

REZ-25-05-22-00229

General Rezoning

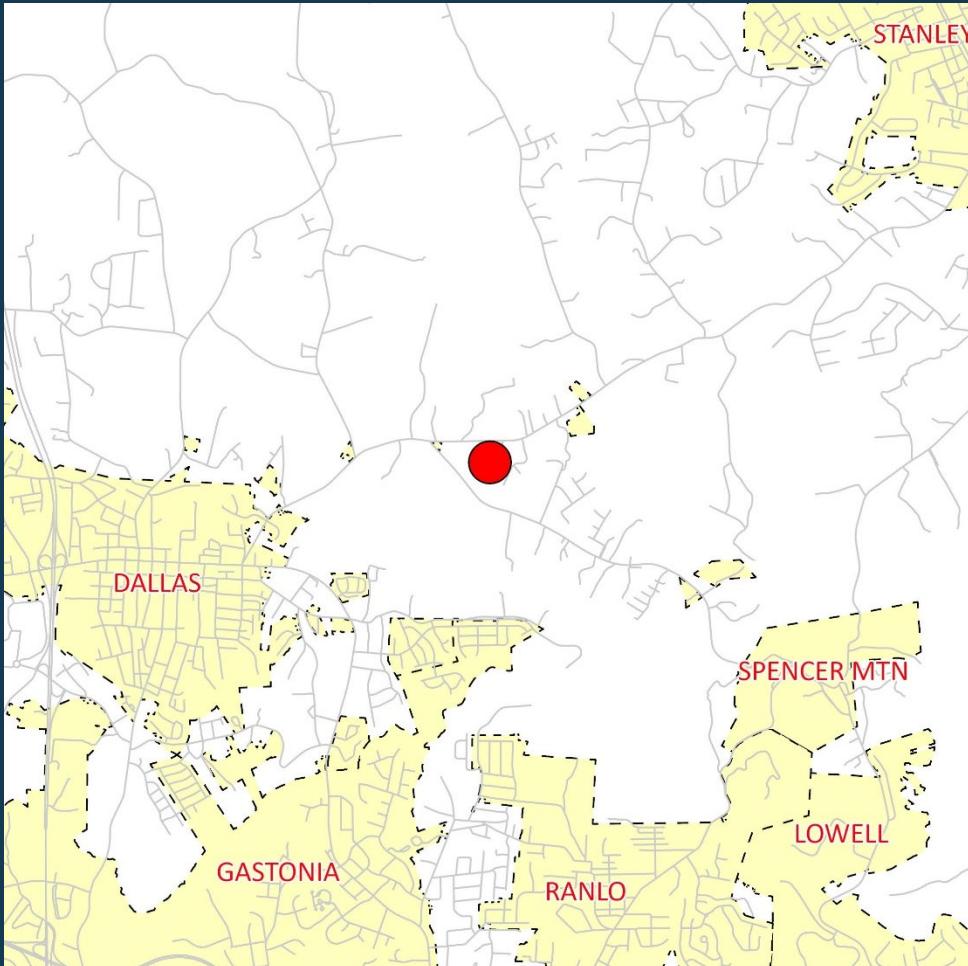
Applicant: Clayton Homes of Conover

PID: 315338

Request: General rezone from (R-1) with US Overlay