

REZ-23-09-05-00163

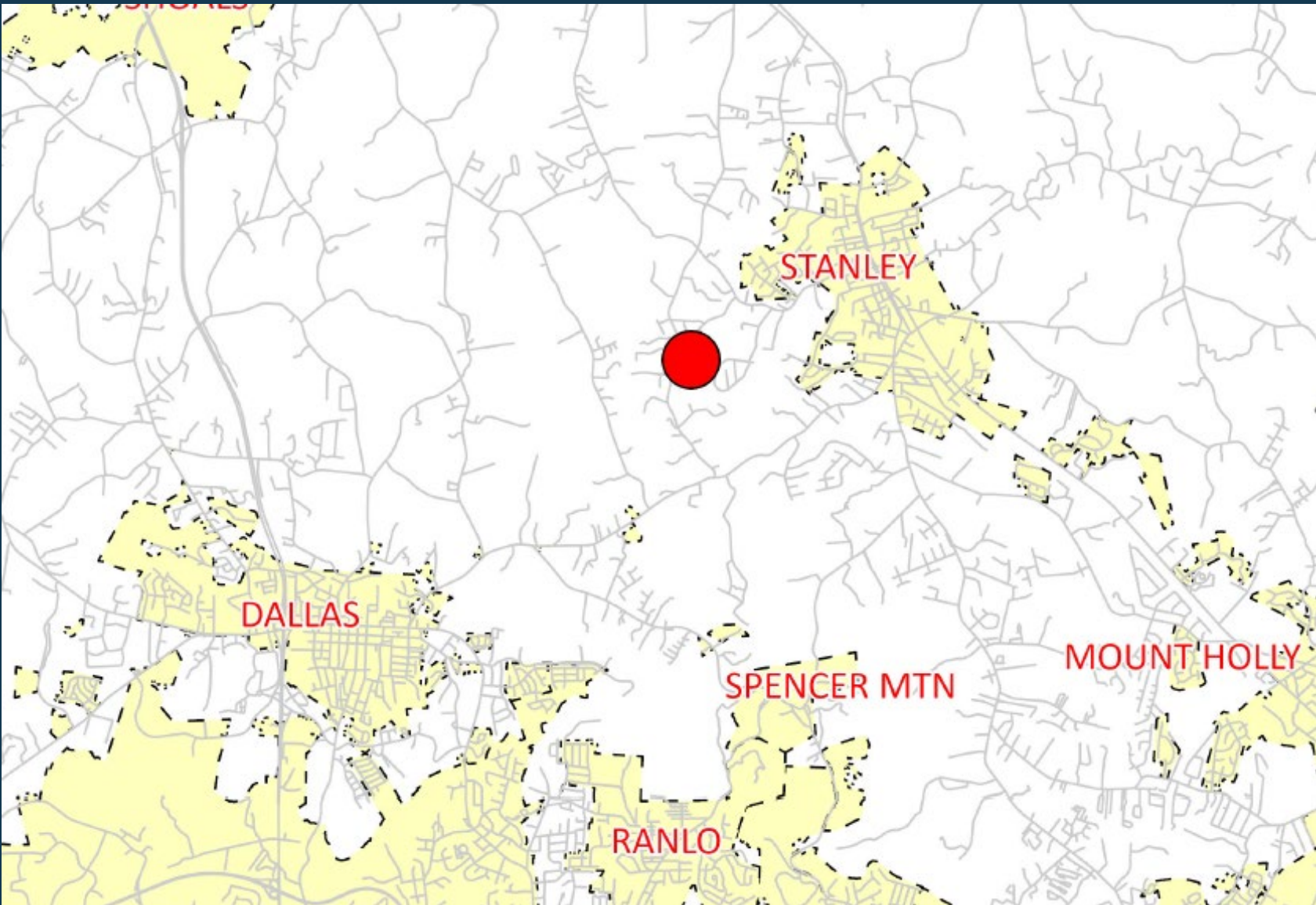
General Rezoning

Applicant: Derrick Kent Hunter

PID: 167857

Request: General rezone from (R-1) to (R-3)





