

REZ-24-02-19-00172

General Rezoning

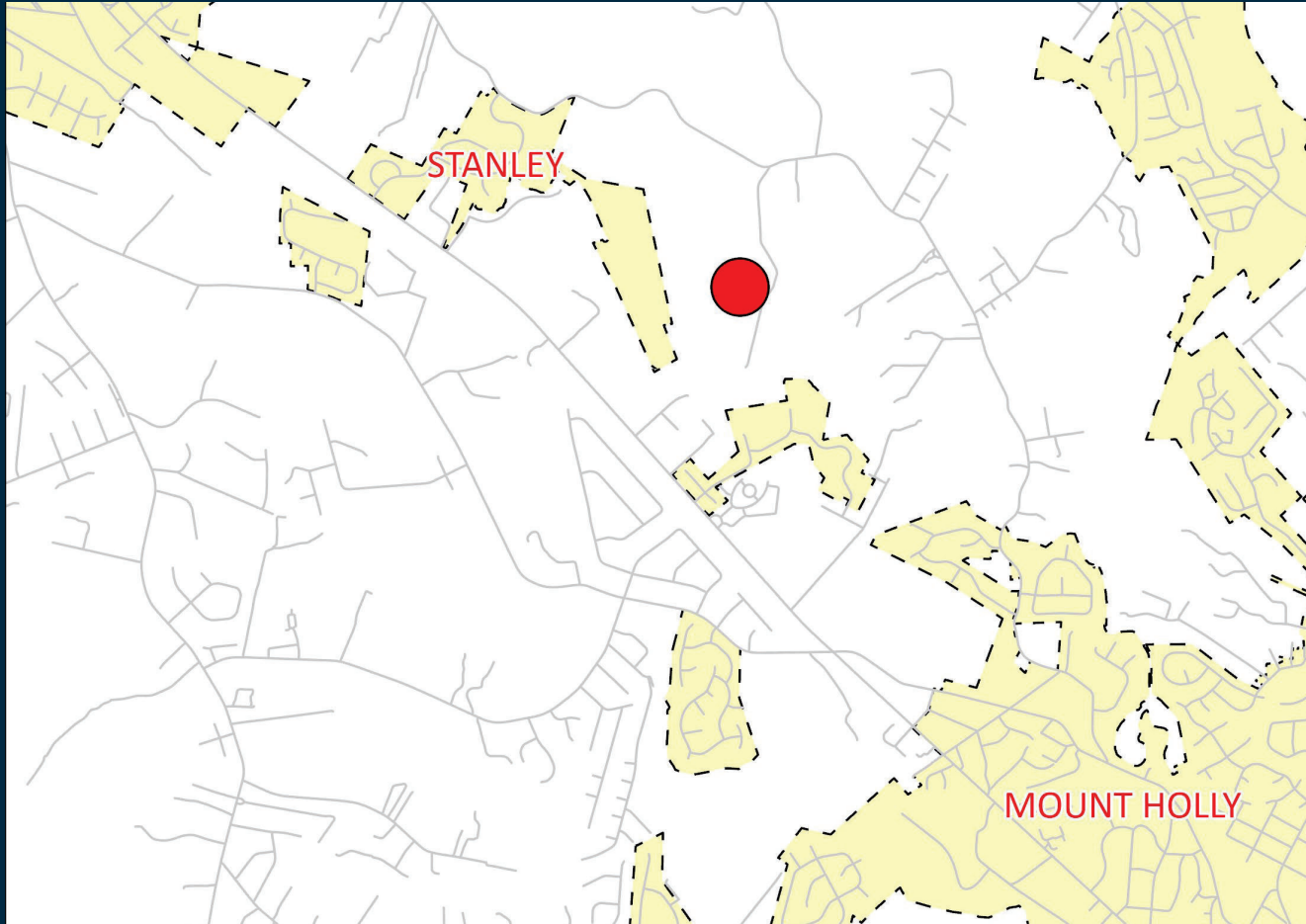
Applicant: Grant Phillips

PID: 177359

Request: General rezoning from (R-1) Single-Family Limited with US Overlay to (R-2) Single-Family Moderate with US Overlay



