

REZ-24-01-31-00170

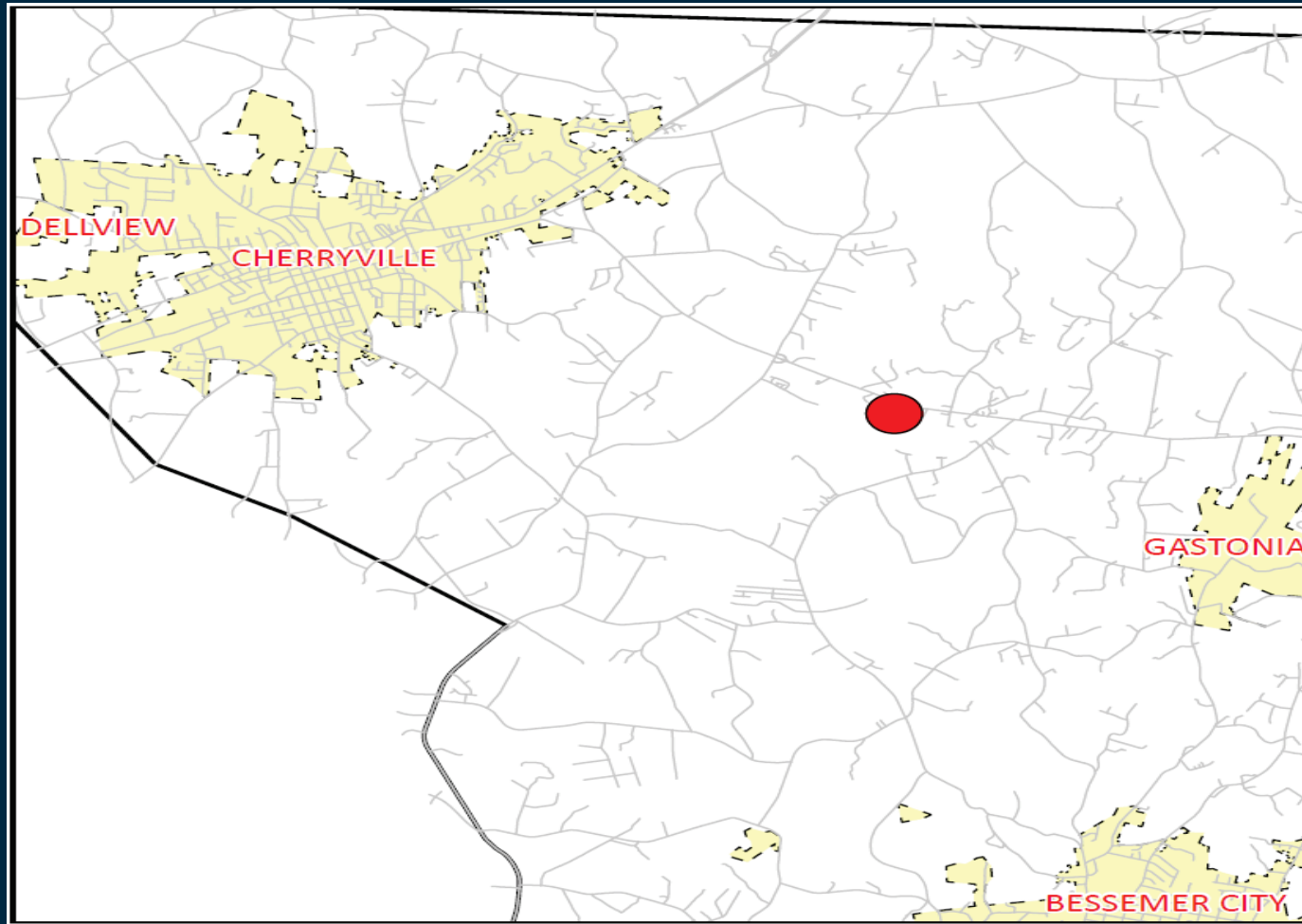
General Rezoning

Applicant: Cathy Fourshee Lee

PID: 308207

Request: Rezoning from (R-1) Single-Family Limited zoning district with (CH) Corridor Highway overlay to (C-1) Light Commercial zoning district with (CH) Corridor Highway overlay





