



# GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195  
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

## GENERAL REZONING APPLICATION Application Number: REZ-23-08-23-00161

Applicant  Planning Board (Administrative)  Board of Commission (Administrative)  ETJ

### A. \*APPLICANT INFORMATION

Name of Applicant: Sabrina Brooke Parker  
(Print Full Name)  
Mailing Address: 5627 Green Rd Stanley N.C 28164  
(Include City, State and Zip Code)  
Telephone Numbers: 704 842 4209  
(Area Code) Business (Area Code) Home  
Email: BParker1892@yahoo.com

\* If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.

### B. OWNER INFORMATION

Name of Owner: GARY F Parker  
(Print Full Name)  
Mailing Address: 5627 Green Rd Stanley N.C 28164  
(Include City, State and Zip Code)  
Telephone Numbers: 704-634-0469  
(Area Code) Business (Area Code) Home  
Email: BParker1892@yahoo.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 5627 Green Rd Stanley N.C  
Parcel Identification (PID): 310159  
Acreage of Parcel: .84 +/- Acreage to be Rezoned: .84 +/- Current Zoning: R1/C1  
Current Use: field Proposed Zoning: R2

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

|  |  |
|--|--|
| Name of Property Owner: _____                                | Name of Property Owner: _____                                |
| Mailing Address: _____<br>(Include City, State and Zip Code) | Mailing Address: _____<br>(Include City, State and Zip Code) |
| Telephone: _____<br>(Area Code)                              | Telephone: _____<br>(Area Code)                              |
| Parcel: _____<br>(If Applicable)                             | Parcel: _____<br>(If Applicable)                             |
| _____<br>(Signature)   | _____<br>(Signature)   |

**E. AUTHORIZATION AND CONSENT SECTION**

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) \_\_\_\_\_ hereby give Sabrina Parker consent to execute this proposed action.

Sabrina Parker  
 \_\_\_\_\_  
 (Signature)

8/23/23  
 \_\_\_\_\_  
 (Date)

Wang F Parker  
 \_\_\_\_\_  
 (Signature)

8/23/23  
 \_\_\_\_\_  
 (Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_ State of North Carolina, hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public Signature

\_\_\_\_\_  
 Commission Expiration

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

**If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.**

**APPLICATION CERTIFICATION**

(I,We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

Sabrina Parker  
 \_\_\_\_\_  
 Signature of Property Owner or Authorized Representative

8/23/23  
 \_\_\_\_\_  
 Date

*Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.*

**OFFICE USE ONLY**

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Date Received: 8/23/23

Application Number: PEZ-23-08-23-00161 Fee: \$ 779.00

Received by Member of Staff: PR Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
 (Initials)

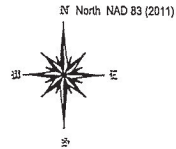
- COPY OF PLOT PLAN OR AREA MAP
- NOTARIZED AUTHORIZATION

- COPY OF DEED
- PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_



APPROVAL FOR RECORDING

I, \_\_\_\_\_ hereby, certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Gaston County, North Carolina, and is approved for recording in the Office of the County Register of Deeds.

Date \_\_\_\_\_ Subdivision Administrator \_\_\_\_\_

APPROVAL OF FLOOD PLAIN  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THAT THESE AREAS HAVE BEEN ACCURATELY DEPICTED. THIS AREA IS FURTHER SHOWN ON FIRM MAP #3710366000K PANEL 3660 WITH REVISION DATE OF SEPT. 28, 2007

State of North Carolina  
County of Gaston  
I, \_\_\_\_\_ Review Officer of Gaston County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_ DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% = 0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Dates of survey: June 2023
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS
- (7) Geoid model: 2018
- (8) Combined grid factor(s): 0.99983937
- (9) Units: U. S. Survey Foot

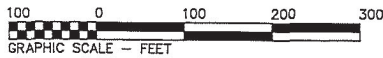
Building Setbacks as follows:

- Zoning: R-1
  - From street R/W 30'
  - From side lot line 15'
  - From rear lot line 25'
  - From side yard lot line 25'
- Zoning: C-1
  - From street R/W 30'
  - From side lot line 10'
  - From rear lot line 30'

Certificate of Ownership and Dedication

Know all men by these presents, that I hereby certify that I am the owner of the property shown hereon, and that I hereby acknowledge this plat and allotment to be my free act and deed.

