

PCUP18-02 Ecoplexus Inc.

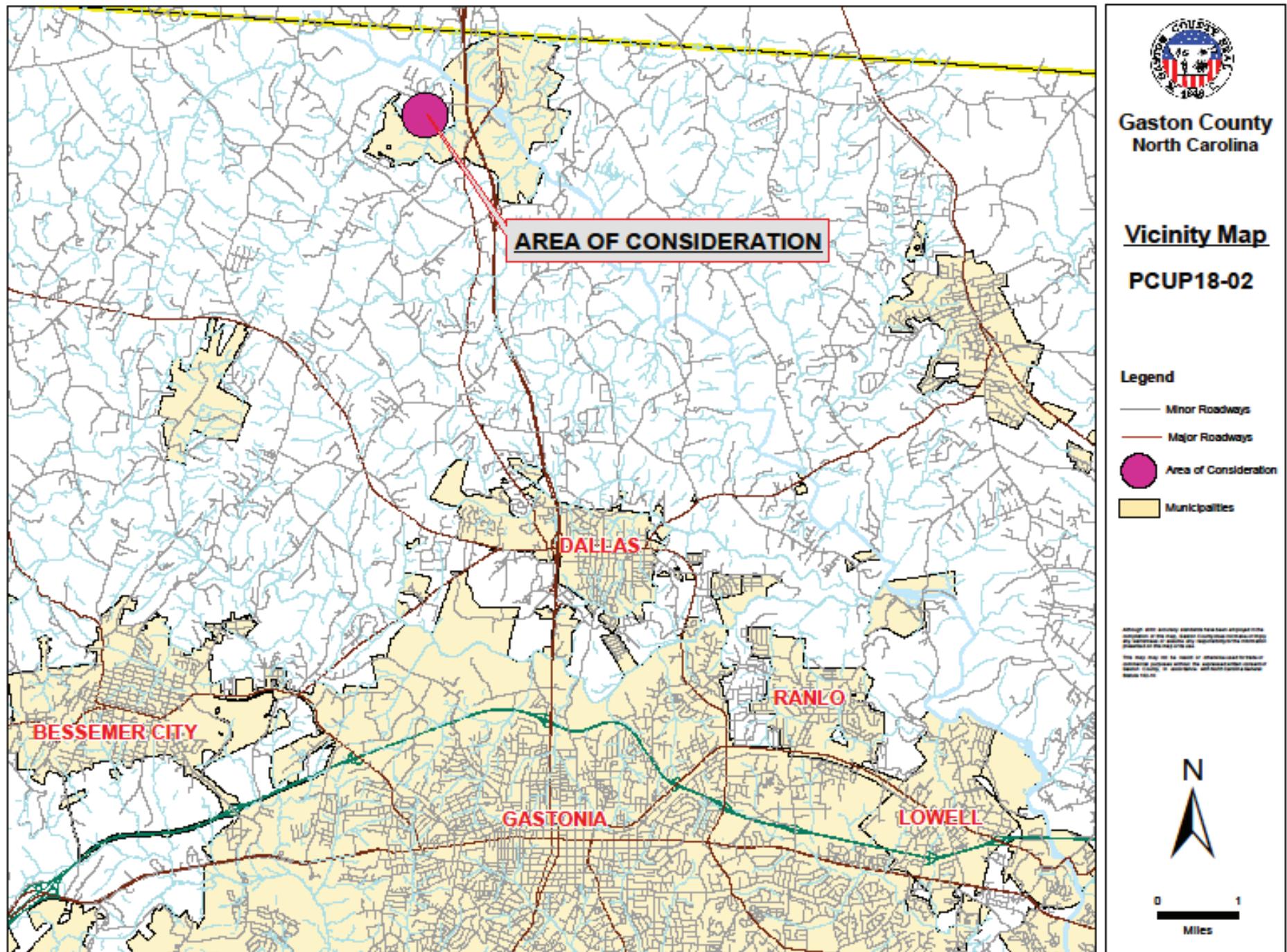
601 High Shoals Rd., Lincolnton, NC

Current Zoning: R-1 Single Family Residential

Proposed Zoning: CU/R-2 Conditional Use / Single Family
Moderate



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





Gaston County
Zoning Review
