

REZ-23-11-22-00165

General Rezoning

Applicant:

Charles Matthew Burrell

PID:

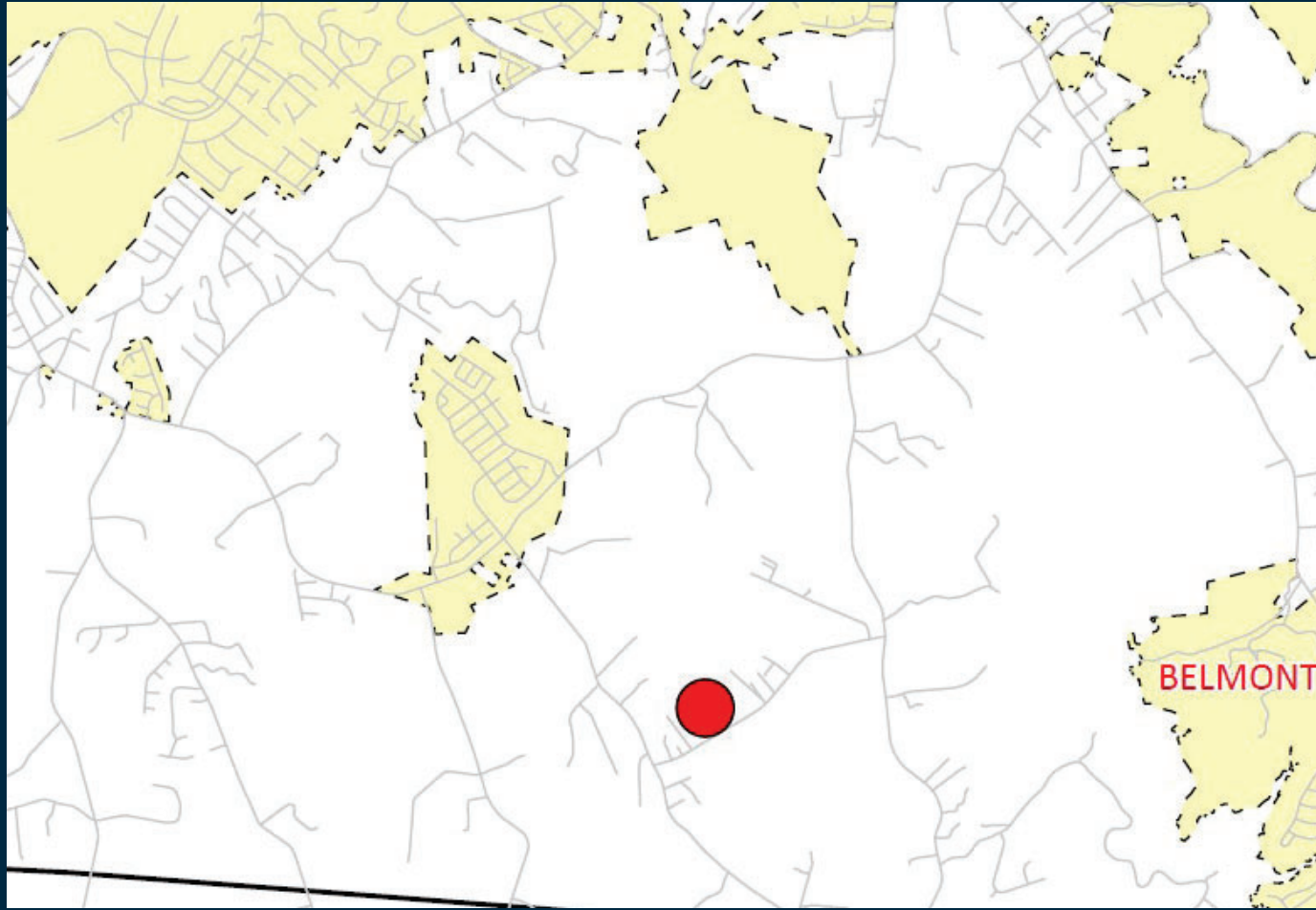
193896

Request:

Rezoning from (R-1) Single-Family Limited Zoning District with (US) Urban Standards Overlay to (R-2) Single-Family Moderate Zoning District with (US) Urban Standards Overlay



