

CD21-06 Conditional District Request

Applicant: Tyler Carpenter

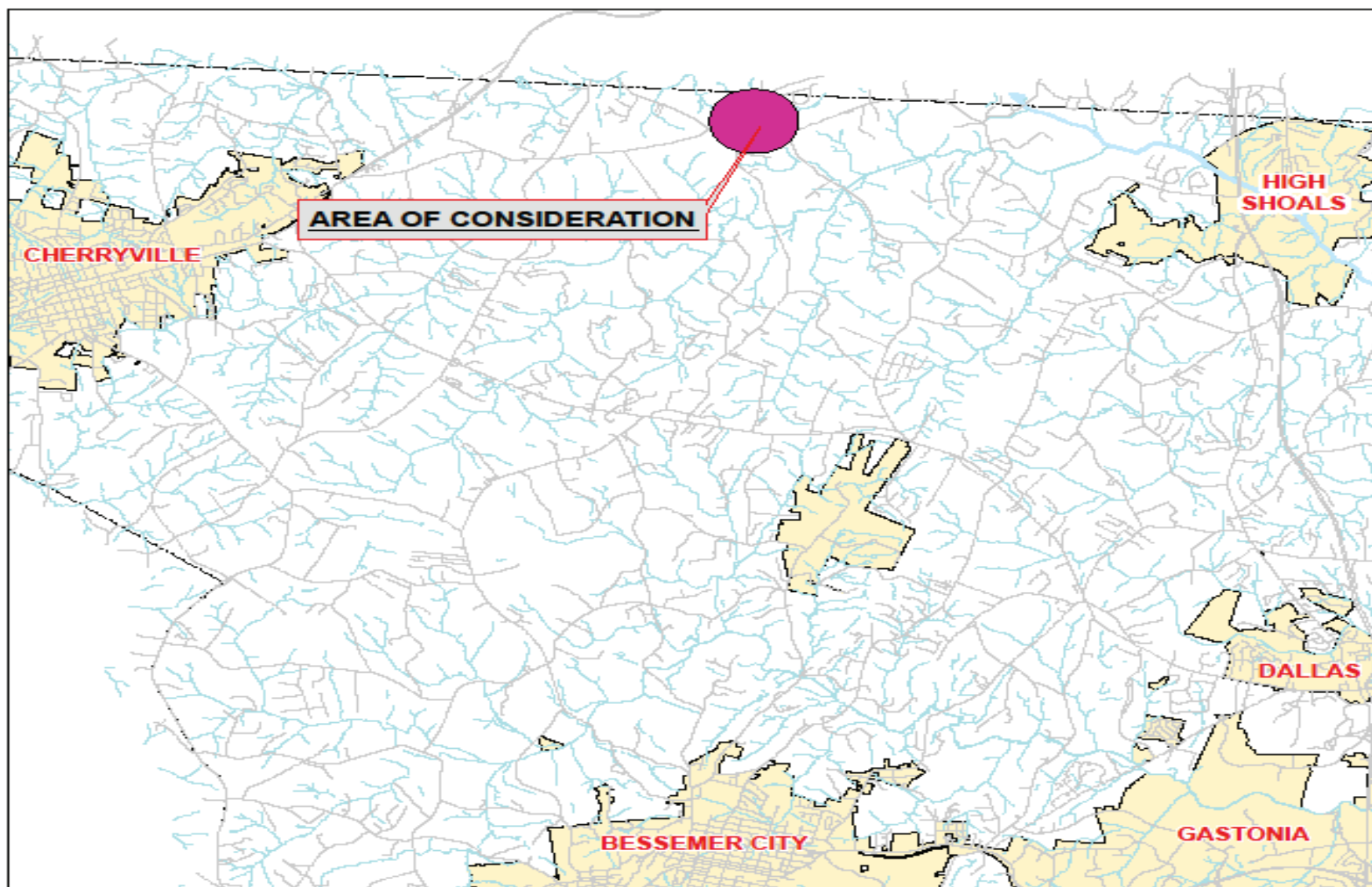
Owner(s): Diane K. & Wade L. Carpenter Jr.

Parcel: 157438 (part of)

Location: Landers Chapel Rd. (Lincolnton)

Request: Rezone from the (R-1) Single Family Limited Zoning District to the (CD/R-3) Conditional District / Single Family General Zoning District in order to allow Machine, Metal, Wood Working, Welding Shop.





