

Z19-09 MRJ Investment LLC (Ray Hamam)

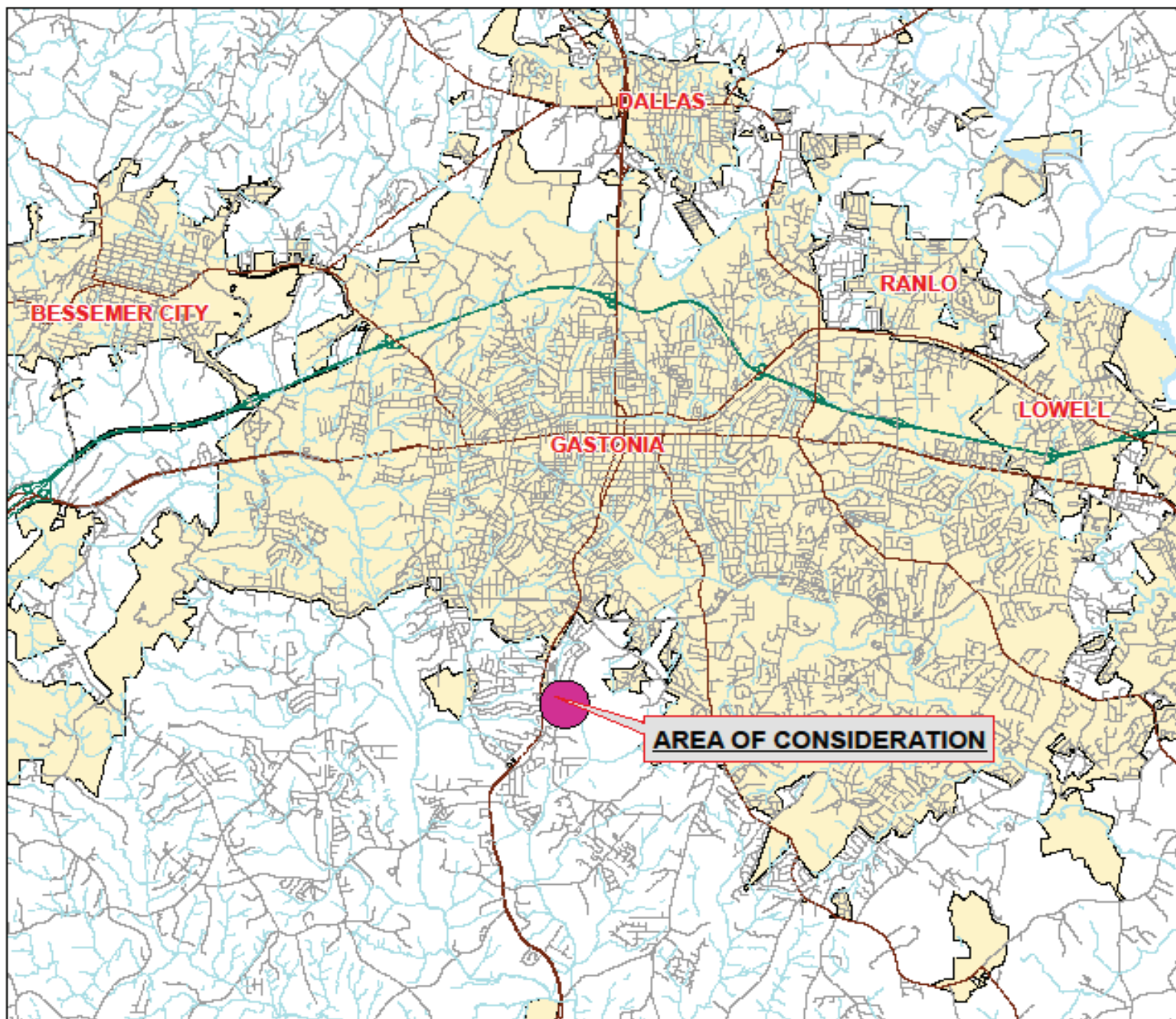
3610 & 3612 Little Mountain Rd., Gastonia, NC

Current Zoning: (I-2) General Industrial

Proposed Zoning: (RS-8) Residential 8,000 sq ft



*Gaston County Department of Planning & Development Services
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



Gaston County North Carolina

Vicinity Map

Z19-09

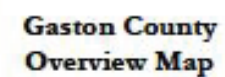
Legend

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although every attempt has been made to ensure the accuracy of this map, the County does not warrant the accuracy or completeness of the information contained herein. The map may not be used for purposes other than those intended by the County. No liability shall be assumed by the County for any errors or omissions.