Date \_\_\_\_\_ Owner \_\_\_\_\_



RETURN TO:  
GARY F. PARKER  
5627 GREEN RD  
STANLEY, NC 28164

PROPERTY OF  
Gary F. Parker

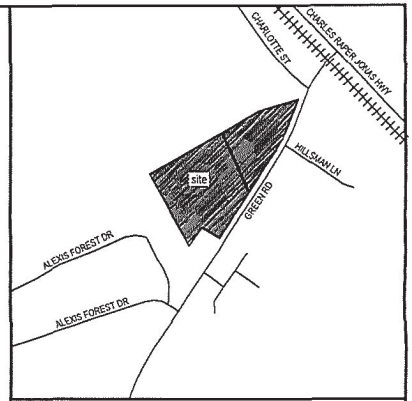
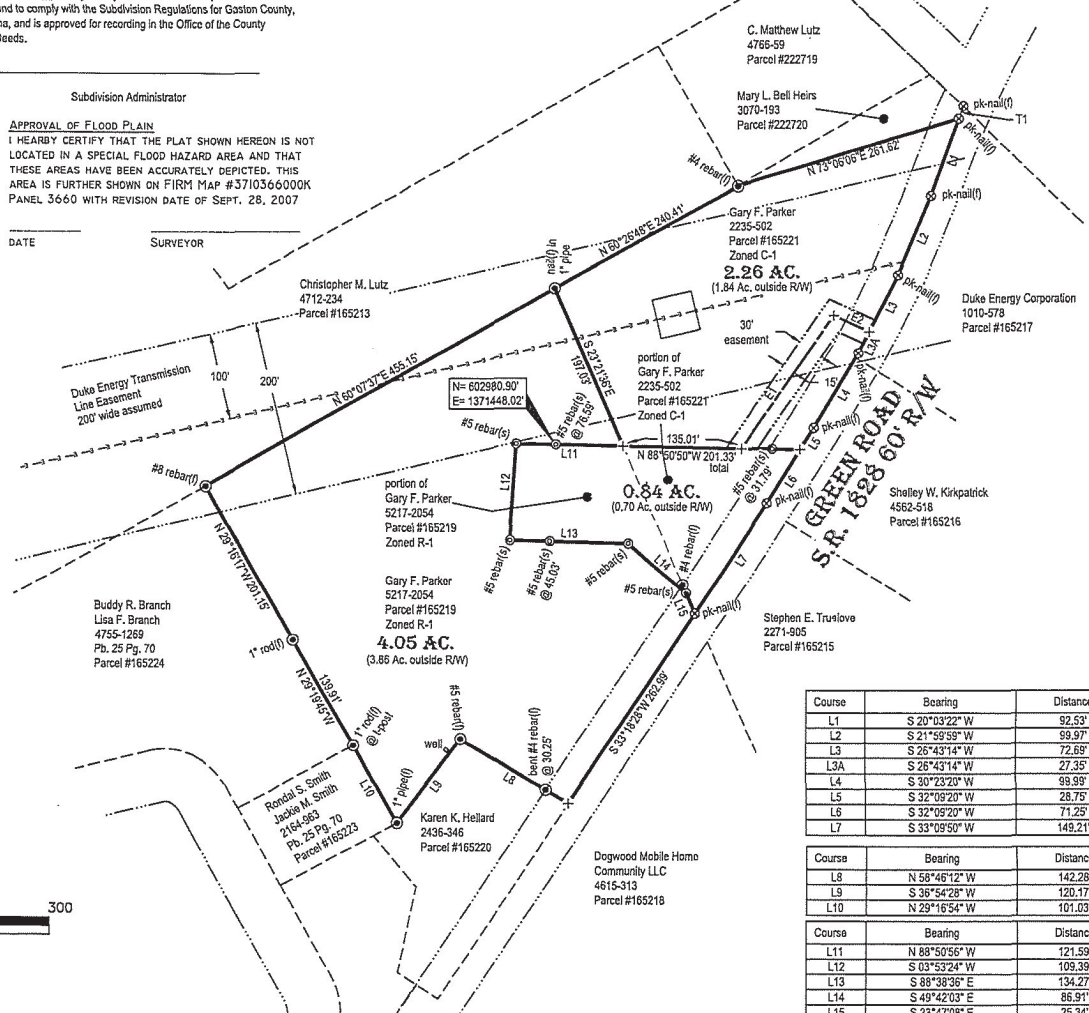
OWNER: Gary F. Parker  
ADDRESS: 5627 Green Rd.  
Stanley, NC 28164  
DEED BOOK 5217 PAGE 2054 & DEED BOOK 2235 PAGE 502  
PARCEL: 165219 & 165221  
TOWNSHIP: Dallas  
COUNTY: Gaston  
STATE: NC  
SCALE: 1" = 100'