**Gaston County
North Carolina**

Vicinity Map
CD21-06

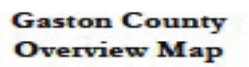
Legend

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

Although every possible measure has been employed to ensure the accuracy of the data presented on this map, the County is not responsible for any errors or omissions. The County is not responsible for any damages or losses resulting from the use of this map.





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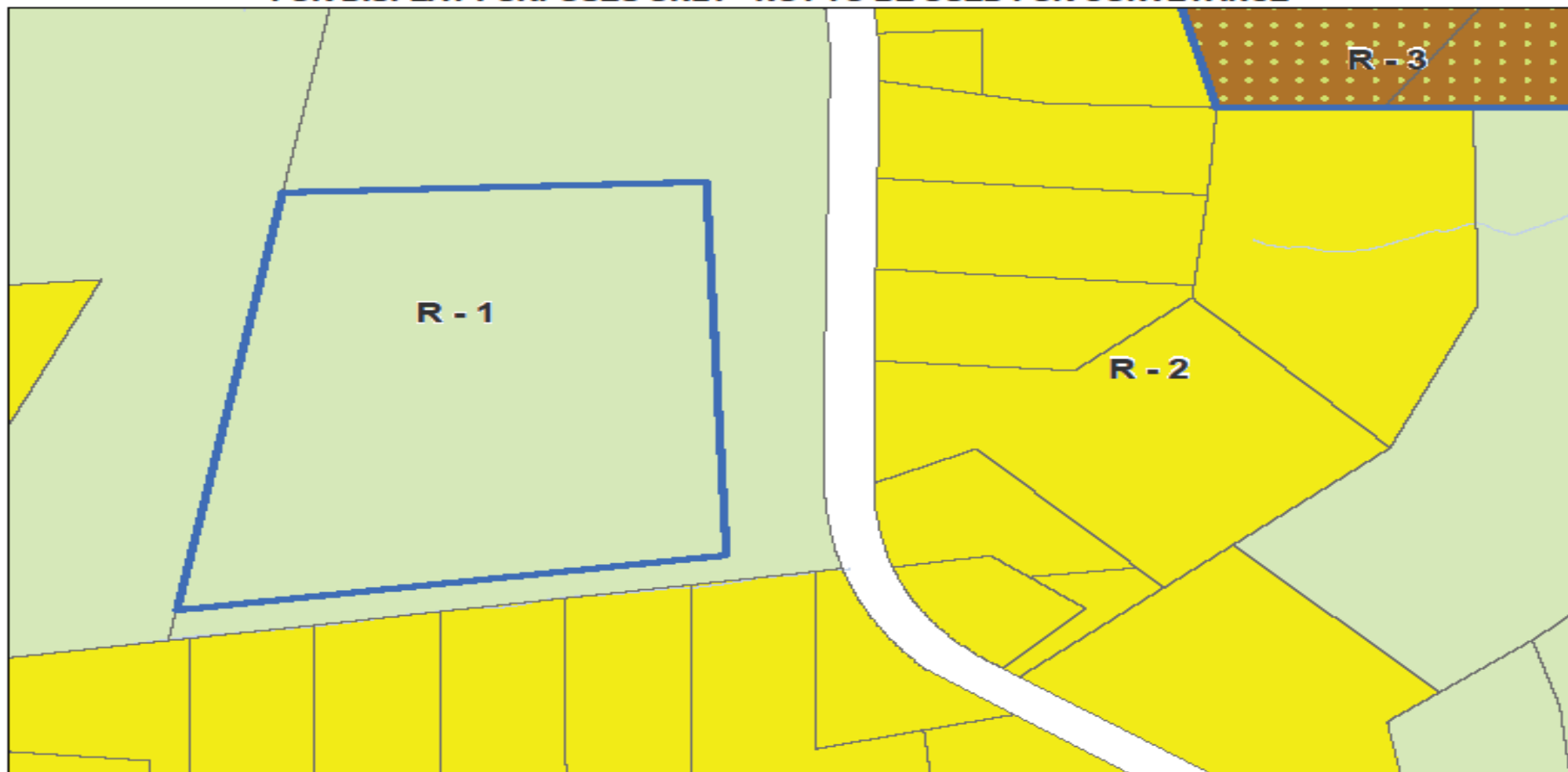
2019 Orthophoto
CD21-06

