

PCUP19-01 Justin Dugan

163 Jennings Rd., Dallas, NC

Current Zoning: (R-1) Single Family Residential

Proposed Zoning: (CU/C-3) Conditional Use / General
Commercial (PCUP), in order to allow
Contractor's Office/Equipment Storage Yard



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



**Gaston County
North Carolina**

Vicinity Map
PCUP19-01

Legend

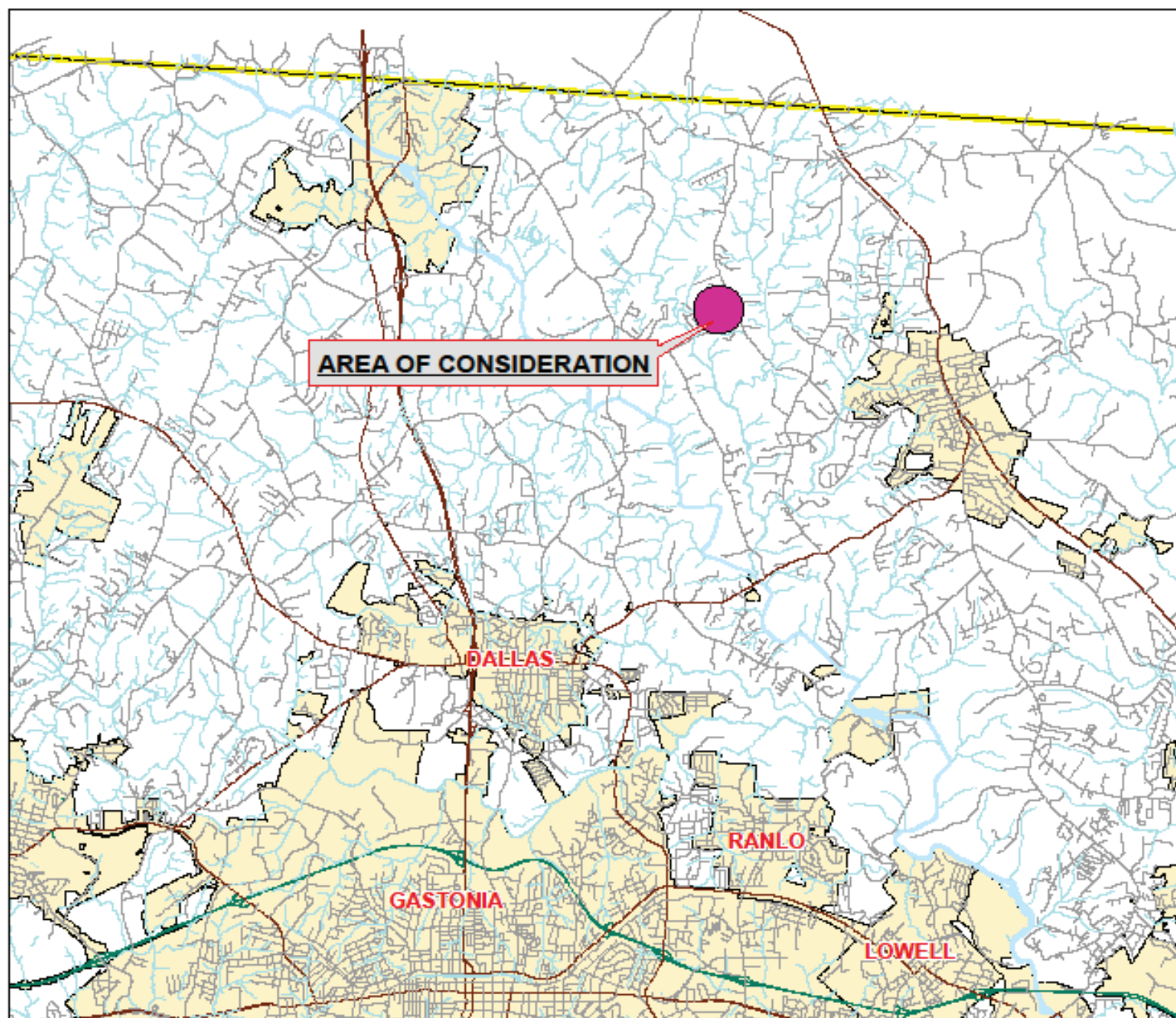
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

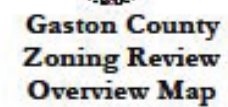
Although every attempt has been made to ensure the accuracy of the map, the user assumes all responsibility for the use and interpretation of the map.

