

REZ-25-03-17-00220

General Rezoning

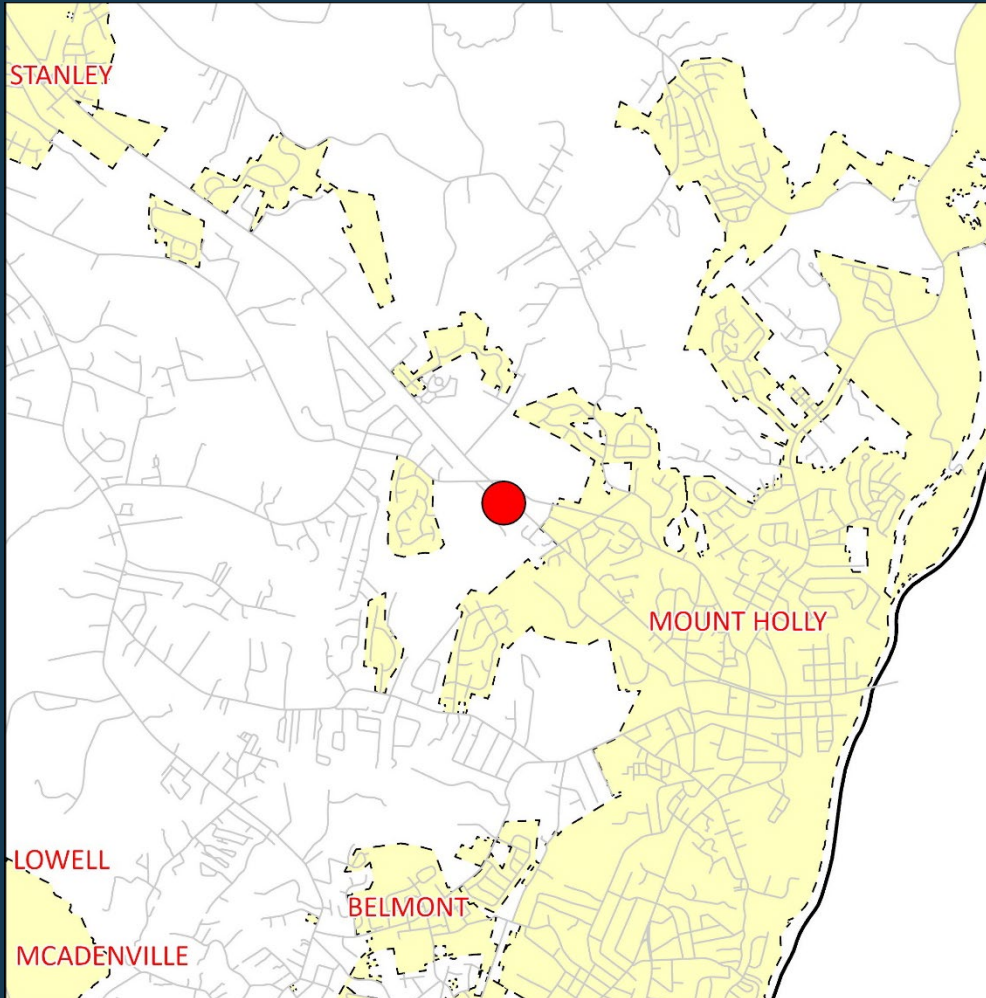
Applicant: Karina Guerrero

PID: 179668

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



VICINITY MAP



