

CD19-03 Teramore Development LLC (Joe Strickland)

Current Zoning District: (R-1) Single Family Limited w/ (CH) Corridor Highway and (US) Urban Standards Overlays

Proposed Zoning District: (CD/C-1) Conditional District/Light Commercial w/ (CH) Corridor Highway and (US) Urban Standards Overlays, in order to allow Retail, 0-24,999 sq ft GFA

Parcel: 301564 (part of)

Location: Union Rd. (Gastonia)

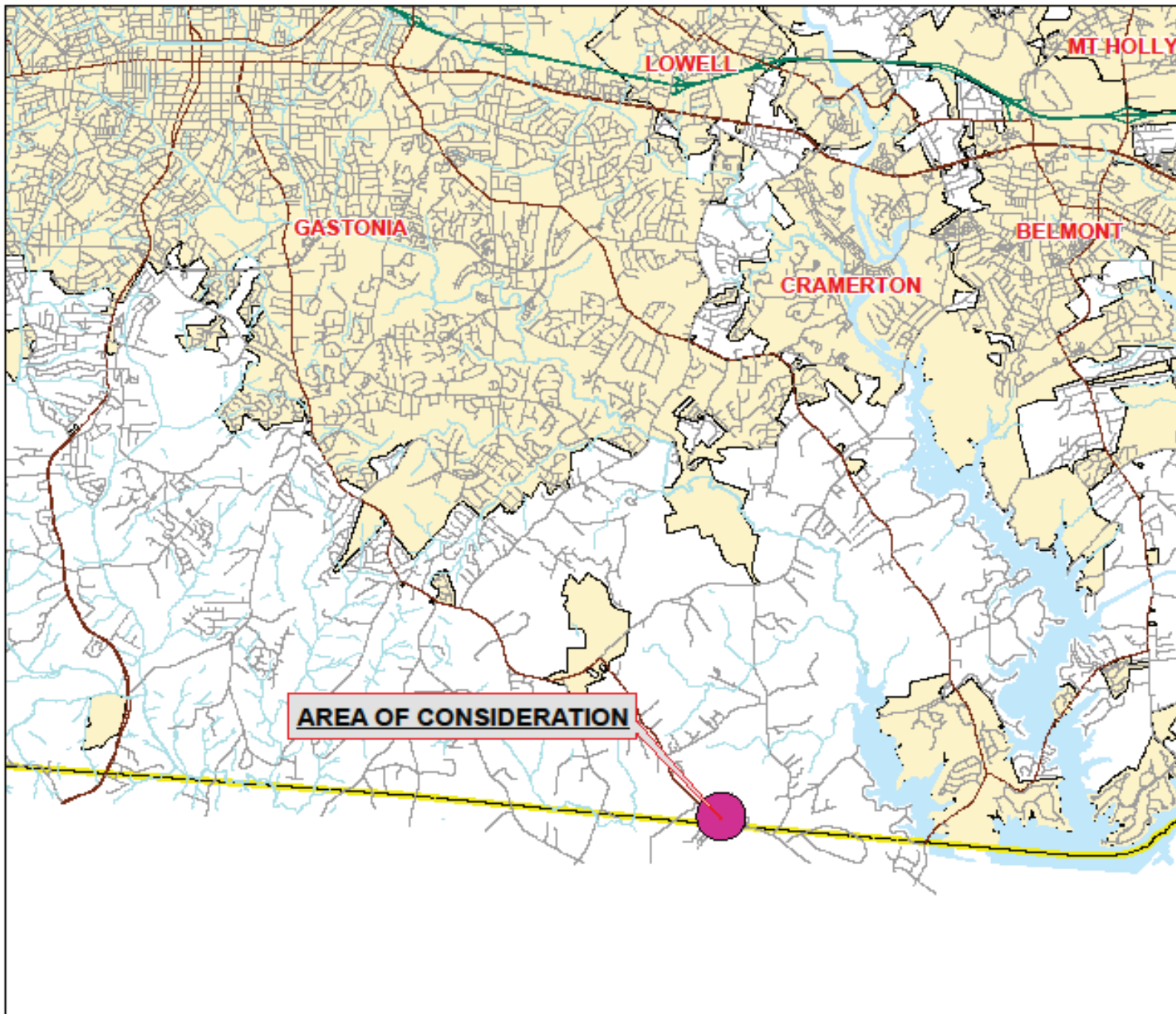
Property Owner: James K. Yelton

Total Property Acreage: 45.49 ac

Acreage for Map Change: 2 ac







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



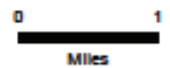
Gaston County
North Carolina

Vicinity Map
CD19-03

Legend

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

Although every attempt has been made to ensure the accuracy of this map, the County does not warrant the accuracy or completeness of the information shown on this map. The map may be used for