

# PCUP19-03 John & Jennifer Ratchford

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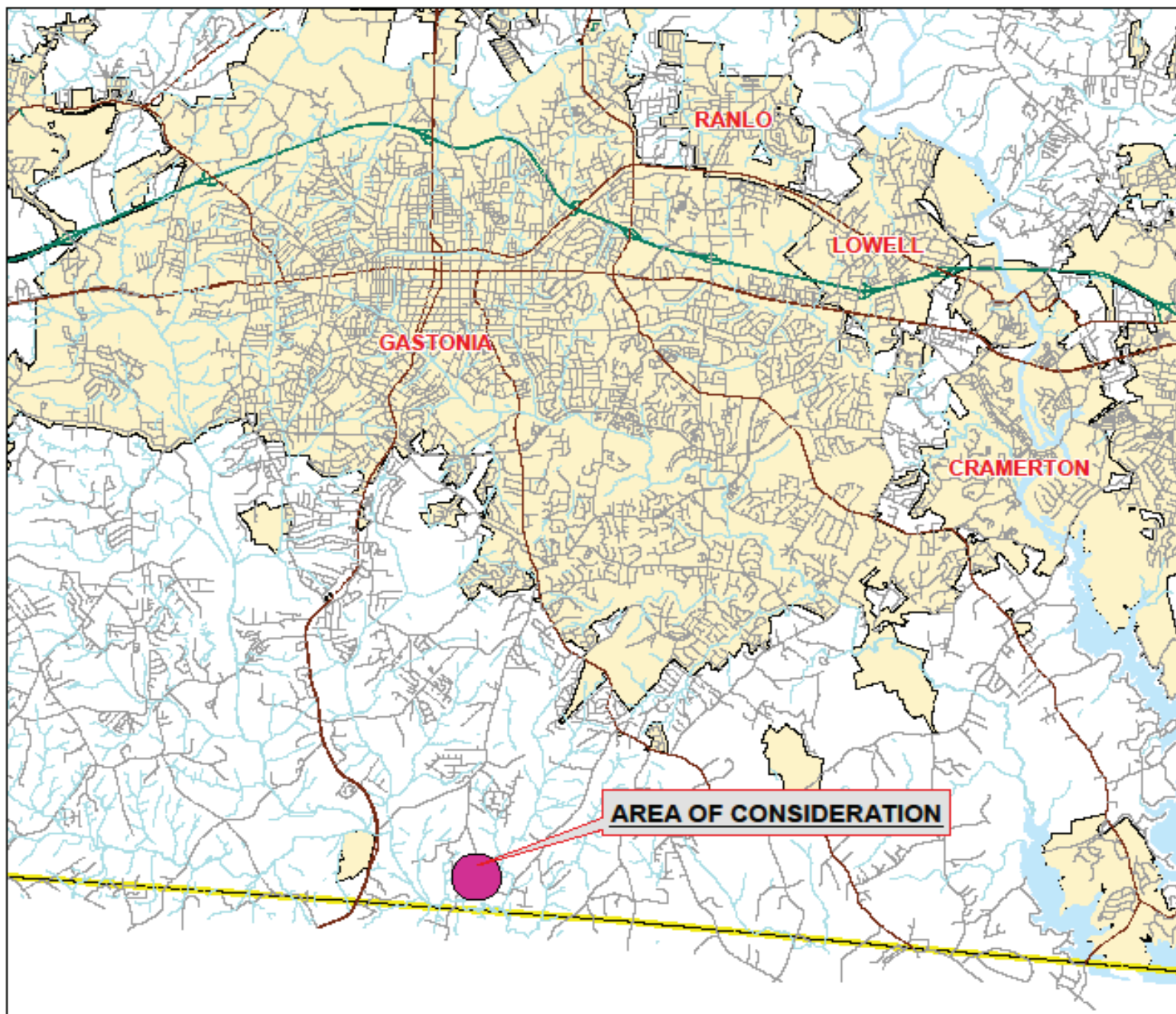
**5515 Sparrow Dairy Rd., Gastonia, NC 28056**

Current Zoning: (R-1) Single Family Limited with (US) Urban Standards Overlay

Proposed Zoning: (CU/R-2) Conditional Use / Single Family Moderate with (US) Urban Standards Overlay (PCUP), in order to allow Animal Grooming Service / Animal Kennel



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



**Gaston County**  
North Carolina

**Vicinity Map**  
PCUP19-03

**Legend**

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

Although every attempt has been made to ensure the accuracy of this map, the user assumes all responsibility for the use of the map. The map may not be used for other purposes without the express written consent of the County. The map may not be used for other purposes without the express written consent of the County. The map may not be used for other purposes without the express written consent of the County.