Overview Map

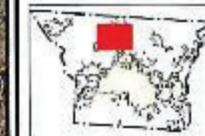
2018 Picrometry

PCUP18-02

Legend

Subject Area

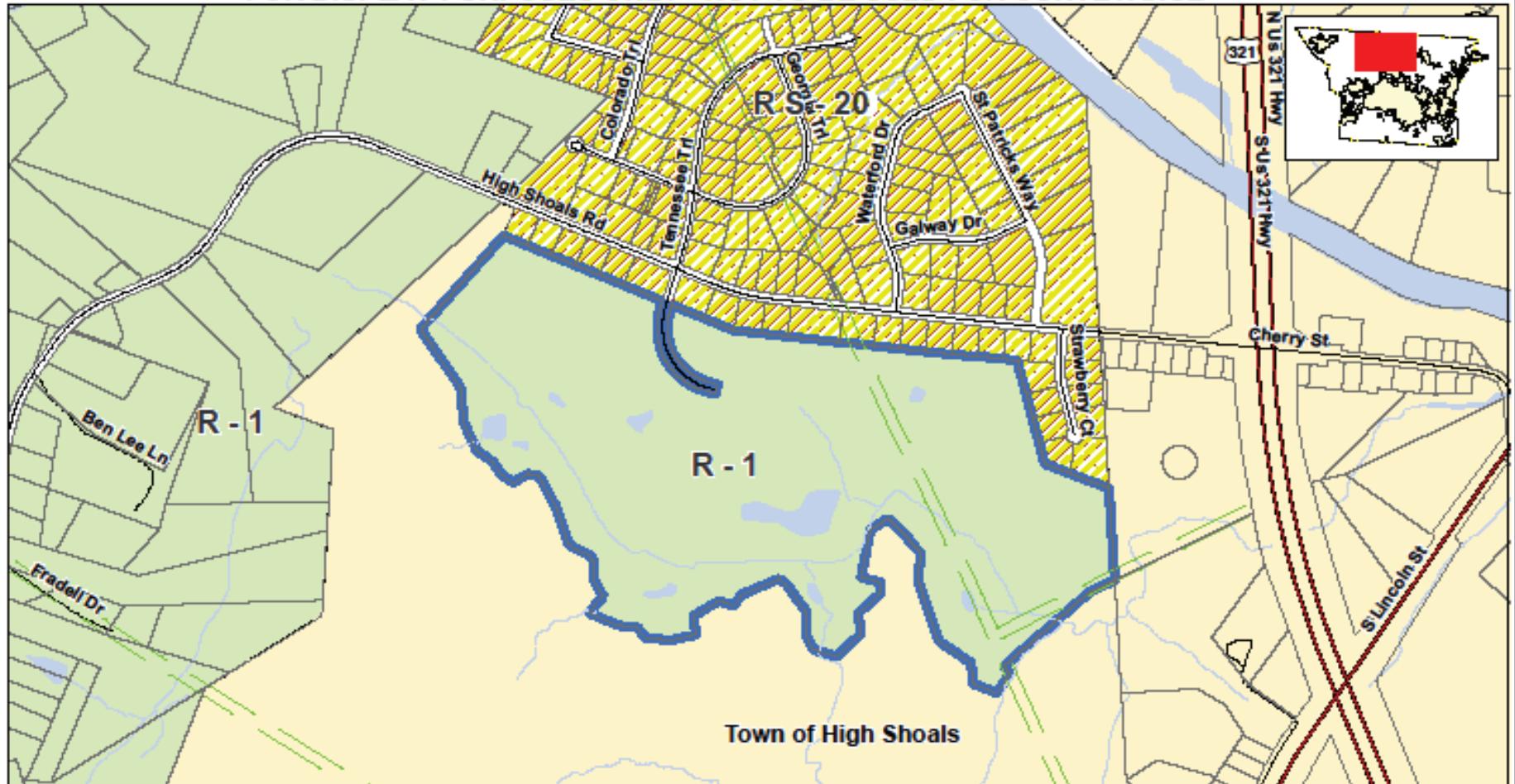
Property Fined:



For more information, contact the Center for Biostatistics and the Center for Clinical Trials at 410-328-6010 or visit www.jhu.edu/biostatistics.