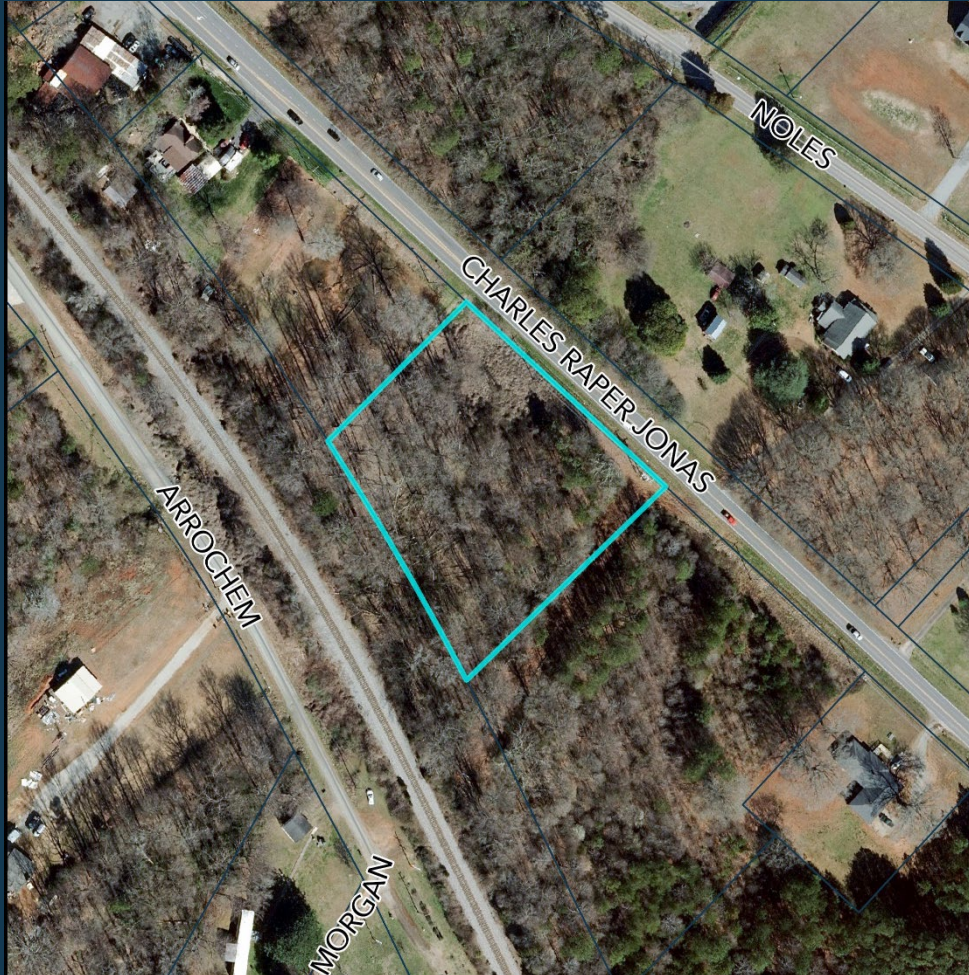
LEGEND

- 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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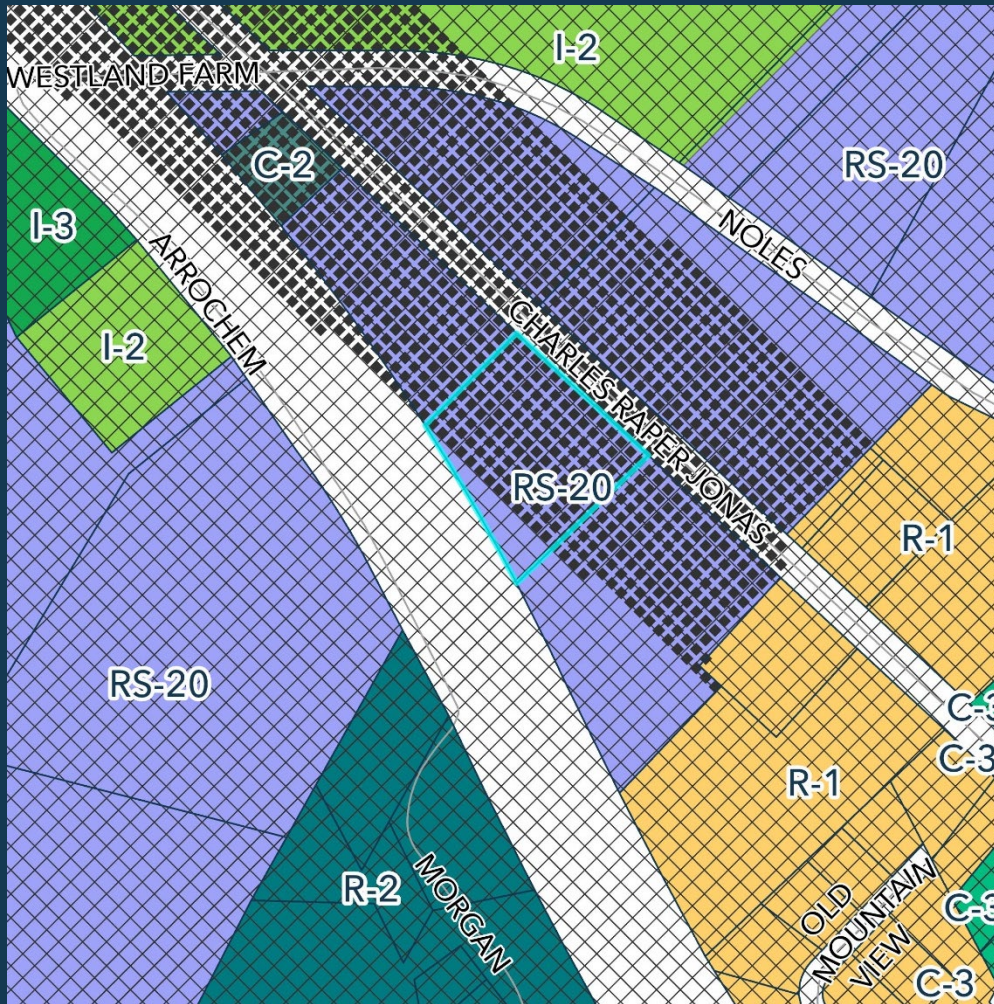