Legend

-  Subject Area
-  Property Parcels


[illegible]

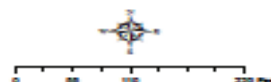
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

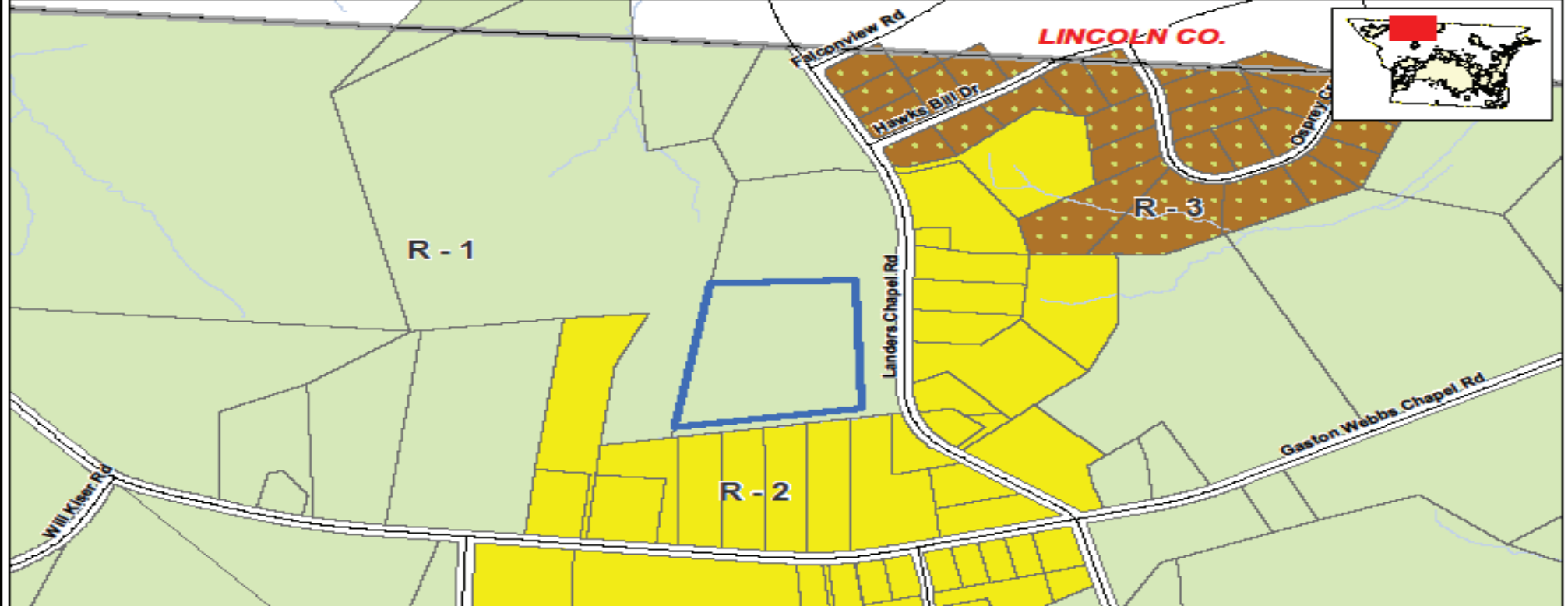
Applicant: CD21-06

 Subject Area



(R-1) Single Family Limited
(R-2) Single Family Moderate
(R-3) Single Family General

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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 and 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
-  R-2 Single Family Moderate
-  R-3 Single Family General

 Area of Consideration



0 100 200 300 400 500 Feet

Applicant: CD21-06
Tax ID(s): 157438 (part of)
Request Re-Zoning
From: (R-1) Single Family Limited
To: (CD/R-3) Conditional District /
Single Family General

Map Date: 10/08/2021



Conditions for Approval:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan.
5. In accordance with Section 5.16.5(l) of the Unified Development Ordinance , the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively.
6. The parking area shall remain as shown on the conceptual site plan, unless such a time occurs that the business expands to include more than twenty (20) employees to which the parking area, aisles, driveways and surfaces must be brought to Unified Development Ordinance (UDO) regulations and standards.
7. The buffer and landscaping shall remain as shown on the conceptual site plan, unless such a time occurs that the business expands to include future structures, as proposed and shown on the plan, to which the buffers and landscaping must be brought to conformance with a Type A buffer yard.