

REZ-25-01-17-00207

General Rezoning

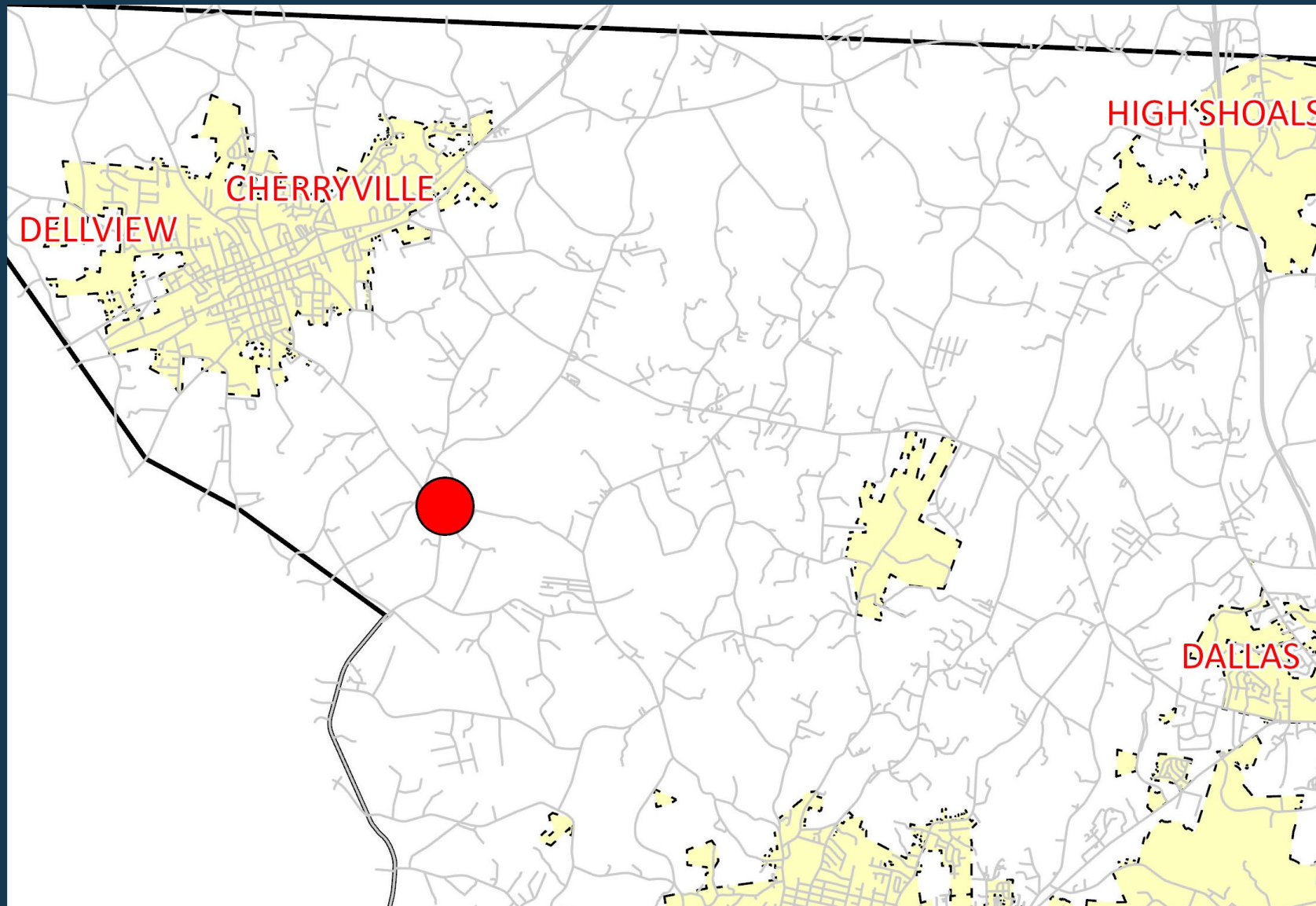
Applicant: Jordan Demers

PID: 162981

Request: Rezone from the (R-1) and (I-2) to the (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.