C.F. 165219  
D.F. 165219  
DATE: June 13, 2023  
DRAWING NO. 23-1268

**LATTIMORE & PEELER SURVEYING**  
105 LONDON ROAD  
LAWNDALE, NORTH CAROLINA 28090  
(704) 538-3443



| LEGEND |                         |
|--------|-------------------------|
|        | SURVEYED BOUNDARY LINES |
|        | LINES NOT SURVEYED      |
|        | RIGHT-OF-WAY LINE       |
|        | FENCE LINE              |
|        | ELECTRIC LINE           |
|        | BURIED ELECTRIC LINE    |
|        | WATER LINE              |
|        | GAS LINE                |
|        | SAN-SEWER LINE          |
|        | TELEPHONE LINE          |
|        | HYDRANT                 |
|        | GAS METER               |
|        | WATER METER             |
|        | POWER POLE              |
|        | TELEPHONE BOX           |
|        | NEW IRON PIN (NIP)      |
|        | EXISTING IRON PIN (EIP) |
|        | UNMONUMENTED POINT      |
|        | MAG NAIL                |
|        | CONCRETE MONUMENT       |
|        | R.R. SPIKE SET          |
|        | R.R. SPIKE FOUND        |
|        | FOUND                   |
|        | SET                     |
|        | STONE                   |
|        | TREE                    |
|        | WELL                    |



- NOTES:
- AREA BY COORDINATE COMPUTATION.
  - ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
  - SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAP APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
  - PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
  - NO GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCGS NETWORK RTK SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
  - OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATTIMORE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
  - NO DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
  - NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
  - PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 20°03'22" W | 92.53'   |
| L2     | S 21°59'59" W | 59.97'   |
| L3     | S 26°43'14" W | 72.69'   |
| L3A    | S 26°43'14" W | 27.35'   |
| L4     | S 30°23'20" W | 99.99'   |
| L5     | S 32°08'20" W | 28.75'   |
| L6     | S 32°08'20" W | 71.25'   |
| L7     | S 33°09'50" W | 149.21'  |

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L8     | N 56°46'12" W | 142.28'  |
| L9     | S 36°54'28" W | 120.17'  |
| L10    | N 29°16'54" W | 101.03'  |

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L11    | N 88°50'56" W | 121.59'  |
| L12    | S 03°53'24" W | 109.39'  |
| L13    | S 88°38'36" E | 134.27'  |
| L14    | S 49°42'03" E | 86.91'   |
| L15    | S 23°47'08" E | 25.34'   |

| Course | Bearing       | Distance |
|--------|---------------|----------|
| E1     | N 34°21'13" E | 184.75'  |
| E2     | S 64°54'17" E | 44.42'   |

| Course | Bearing       | Distance |
|--------|---------------|----------|
| T1     | N 20°03'25" E | 15.15'   |

Approval of Water Shed  
I certify that the plat shown hereon complies with the South Fork Protected IV Watershed Protection Regulations and is approved by the Watershed Administrator for recording in the Gaston County Register of Deeds office.

Date \_\_\_\_\_ Watershed Administrator \_\_\_\_\_

Notice: This property is located within a Public Water Supply Watershed development restrictions may apply.

This Plat is located in whole or in part of a designated Surface Water Supply Watershed Area of Gaston County or the municipalities for which Gaston County administers Watershed Regulations. This area is defined as the South Fork Protected IV and named as South Fork Protected IV and this area is accurately depicted.

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of approval is required by Gaston County before the plat is presented for recordation and also certify to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my supervision from an actual survey made under my supervision deed description recorded in Book 5217, Page 2054 and Book 2235, Page 502; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 5217, Page 2054 & Book 2235, Page 502 and the surveys reference above; that the ratio of precision as calculated is 1:12,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number and seal this 13th day of June, 2023.



**PRELIMINARY PLAT**  
NOT FOR SALES OR CONVEYANCES

Surveyor