

# Z21-06 Melissa Griffis

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**Current Zoning District: (RS-12) Single Family 12,000 sq ft w/ (US) Urban Standards Overlay**

**Proposed Zoning District: (R-2) Single Family Moderate w/ (US) Urban Standards Overlay**

Parcel: 145188

Location: 4312 Falls St. (Gastonia)

Property Owner: Melissa Griffis

Total Property Acreage: 0.61 ac

Acreage for Map Change: 0.61 ac



*Gaston County Department of Building & Development Services  
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



## Gaston County North Carolina

### Vicinity Map

Z21-06

#### Legend

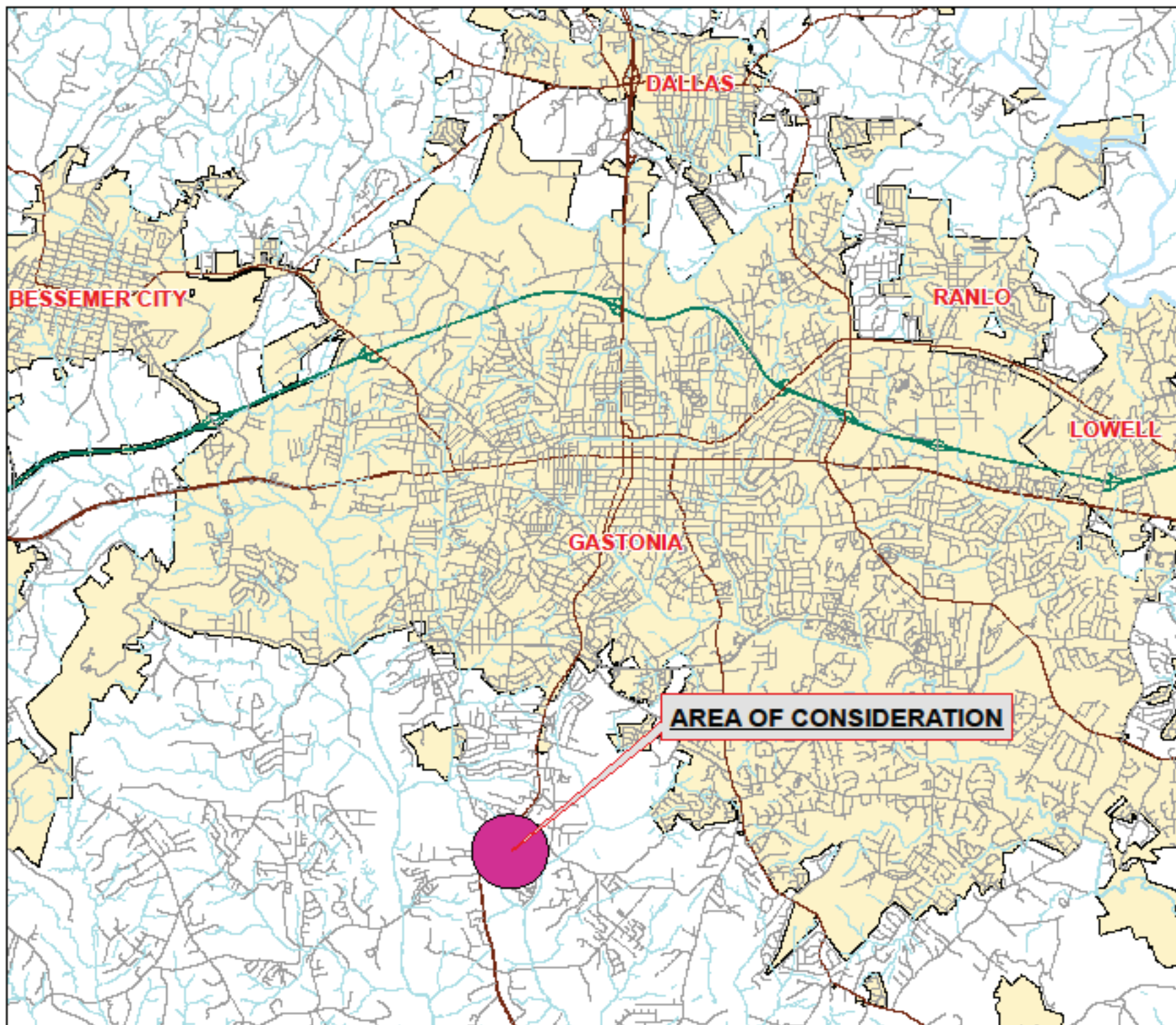
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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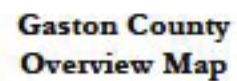
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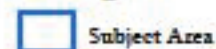
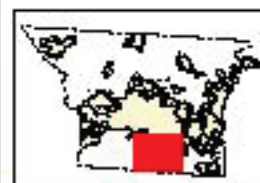




