# REZ-25-03-04-00216 General Rezoning

**Applicant:** GRY3, LLC

**PID:** 173490

**Request:** Rezone from the (R-1) with (US) &

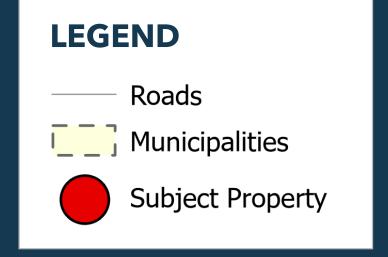
(CH) overlays to the (C-1) with (US)

& (CH)

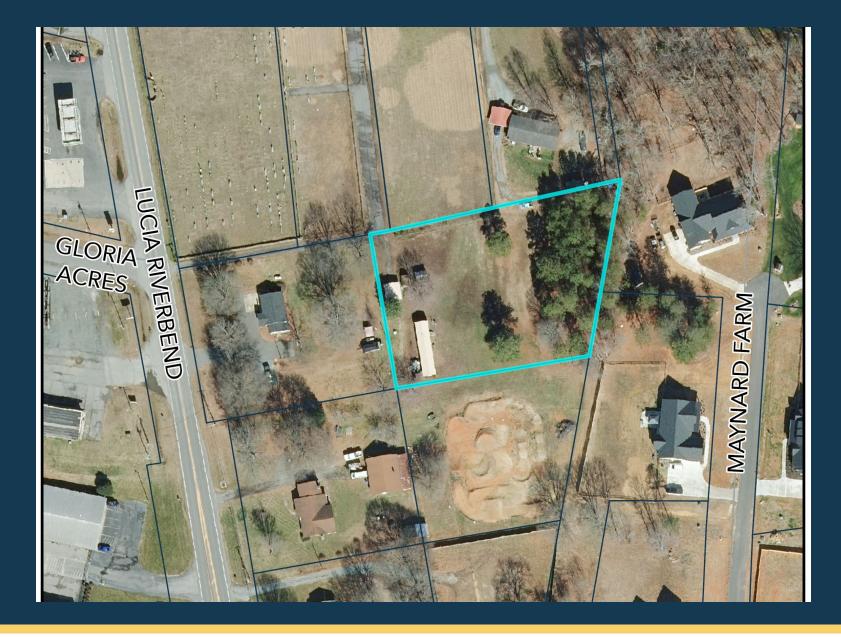


# SPENCER MTN MOUNT HOLLY

#### **VICINITY MAP**



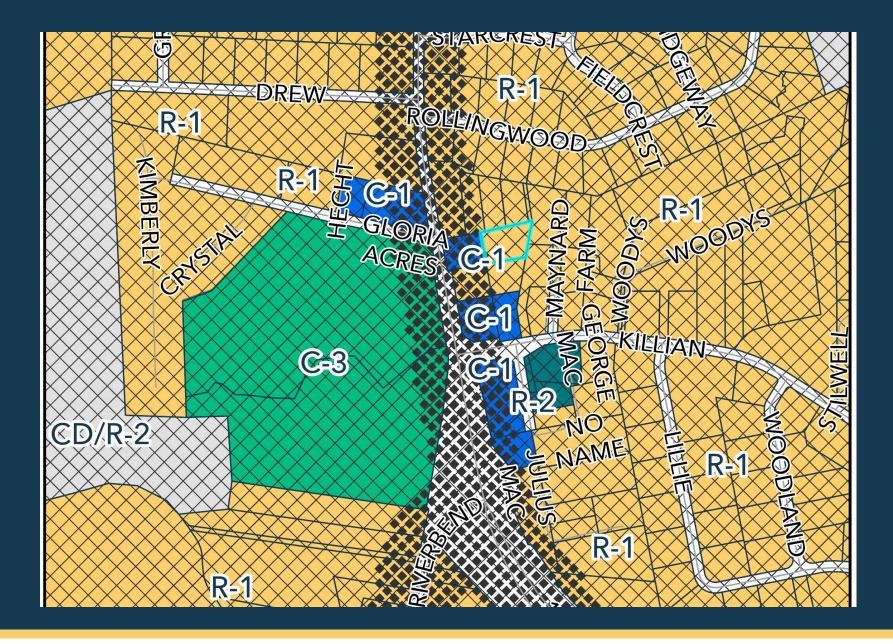




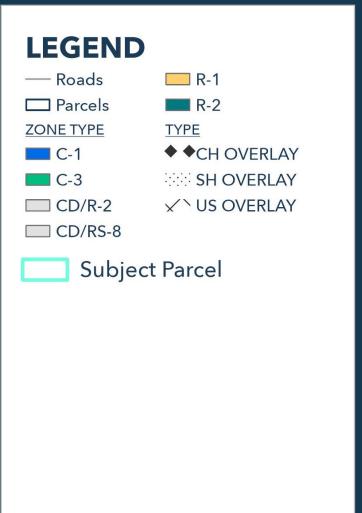
#### **ORTHOPHOTO MAP**

LEGEND				
	Subject Parcel			
	Property Parcels			



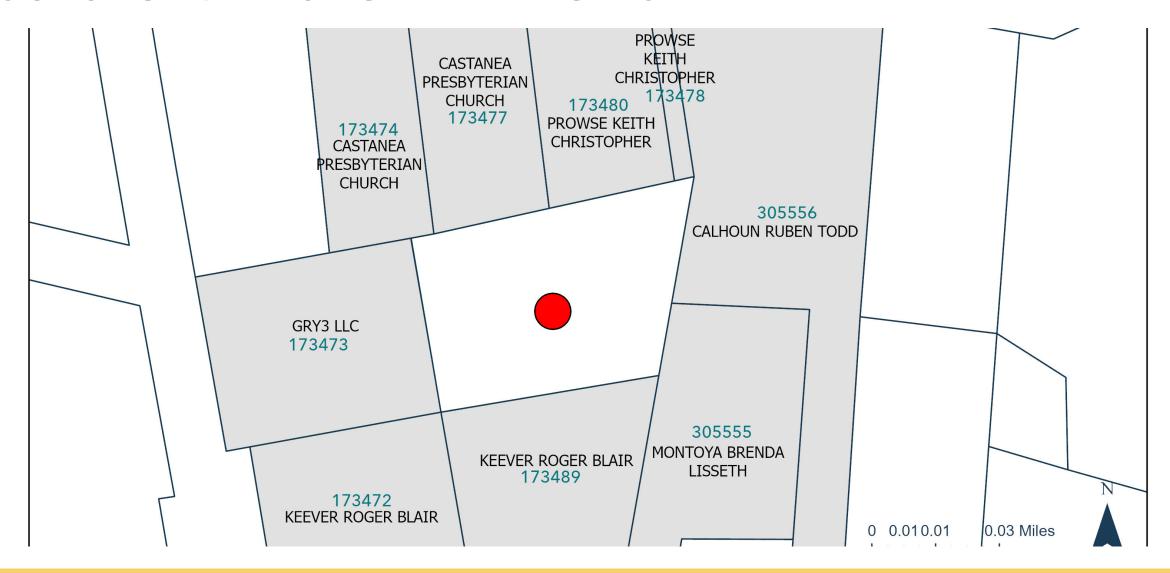


#### **REZONING MAP**





#### **SUBJECT & ADJACENT PARCELS**





#### PROPERTY OWNERS INFORMATION

AKPAR	WHOLE_ADDRESS	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
173477	NO ASSIGNED ADDRESS	CASTANEA PRESBYTERIAN CHURCH		14815 LUCIA RIVERBEND HWY	STANLEY	NC	28164
173474	NO ASSIGNED ADDRESS	CASTANEA PRESBYTERIAN CHURCH		14815 LUCIA RIVERBEND HWY	STANLEY	NC	28164
305555	511 MAYNARD FARM LN	MONTOYA DIEGO ALONSO	MONTOYA BRENDA LISSETH	511 MAYNARD FARM LN	STANLEY	NC	28164
