

# REZ-25-01-28-00213

## General Rezoning

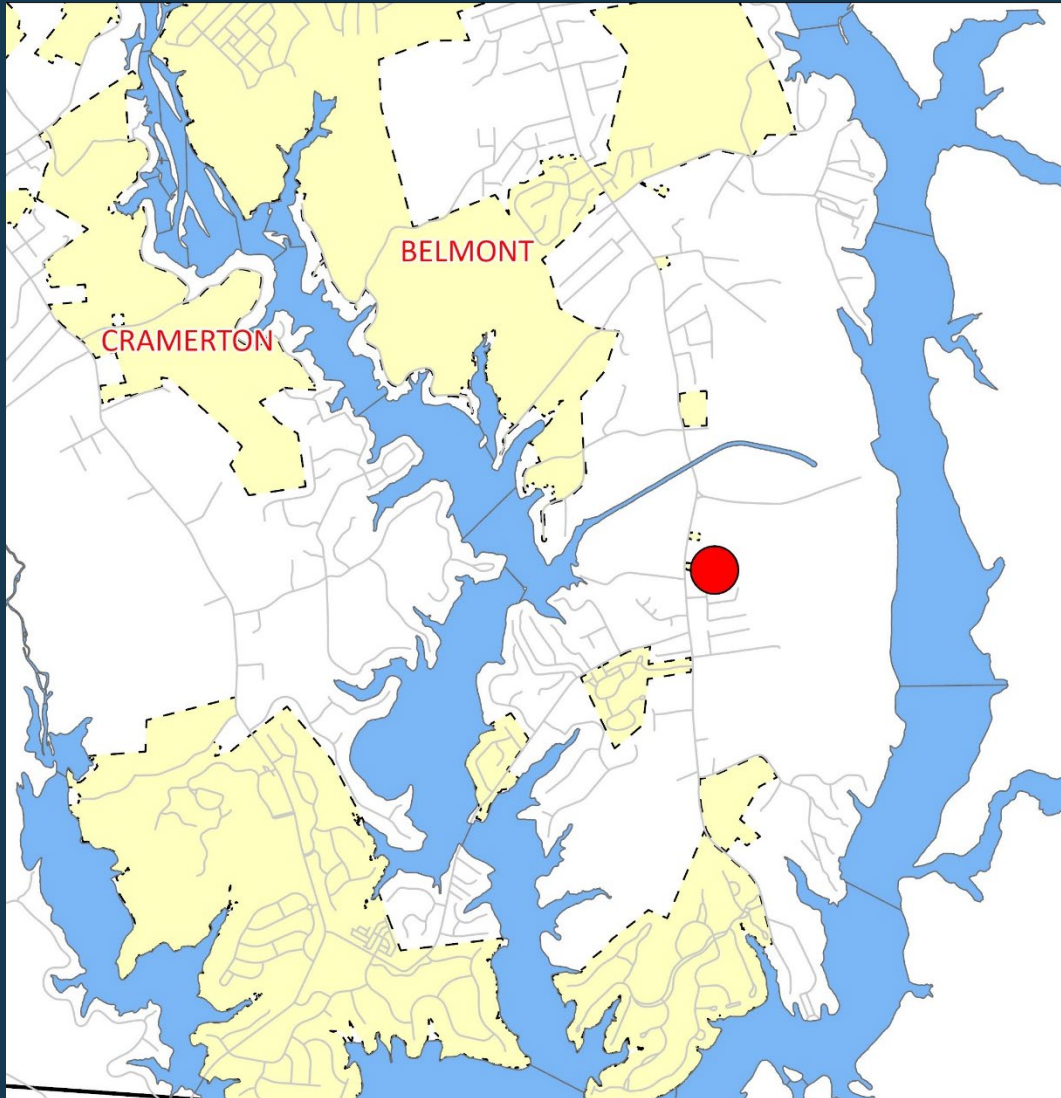
**Applicant:** Gaston County Planning Board