This map may be used for informational purposes only. It is not intended to be used for legal or other purposes. The user assumes all responsibility for the use and interpretation of the map.



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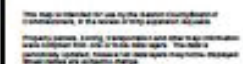
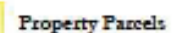




2018 Pictometry

PCUP19-01

Legend

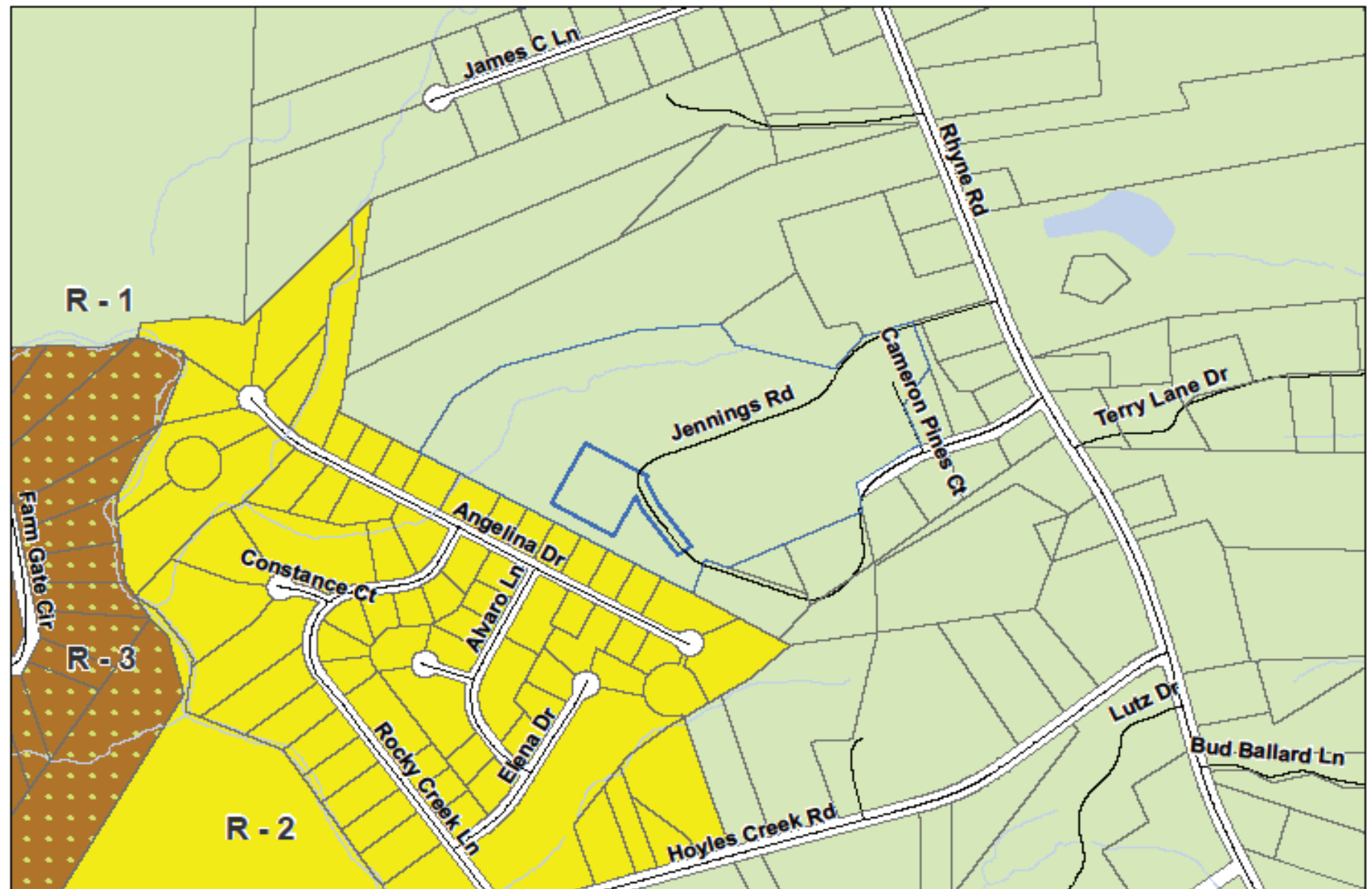


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Free map to the entry [page 1000](#) only. Not to be used for navigation.



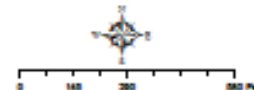
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