to (R-2) with US overlay



VICINITY MAP



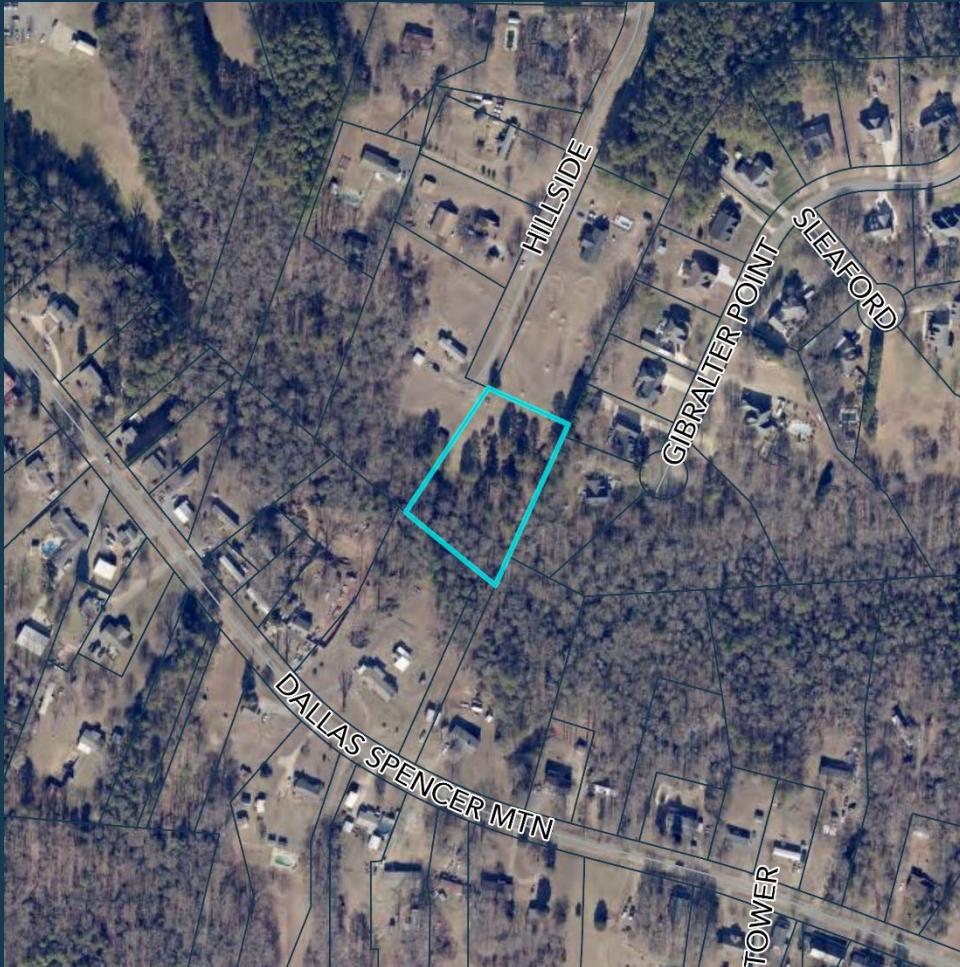
LEGEND

- Roads
- Municipality
- 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.



