

REZ-25-03-04-00216

General Rezoning

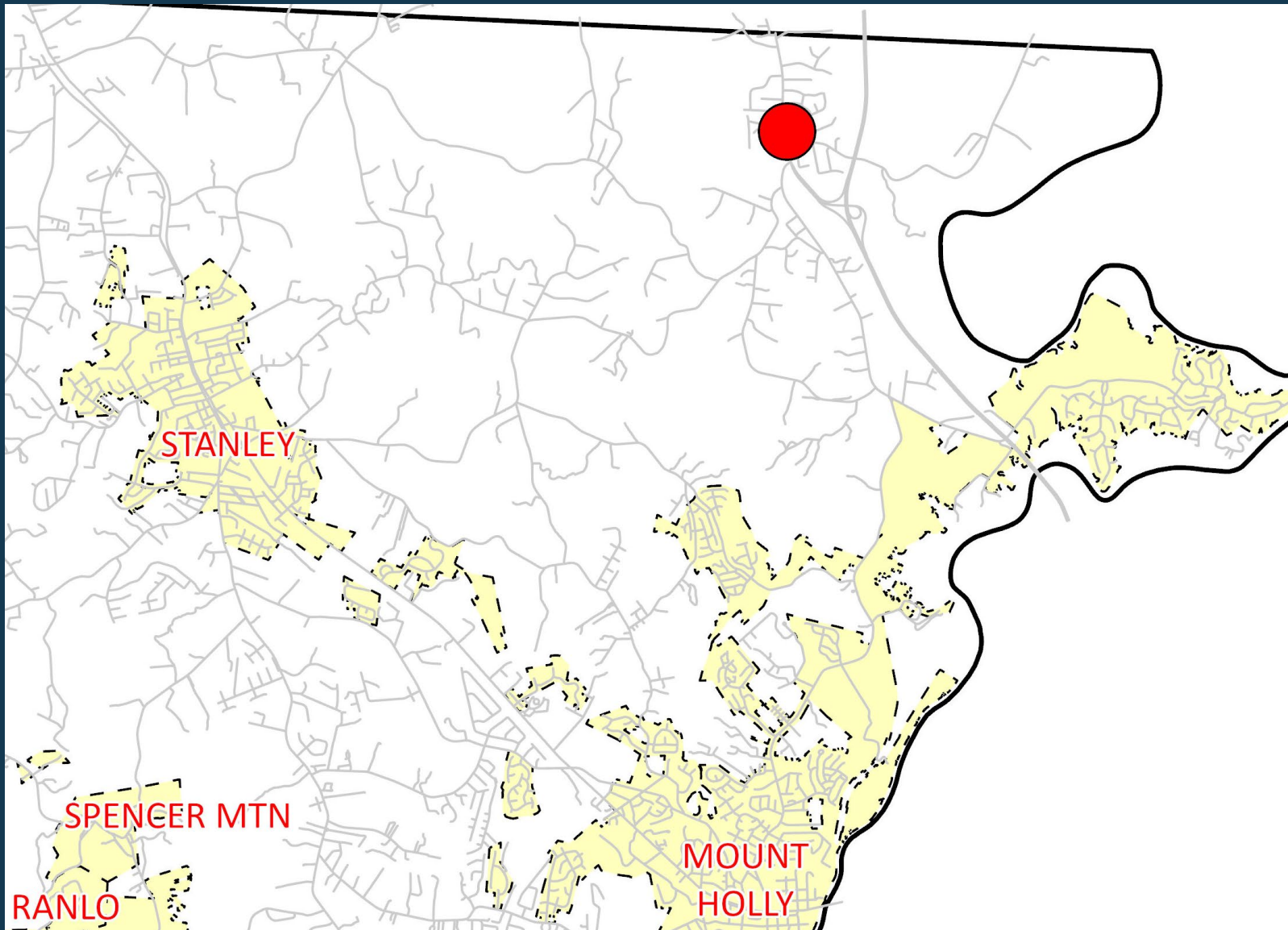
Applicant: GRY3, LLC

PID: 173490

Request: Rezone from the (R-1) with (US) & (CH) overlays to the (C-1) with (US) & (CH)



VICINITY MAP



LEGEND

- Roads
- ▭ Municipalities
- Subject Property

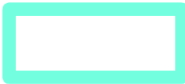
The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.