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.

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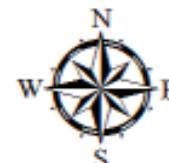
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is 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
 RSe-20 Residential 20,000 sqft
 Town of High Shoals

 Area of Consideration

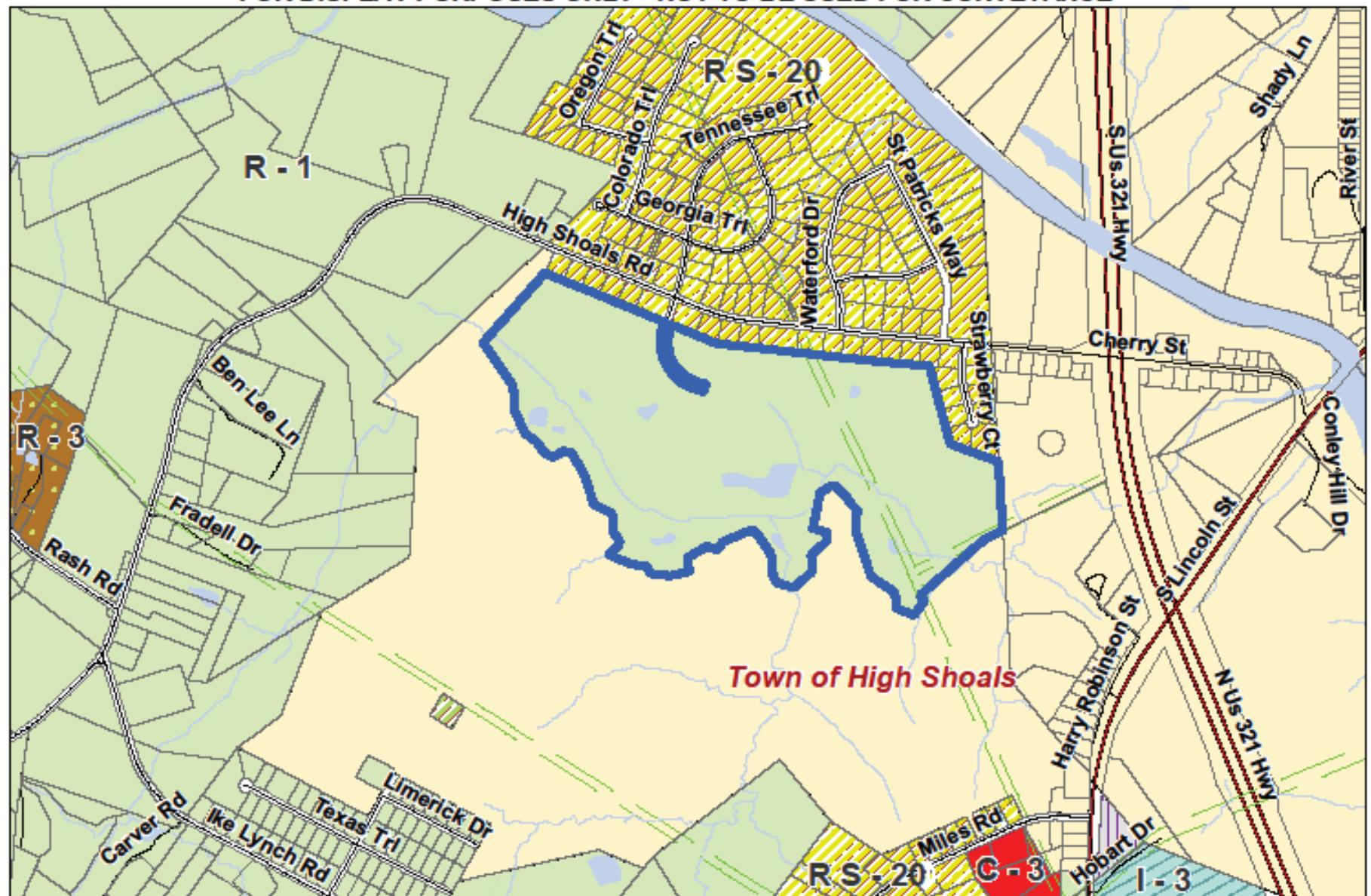


Applicant:PCUP18-02
Parcel ID: 164778
Request Re- Zoning

From: R-1
Single Family Limited
To: CU/R-2
Conditional Use/
Single Family Moderate

