

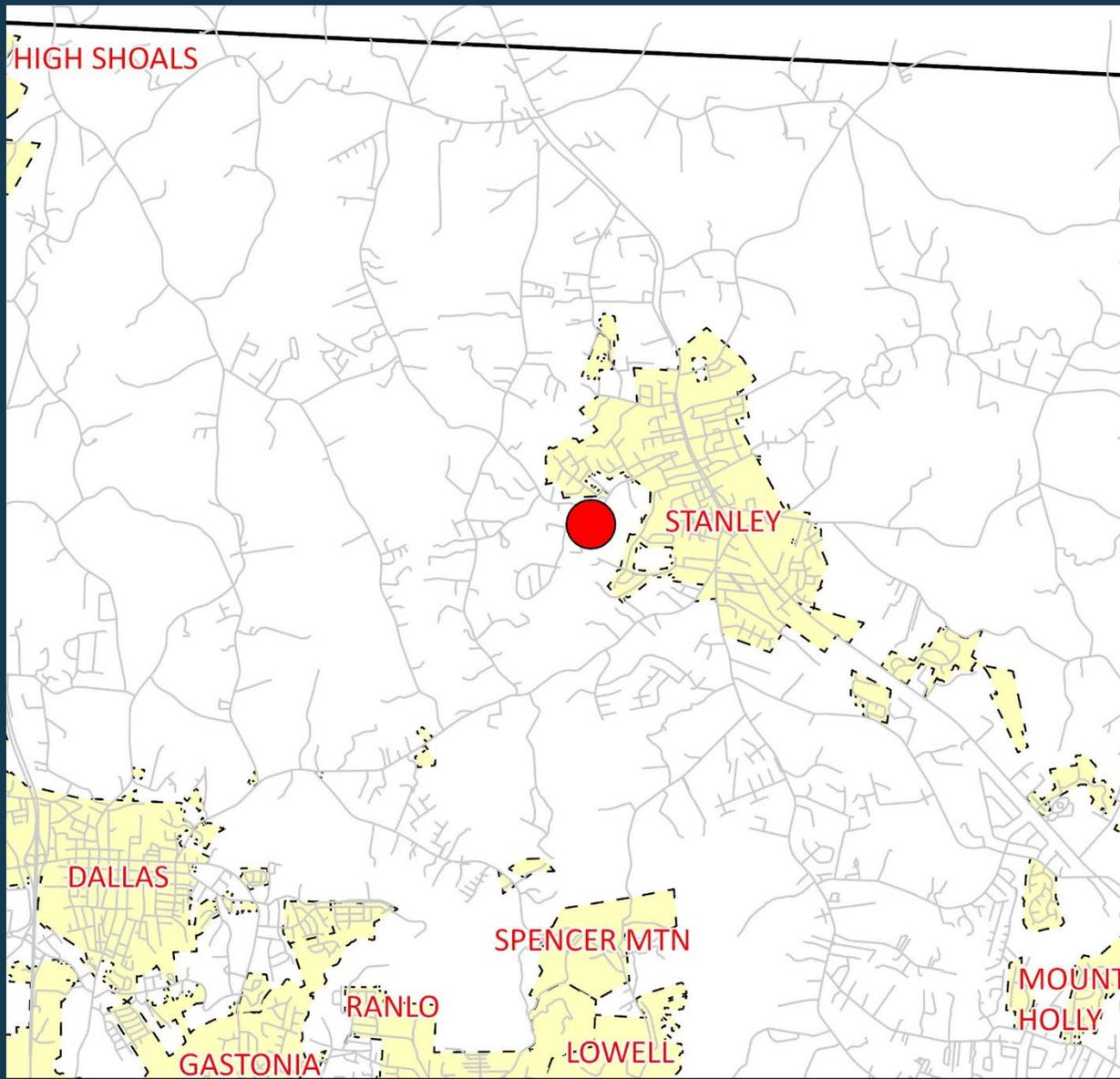
# REZ-25-07-11-00232

## Rezoning

**Applicant:** Home Buyers LLC, Jayme Infanzon  
**PID:** 316422, 316423, 316424  
**Request:** Generally rezone from (R-1) to (R-2)