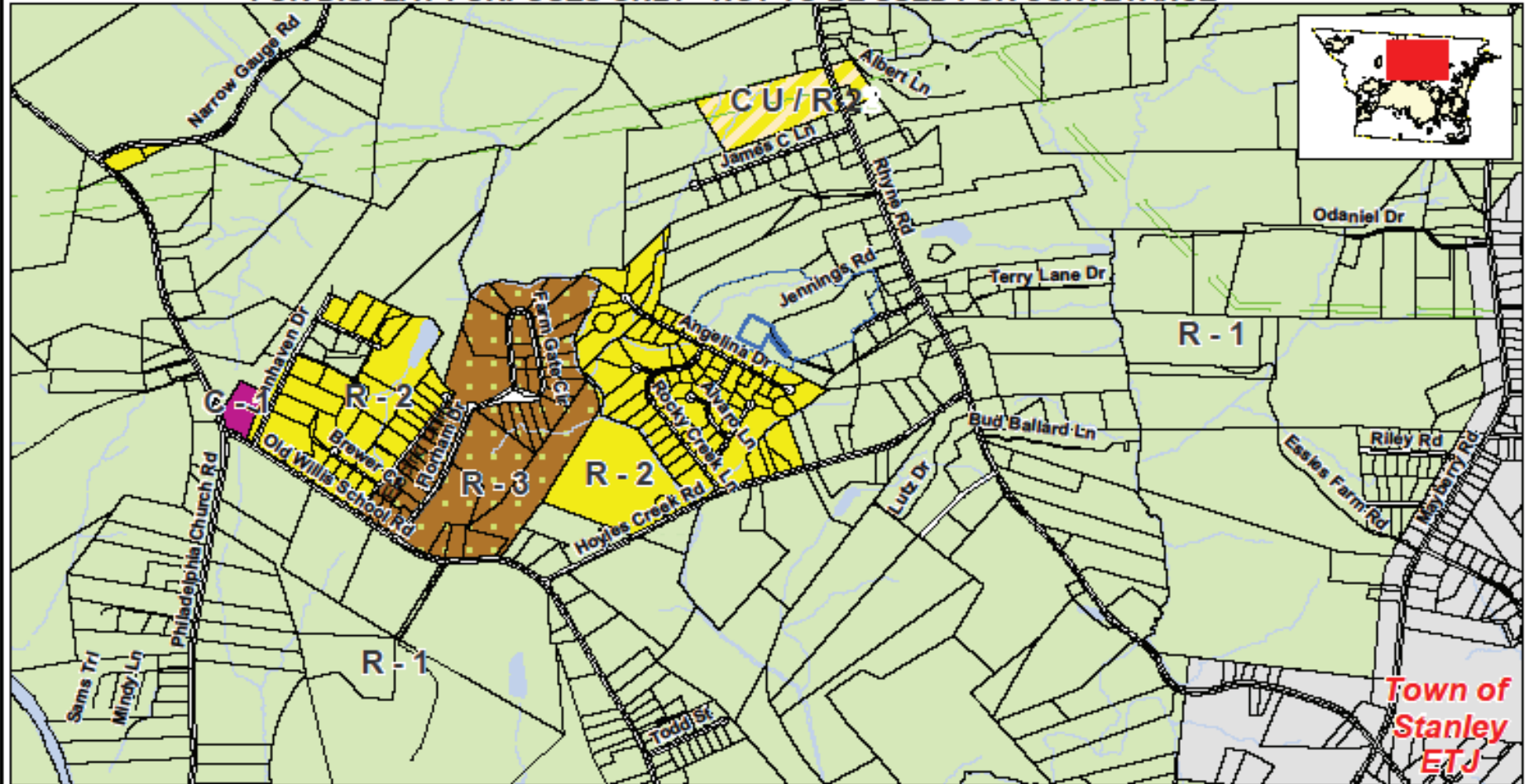
Applicant: PCUP19-01

 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 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
- R-3 Single Family General
- C-1 Light Commercial
- CU/R-2 Conditional Use/Single Family Moderate