Map Date: 11/02/2018

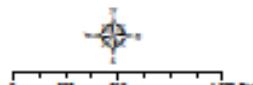
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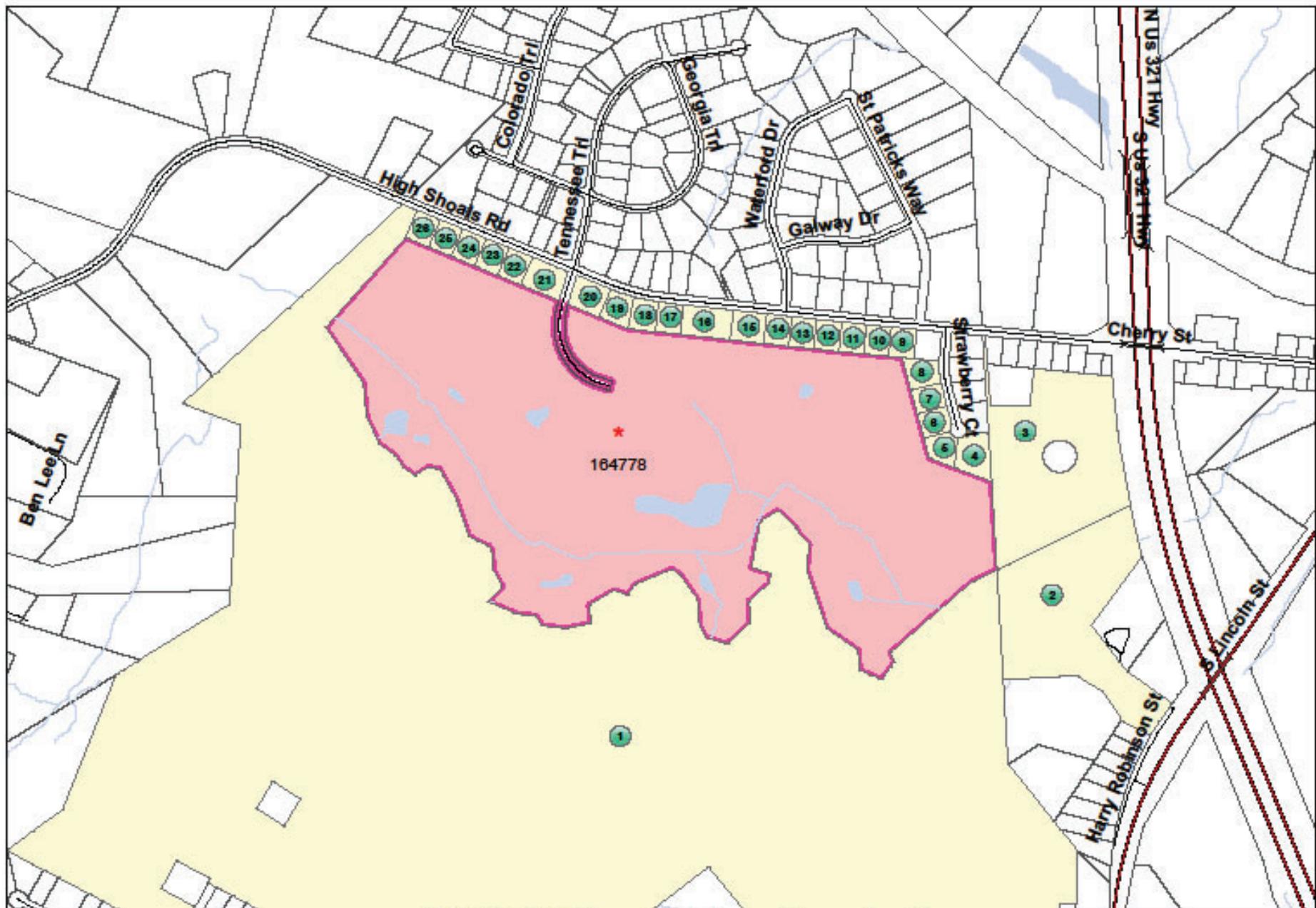
GASTON COUNTY
Zoning Map