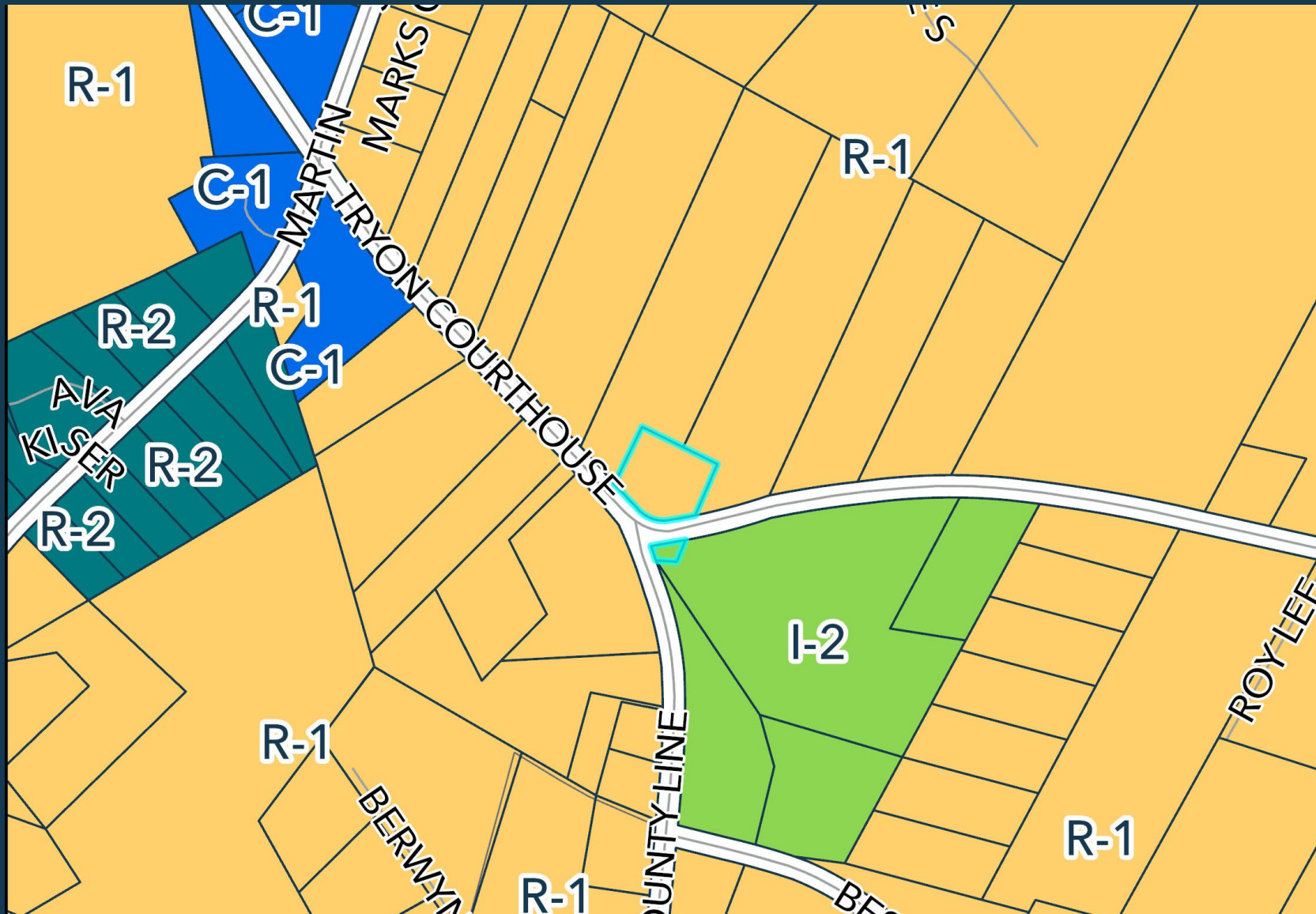
ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP



LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-1

■ I-2

■ R-1

■ R-2

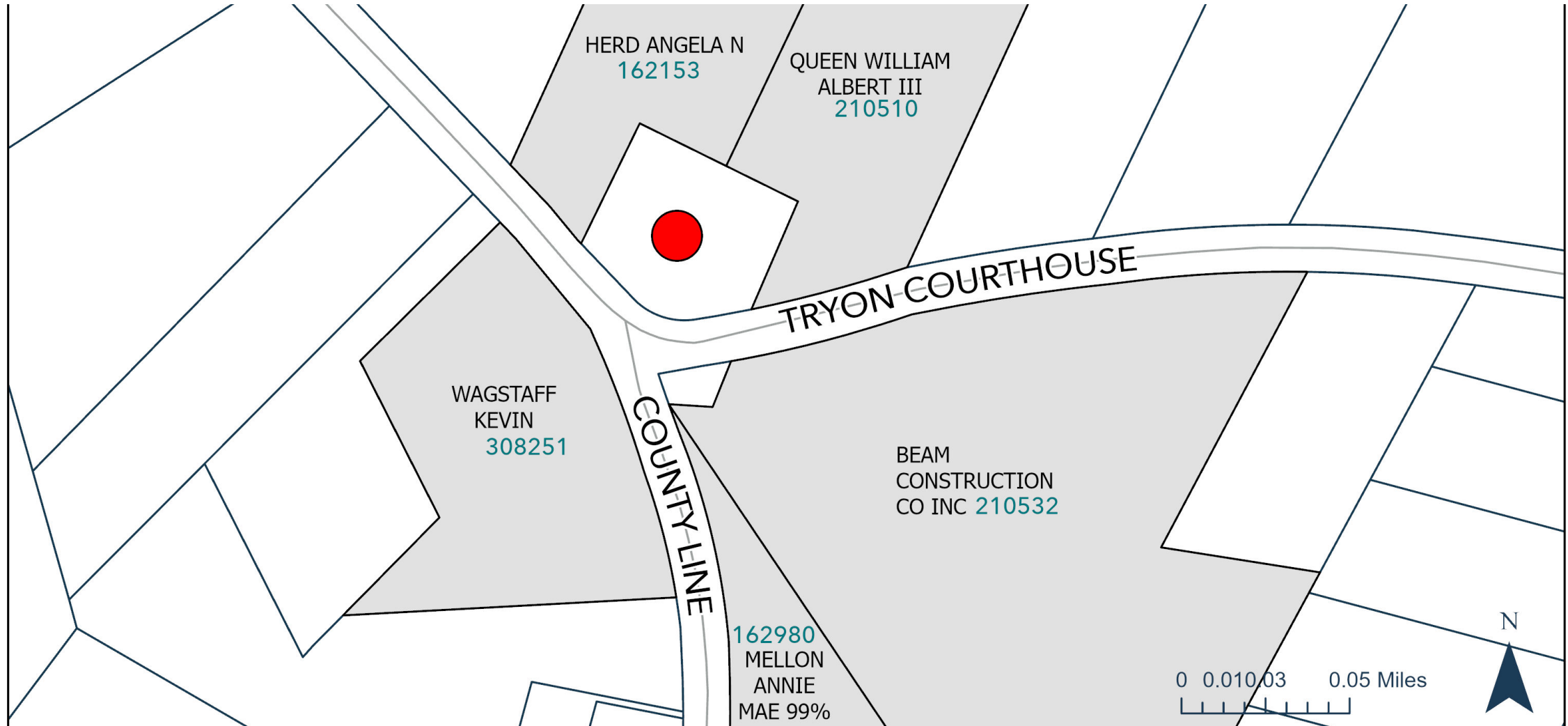
■ R-3

□ Subject Parcel

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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
210532	2965 TRYON COURTHOUSE RD	BEAM CONSTRUCTION CO INC		P O BOX 129		CHERRYVILLE	NC	28021
162981	3002 TRYON COURTHOUSE RD	DEMERS JORDAN THOMAS		226 HEATHER LANE		KINGS MOUNTAIN	NC	28086
308251	2529 COUNTY LINE RD	WAGSTAFF KEVIN		619 DEWOLFE ST		CHARLOTTE	NC	28208
162153	3008 TRYON COURTHOUSE RD	HERD KENNETH W	HERD ANGELA N	3008 TRYON COURTHOUSE RD		BESSEMER CITY	NC	28016
210510	NO ASSIGNED ADDRESS	QUEEN WILLIAM ALBERT III		PO BOX 1301		BESSEMER CITY	NC	28016
162980	2516 COUNTY LINE RD	MELLON ANNIE MAE 99%	SNEED JOYCE 0.5%	306 FLINT HILL ROAD		CHERRYVILLE	NC	28021

Utilities & Streets



- **Private Well & Septic**



- **NCDOT Road**

Overview

- **Small Area Plan:** Area 1 Rural Gaston/Northwest Gaston
- **Future Land Use Designation:** Rural Center
- **Staff Recommendation:** The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.