2019 Orthophoto

Z21-06

Legend

 **Property Parcels**

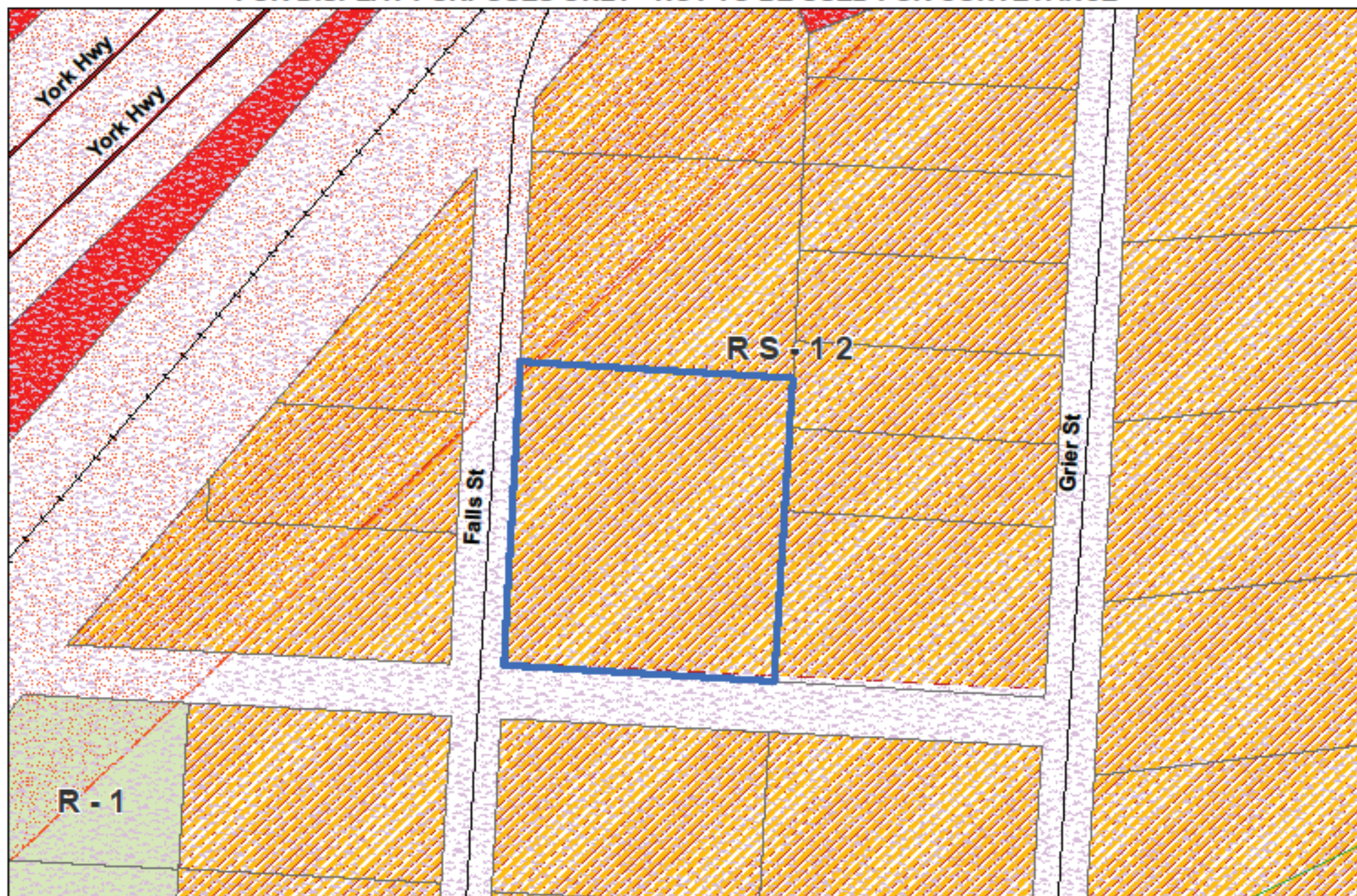
Property names, money, representation and other tag information will be stripped from our article snippets. This tag is currently unused. Please refer to the [tagging guide](#) for more information on subject tags.

