

Z20-14 Gerald L. & Sandra F. Lutz

Current Zoning District: (R-1) Single Family Limited

Proposed Zoning District: (C-1) Light Commercial

Parcel: 303483

Location: 359 Huffstetler Lake Rd. (Dallas)

Property Owner: Gerald L. & Sandra F. Lutz

Total Property Acreage: 1.45 ac

Acreage for Map Change: 1.45 ac



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







**Gaston County
North Carolina**

Vicinity Map

Z20 14

Legend

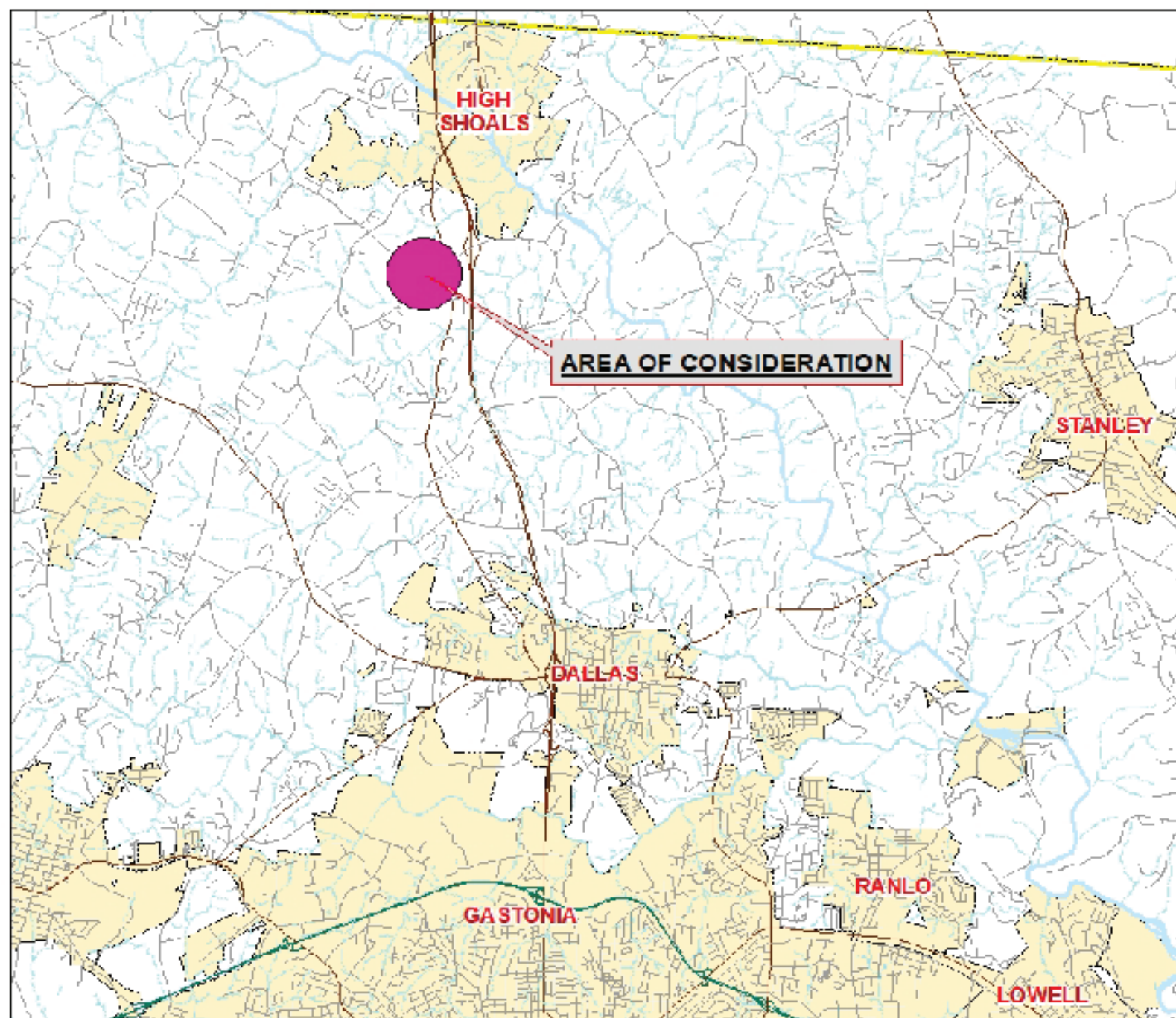
-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

Although all measures described herein have been subject to the appropriate review and approval of the appropriate state and federal agencies, the user assumes all responsibility for the use of the information contained herein.

This map was prepared for the purpose of providing information only. It is not intended to be used as a basis for any legal action or as a substitute for a professional survey.



