

Z21-07 Wilson Family Rentals LLC

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

Proposed Zoning District: (C-3) General Commercial with (US) Urban Standards Overlay

Parcel: 169183 (part of)

Location: Dallas High Shoals Hwy. (Dallas)

Property Owner: Wilson Family Rentals LLC

Total Property Acreage: 12.82 ac

Acreage for Map Change: 10.76 ac



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



Gaston County North Carolina

Vicinity Map

Z21-07

Legend

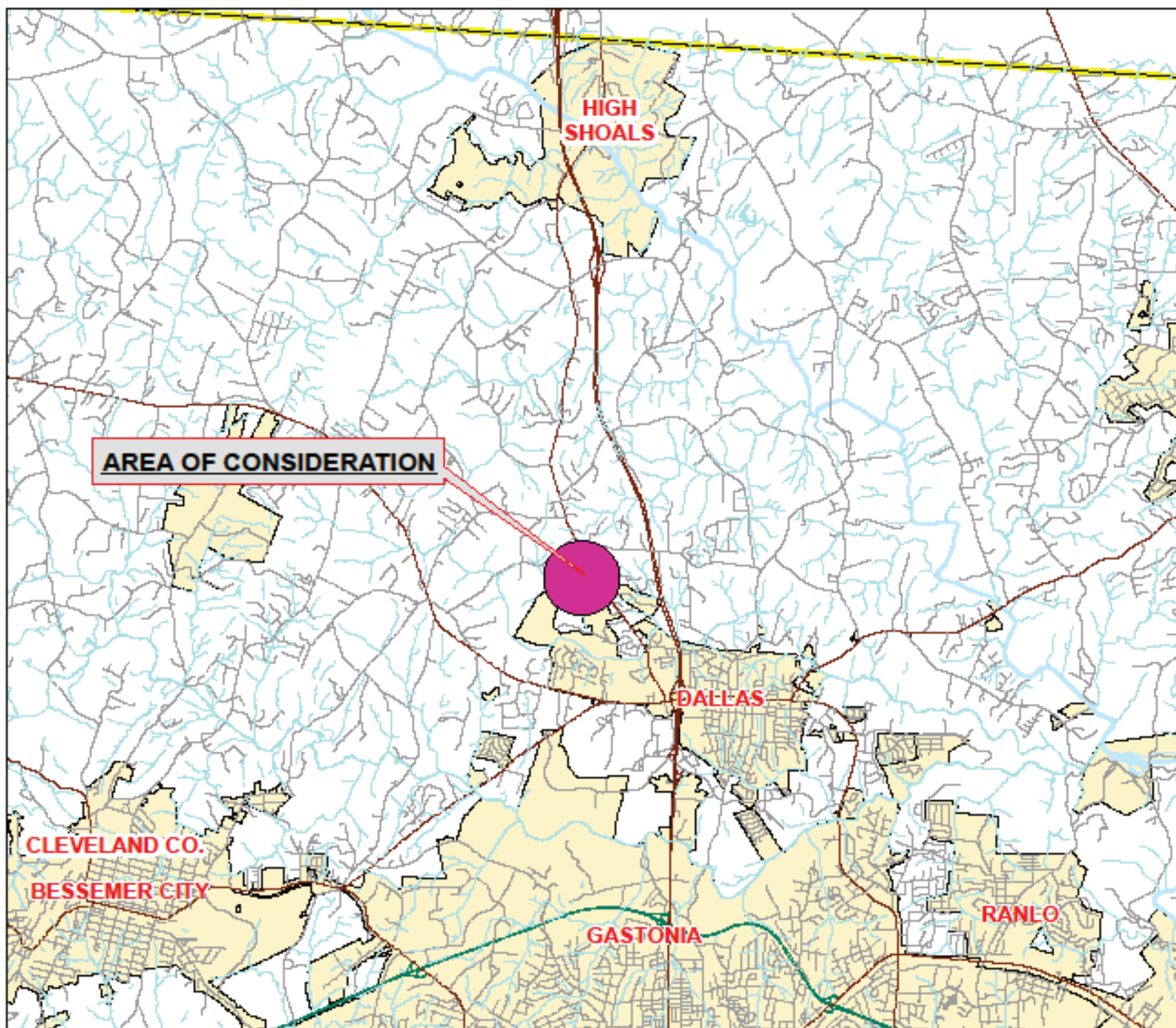
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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This map may not be used or otherwise used in total or substantial part without the expressed written consent of Gaston County. In accordance with North Carolina General Statute 160A-200.