VICINITY MAP

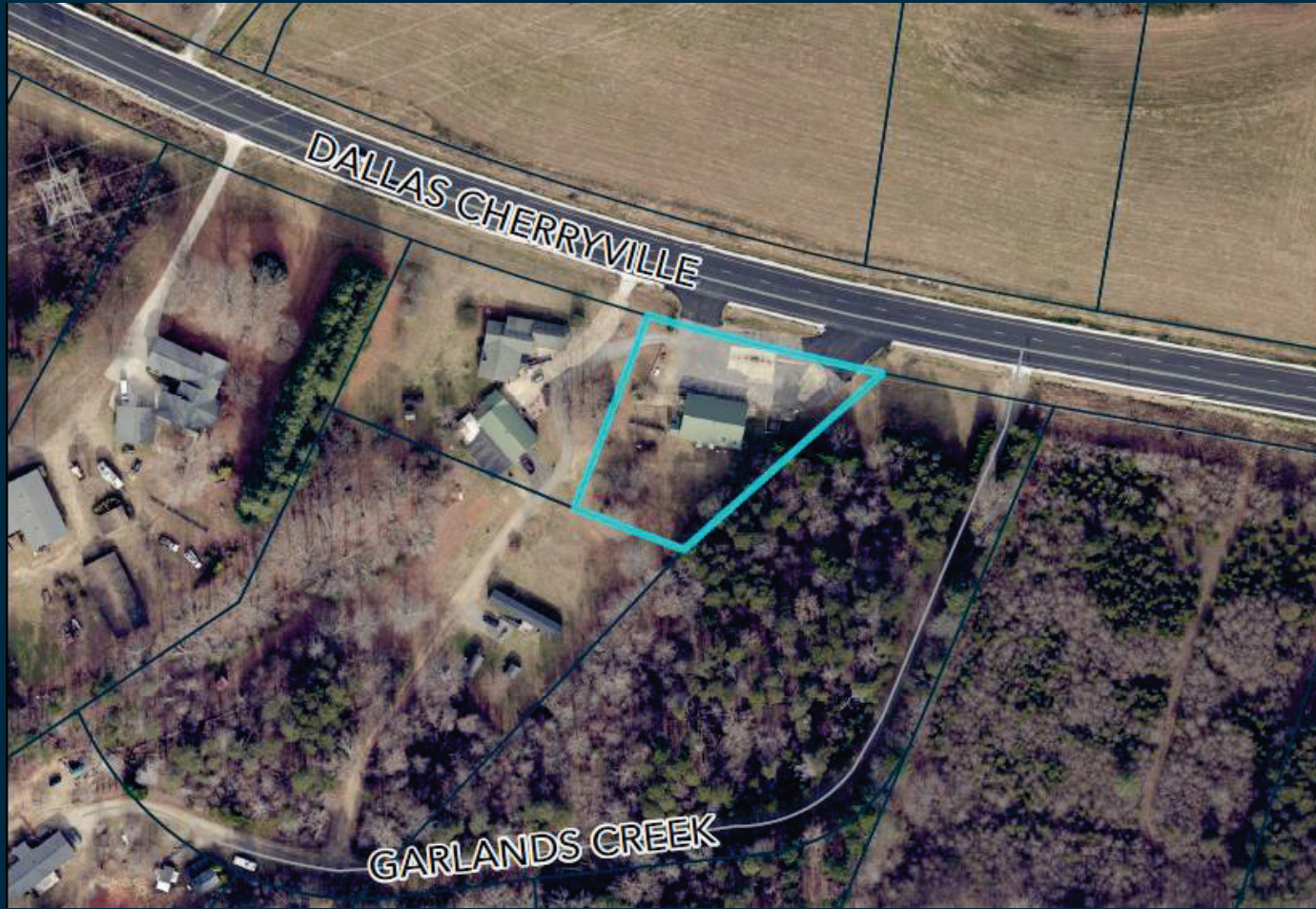
- East of Cherryville

LEGEND

- Roads
- ▭ Municipalities
- Subject Property

