

PCUP19-05 Jeff Smith

2810 Rufus Ratchford Rd., Gastonia, NC

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

Proposed Zoning: (CU/C-3) Conditional Use / General Commercial with (SV) Scenic View and (US) Urban Standards Overlay (PCUP)



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



**Gaston County
North Carolina**

Vicinity Map
PCUP19-05

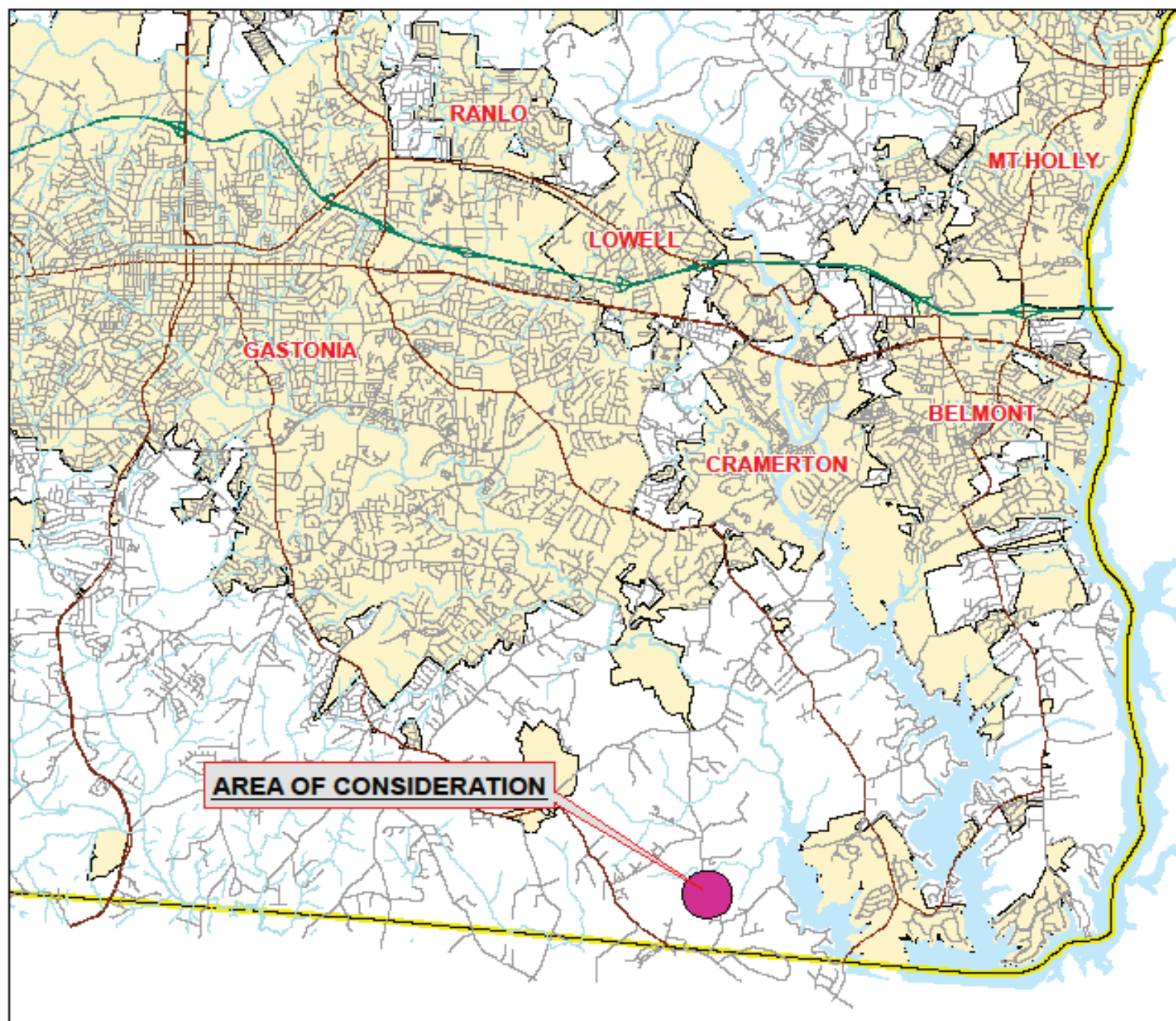
Legend

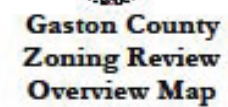
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although every attempt has been made to ensure the accuracy of this map, the County does not warrant the accuracy or completeness of the information contained herein. The map may be used for informational purposes only and should not be used for legal or financial purposes without the approval of the County Engineer. No liability is assumed for any errors or omissions.