0 1
Miles







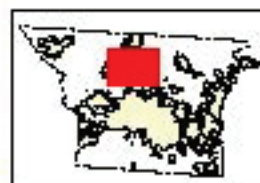
Gaston County Overview Map

2019 Orthophoto

Z21-07

Legend

-  Subject Area
-  Property Parcels



This map is for informational use only. Gaston County Board of Commissioners, at the Gaston County Superior Court.

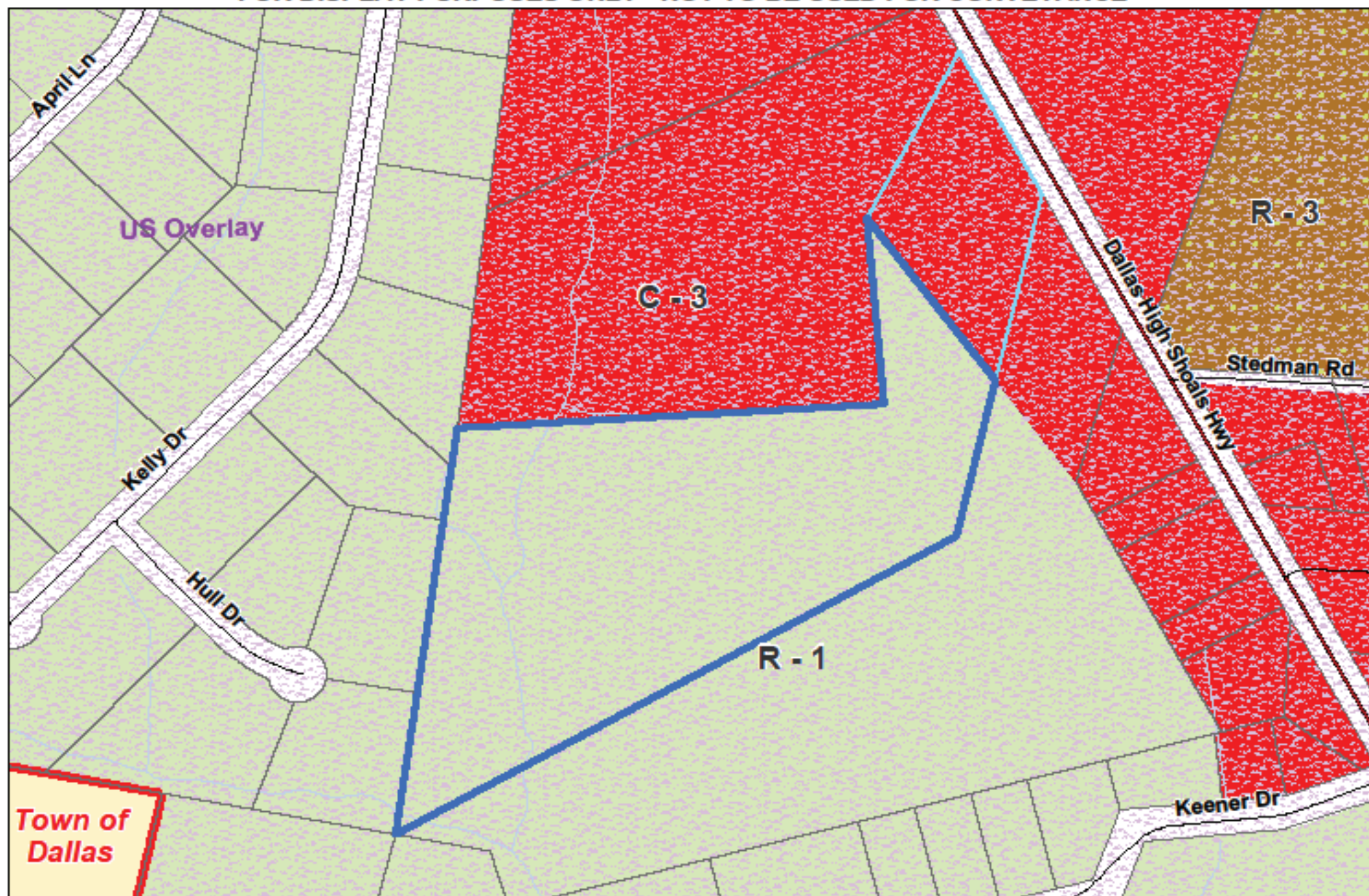
Property lines, zoning, transportation and other map information were compiled from one or more data sources. This data is not guaranteed to be accurate and should not be used for legal purposes.