**PID:** 313222

**Request:** General rezoning from (C-1) with US and CH overlays to (C-3) with US and CH overlays



# 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

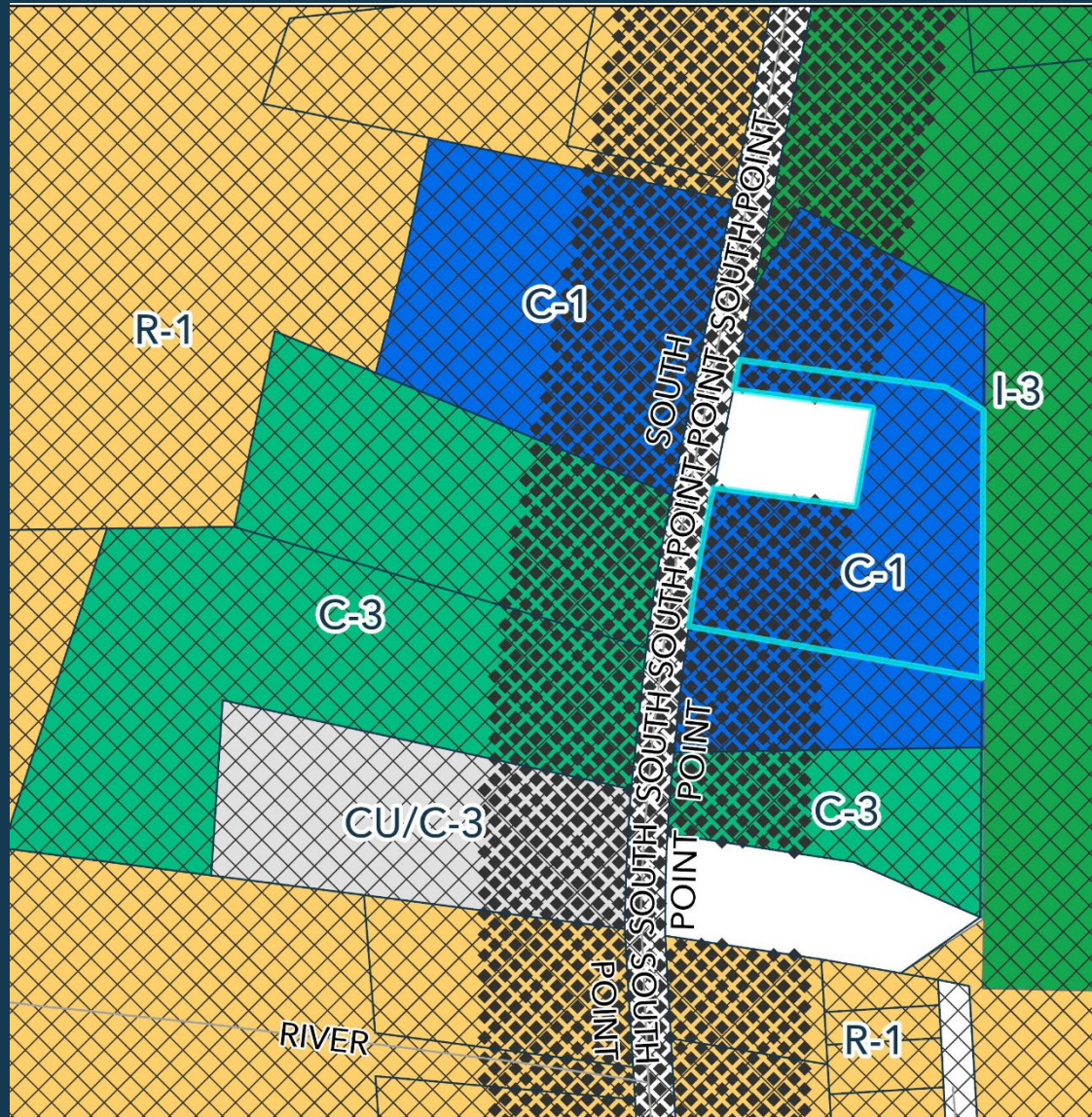
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# REZONING MAP