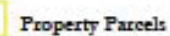


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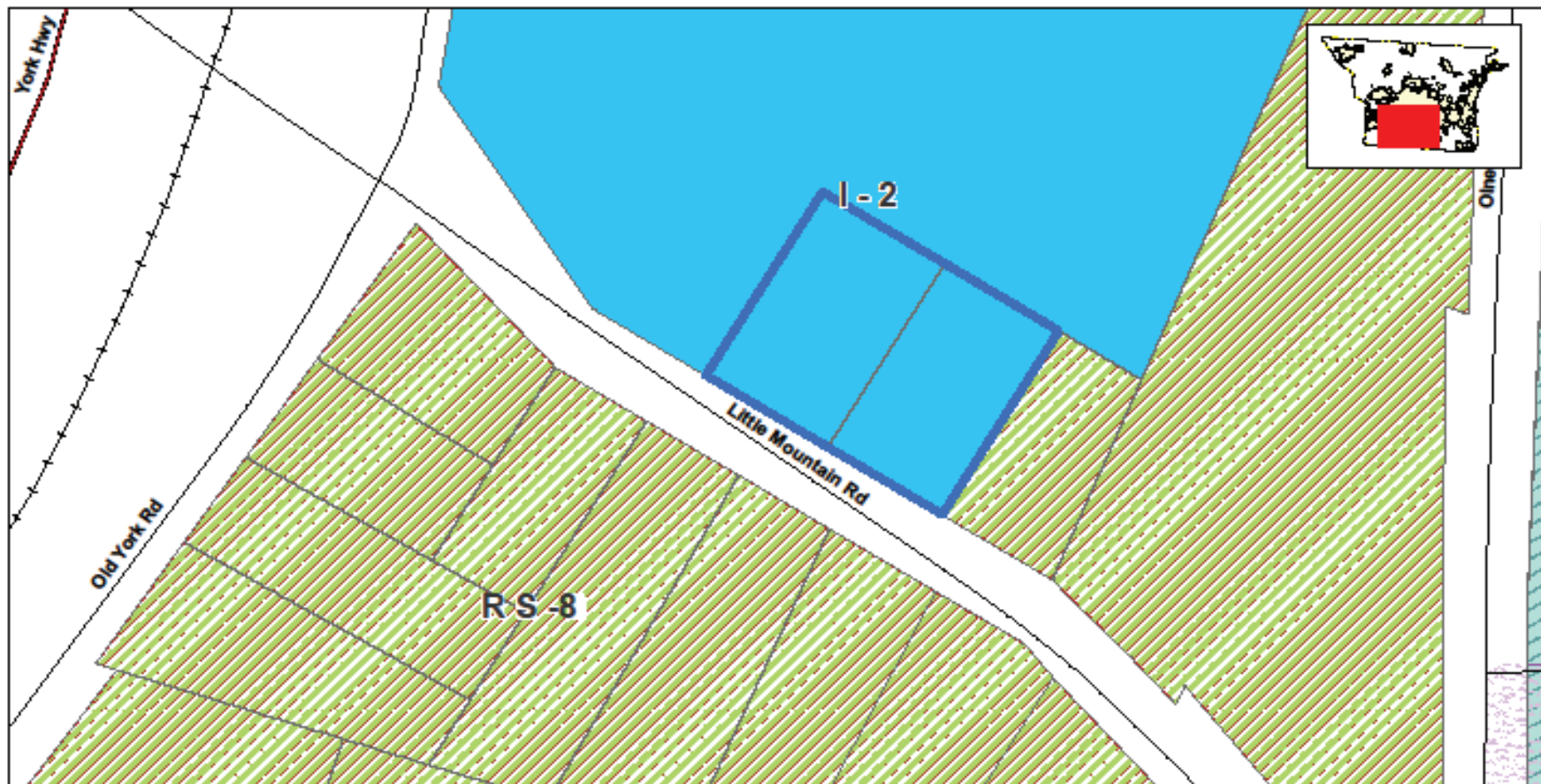