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ORTHOPHOTO MAP

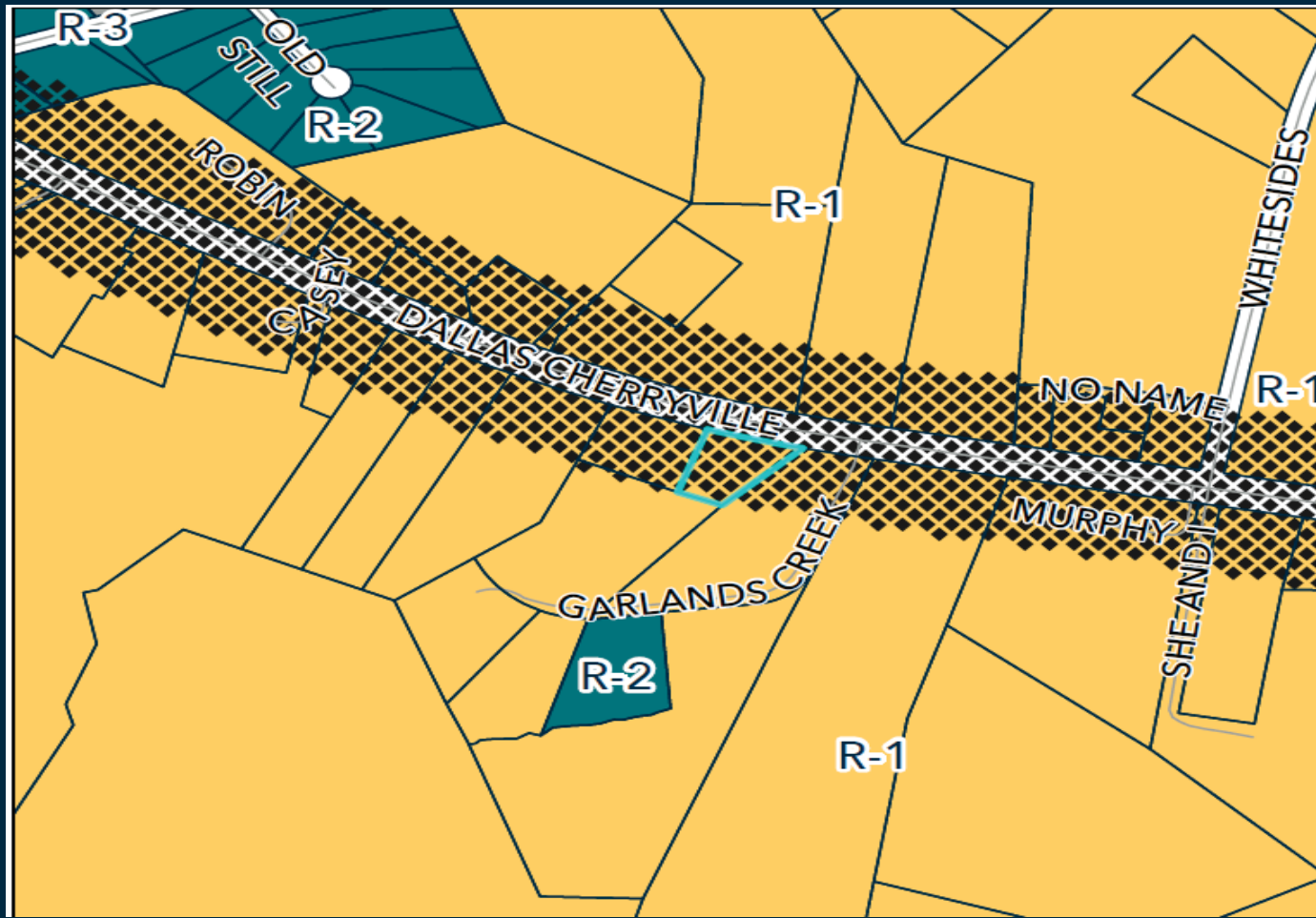
- Residential Area
- Variety of housing
- Farmland