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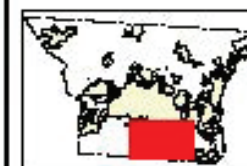
# **Gaston County Zoning Review Overview Map**

2018 Pictometry

PCUP19-03

## **Legend**

- Subject Area
- Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning applications. It is not to be used for any other purpose.

Property owners, zoning commissions and other stakeholders are encouraged to review this map and provide input to the Board of Commissioners. The Board of Commissioners will make the final decision on the zoning application.

A zoning map is not a legal document. It is a map that shows the zoning classification for a particular area. It is not a legal document and should not be used as such.

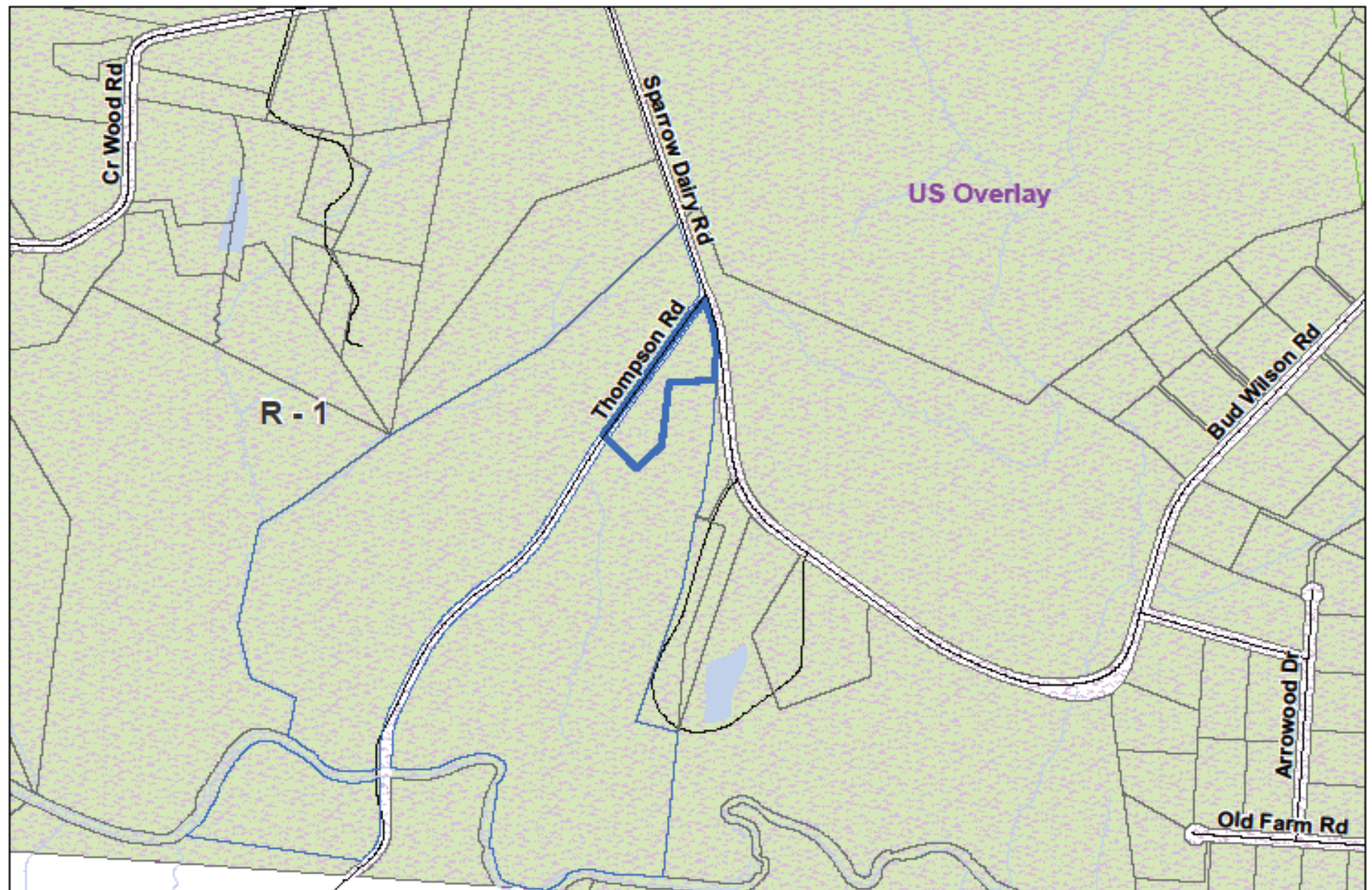
This map is for informational purposes only. It is not to be used for any other purpose.