ORTHO PHOTO MAP

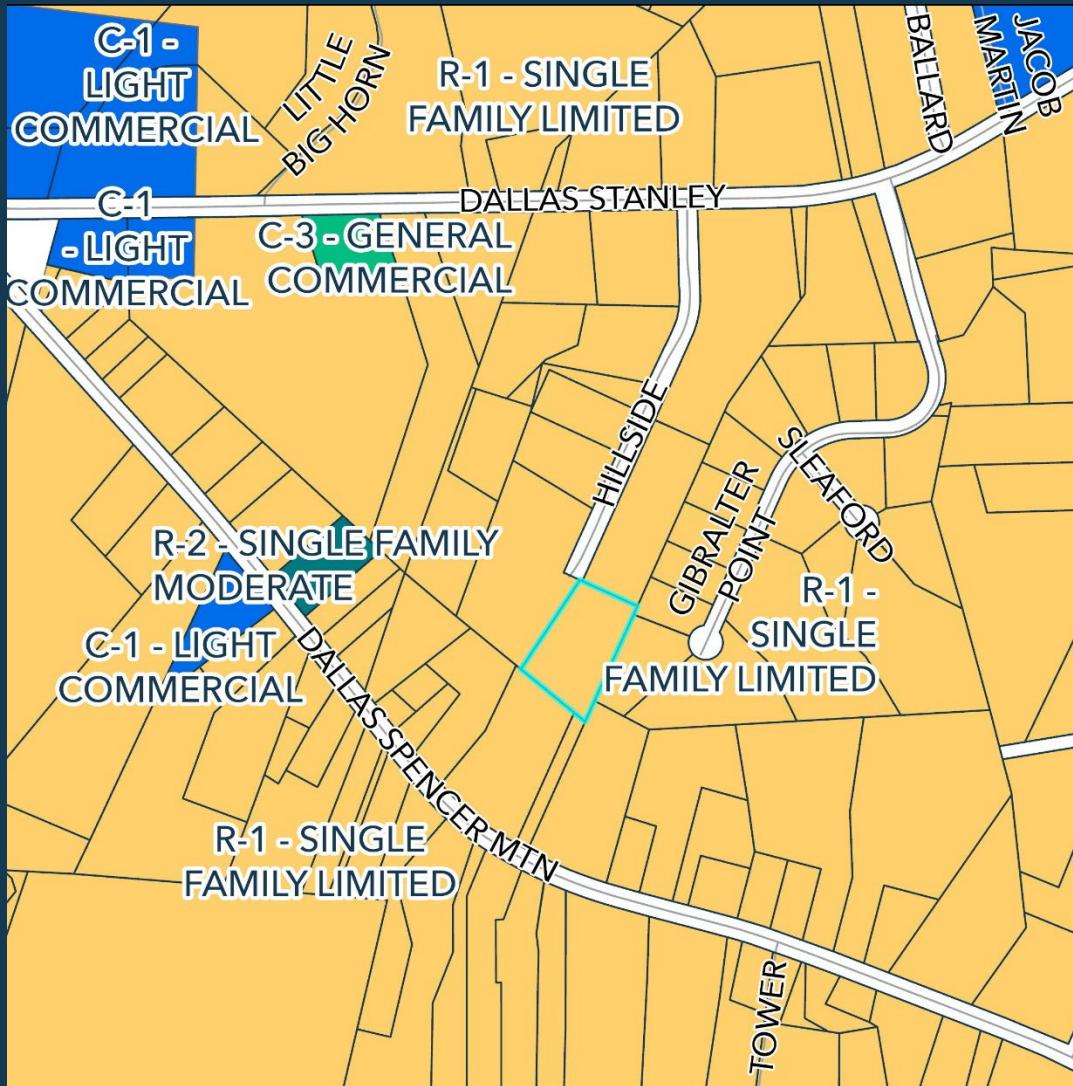


LEGEND	
	Subject Parcel
	Property Parcels

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GENERAL MAP



LEGEND

— Roads

□ Parcels

ZONE TYPE

C-1

C-3

R-1

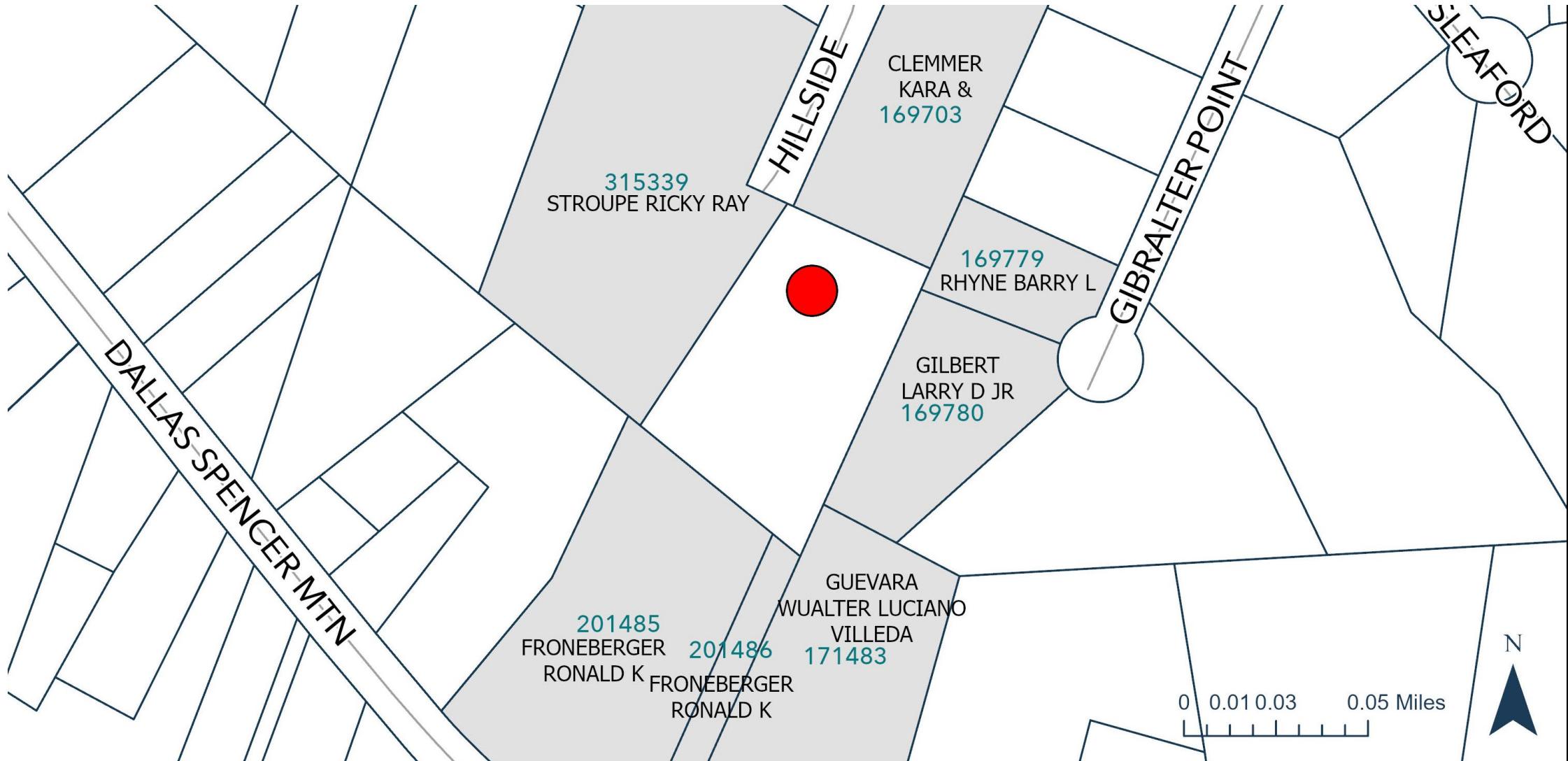
R-2

□ Subject Parcel

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SUBJECT & ADJACENT PARCELS



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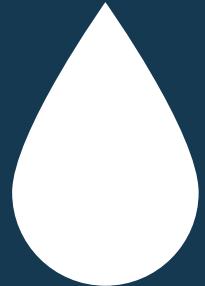
PROPERTY OWNERS INFORMATION

Parcel ID	Property Owner	Property Owner	Address	City	State	Zipcode
169780	GILBERT LARRY D JR	GILBERT KELLY LINEBERGER	224 GIBRALTER POINT RD	DALLAS	NC	28034
315339	STROUPE RICKY RAY	STROUPE CHRYSTAL M	120 HILLSIDE DR	DALLAS	NC	28034
169703	CLEMMER KARA &	CLEMMER CHRISTIAN	115 HILLSIDE DR	DALLAS	NC	28034
171483	GUEVARA WUALTER LUCIANO VILLEDA	UMANA DELMIS BEATRIZ	764 DALLAS SPENCER MOUNTAIN ROAD	DALLAS	NC	28034
201485	FRONEBERGER RONALD K		776 DALLAS SPENCER MOUNTIAN RD	DALLAS	NC	28034
201486	FRONEBERGER RONALD K		776 DALLAS SPENCER MOUNTAIN RD	DALLAS	NC	28034
169779	RHYNE BARRY L	RHYNE KAREN J	220 GIBRALTER POINT ROAD	DALLAS	NC	28034
315338	STROUPE RICKY RAY	STROUPE CHRYSTAL M	120 HILLSIDE DR	DALLAS	NC	28034



Utilities & Streets

- Private well & septic



- Public ROW



Overview

- **Area 3:** Riverfront
Gaston/Northeast Gaston
- **Future Land Use Plan:** Rural

Staff Recommendation:

The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.