VICINITY MAP

- West of Stanley
- North of Spencer Mountain

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

- Residential Area
- Different housing styles in the immediate vicinity

LEGEND

-  Subject Parcel
-  Property Parcels

REZONING MAP

LEGEND

— Roads

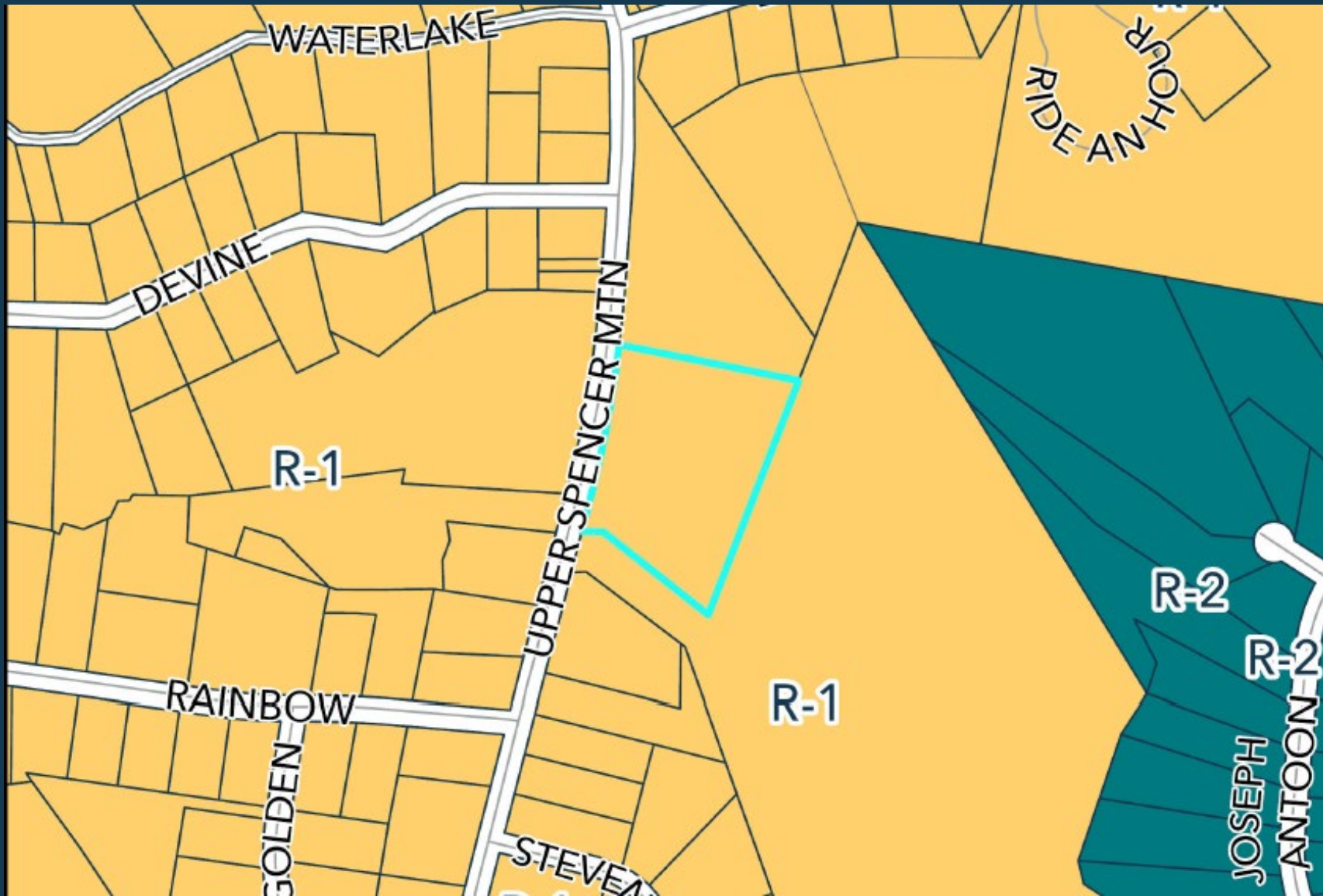
□ Parcels

ZONE TYPE

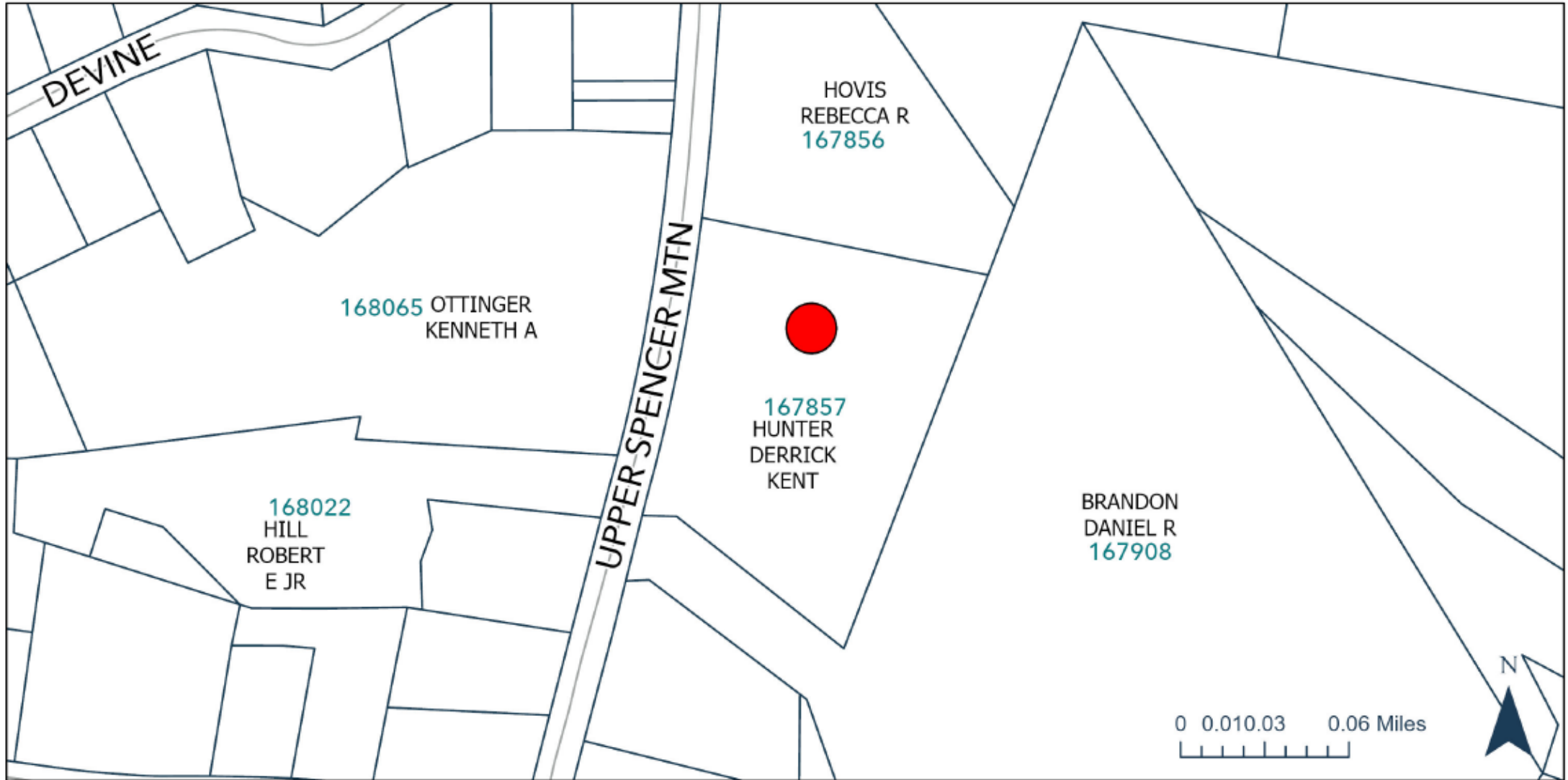
■ R-1