## LEGEND

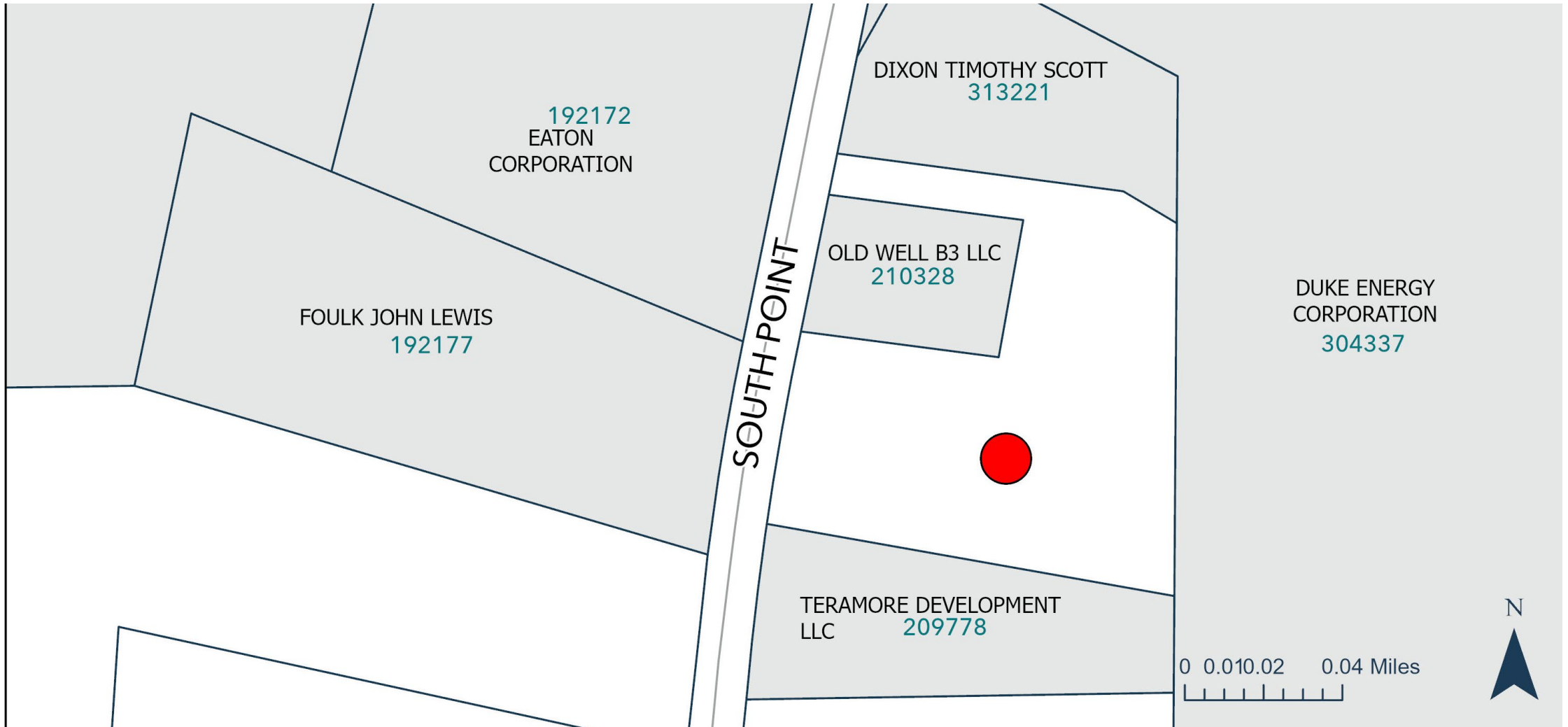
— Roads	■ R-1
▭ Parcels	<u>TYPE</u>
<u>ZONE TYPE</u>	◆ CH OVERLAY
■ C-1	✓ US OVERLAY
■ C-3	▭ Parcels
■ CU/C-3	— Roads
■ I-3	



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# SUBJECT & ADJACENT PARCELS



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# PROPERTY OWNERS INFORMATION

Parcel ID	Name	Address	City	State	Zipcode
313221	DIXON TIMOTHY SCOTT	2309 SOUTH POINT RD	BELMONT	NC	28012
313222	OLD WELL B3 LLC	2349 PLASTICS DRIVE, STE 100	GASTONIA	NC	28054
192177	FOULK JOHN LEWIS	3317 HAWTHORNE LN	BELMONT	NC	28012
210328	OLD WELL B3 LLC	2349 PLASTICS DRIVE, STE 100	GASTONIA	NC	28054
304337	DUKE ENERGY CORPORATION	422 S CHURCH ST	CHARLOTTE	NC	28242
192172	EATON CORPORATION	C/O DUCHARME MCMILLEN & ASSOC, PO BOX 80615	INDIANAPOLIS	IN	46280
209778	TERAMORE DEVELOPMENT LLC	P O BOX 6460	THOMASVILLE	GA	31758

# Utilities & Streets



- **City of Belmont Water**
- **Septic**



- **South Point Rd - NCDOT Road**

# Overview

- **Area 4:** The Garden Gaston/Southeast Gaston
- **Future Land Use Plan:** Suburban Development

**Staff Recommendation:**  
The application, as presented, is consistent with the goals and future land use designation found in the Comprehensive Land Use Plan.