informational purposes only. The County is not responsible for any errors or omissions on this map. No liability is assumed for any damages or losses resulting from the use of this map.





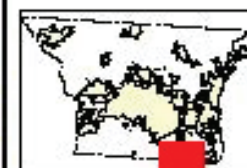


Gaston County Overview Map

2018 Pictometry
CD19-03

Legend

-  Subject Area
-  Property Parcels



This map is intended for use by the public as a general overview of the county. It is not intended to be used for legal purposes. The information shown on this map is for informational purposes only and is not intended to be used for legal purposes. The information shown on this map is for informational purposes only and is not intended to be used for legal purposes.

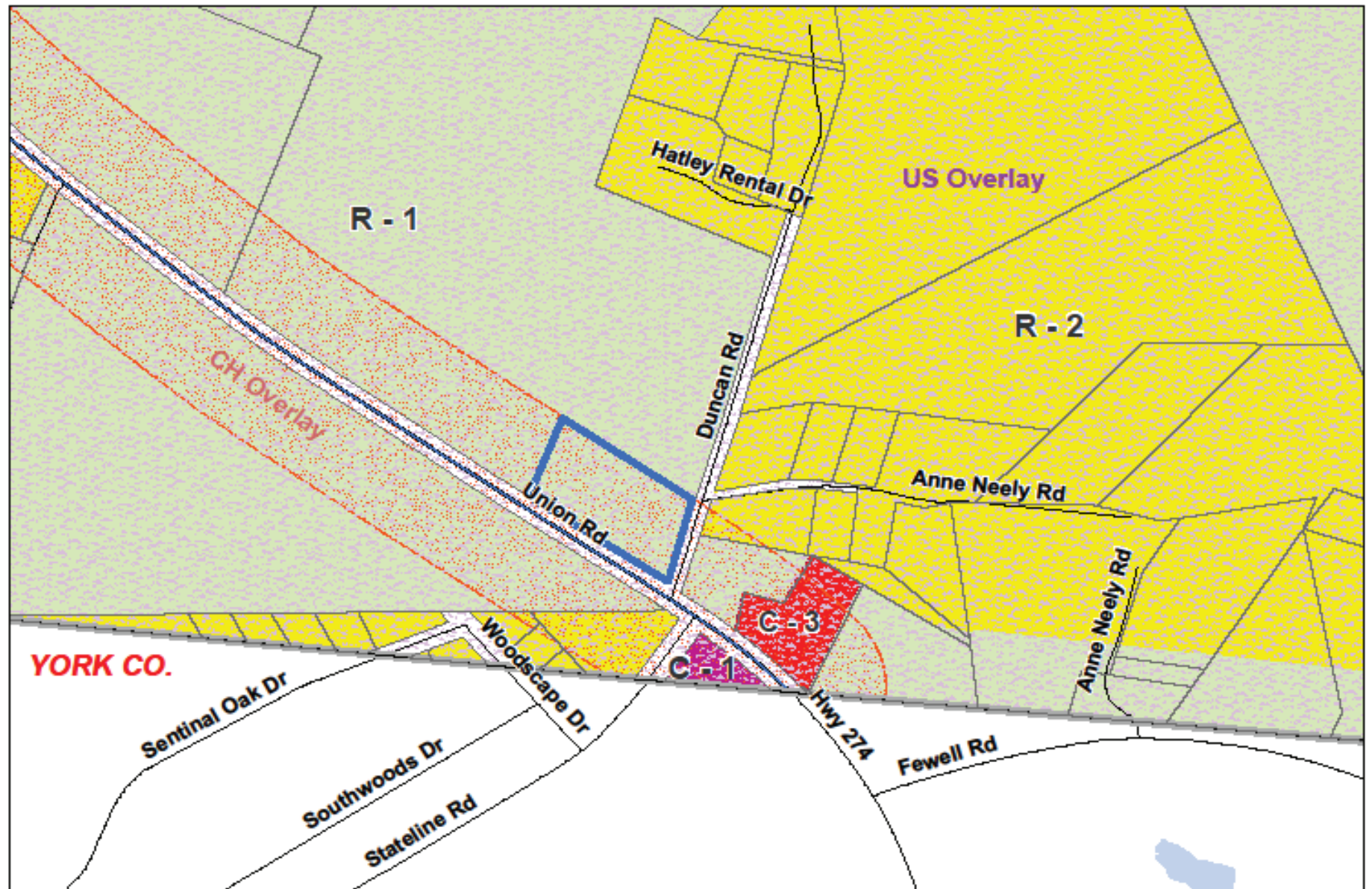
This map is for informational purposes only and is not intended to be used for legal purposes. The information shown on this map is for informational purposes only and is not intended to be used for legal purposes.