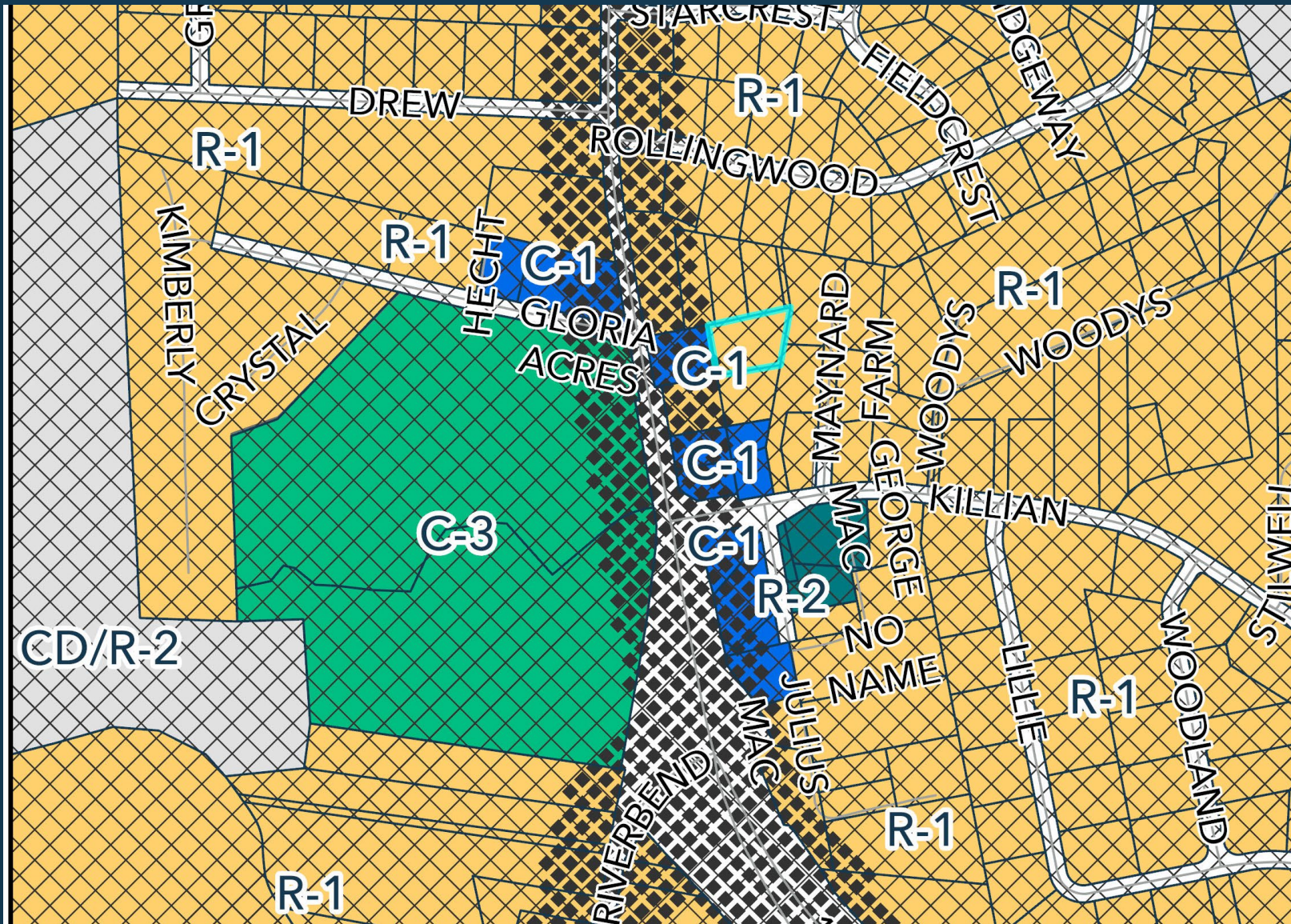
ORTHOPHOTO MAP



LEGEND

-  Subject Parcel
-  Property Parcels

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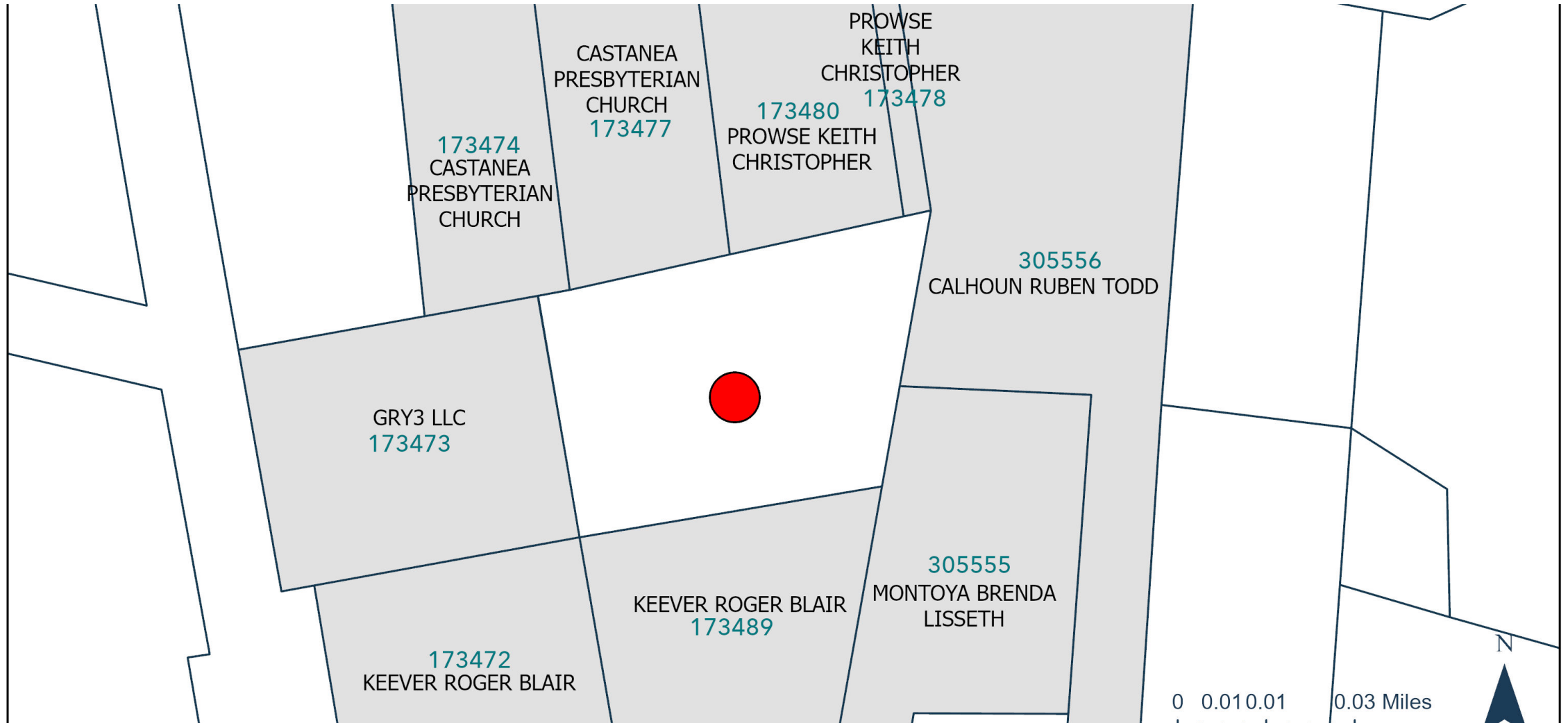
REZONING MAP

LEGEND

— Roads	R-1
▭ Parcels	R-2
<u>ZONE TYPE</u>	<u>TYPE</u>
C-1	◆◆ CH OVERLAY
C-3	▤ SH OVERLAY
CD/R-2	▧ US OVERLAY
CD/RS-8	
▭ 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_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