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0 100 200 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

Applicant: Z21-07

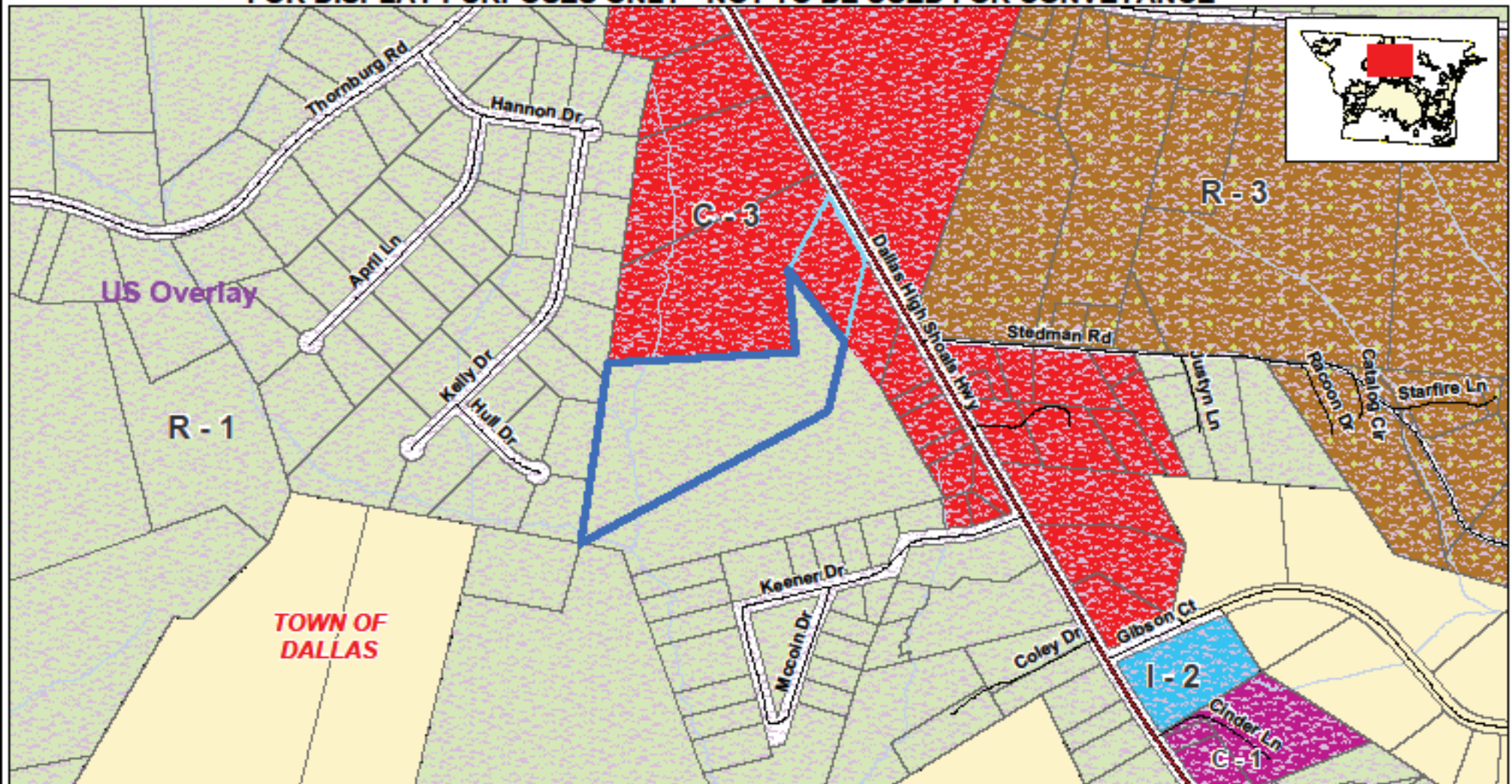
 Subject Area



0 50 100 200 Feet

(R-1) Single Family Limited
(R-3) Single Family General
(C-3) General Commercial
(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.

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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