0 115 230 Feet




FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

Applicant: CD19-03

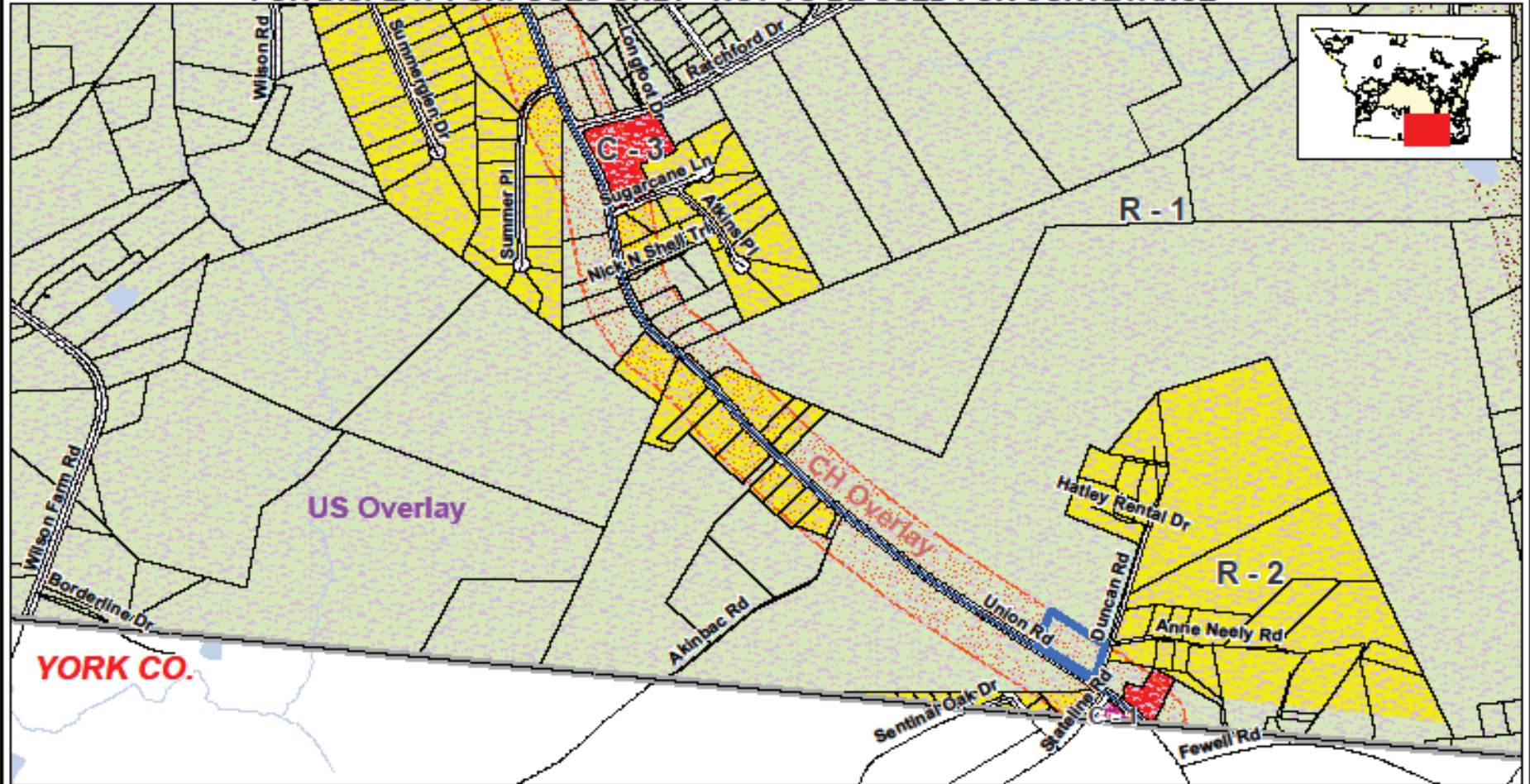
 Subject Area



0 100 200 400 Feet

(R-1) Single Family Limited
(R-2) Single Family Moderate
(C-1) Light Commercial
(C-3) General Commercial
(CH) Corridor Highway Overlay
(US) Urban Standards Overlay