REZONING MAP

LEGEND

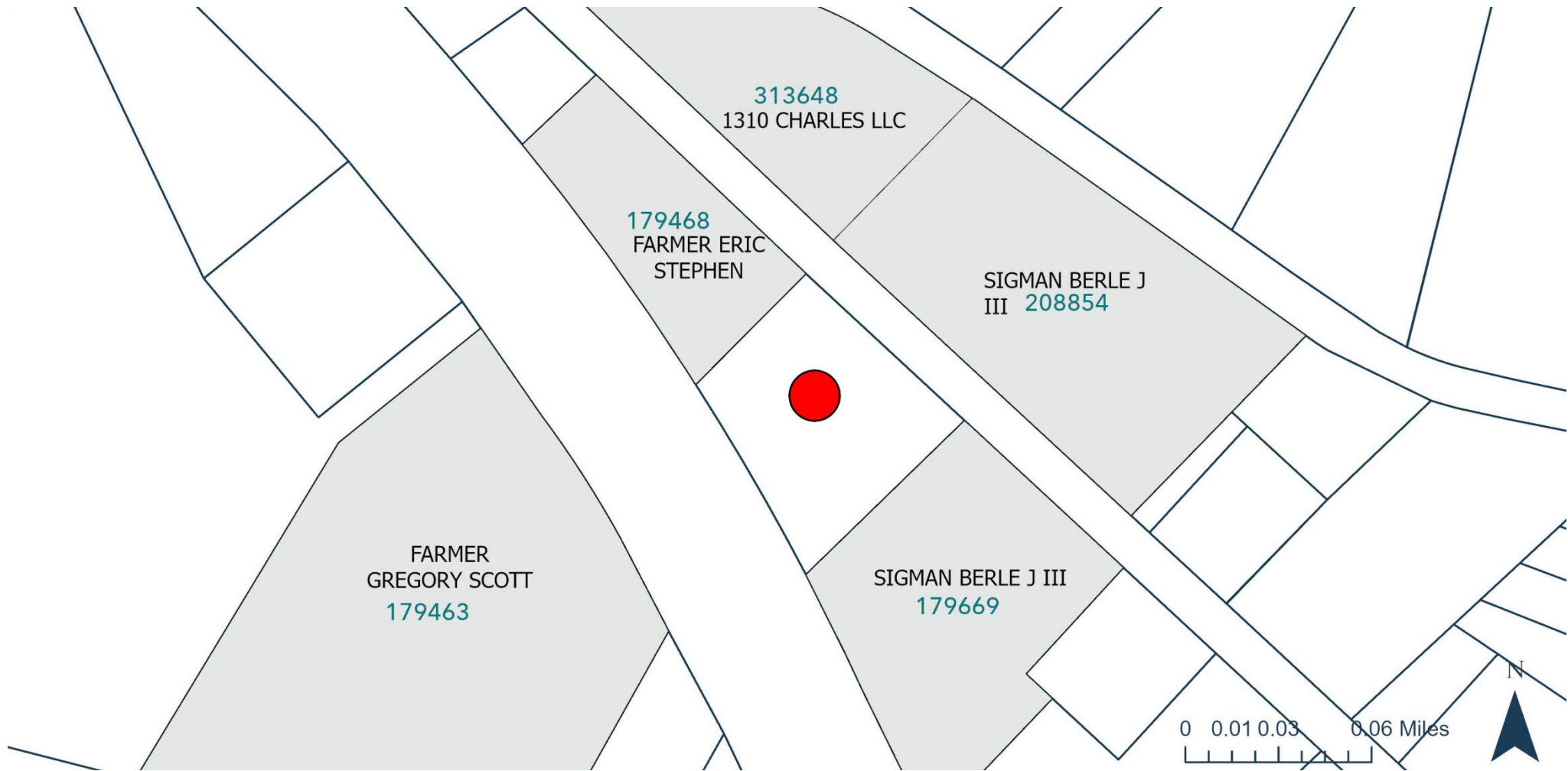
— Roads	■ R-1
▭ Parcels	■ R-2
<u>ZONE TYPE</u>	■ RS-20
■ C-2	<u>TYPE</u>
■ C-3	◆◆ CH OVERLAY
■ I-2	↘ US OVERLAY
■ I-3	▭ Parcels

▭ Subject Parcel(s)



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SUBJECT & ADJACENT PARCELS



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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.