VICINITY MAP

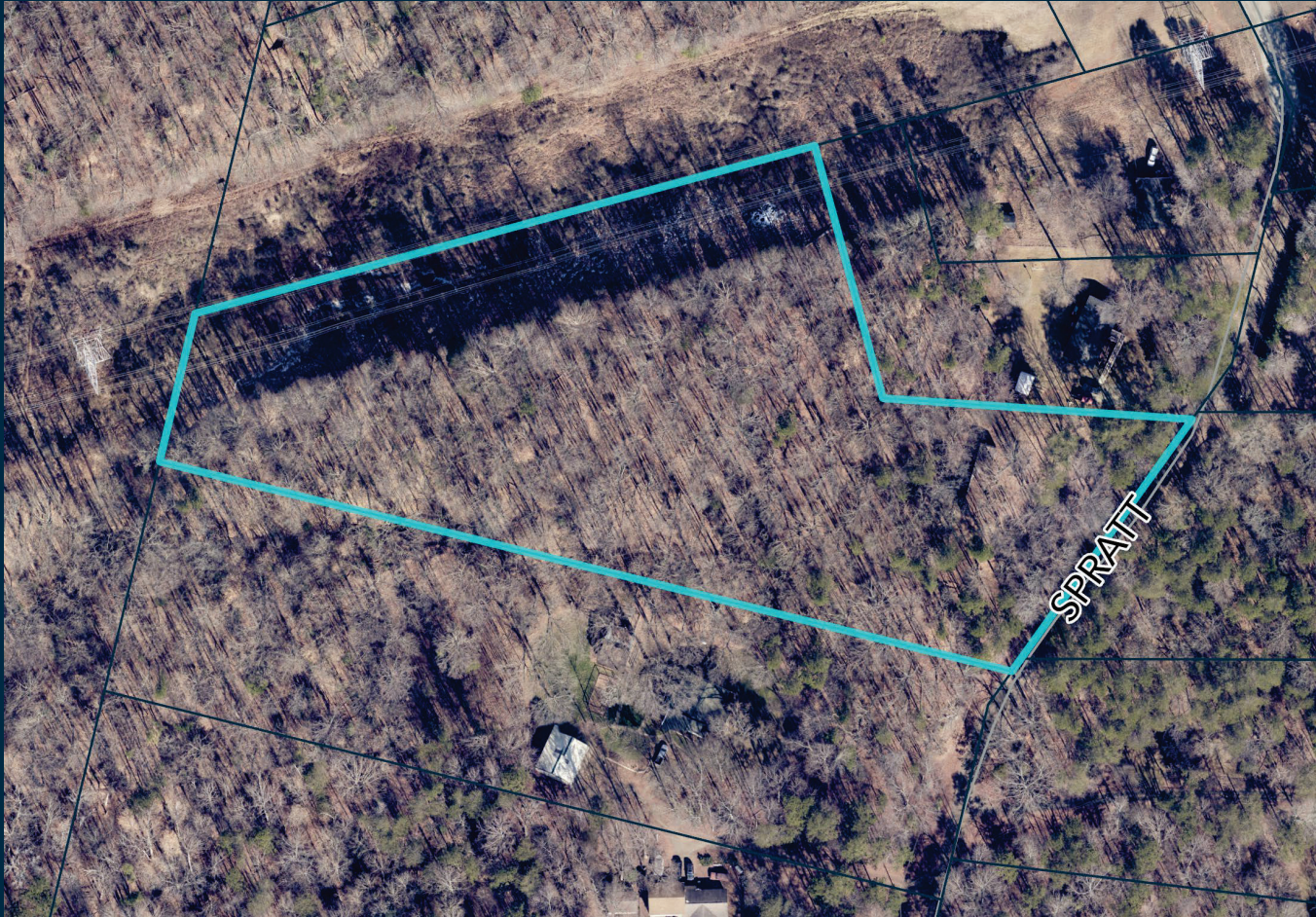


LEGEND

- 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.