■ R-2

□ Subject Parcel



SUBJECT & ADJACENT PARCELS



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Utilities & Streets



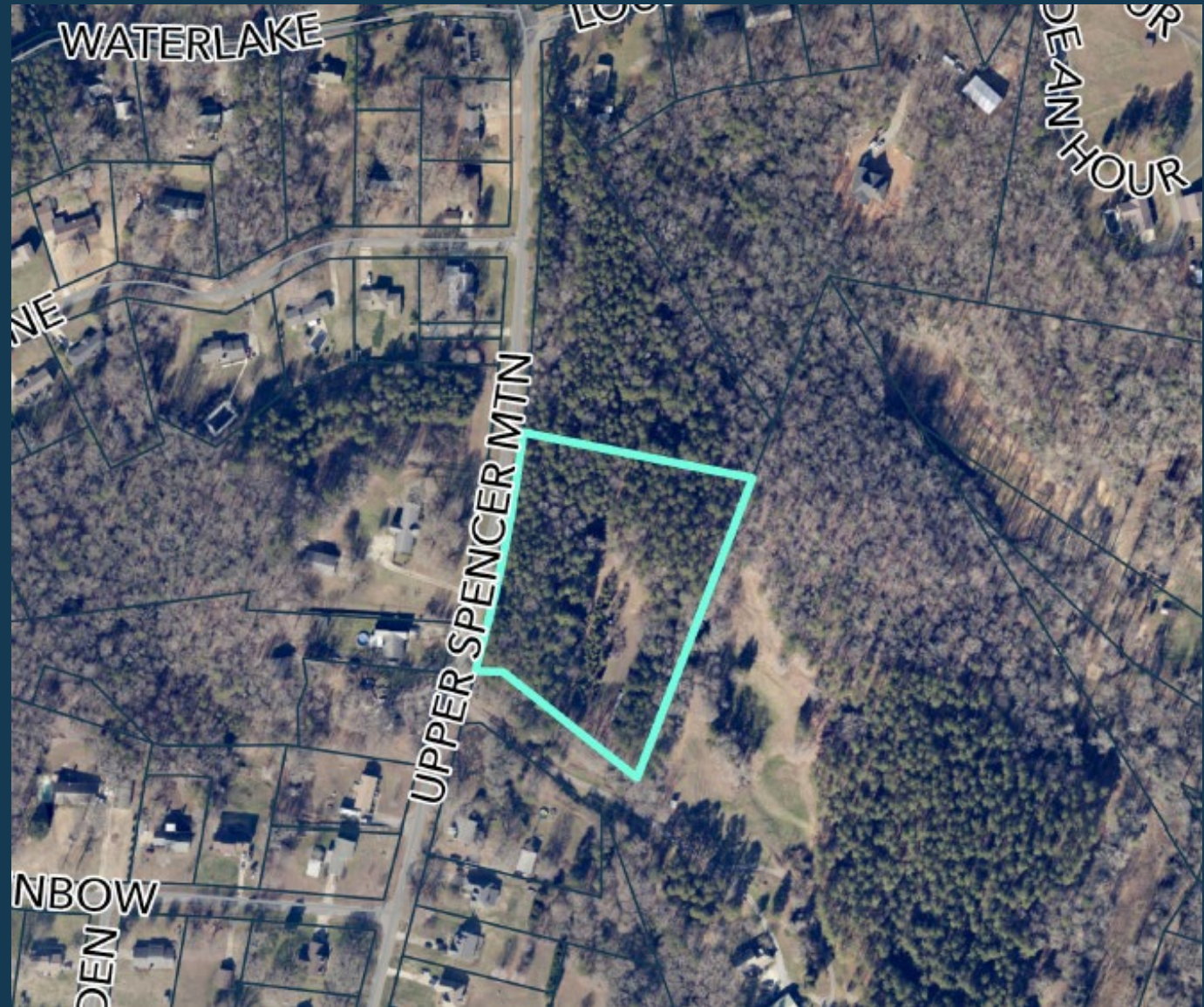
- **Private Well**
- **Private Septic**



- **NCDOT Maintained Road**

Overview

- **Small Area Plan:**
Area 3 – Riverfront Gaston
- **Future Land Use Designation:**
Rural Community



Action Requested

- **Receive**
 - a) Staff Report/Presentation
 - b) Application Presentation/Testimony
 - c) Public Comment
- **Acceptable Recommendations/Motions**
 - a) Grant as requested
 - b) Grant with a reduction of the area requested
 - c) Grant to a more restrictive general zoning district
 - d) Grant with a combination of subsections (b) and (c) above
 - e) Deny the rezoning