LEGEND

-  Subject Parcel
-  Property Parcels

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REZONING MAP

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ R-1

■ R-2

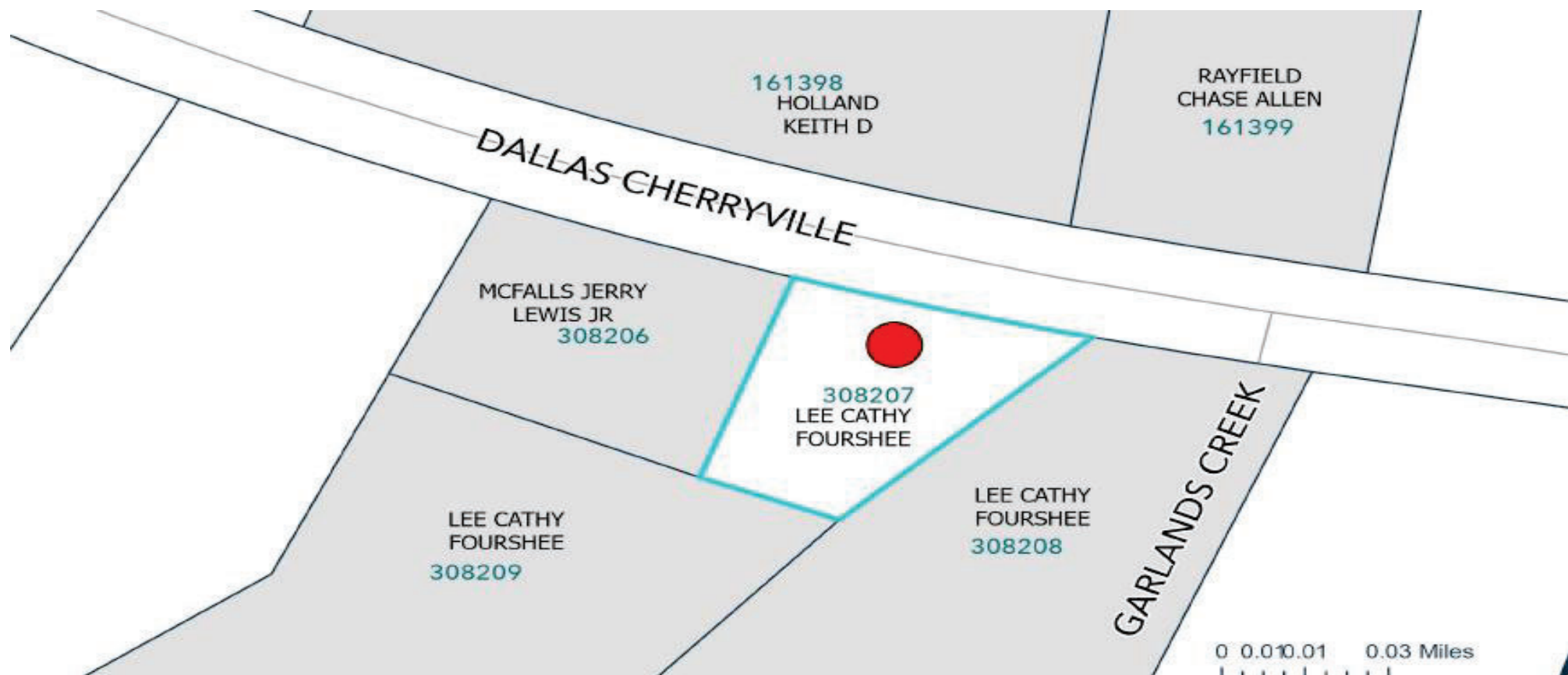
■ R-3

■ Subject Parcel

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SUBJECT & ADJACENT PARCELS



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PROPERTY OWNERS INFORMATION

AKPAR	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	STATE	ZIPCO	PHYSSTRADD
161398	HOLLAND VICKIE H	HOLLAND KEITH D	121 JIM CLARK RD	BESSEMER CITY	NC	28016	DALLAS CHERRYVILLE HWY
308206	MCFALLS JERRY LEWIS JR	MCFALLS CONNIE WATSON	6235 DALLAS CHERRYVILLE HIGHWAY	BESSEMER CITY	NC	28016	6235 DALLAS CHERRYVILLE HWY
161399	RAYFIELD HINKLE JR	RAYFIELD CAROLYN S	6247 DALLAS CHERRYVILLE HIGHWAY	BESSEMER CITY	NC	28016	DALLAS CHERRYVILLE HWY
308207	LEE CATHY FOURSHEE	STROUPE TAMMY FOURSHEE	P O BOX 748	DALLAS	NC	28034	6231 DALLAS CHERRYVILLE HWY
308208	LEE CATHY FOURSHEE	STROUPE TAMMY FOURSHEE	P O BOX 748	DALLAS	NC	28034	6225 DALLAS CHERRYVILLE HWY
308209	LEE CATHY FOURSHEE	STROUPE TAMMY FOURSHEE	P O BOX 748	DALLAS	NC	28034	6233 DALLAS CHERRYVILLE HWY

Utilities & Streets



- **Private Well**
- **Private Septic**



- **NC DOT maintained road**

Overview

- **Small Area Plan:** Area 1 – Rural Gaston / Northwest Gaston
- **Future Land Use Designation:** Rural
- **Goal:** #8 to increase economic development through the county by improving viable job opportunities
- **Strategy:** Changing the perception of commercial / manufacturing jobs in existing Gaston County industries