

Rezoning Application - Residential to Commercial

13460 Lucia Riverbend Hwy, Mount Holly, NC 28120
EarthAmerica LLC.

Who We Are

- Locally owned & operated landscaping company serving Gaston County for over 20 years
- Services include lawn maintenance, irrigation and landscape installations, hardscapes & outdoor lighting.



Licensure & Certifications

- NCLCLB Licensee
- NCICLB Licensee
- NC Backflow Prevention Assembly Testing Certified



The Property



The Property

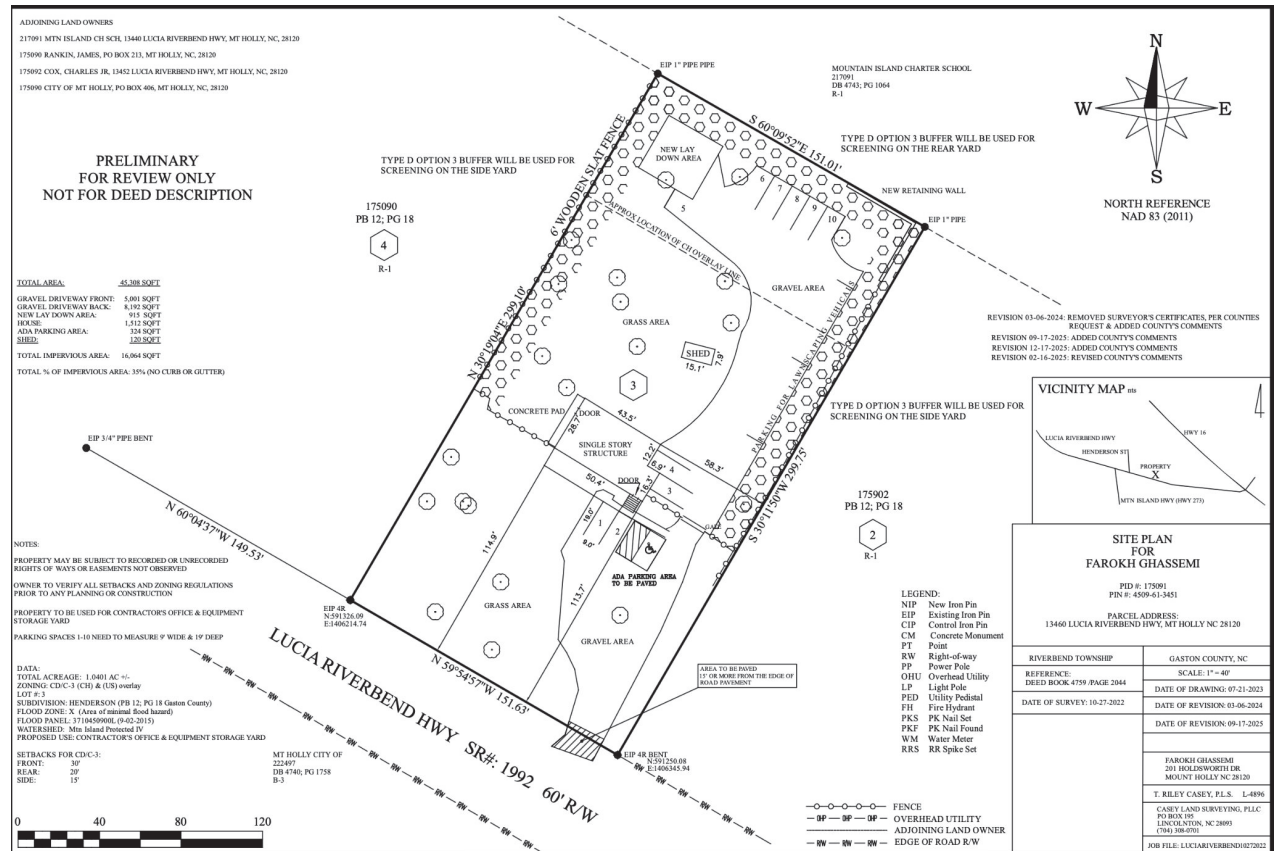


The Property



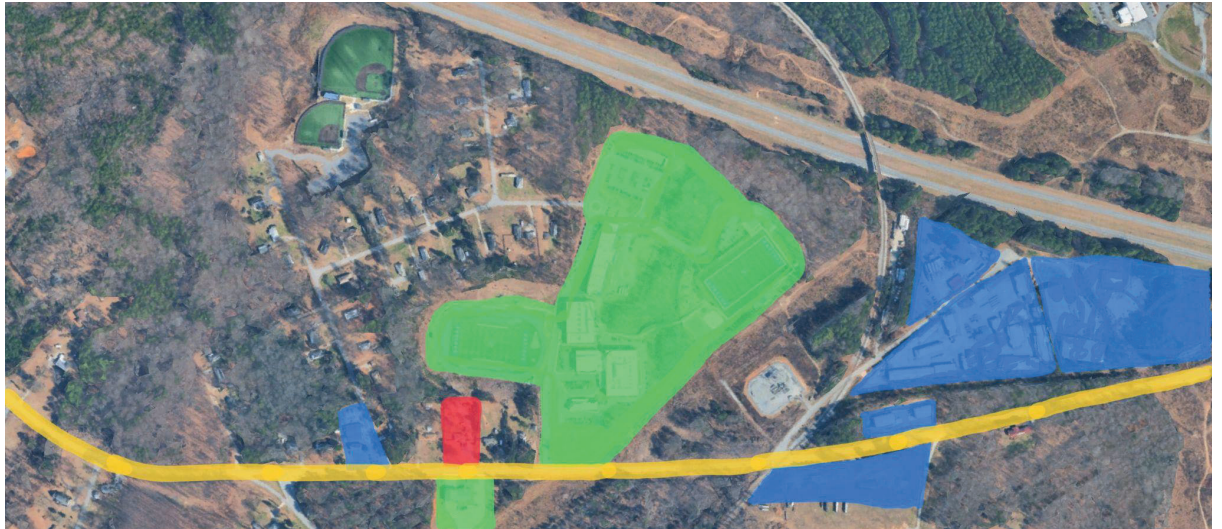
Planned Site Map

- Proposed enhancements to the property include:
 - Paved areas for ADA parking and driveway entrance.
 - Type D Option 3 Buffer will be used on all sides of the property not adjacent to the roadway.
 - Retaining wall at the rear border of the property.







The Neighborhood

-  = EarthAmerica
-  = Commercial & Industrial
-  = Civic & Institutional
-  = Lucia Riverbend Hwy



The Neighborhood

-  = EarthAmerica
-  = Commercial & Industrial
-  = Civil & Community
-  = Lucia Riverbend Hwy



Impact & Benefits

- A landscaping business generates significantly less traffic than retail.
 - Traffic is limited to employees arriving in the morning and leaving in the evening.
- Formalizing our commercial presence increases the tax base for Gaston County.
- Local employees keep money circulating within the Gaston County economy.
- There are no structural changes occurring to the property that would negatively impact the surrounding area.

To the Board

EarthAmerica has been a quiet, stable part of this community for over two decades. We're not asking for anything out of character for this road or this neighborhood. With this application, we are requesting for our property to reflect the business EarthAmerica is providing. We appreciate the board's time and are happy to answer any questions.