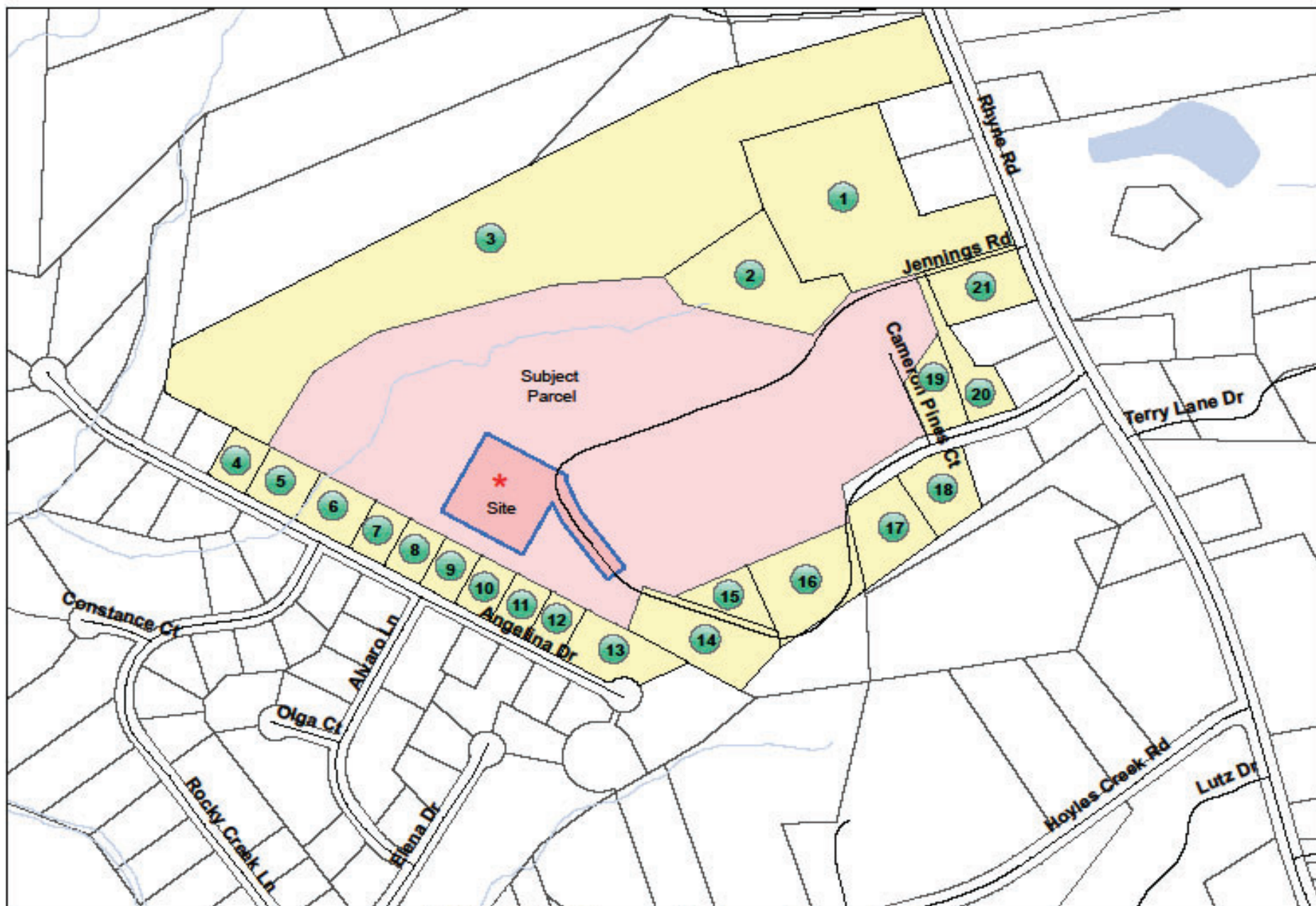
Area of Consideration



0 300 600 1,200 2,400 Feet

Applicant: PCUP19-01
Tax ID: 166155
Request Re-Zoning From:
(R-1) Single Family Moderate
to (CU/C-3) Conditional Use/
General Commercial in order to
allow Contractor's Office/
Equipment Storage Yard