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 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**

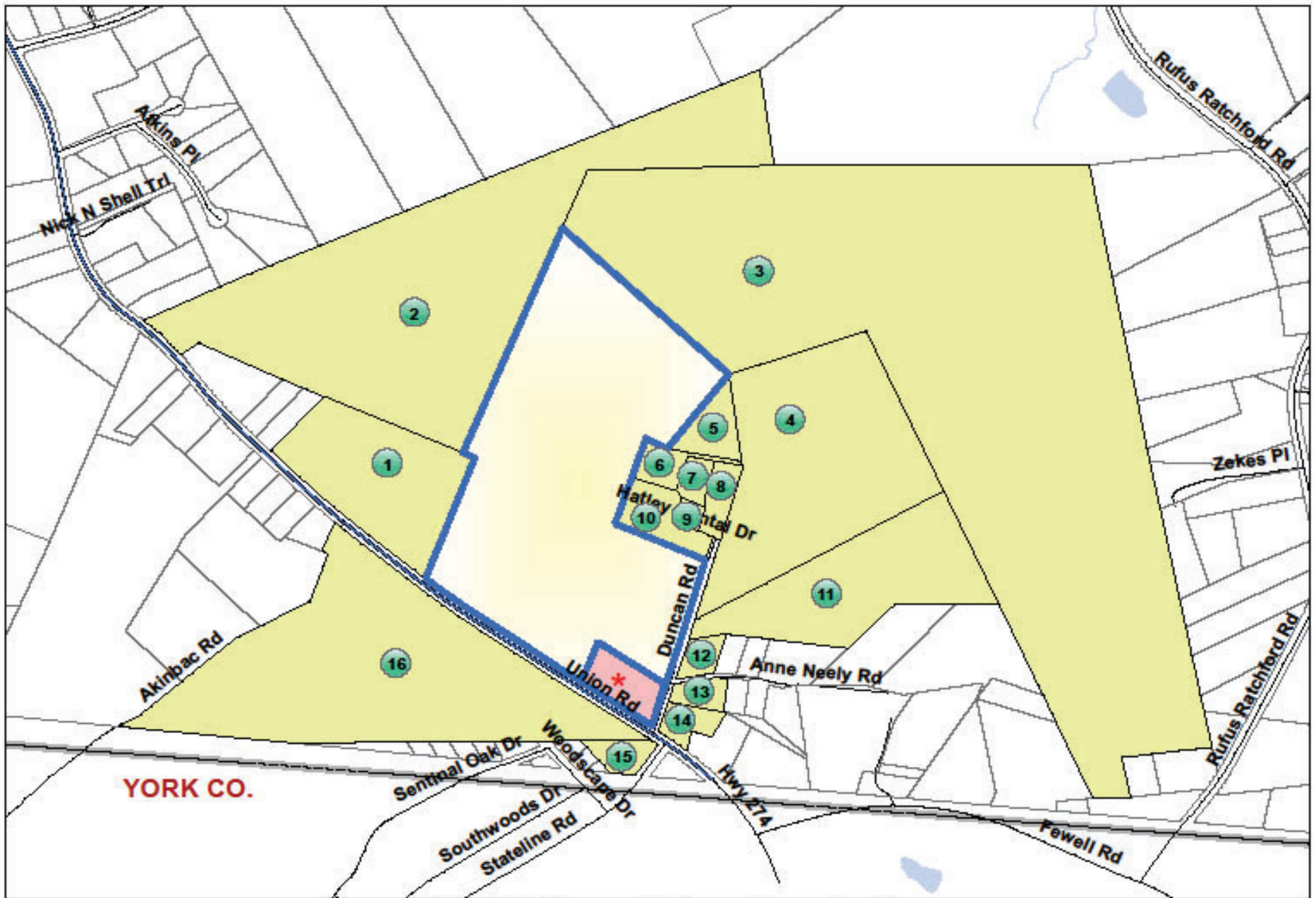
- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-1 Light Commercial
- C-3 General Commercial
- US Urban Standards Overlay
- CH Corridor Highway Overlay