Z19-09

Legend



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



**GASTON COUNTY
ZONING REVIEW MAP**

RS-8 Single Family 8,000 sq ft
I-2 General Industrial

Area of Consideration

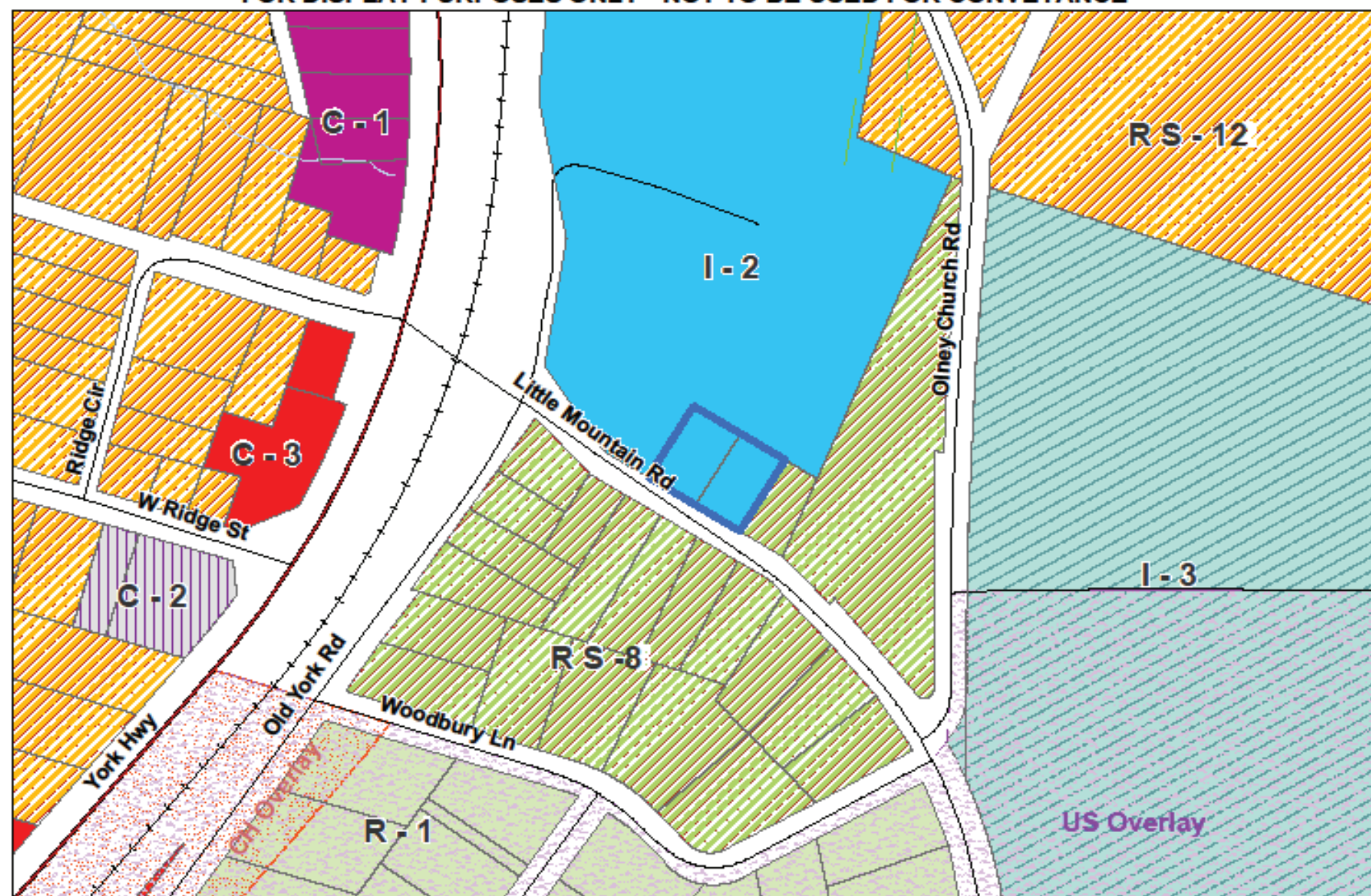


0 20 40 60 80 100 Feet

Applicant: Z19-09
Tax ID: 143462, 143464
Request Re-Zoning
From: (I-2) General Industrial
To: (RS-8) Single Family 8,000 sq ft

Map Date: 08/08/2019

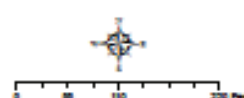
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GASTON COUNTY **Zoning Map**