VICINITY MAP

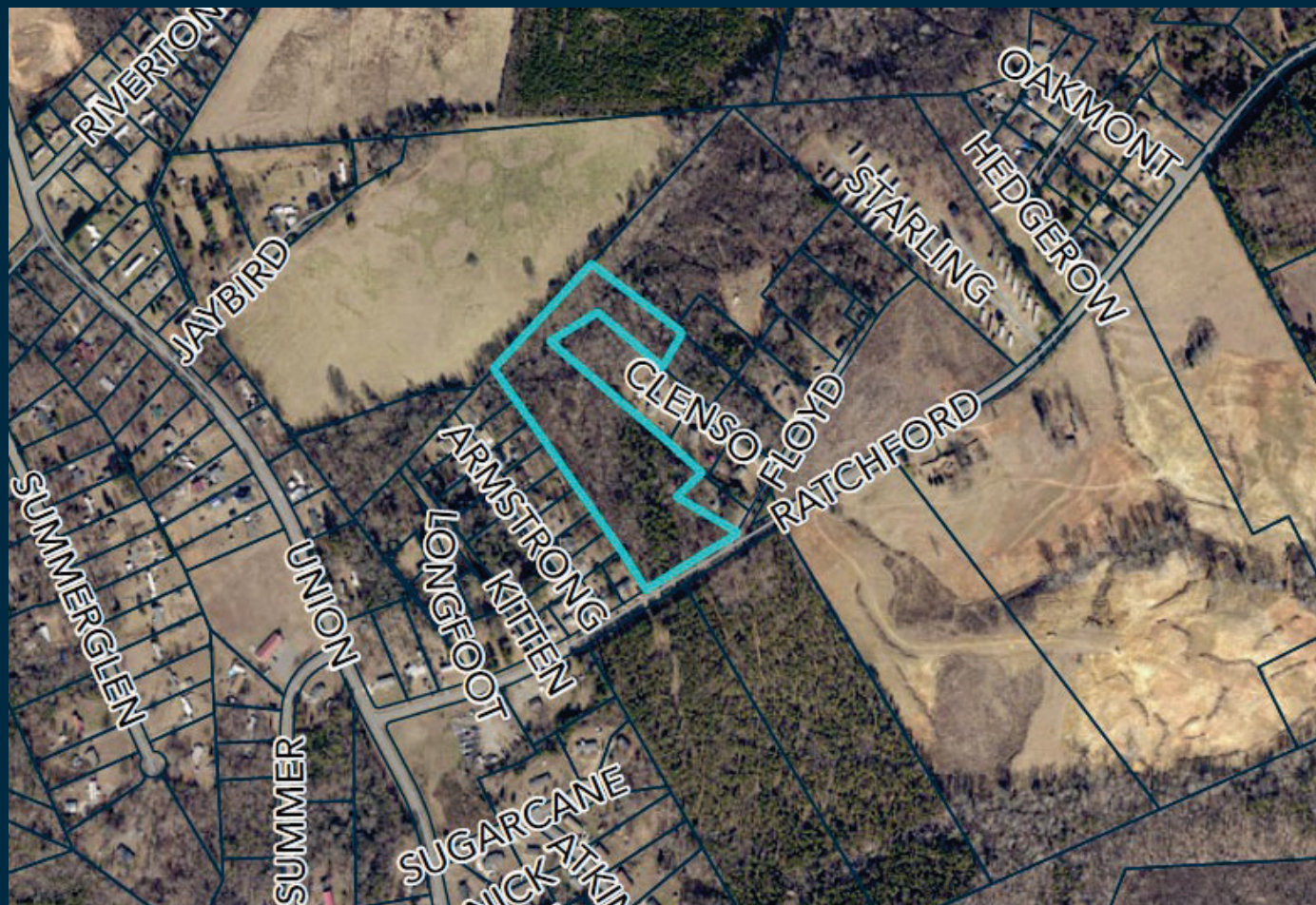


LEGEND

- 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.