Area of Consideration



Applicant: CD19-03
 Tax ID(s): 301564 (part of)
 Request Re-Zoning From:
 (R-1) Single Family Limited
 w/ (CH) Corridor Highway and
 (US) Urban Standards Overlays
 To: (CD/C-1) Conditional District/
 Light Commercial w/ (CH) Corridor
 Highway and (US) Urban Standards
 Overlays, in order to allow Retail,
 0-24,999 sq ft GFA

Map Date: 10/24/2019

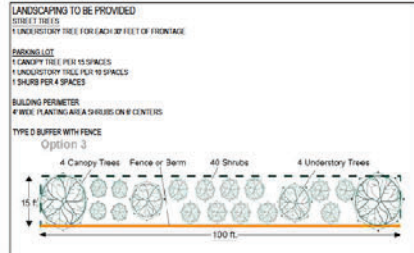


CD19-03 Subject and Adjacent Properties Map
 See reverse side for listing of property owners

 **Area of Consideration**

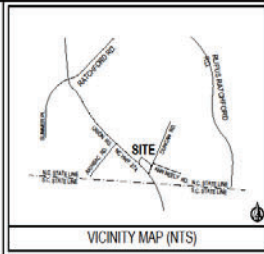
CD19-03 Owner and Adjacent Property Listing

| <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> |
|------------|---------------|------------------------|--------------------------|-------------------------------|-------------|--------------|------------|
| * | 301564 | YELTON JAMES K | | 8034 CATAWBA COVE RD | BELMONT | NC | 28012 |
| 1 | 301563 | FIELDS TAMMY S | FIELDS TONY WADE | 5113 WILLOW POND RD | CLOVER | SC | 29710 |
| 2 | 194325 | RATCHFORD GENE RATHUR | RATCHFORD SANDRA QUEEN | 2048 SHADWELL CT | GASTONIA | NC | 28054 |
| 3 | 301310 | THOMPSON RECHELLE | THOMPSON GRADY ANDREW JR | 8654 CATAWBA COVE DR | BELMONT | NC | 28012 |
| 4 | 194346 | GAINES SARA TRUST | | 934 BROMLEY RD | CHARLOTTE | NC | 28207 |
| 5 | 194335 | PHILLIPS RICKY DALE | | 111 DANA LN | GASTONIA | NC | 28056 |
| 6 | 194336 | PHILLIPS RICKY DALE | HARVEY RICHARD D JR | 239 DUNCAN RD | GASTONIA | NC | 28056 |
| 7 | 194337 | WEATHERS DOROTHY P | C/O JOHN WEATHERS | 22733 N 105TH DR | PEORIA | AZ | 85383 |
| 8 | 194342 | HARVEY JENNIFER LEIGH | HARVEY RICHARD DAVID JR | 239 DUNCAN RD | GASTONIA | NC | 28056 |
| 9 | 194326 | HARVEY JENNIFER | HARVEY RICHARD & | 239 DUNCAN RD | GASTONIA | NC | 28056 |
| 10 | 194327 | HATLEY ENTERPRISES LLC | | 800 RIDDLE MILL RD | CLOVER | SC | 29710 |
| 11 | 194348 | GAINES SARA TRUST | | 934 BROMLEY RD | CHARLOTTE | NC | 28207 |
| 12 | 194329 | DAVIS MARETHIA S & | DAVIS PERRY ANDRE | P O BOX 294 | CRAMERTON | NC | 28032 |
| 13 | 194340 | GAINES SARA TRUST | | 934 BROMLEY RD | CHARLOTTE | NC | 28207 |
| 14 | 194333 | BUTTS GAIL E | BUTTS PHILIP J | 1078 GALWAY LN | CLOVER | SC | 29710 |
| 15 | 225204 | ACG LAKE WYLIE III LLC | | 2054 KILDAIRE FARM RD STE 413 | CARY | NC | 27518 |
| 16 | 225620 | MCGIRT STEPHEN PAUL | | 6922 PINE MOSS LN | CLOVER | SC | 29710 |