173480	124 ROLLINGWOOD DR	PROWSE KEITH CHRISTOPHER		5587 AMERICAN WAY	DENVER	NC	28037
173478	NO ASSIGNED ADDRESS	PROWSE KEITH CHRISTOPHER		5587 AMERICAN WAY	DENVER	NC	28037
173490	14742 LUCIA RIVERBEND HWY	GRY3 LLC		14740 LUCIA RIVERBEND HWY	STANLEY	NC	28164
173473	14740 LUCIA RIVERBEND HWY	GRY3 LLC		14740 LUCIA RIVERBEND HWY	STANLEY	NC	28164
305556	519 MAYNARD FARM LN	CALHOUN RUBEN TODD	CALHOUN ROBIN G	519 MAYNARD FARM LN	STANLEY	NC	28164
173489	NO ASSIGNED ADDRESS	KEEVER ROGER BLAIR		129 WOODYS LN	STANLEY	NC	28164
173472	14732 LUCIA RIVERBEND HWY	KEEVER ROGER BLAIR		14732 LUCIA RIVERBEND HWY	STANLEY	NC	28164



## **Utilities & Streets**



Private Well & Septic



 Lucia Riverbend Highway -NCDOT



### Overview

- Small Area Plan: Area 3 -Riverfront Gaston/Northeast Gaston
- Future Land Use
   Designation: Suburban
   Development

- Staff Recommendation: The application, as presented, is consistent with the Comprehensive Land Use Plan
- Planning Board Recommendation: To approve by a 9 to 0 vote