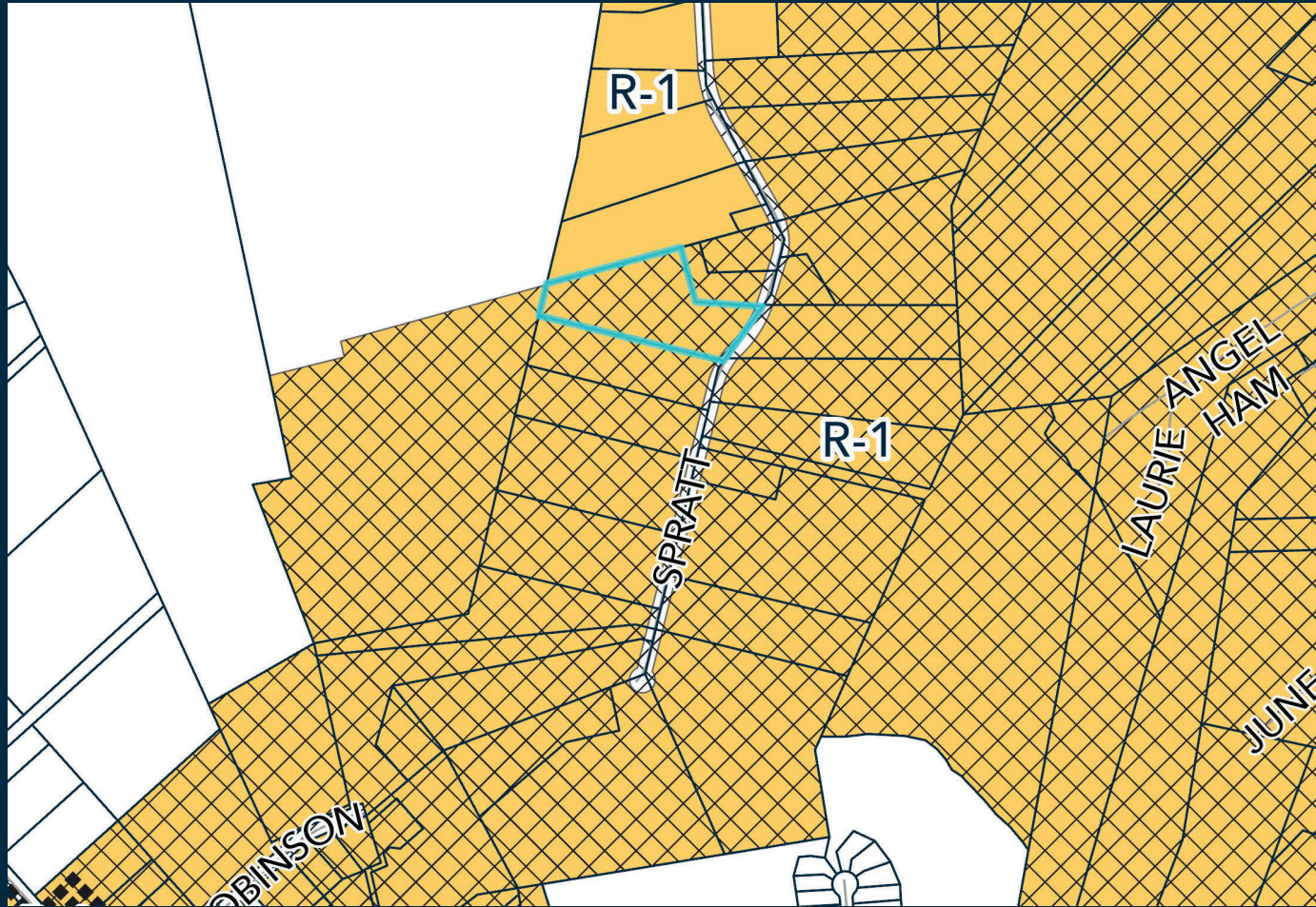
ORTHOPHOTO MAP

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ R-1

□ Subject Parcel(s)