0 1
Miles





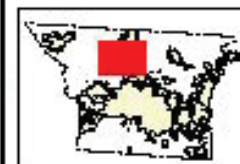
Gaston County Overview Map

2015 Orthophoto

Z20-14

Legend

- Subject Area
- Property Parcels



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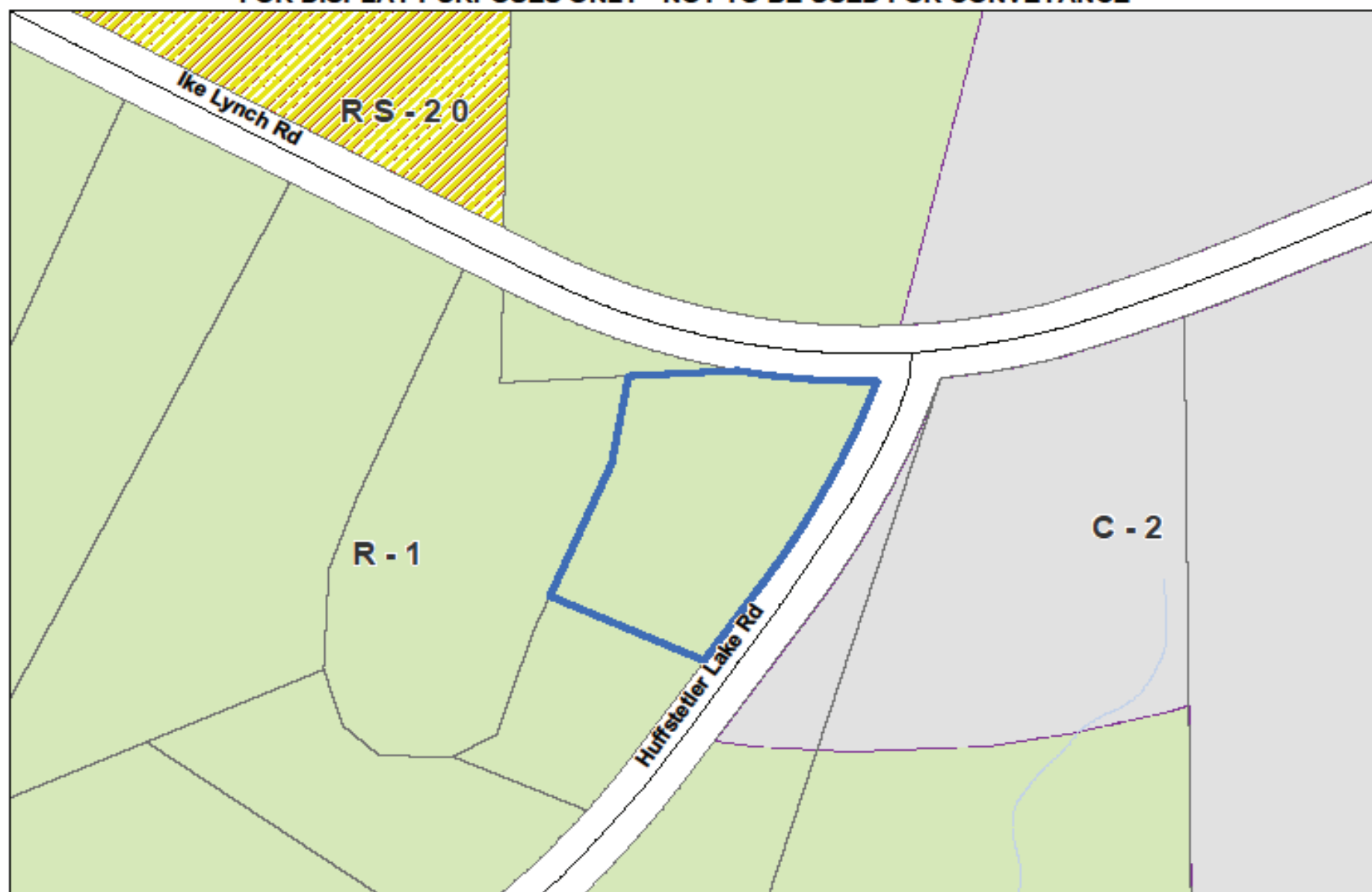
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0 35 150 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