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## GASTON COUNTY Zoning Map

Applicant: Z21-06

 Subject Area

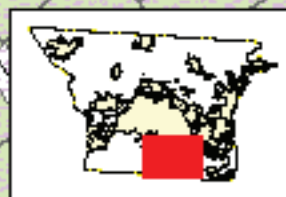
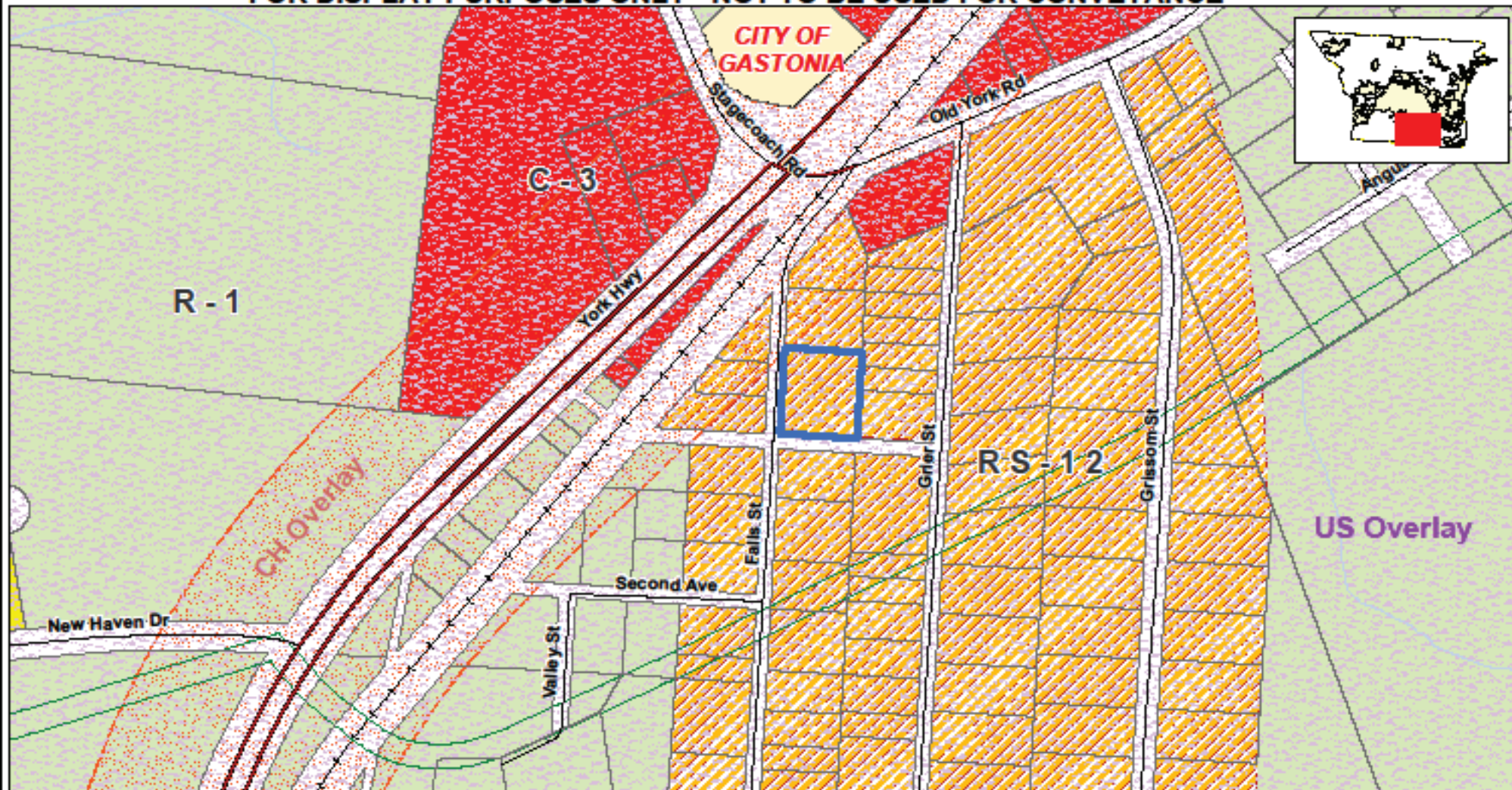


0 20 40 60 Feet

(RS-12) Single Family 12,000 sq ft  
(R-1) Single Family Limited  
(C-3) General Commercial  
(US) Urban Standards Overlay  
(CH) Corridor Highway Overlay



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This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



### GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- RS-12 Single Family 12,000 sq ft
- C-3 General Commercial
- CH Corridor Highway Overlay
- US Urban Standards Overlay

Area of Consideration



0 70 140 210 280 350 Feet

Applicant: Z21-06  
Tax ID(s): 145188  
Request Re-Zoning  
From: (RS-12) Single  
Family 12,000 sq ft w/  
(US) Urban Standards  
Overlay  
To: (R-2) Single Family Moderate  
w/ (US) Urban Standards  
Overlay

Map Date: 01/28/2021



**Z21-06 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Area of consideration**



## Z21-06 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	145188	GRIFFIS MELISSA		223 E LEE AVE	BESSEMER CITY	NC	28016
1	145155	VARGAS MAURICIO &	NACIMENTO IRACI	4315 S FALLS ST	GASTONIA	NC	28056
2	145154	BUMGARDNER MATTHEW CRAIG II		1107 FOUR OAKS TRL	CLOVER	SC	29710
3	145153	GILL PAMELA		4307 FALLS ST	GASTONIA	NC	28056
4	145189	GILLESPIE NATHAN LAMAR	GILLESPIE NATHANIEL &	205 E JENKINS ST	DALLAS	NC	28034
5	145197	REYES OCTAVIO		4225 GRIER ST	GASTONIA	NC	28056
6	145195	BARR EDWIN TODD		213 REDDING RD	STANLEY	NC	28164
7	145198	BARKER PATRICIA S		509 CEDAR GROVE DR	GASTONIA	NC	28056
8	212752	TOLER COYET JINGER		PO BOX 2745	GASTONIA	NC	28053
9	145187	WATTS MINNIE LOU SANDERS		4316 S FALLS ST	GASTONIA	NC	28056
10	145156	GRIER PROPERTIES LLC		1351 ROBINWOOD RD APT 105-B	GASTONIA	NC	28054