# VICINITY MAP

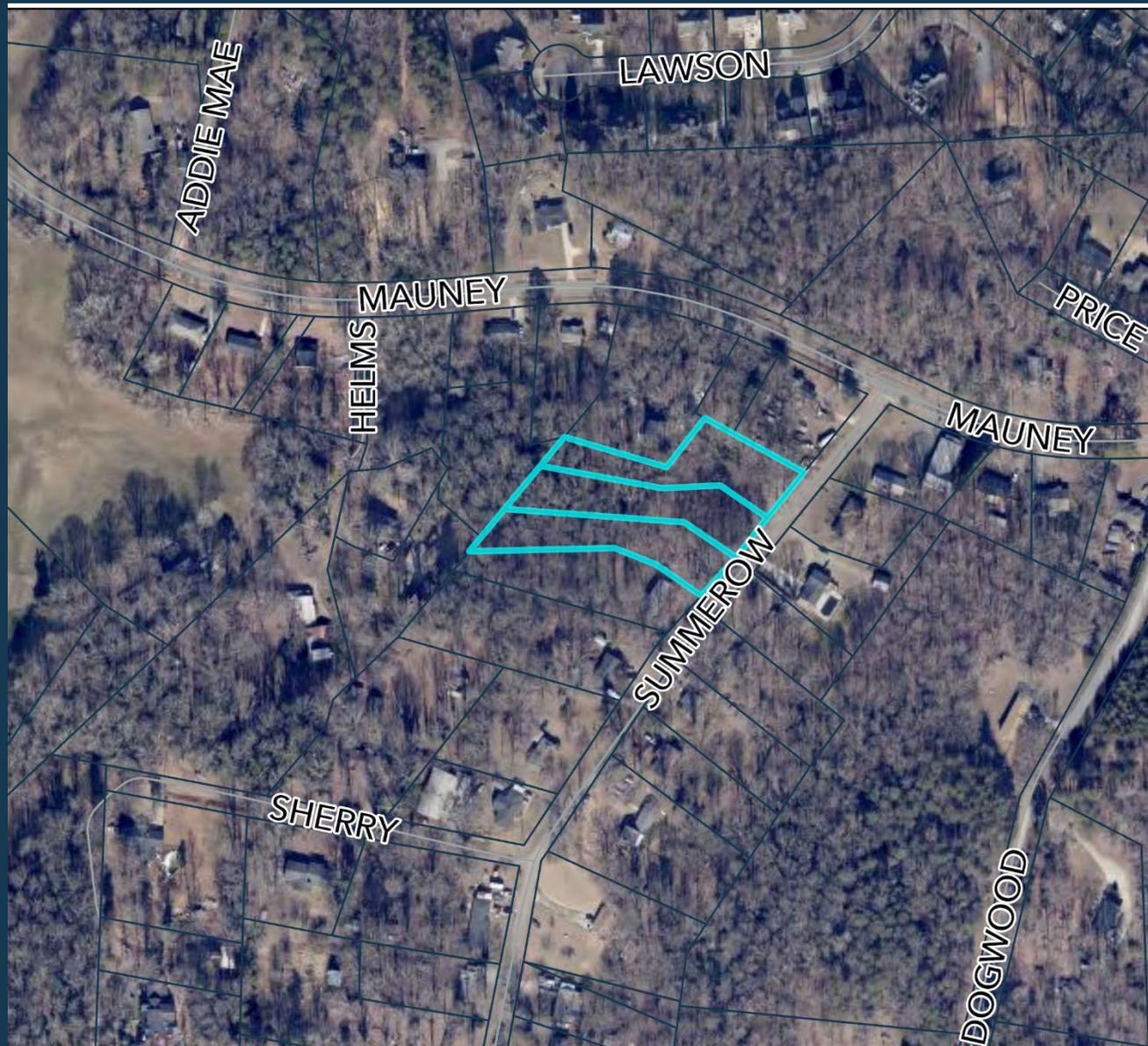


## LEGEND

- 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

▭ Parcels

### ZONE TYPE

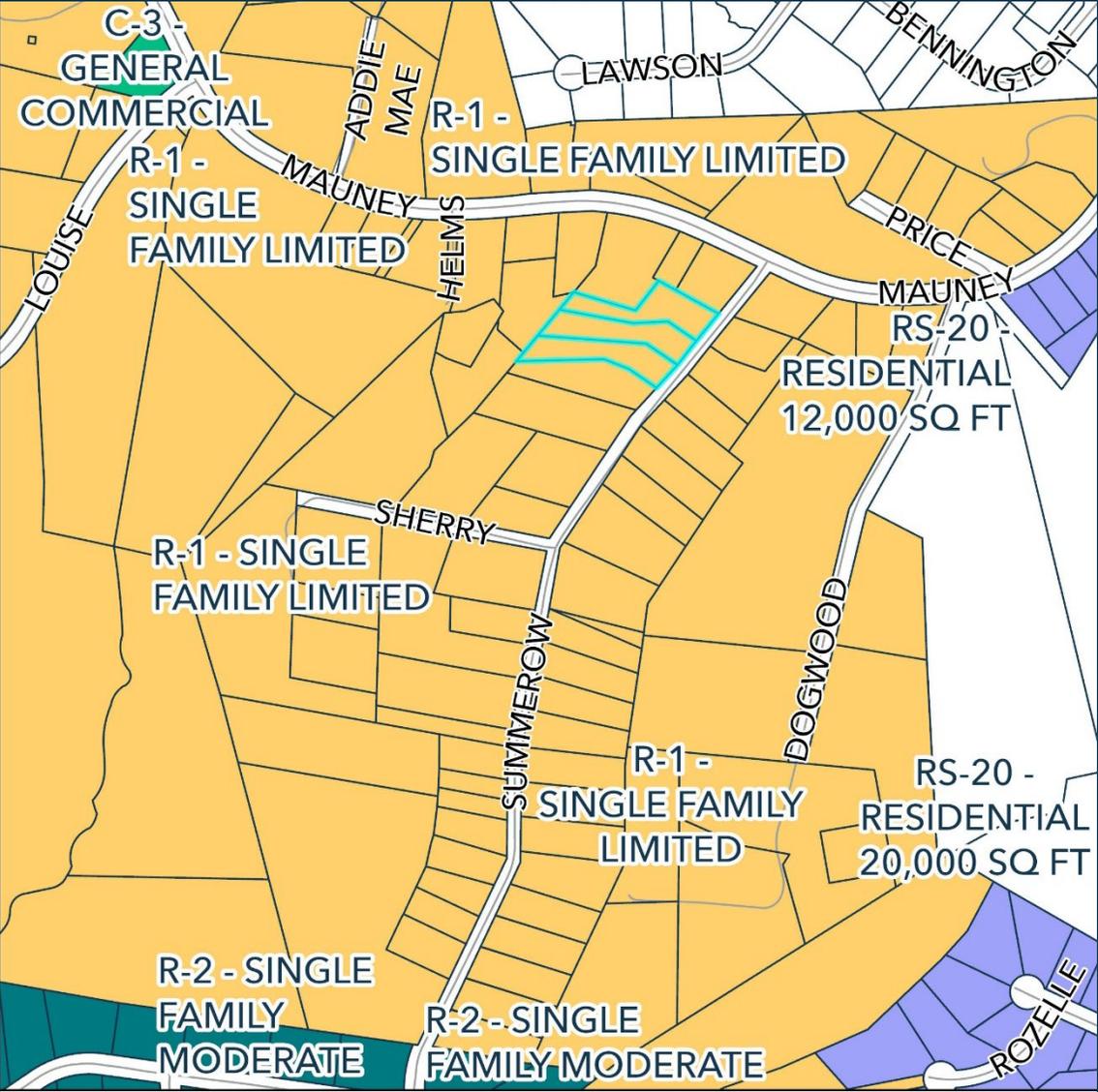
■ C-3

■ R-1

■ R-2

■ RS-20

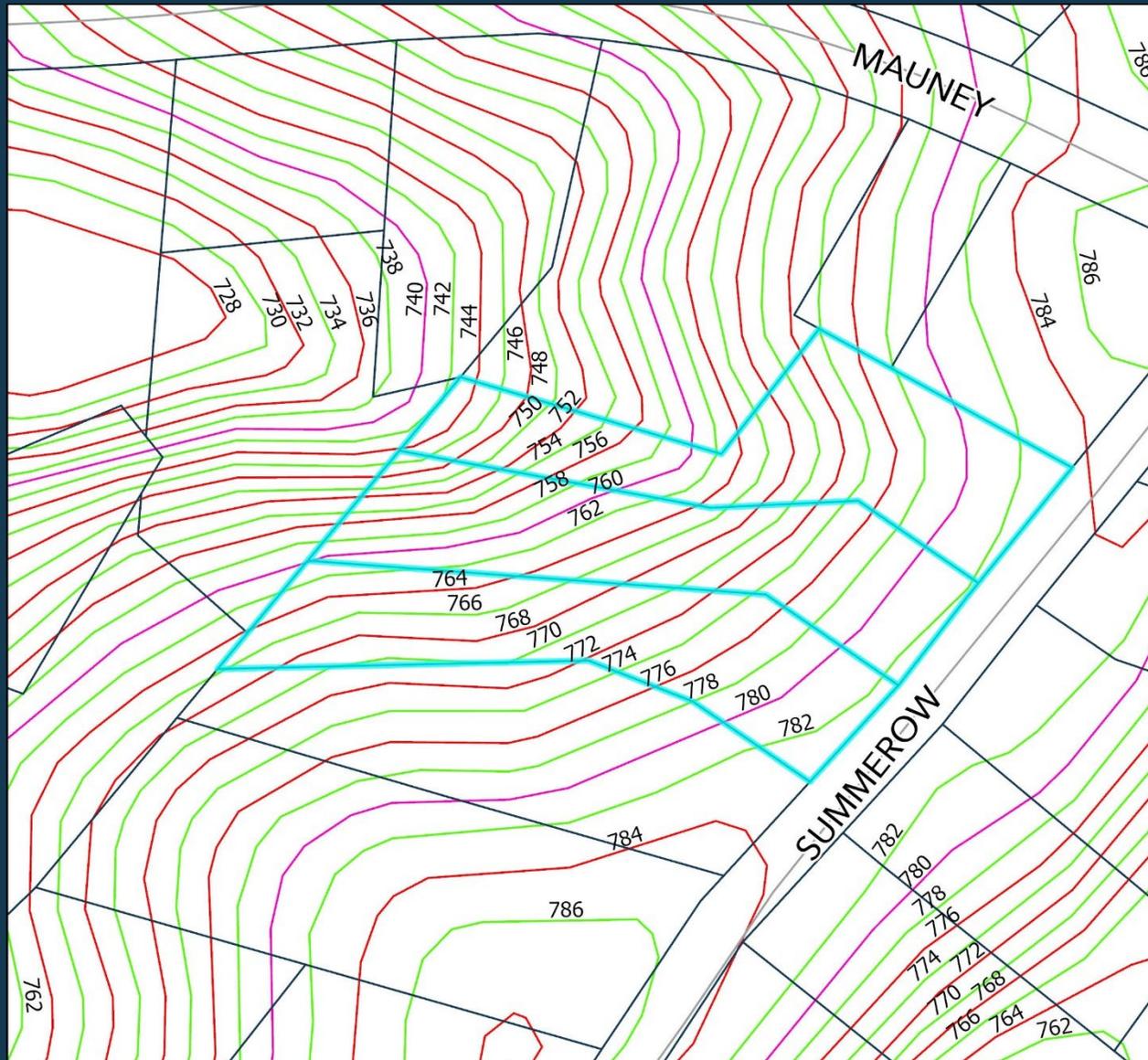
▭ Subject Parcels



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# ENVIRONMENTAL MAP



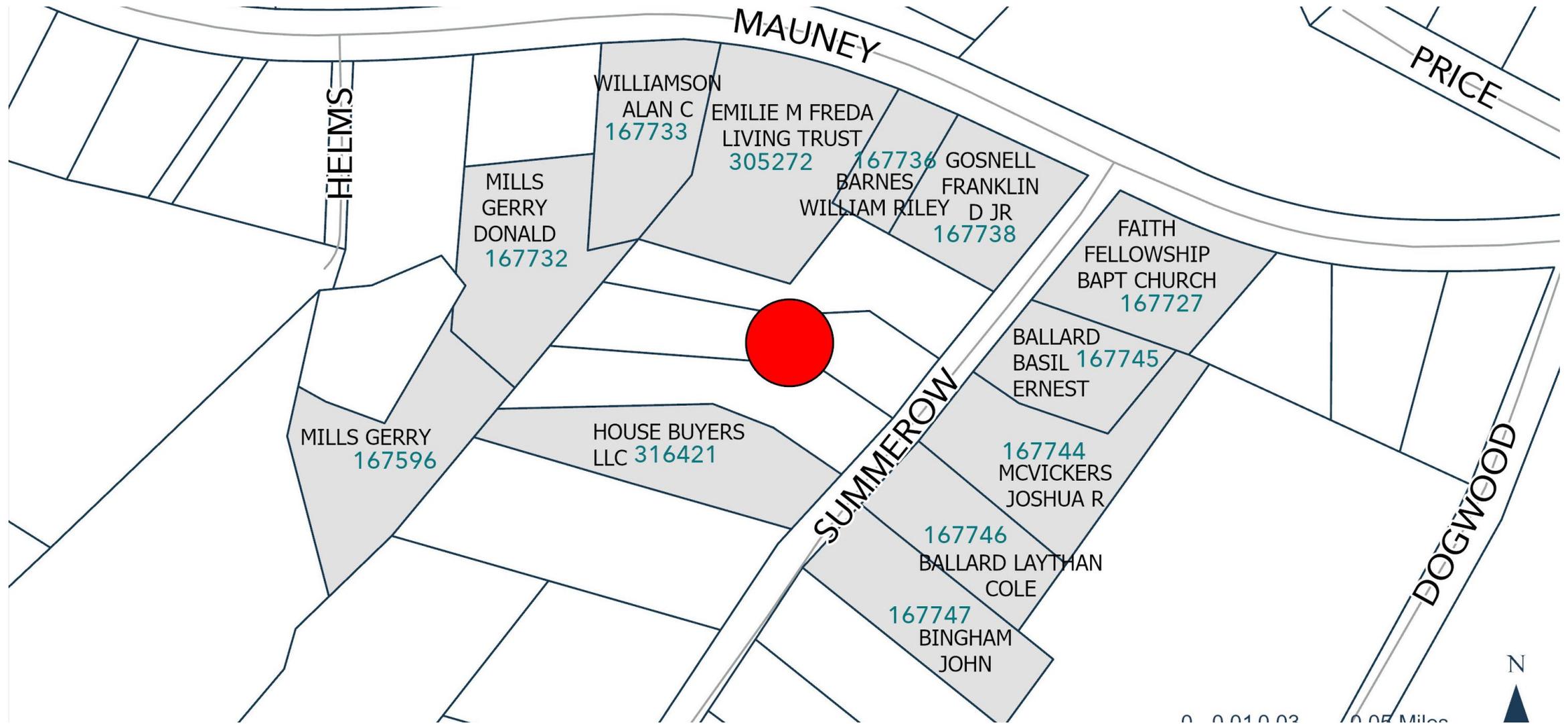
## LEGEND

- ▭ Parcels