0 100 200 Feet




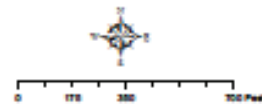
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



**GASTON COUNTY**  
**Zoning Map**

Applicant: PCUP19-03

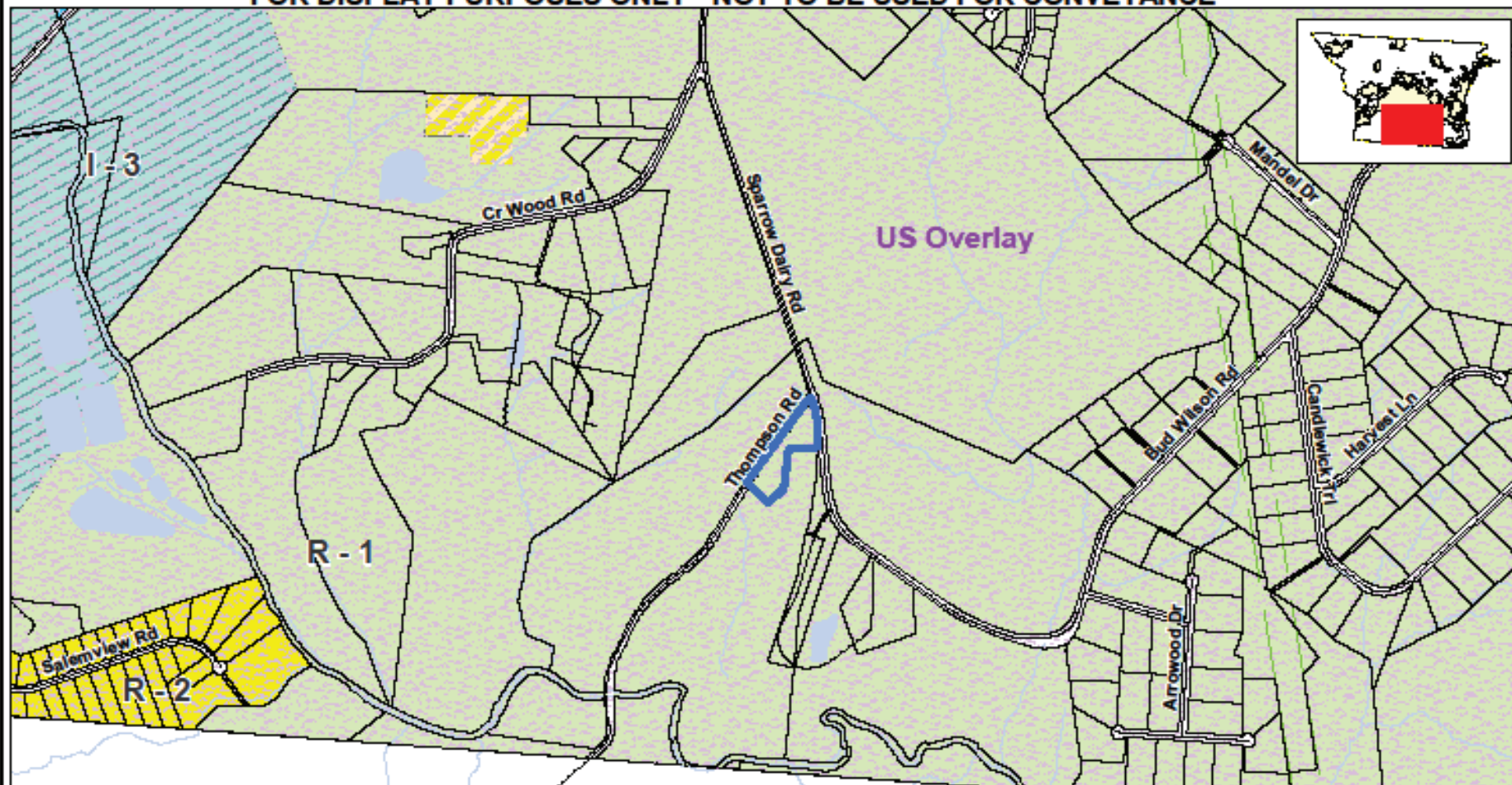
 Subject Area



R-1 Single Family Limited  