"Applicant: PCUP18-02"

Subject Area



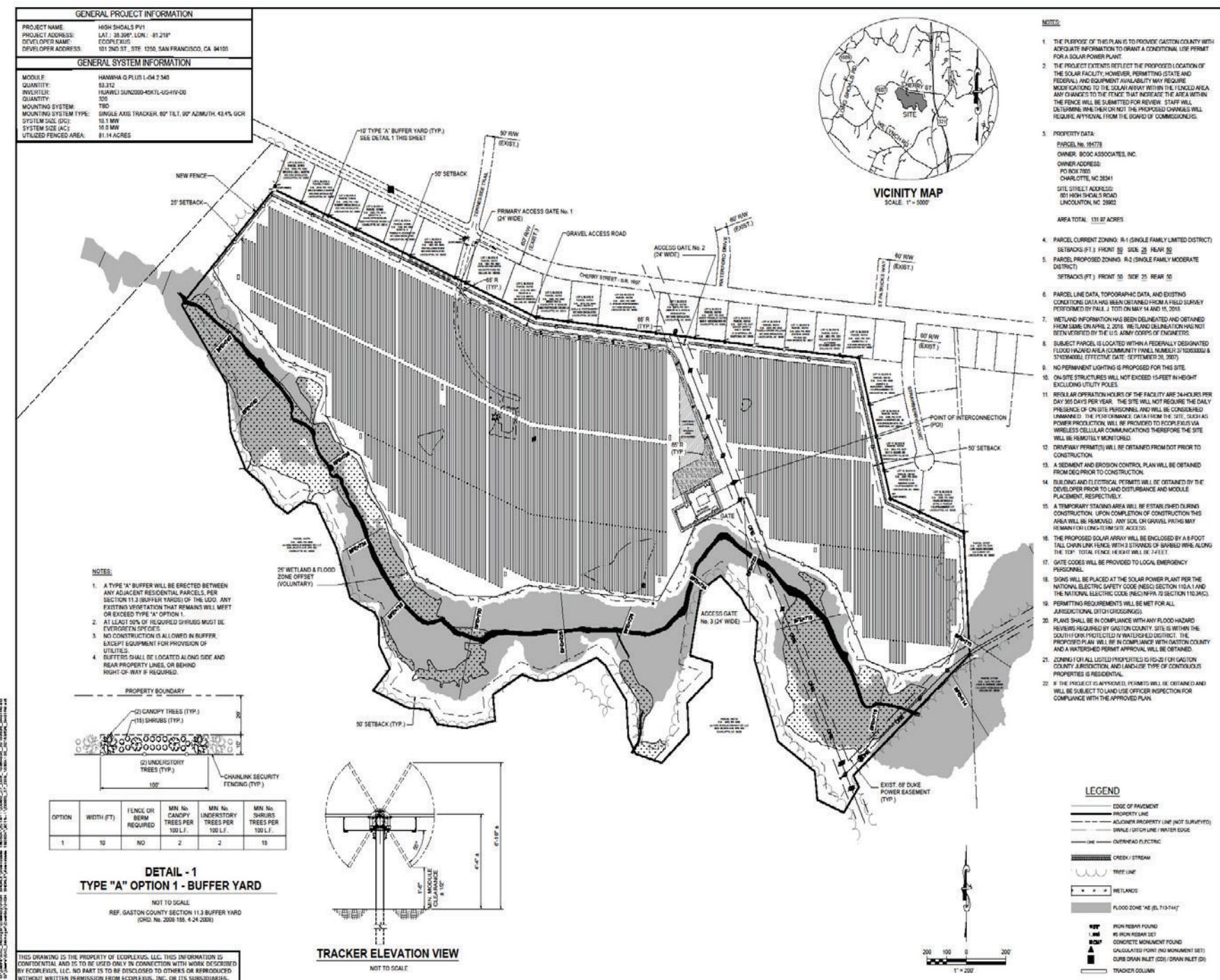
R-1 Single Family Limited
R-3 Single Family General
RS-20 Residential 20,000 sq ft
C-3 General Commercial
I-3 Exclusive Industrial



PCUP18-02 Subject and Adjacent Properties Map
See reverse side for listing of property owners