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Utilities & Streets

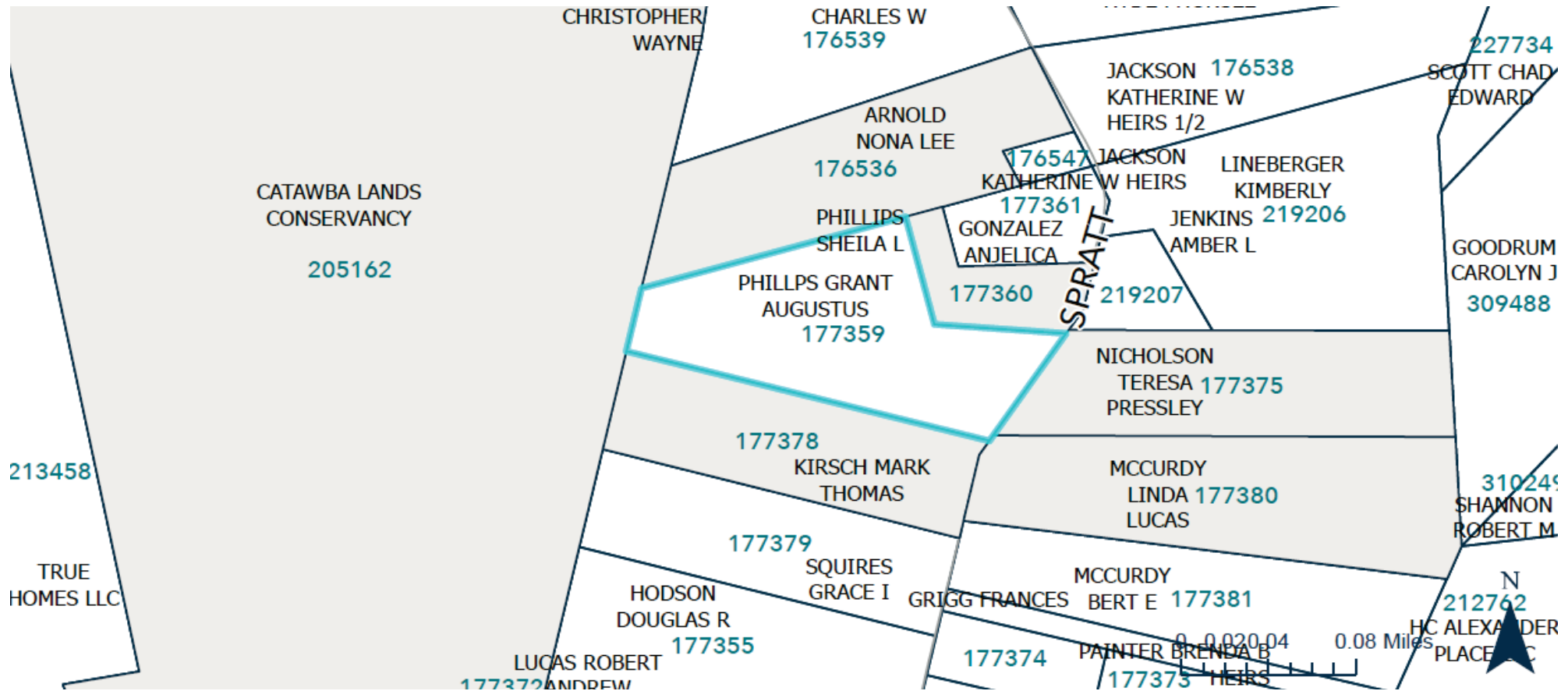


- **Private Well & Septic System**



- **Private Road**

SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STA	CURR_ZIPCODE
177360	122 SPRATT DR	PHILLIPS STEPHEN A	PHILLIPS SHEILA L	122 SPRATT DR	MT HOLLY	NC	281200000
177375	127 SPRATT DR	NICHOLSON TIMOTHY LEE	NICHOLSON TERESA PRESSLEY	127 SPRATT DR	MOUNT HOLLY	NC	281209007
177380	129 SPRATT DR	MCCURDY BERT E	MCCURDY LINDA LUCAS	129 SPRATT DRIVE	MT HOLLY	NC	281200000
177359	124 SPRATT DR	PHILLPS GRANT AUGUSTUS	PHILLPS AMANDA RUTHERFORD	124 SPRATT DR	MOUNT HOLLY	NC	28120
176536	118 SPRATT DR	ARNOLD NONA LEE		118 SPRATT DR	MOUNT HOLLY	NC	281209007
177378	126 SPRATT DR	KIRSCH MARK THOMAS		126 SPRATT DR	MOUNT HOLLY	NC	281209007
205162	NO ASSIGNED ADDRESS	CATAWBA LANDS CONSERVANCY		4530 PARK ROAD SUITE 420	CHARLOTTE	NC	282090000

Overview

- **Small Area Plan:** Area 3 – Riverfront Gaston/Northeast Gaston
- **Future Land Use Designation:** Rural
- **Goal:** #4 Creating different types of neighborhoods to suit different residents
- **Strategy:** Enhance the overall plans that are established to address the quality of life enjoyed by many