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

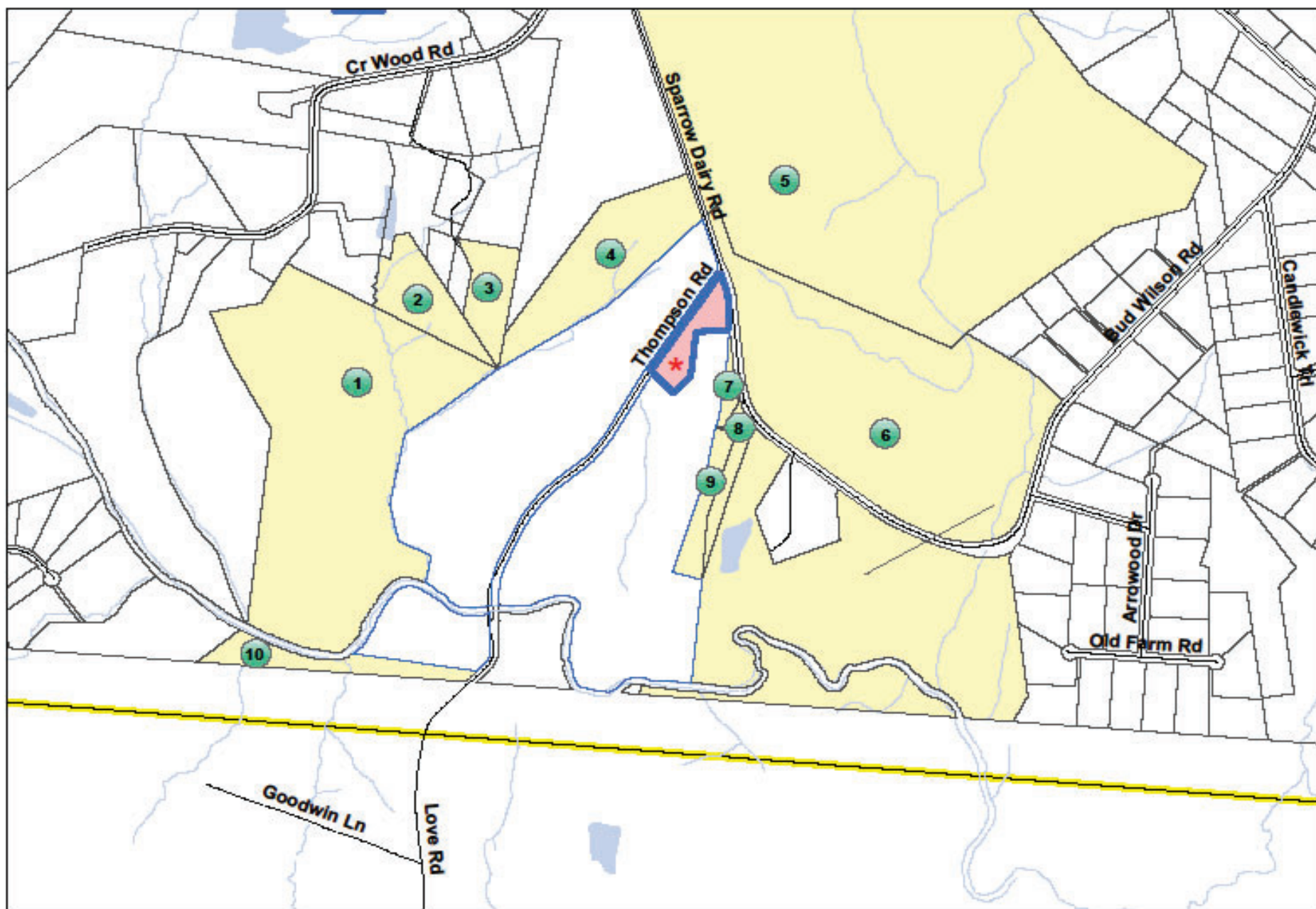
- R-1 Single Family Limited
- I-3 Exclusive Industrial
- R-2 Single Family Moderate
- CU/R-2 Conditional Use/Single Family Moderate
- Area of Consideration