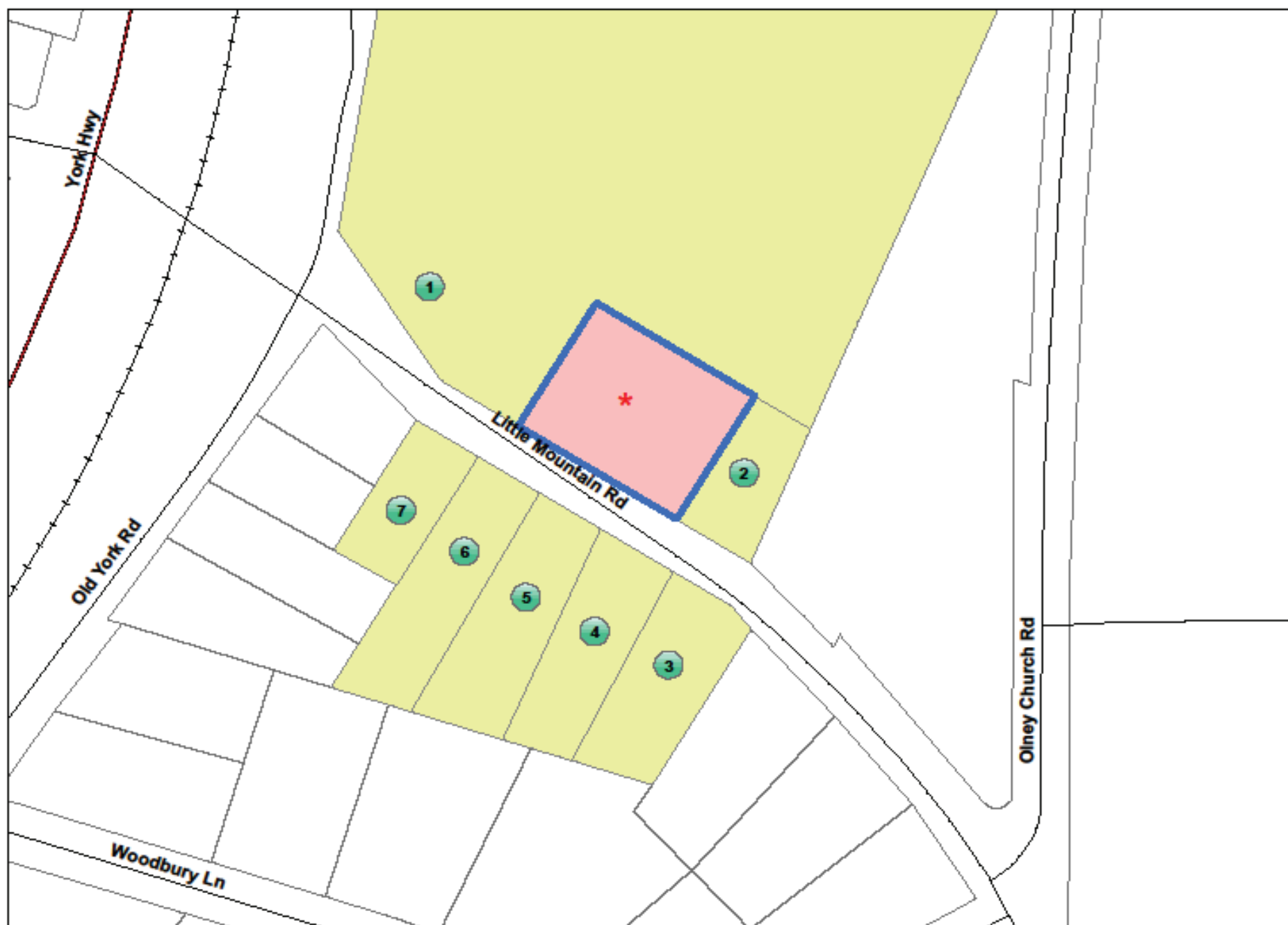
Applicant: Z19-09

 Subject Area



R-1 Single Family Limited
RS-8 Single Family 8,000 sq ft
RS-12 Single Family 12,000 sq ft
C-1 Light Commercial
C-2 Highway Commercial

C-3 General Commercial
I-2 General Industrial
I-3 Exclusive Industrial
US Urban Standards Overlay
CH Corridor Highway Overlay



Z19-09 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Subject Property**

Z19-09 Owner and Adjacent Property Listing

<u>NO.</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
•	143462	MRJ INVESTMENT LLC		1911 S NEW HOPE RD	GASTONIA	NC	28054
•	143464	MRJ INVESTMENT LLC		1911 S NEW HOPE RD	GASTONIA	NC	28054
1	143408	AMA LUCKY GROUP INVESTMENT LLC		3500 OLD YORK RD	GASTONIA	NC	28056
2	143466	MRJ INVESTMENT LLC		1911 S NEW HOPE RD	GASTONIA	NC	28054
3	143467	KBS HOLDINGS LLC		2301 W MOREHEAD ST STE C	CHARLOTTE	NC	28208
4	143465	STOVER NORMA C LIFE ESTATE		306 STAGECOACH RD	GASTONIA	NC	28052
5	143463	STOVER NORMA C LIFE ESTATE		306 STAGECOACH RD	GASTONIA	NC	28052
6	143461	CERSOSIMO RICHARD P	CERSOSIMO VARNELL P	3607 LITTLE MOUNTAIN RD	GASTONIA	NC	28056
7	143460	STOVER TIMOTHY KEVIN		3215 WESTON AVE	GASTONIA	NC	28052