| SITE INFORMATION | |
|-------------------------|--|
| PARCEL ID | 30154 |
| TOTAL PROPERTY SIZE | 45.66 ACRES |
| PROPERTY TO BE REZONED | 2.85 ACRES |
| CURRENT ZONE | R-1 WITH CONDOUR HIGHWAY & URBAN STANDARDS OVERLAYS |
| PROPOSED ZONE | CO-C WITH CONDOUR HIGHWAY & URBAN STANDARDS OVERLAYS |
| PROPOSED LAND USE | COMMERCIAL RETAIL |
| BUILDING SQ. FT. | 8,100 |
| BUILDING HEIGHT | 10'4" |
| PROJECT COMPLETION DATE | 10/1/2025 |
| CONDITIONS | RETAIL USES PERMITTED IN THE (C-1) LIGHT COMMERCIAL ZONING DISTRICT MINIMUM BUILDING SETBACK OF THIRTY (30) FT FROM ADJACENT RESIDENTIALLY ZONED TRACTS |
| LANDOWNER | JAMES E. TON 824 CANTAMBA COVE ROAD SPYGLASS, NC 28042 PHONE: 704.866.0054 |

| LEGEND | |
|--------|-----------------------|
| --- | PROPERTY LINE |
| --- | EXISTING CONTOURS |
| --- | PROPOSED CONTOURS |
| --- | BUILDING SETBACK |
| --- | LANDSCAPE BUFFER |
| P | EX. OVERHEAD ELECTRIC |
| SS | EX. SANITARY SEWER |
| W | EX. WATER |
| FO | EX. FIBER OPTICS |