0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000 Feet

Applicant: PCUP19-03  
Tax ID: 194195  
Request Re-Zoning From:  
(R-1) Single Family Limited w/  
(US) Urban Standards Overlay  
to (CU/R-2) Conditional Use /  
Single Family Moderate w/  
(US) Urban Standards Overlay  
(PCUP) in order to allow Animal  
Grooming Service/Animal Kennel

Map Date: 04/01/2019



**PCUP19-03 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Subject Property**



PCUP19-03 Owner and Adjacent Property Listing

<u>NO.</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	194195	RATCHFORD GEORGE LYTLE JR		5409 SPARROW DAIRY RD	GASTONIA	NC	28056
1	147869	LOWRY E CLINTON		2102 ARMSTRONG PARK DR	GASTONIA	NC	28054
2	215915	LOWRY E CLINTON	LOWRY CAROL H	2102 ARMSTRONG PARK DR	GASTONIA	NC	28054
3	202780	SHULER FRANK H JR	SHULER ROHNDAL	10 MAGEE ST	NEW CASTLE	PA	16101-1621
4	227705	REESE RIFTON W	REESE TAYLOR DAVIS	2966 HUNTERS GLEN TRL	GASTONIA	NC	28054-7752
5	227848	THOMPSON JAMES C JR		5303 SPARROW DAIRY RD	GASTONIA	NC	28056
6	194194	SPARROW JOY W		5517 SPARROW DAIRY RD	GASTONIA	NC	28056-9066
7	222191	RATCHFORD GEORGE LYTLE JR	RATCHFORD CHERYL G	5409 SPARROW DAIRY RD	GASTONIA	NC	28056-9005
8	222190	SPARROW JOY W LIFE ESTATE	C/O STEVEN GLENN SPARROW	102 PALMETTO DR	CLOVER	SC	29710-1630
9	194196	SPARROW STEVEN GLENN		102 PALMETTO DR	CLOVER	SC	29710-1630
10	147785	WITHERS JAMES D		4903 WILLOW POND RD	GASTONIA	NC	28056-8106





## PCUP19-03 CONDITIONS

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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 permit shall be void and no effect.
3. Unless the Board of Commissioners issues a Conditional Use Permit which either is specifically exempt from any time constraints or has some other specified time period for implementation, the applicant must secure a valid building permit within a twenty-four (24) month period from the date of issuance of the Conditional Use Permit.
4. Development shall meet all local, state and federal requirements.
5. Provide a commercial grade dumpster on site per guidelines as outlined in Section 9.25 (Solid Waste Dumpster Requirements).
6. Any alterations required by North Carolina Department of Transportation, through the driveway permitting process, causing the proposed drawing to change orientation or any portion of the design, shall be allowed.
7. Any alterations required by North Carolina Department State 2018 Commercial Building Code, causing the proposed drawing to change orientation or any portion of the design, shall be allowed.