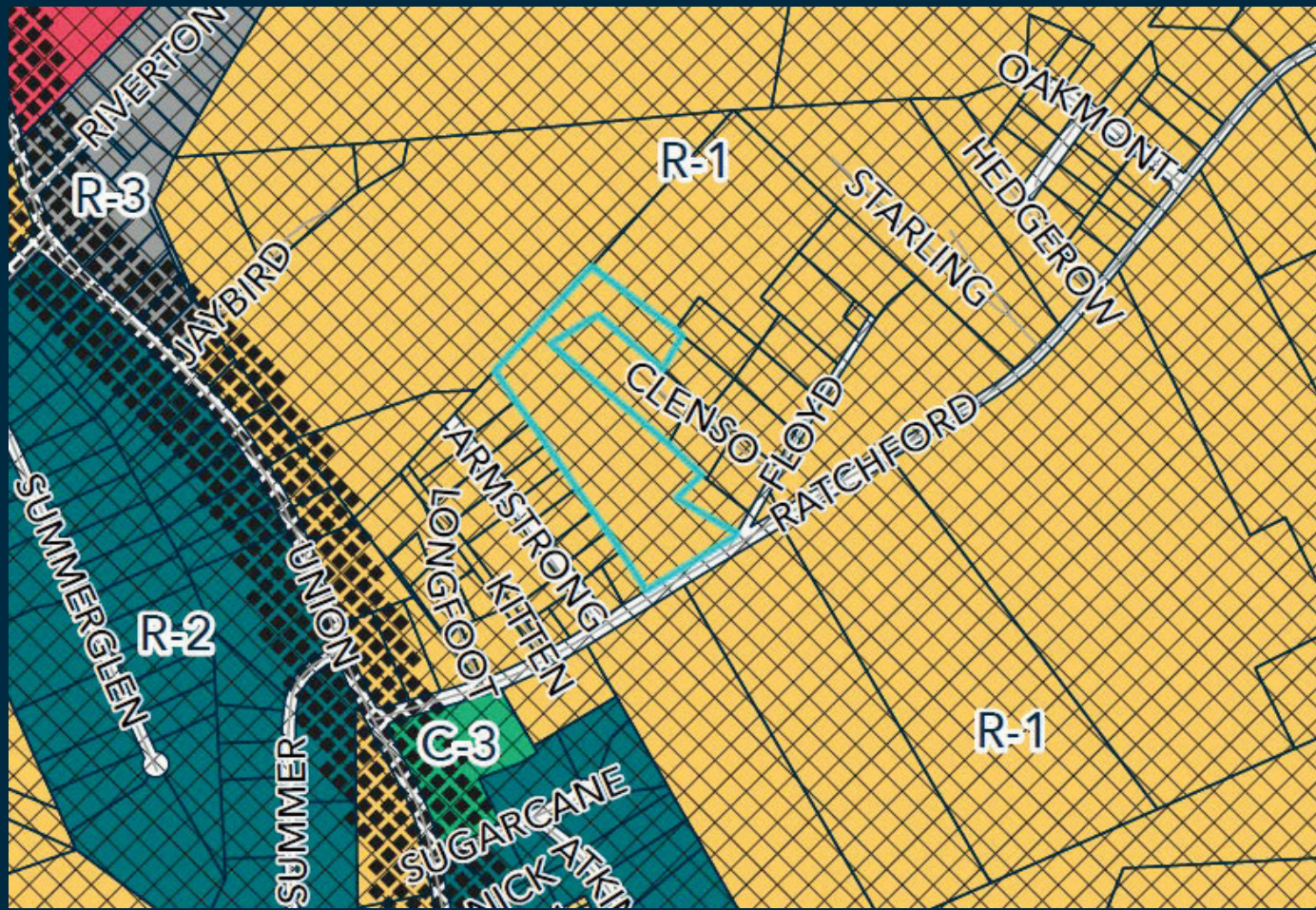
ORTHOPHOTO MAP

LEGEND

- Subject Parcel
- Property Parcels

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REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-3

