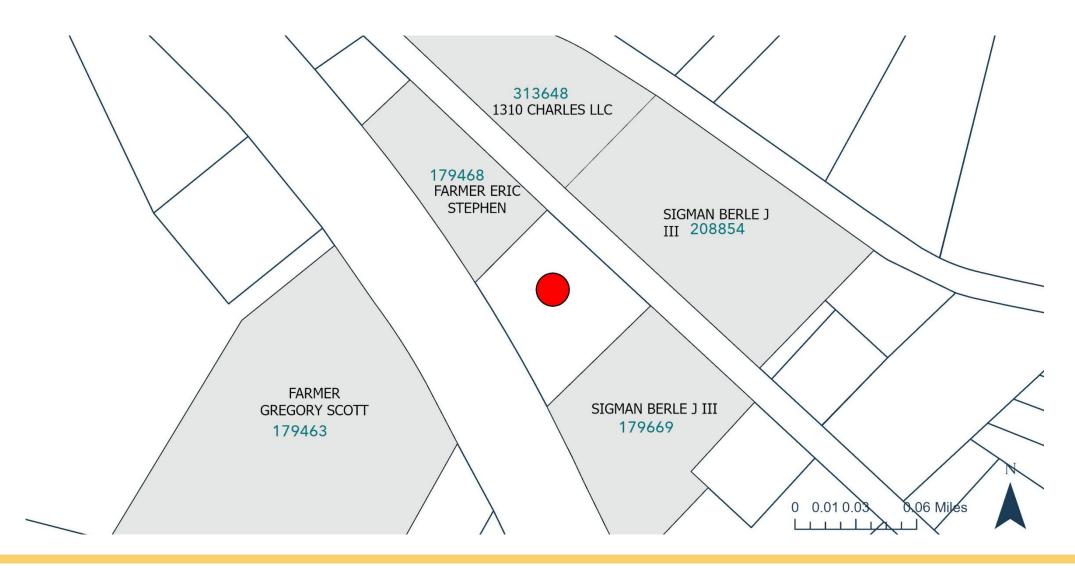


#### **REZONING MAP**





#### **SUBJECT & ADJACENT PARCELS**





#### PROPERTY OWNERS INFORMATION

| Parcel ID | Name                 | Name 2         | Address                     | City        | State | Zipcode |
|-----------|----------------------|----------------|-----------------------------|-------------|-------|---------|
| 313648    | 1310 CHARLES LLC     |                | 1015 EAST BOULEVARD FLOOR 1 | CHARLOTTE   | NC    | 28203   |
| 208854    | SIGMAN BERLE J III   |                | 134 OLD BUCKINGHAM RD       | CUMBERLAND  | VA    | 23040   |
| 179668    | H&Y HOMES LLC        |                | 254 GILES LANE              | FORT MILL   | SC    | 29707   |
| 179669    | SIGMAN BERLE J III   |                | 134 OLD BUCKINGHAM RD       | CUMBERLAND  | VA    | 23040   |
| 179468    | FARMER ERIC STEPHEN  |                | 604 WESTLAND FARM RD        | MT HOLLY    | NC    | 28120   |
| 179463    | FARMER GREGORY SCOTT | FARMER CLARA P | 305 WESTLAND FARM RD        | MOUNT HOLLY | NC    | 28120   |
|           |                      |                |                             |             |       |         |



## **Utilities & Streets**



- Well
- Septic



 Charles Raper Jonas Hwy (NC-27) - NCDOT Road



### Overview

• **Area 3:** Northeast Riverfront Gaston

 Future Land Use Plan: EJT release, surrounded by 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.