- Roads
- ▭ Subject Property
- 100ft Contours
- 2ft Contours
- 4ft Contours
- 20ft Contours
- ▭ Flood

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# SUBJECT & ADJACENT PARCELS



0 0.01 0.02 0.05 Miles



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# PROPERTY OWNERS INFORMATION

Parcel ID	Property Owner	Property Owner	Address	City	State	Zipcode
167596	MILLS GERRY	MILLS MELANIE HOVIS	103 HELMS DR	STANLEY	NC	28164
167738	GOSNELL FRANKLIN D JR		901 MAUNEY RD	STANLEY	NC	28164
167732	MILLS GERRY DONALD	MILLS MELANIE HOVIS	103 HELMS DR	STANLEY	NC	28164
167733	WILLIAMSON ALAN C		907 MAUNEY ROAD	STANLEY	NC	28164
305272	EMILIE M FRED A LIVING TRUST		3019 BURNELLO COURT	IRON STATION	NC	28080
316421	HOUSE BUYERS LLC		107 SUNSET DR	MOUNT HOLLY	NC	28120
316422	HOUSE BUYERS LLC		107 SUNSET DR	MOUNT HOLLY	NC	28120
316423	HOUSE BUYERS LLC		107 SUNSET DR	MOUNT HOLLY	NC	28120
316424	HOUSE BUYERS LLC		107 SUNSET DR	MOUNT HOLLY	NC	28120
167736	BARNES WILLIAM RILEY		PO BOX 706	STANLEY	NC	28164

# Utilities & Streets



- **Private well and septic system**



- **NC DOT road**

# Overview

- **Area 3:** Northeast Riverfront Gaston
- **Future Land Use Designation:** Rural Community
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.