PRELIMINARY



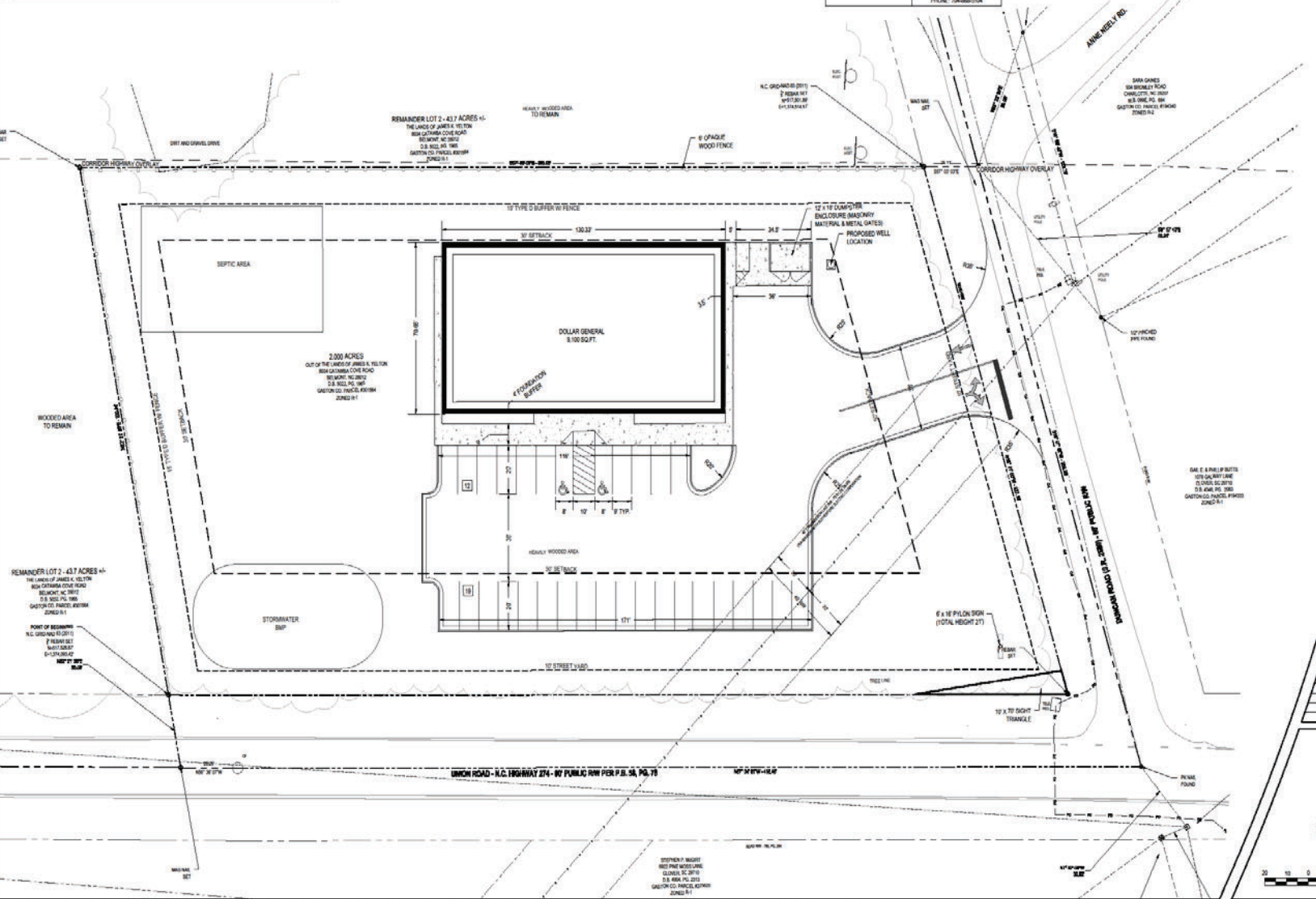
DOLLAR GENERAL
 GASTONIA, NC

REZONING MAP

PREPARED FOR:
 TERAMORE DEVELOPMENT, LLC
 PO BOX 6560
 THOMASVILLE, GA 31758

| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |
| | |

| | |
|----------------|-----------|
| DRAWN BY | JW/MS |
| DATE | 10/21/24 |
| PROJECT NUMBER | 23050014 |
| DRAWN BY | J EDWARDS |
| CHECKED BY | J CHURCH |
| SCALE | 1" = 20' |
| | (1) (0) |
| SHEET | C100 |



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DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET



| | | | |
|------------------------------------|----------------|----------------------|---------------------------|
| 30 EQUICORP - DOLLAR GENERAL STORE | | CITY, STATE - STREET | |
| PROTOTYPE: | D | DEVELOPER | |
| BLDG SF: | 9,100/7,302 SF | COMPANY: | TERAMARK DEVELOPMENT, LLC |
| | | NAME: | JOHN HARTEN |
| | | PHONE: | (228) 877-3888 |
| | | COMPANY: | TERAMARK DEVELOPMENT, LLC |
| | | NAME: | CHAD BRIDGEMAN |
| | | PHONE: | (228) 877-1088 |
| | | DATE | 11/26/20 |

EASTON COUNTY TAX PIN ID:
307584



R1

Exhibit A
Conditions of Approval
CD19-03

- 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 of any part thereof is held invalid or void, then this zoning district shall be void and no effect, and shall revert to the original zoning district prior to approval.*
- 3. Development shall meet all local, state and federal requirements.*
- 4. Land Uses will be limited to Retail uses permitted in the (C-1) Light Commercial Zoning District.*
- 5. A minimum building setback of thirty (30) ft from adjacent residentially zoned parcel shall be established.*
- 6. A reduction of parking spaces from thirty seven (37) to thirty one (31) spaces shall be allowed, pending all other regulations and requirements have been satisfied.*