PCUP 18-02 Owner and Adjacent Property Listing

NO.	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	164778	BOGC ASSOCIATES INC		PO BOX 7605	CHARLOTTE	NC	28241-7605
1	164779	HIGH SHOALS-HIGHWAY 321 LLC	C/O SOUTHEAST LAND MGT, LLC	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209-1791
2	217199	GREENE LINDA B HEIRS		110 HARRY ROBINSON ST	DALLAS	NC	28034-8516
3	197527	BRIDGES LORI DAWN		340 CHERRY ST	LINCOLNTON	NC	28092-2853
4	164781	PASOUR CHARLES BRIAN	PASOUR MYRA H	119 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
5	164780	CLINE GEORGE O	CLINE AMANDA	118 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
6	164725	EAKER GUY H SR		1036 COUNTRY CLUB DR	CHERRYVILLE	NC	28021
7	164724	PERRY HUFFSTETLER JR RV LIV TR		1819 SPENCER MTN RD	GASTONIA	NC	28054-0000
8	164723	SEBAST JAMES K	SEBAST MARJORIE L	110 STRAWBERRY CT	LINCOLNTON	NC	28092-0000
9	164744	CALL JAMES III		419 HIGH SHOALS RD	LINCOLNTON	NC	28092-0000
10	164743	BARNES ROLAND E & OTHERS		127 KISER DAIRY RD	DALLAS	NC	28034-9608
11	164742	HOVIS JOYCE W		PO BOX 285	HIGH SHOALS	NC	28077-0282
12	164741	WILLIAMS PAMELA DENISE		437 HIGH SHOALS RD	LINCOLNTON	NC	28092-6282
13	164740	GATES BISHOP JERRY	GATES ANN C	3119 IMPERIAL DR	GASTONIA	NC	28054-0000
14	164739	GATES BRENT PRESSLEY		4609 F HEDGEMORE DR	CHARLOTTE	NC	28209
15	164738	BREWINGTON WESLEY M	BREWINGTON KATIA S	507 HIGH SHOALS RD	LINCOLNTON	NC	28092-6283
16	164736	FORTENBERRY C STEVEN		517 HIGH SHOALS ROAD	LINCOLNTON	NC	28092
17	164734	FORTENBERRY PAUL SCOTT	FORTENBERRY CARLA B	527 HIGH SHOALS RD	LINCOLNTON	NC	28092-0000
18	164733	BOWLES BENNY RAY	BOWLES CHARLOTTE ELAINE	10805 PARTRIDGE CROSS LANE	CHARLOTTE	NC	28214-0000
19	164732	WHITE DAVID W	WHITE PATTI S	198 WHITE FARM RD	DALLAS	NC	28034-8531
20	164731	WHITE DAVID WAYNE		198 WHITE FARM RD	DALLAS	NC	28034-0000
21	164730	ROWE IRIS WILLIAMS		603 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
22	157666	ADDINGTON GARY M	ADDINGTON PAMELA R	611 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
23	157669	BOWLES BENNY R	BOWLES CHARLOTTE	10805 PARTRIDGE CROSS LN	CHARLOTTE	NC	28214-0000
24	219049	SHULLA ROBERT BRIAN		623 HIGH SHOALS RD	LINCOLNTON	NC	28092-6272
25	219050	MARTIN BRUCE GERALD		650 HIGH SHOALS RD	LINCOLNTON	NC	28092
26	157670	MARTIN BRUCE	MARTIN LISA L	650 HIGH SHOALS RD	LINCOLNTON	NC	28092-9218



Parallel Conditional Use Application (PCUP 18-02) 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 Commission.
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 Commission 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 Condition Use Permit.
4. Development shall meet all local, state and federal requirements.
5. A Buffer Yard Type C Option 3, modified with all of the shrubs being evergreen type plants; or Type D Option 3 with twenty (20) of the forty (40) shrubs being evergreen type plants. An opaque fencing design is required.
6. A minimum setback of seventy-five (75) feet or more, to exceed the standard requirement, for adjoining properties with existing dwellings.
7. A copy of the removal bond in the amount agreed upon by the property owner which is commercially reasonable for the removal of the equipment should the site be abandoned.