■ NBS

■ R-1

■ R-2

■ R-3

TYPE

◆ CH OVERLAY

∧ US OVERLAY

□ Subject Parcel

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Utilities & Streets

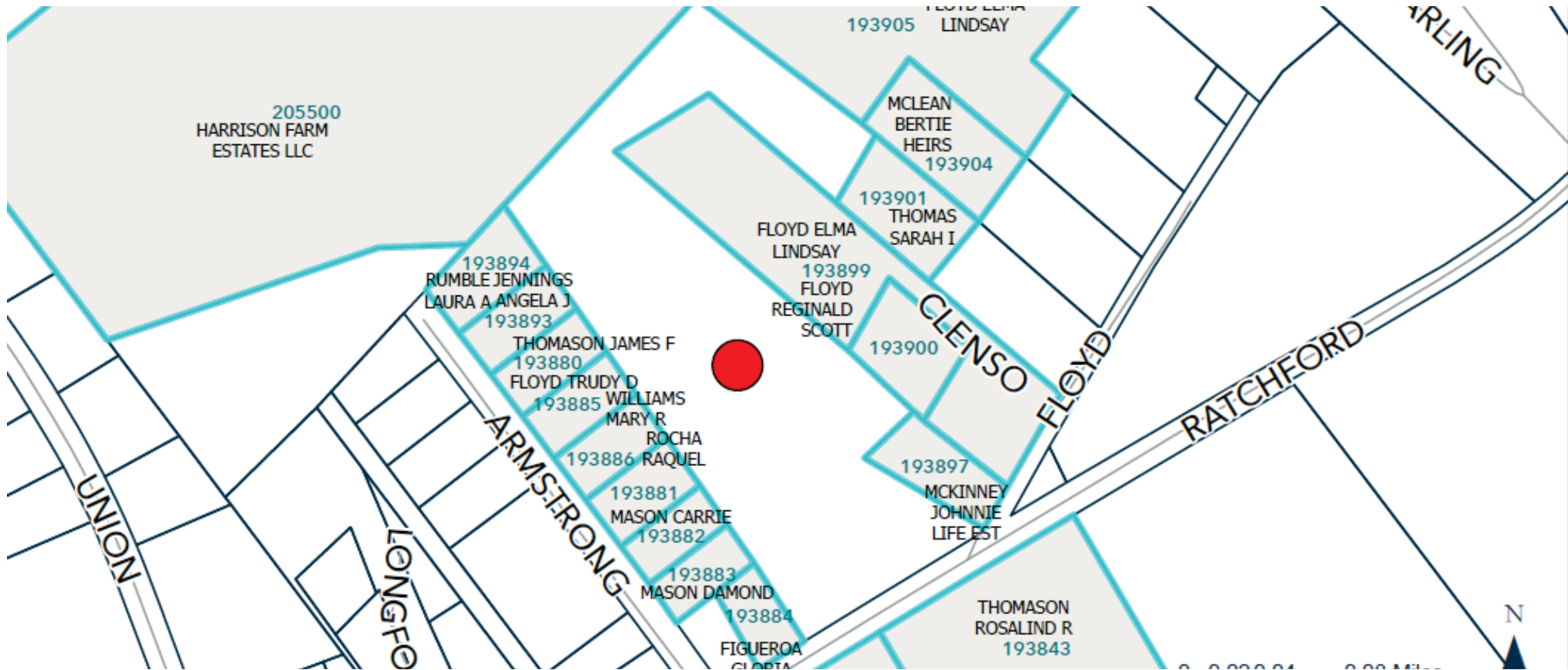


- **Private Well & Septic**



- **NCDOT road - Ratchford Dr**

SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIP	PHYSSTRADD
193901	BAXTER EUNICE THOMAS	THOMAS SARAH I	1507 MERRIE MEADOW CT	ROCK HILL	SC	29732	FLOYD RD
193896	BURRELL CHARLES MATTHEW		1444 FREEDOM CT	GASTONIA	NC	28054	RATCHFORD DR
193884	FIGUEROA JOSE	FIGUEROA GLORIA	242 LYLIC WOODS DR	FORT MILL	SC	29715	3105 RATCHFORD DR
193899	FLOYD ELMA LINDSAY		125 CLENZO DR	GASTONIA	NC	28056	125 CLENZO DR
193905	FLOYD ELMA LINDSAY		125 CLENZO DR	GASTONIA	NC	28056	RATCHFORD DR
193900	FLOYD REGINALD SCOTT		113 CLENZO DR	GASTONIA	NC	28056	113 CLENZO DR
193885	FLOYD TRUDY D		122 ARMSTRONG LN	GASTONIA	NC	28056	122 ARMSTRONG LN
205500	HARRISON FARM ESTATES LLC		308 INLAND COVE CT	LAKE WYLIE	SC	29710	UNION RD
193893	JENNINGS ANGELA J		132 ARMSTRONG LN	GASTONIA	NC	28054	132 ARMSTRONG LN
193883	MASON DAMOND		1043 RIDGE AVE	GASTONIA	NC	28052	108 ARMSTRONG LN
193882	MASON MACKINS CARRIE	MASON JIMMY D	110 ARMSTRONG LN	GASTONIA	NC	28056	110 ARMSTRONG LN
193897	MCKINNEY JOHNNIE LIFE EST		103 FLOYD RD	GASTONIA	NC	28056	103 FLOYD RD
193904	MCLEAN BERTIE HEIRS	C/O BERTIE MARIE ARMSTRONG	535 N YORK ST APT 102	GASTONIA	NC	28052	FLOYD RD
193881	ROCHA RAQUEL		14428 POMMEL LN	MATTHEWS	NC	28105	114 ARMSTRONG LN
193880	STRATEGIC INVESTOR GROUP LLC		205 EDENSHIRE COURT	INDIAN TRAIL	NC	28079	128 ARMSTRONG LN
193894	STUCKEY CHRISTOPHER	RUMBLE LAURA A	3257 SU SAN FARMS RD	GASTONIA	NC	28056	136 ARMSTRONG LN
193842	THOMASON ROSALIND R	RATCHFORD SYLVIA P	1342 COVENANT DR	GASTONIA	NC	28054	RATCHFORD DR
193843	THOMASON ROSALIND R	RATCHFORD SYLVIA P	1342 COVENANT DR	GASTONIA	NC	28054	RATCHFORD DR
193886	WILLIAMS MARY R		118 ARMSTRONG LN	GASTONIA	NC	28056	118 ARMSTRONG LN

Overview

- **Small Area Plan:** Area 4 – The Garden 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