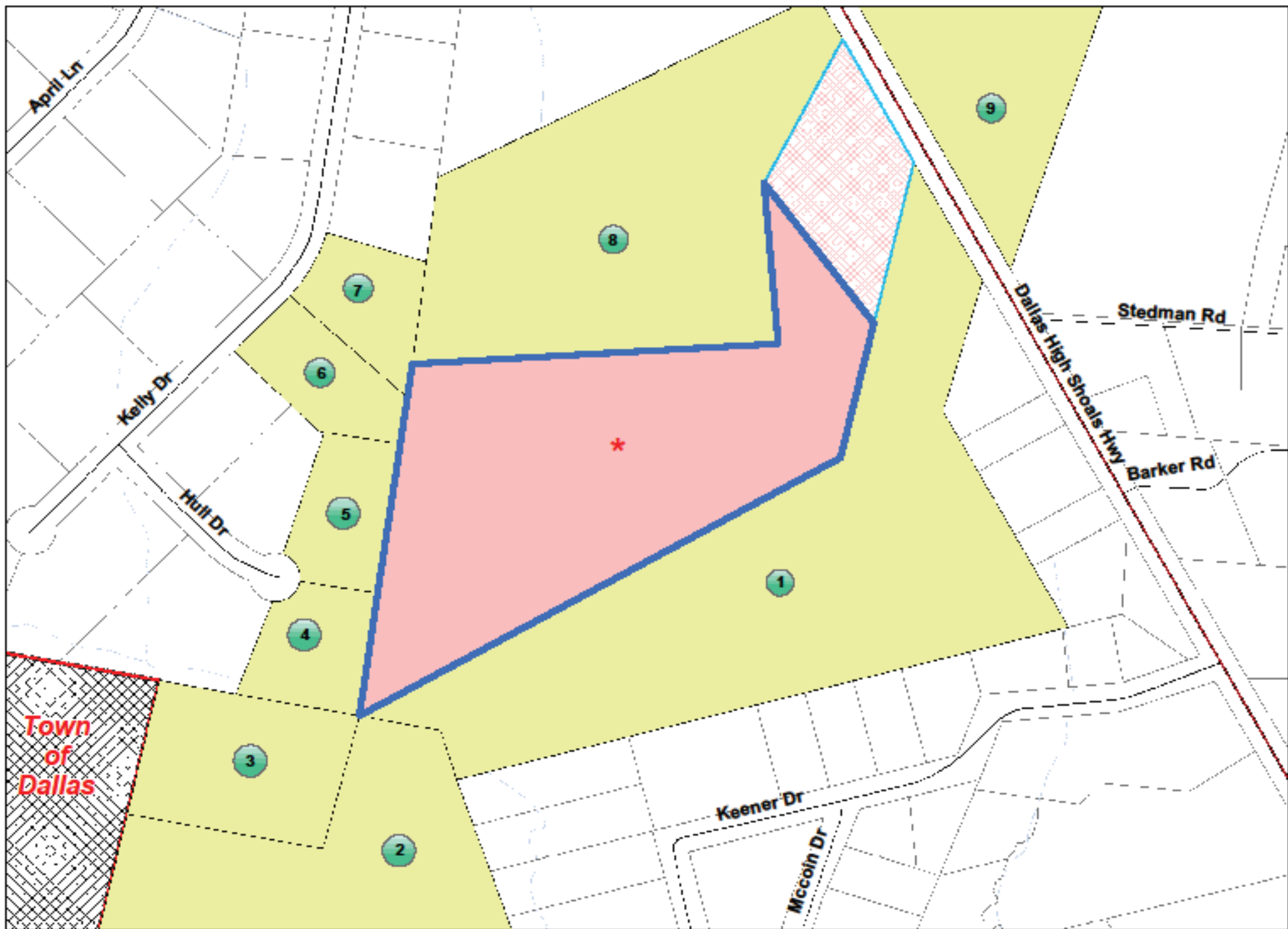
- R-1 Single Family Limited
- R-3 Single Family General
- C-1 Light Commercial
- C-3 General Commercial
- I-2 General Industrial
- US Urban Standards Overlay

Area of Consideration



Applicant: Z21-07
Tax ID(s): 169183 (part of)
Request Re-Zoning
From: (R-1) Single Family
Limited w/ (US) Urban
Standards Overlay
To: (C-3) General Commercial
w/ (US) Urban Standards
Overlay

Map Date: 02/09/2021



Z21-07 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

Z21-07 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>
*	169183	WILSON FAMILY RENTALS LLC		P O BOX 1422	GASTONIA	NC	28053
1	169184	RHYNE HELEN P		3633 DALLAS CHERRYVILLE HWY	DALLAS	NC	28034
2	170287	MARILYN S FINGER IRREVOC TRUST		2701 JACKSON SQUARE	ANDERSON	SC	29625
3	169122	MARILYN S FINGER IRREVOC TRUST		2701 JACKSON SQUARE	ANDERSON	SC	29265
4	169115	BULLER JERRY WAYNE	BULLER PAMELA A	110 HULL DR	DALLAS	NC	28034
5	169116	HUFFSTETLER WILLIAM C	HUFFSTETLER CHRISTY B	105 HULL DR	DALLAS	NC	28034
6	169119	MCMILLIAN HUEY A	MCMILLAN JENNY H	117 KELLY DR	DALLAS	NC	28034
7	169120	HIGH FRANCES CHARLENE		113 KELLY DR	DALLAS	NC	28034
8	212591	EZ STORE LLC		252 WILL GREEN RD	MARSHALL	NC	28753
9	169177	GASTONIA FLEA MARKET LLC	C/O BARNYARD FLEA MARKET-DALLAS	P O DRAWER 12187	COLUMBIA	SC	29211