Map Date: 02/05/2019

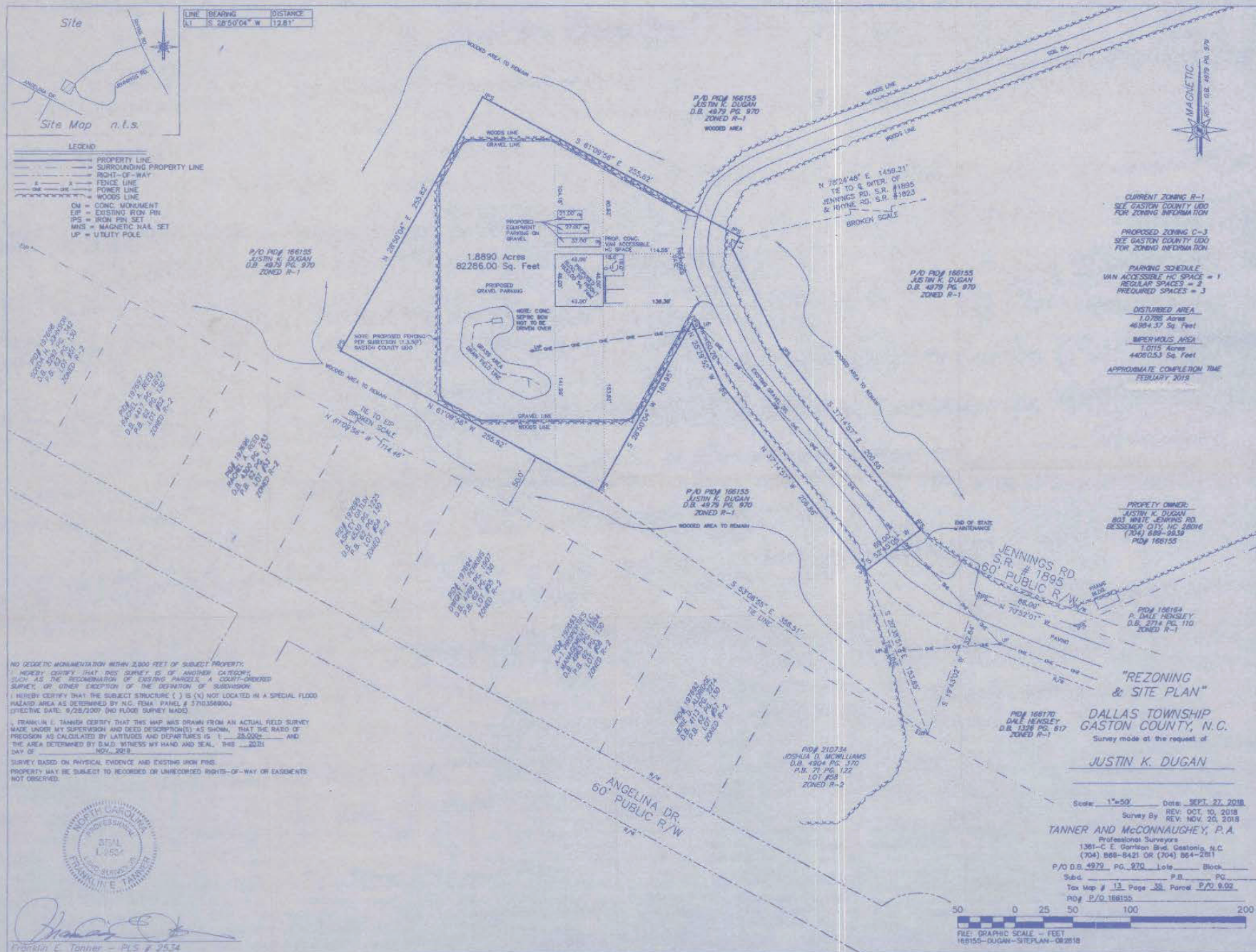


PCUP19-01 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **PCUP Location**

PCUP19-01 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>
*	166155	DUGAN JUSTIN K	DUGAN LORI L	803 WHITE JENKINS RD	BESSEMER CITY	NC	28016-8749
1	300085	HANSEL WILLIE MOORE HEIRS		1909 RHYNE RD	DALLAS	NC	28034-7621
2	166156	STONE CHERRY LACKEY		223 JENNINGS RD	DALLAS	NC	28034-7673
3	166165	JOHNSON ALVIN K	JOHNSON JANICE B	PO BOX 99	ALEXIS	NC	28006-0099
4	197700	WATSON JAMES S	WATSON RUTH H	9704 ASHMORE LN	HARRISBURG	NC	28075-6631
5	197699	DIAMONDBACK PROPERTIES LLC		PO BOX 8	LITTLE RIVER	SC	29556-0000
6	197698	JOHNSON SONDA H		5036 ANGELINA DR	DALLAS	NC	28034-0000
7	197697	REED RACHEL A		5028 ANGELINA DR	DALLAS	NC	28034-0000
8	197696	REED RACHEL A		5028 ANGELINA DR	DALLAS	NC	28034-0000
9	197695	GATLIN ASHLEY		5024 ANGELINA DR	DALLAS	NC	28034-0000
10	197694	PERKINS DWIGHT L	PERKINS ANNA H	5020 ANGELINA DR	DALLAS	NC	28034-6639
11	197693	PREAST STEVEN SETH		5016 ANGELINA DR	DALLAS	NC	28034-6639
12	197692	ALDRIDGE JERIE D		5012 ANGELINA DR	DALLAS	NC	28034-0000
13	210734	MCWILLIAMS JOSHUA DAVID		5004 ANGELINA DR	DALLAS	NC	28034-6639
14	166170	HENSLEY DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-0000
15	166164	HENSLEY PONDER DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-7672
16	166168	HENSLEY P DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-0000
17	166163	EVERTS KEITH M	EVERTS CATHELEEN M	127 JENNINGS RD	DALLAS	NC	28034-0000
18	166162	OSBORNE JANET F	OSBORNE JIMMY	119 JENNINGS RD	DALLAS	NC	28034-0000
19	166177	TURNER CARMEN K		116 JENNINGS RD	DALLAS	NC	28034-0000
20	166176	ROBERTS JR TOMMY F	ROBERTS TAMMY	110 JENNINGS RD	DALLAS	NC	28034-7672
21	166174	HOFFER SHIRLEY MILLER		1819 RHYNE RD	DALLAS	NC	28034-7620



Parallel Conditional Use Application (PCUP19-01) Conditions

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. If the owner decides to change the proposed project boundary line into a real property parcel line, then the normal buffer yard type requirement shall be installed abutting any residential zoning districts and shall be on the proposed commercial zoning district property. No existing vegetation off the property will be permitted to contribute to the buffer yard.