Applicant: Z20-14

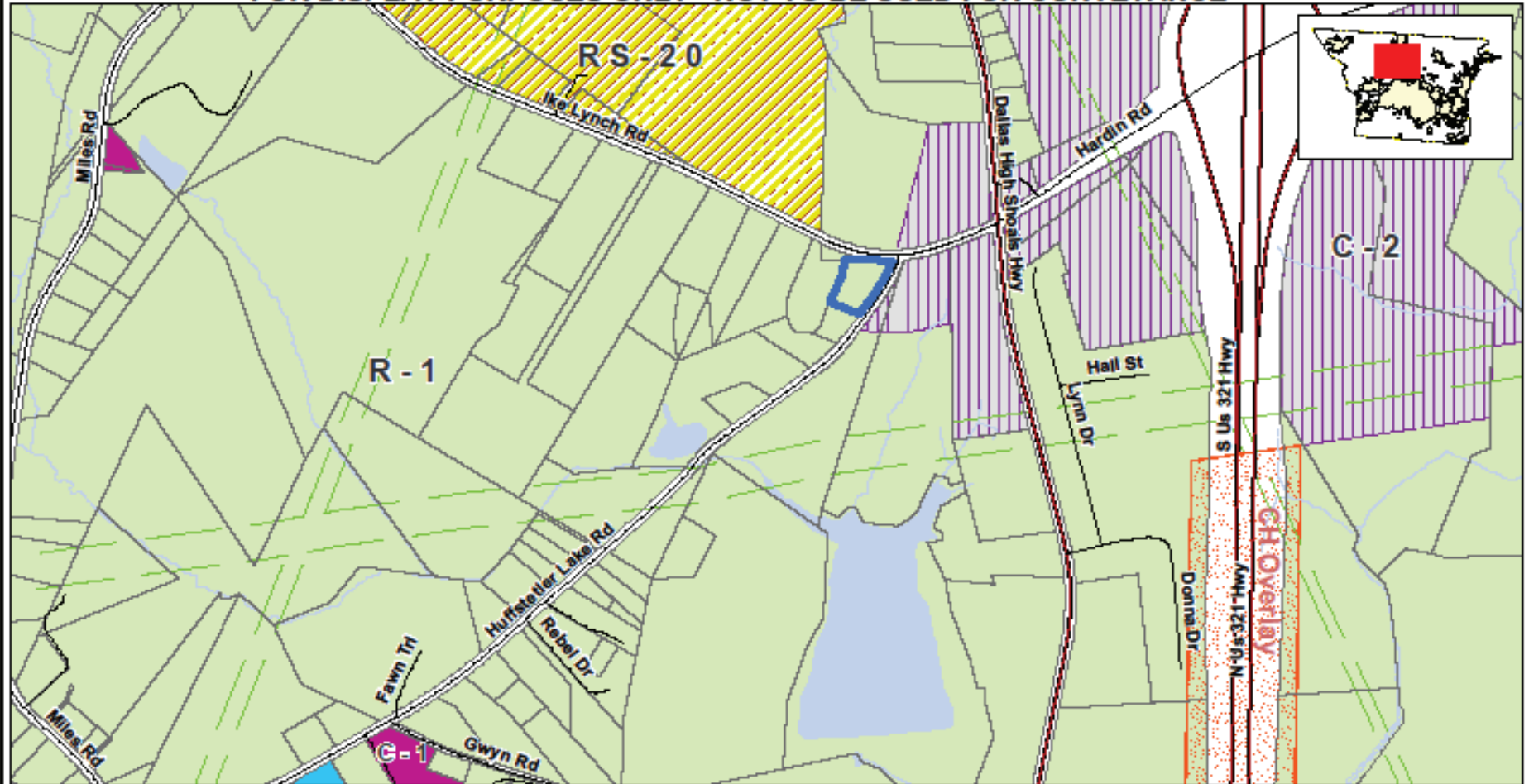
 Subject Area



0 40 80 120 Feet

(R-1) Single Family Limited
(RS-20) Single Family 20,000 sq ft
(C-2) Highway Commercial

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
- RS-20 Single Family 20,000 sq ft
- C-1 Light Commercial
- C-2 Highway Commercial
- CH Corridor Highway Overlay
- I-2 General Industrial

Area of Consideration



0 100 200 300 400 500 Feet

Applicant: Z20-14
Tax ID(s): 303483
Request Re-Zoning From:
(R-1) Single Family Limited
To: (C-1) Light Commercial

Map Date: 09/02/2020



Z20-14 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z20-14 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>
*	303483	LUTZ GERALD L	LUTZ SANDRA F	359 HUFFSTETLER LAKE RD	DALLAS	NC	28034
1	165902	LINK REGGIE H		401 BELWOOD DR	BELMONT	NC	28012
2	165930	METCALF LINDA ROBINSON		5215 DALLAS HIGH SHOALS HWY	DALLAS	NC	28034
3	165909	HEINRICH JILL M	ROLLINS DENNIS G	320 HUFFSTETLER LAKE RD	DALLAS	NC	28034
4	202669	WHITWORTH ROLAND ALVIN		343 HUFFSTETLER LAKE RD	DALLAS	NC	28034
5	165903	SMITH KAREN M		219 IKE LYNCH RD	DALLAS	NC	28034