0 1
Miles





2018 Pictometry

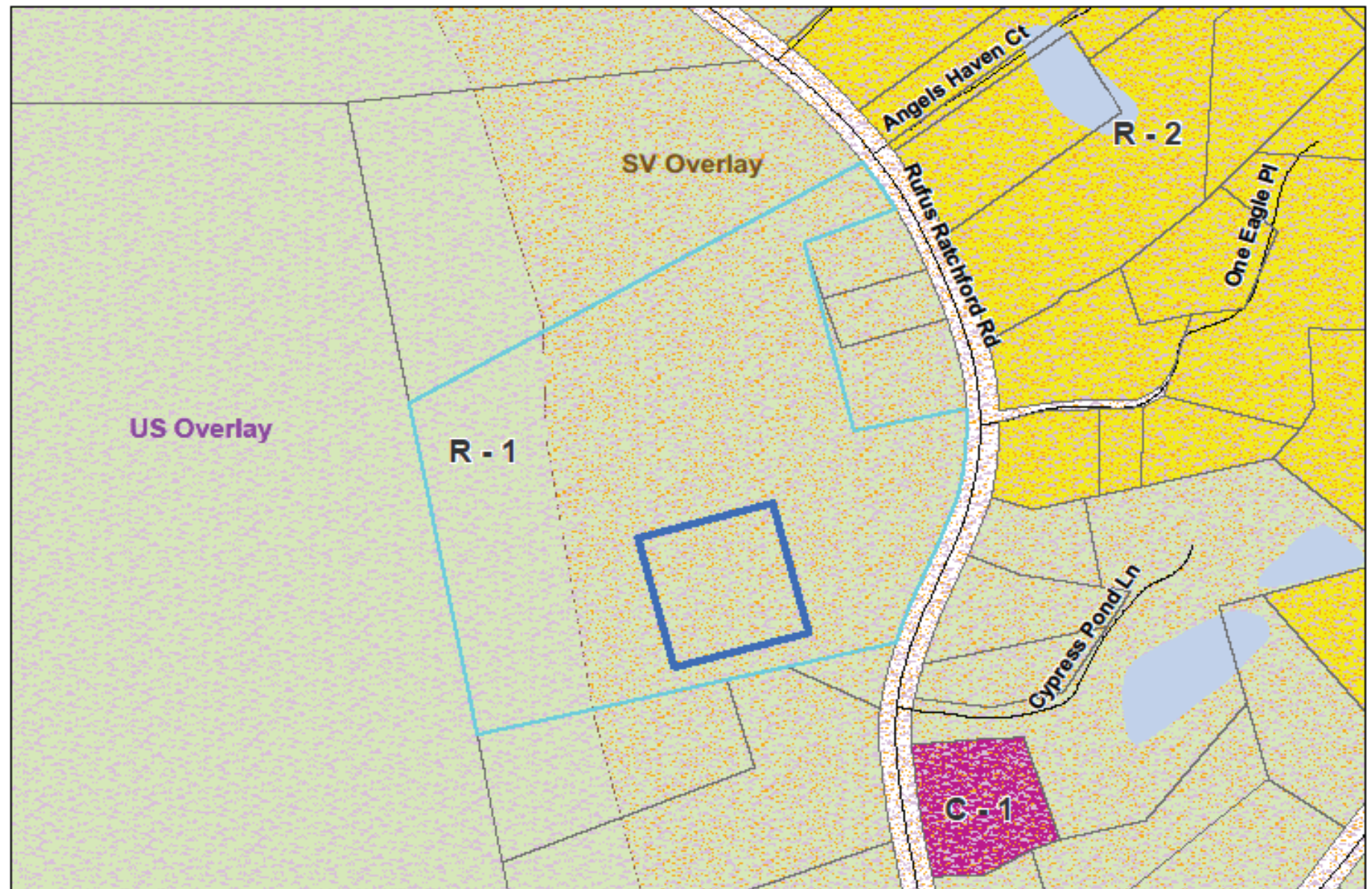
PCUP19-05

Legend

- ☒ Subject Area
☐ Parcel 194355
☐ Property Parcels





FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

Applicant: PCUP19-05

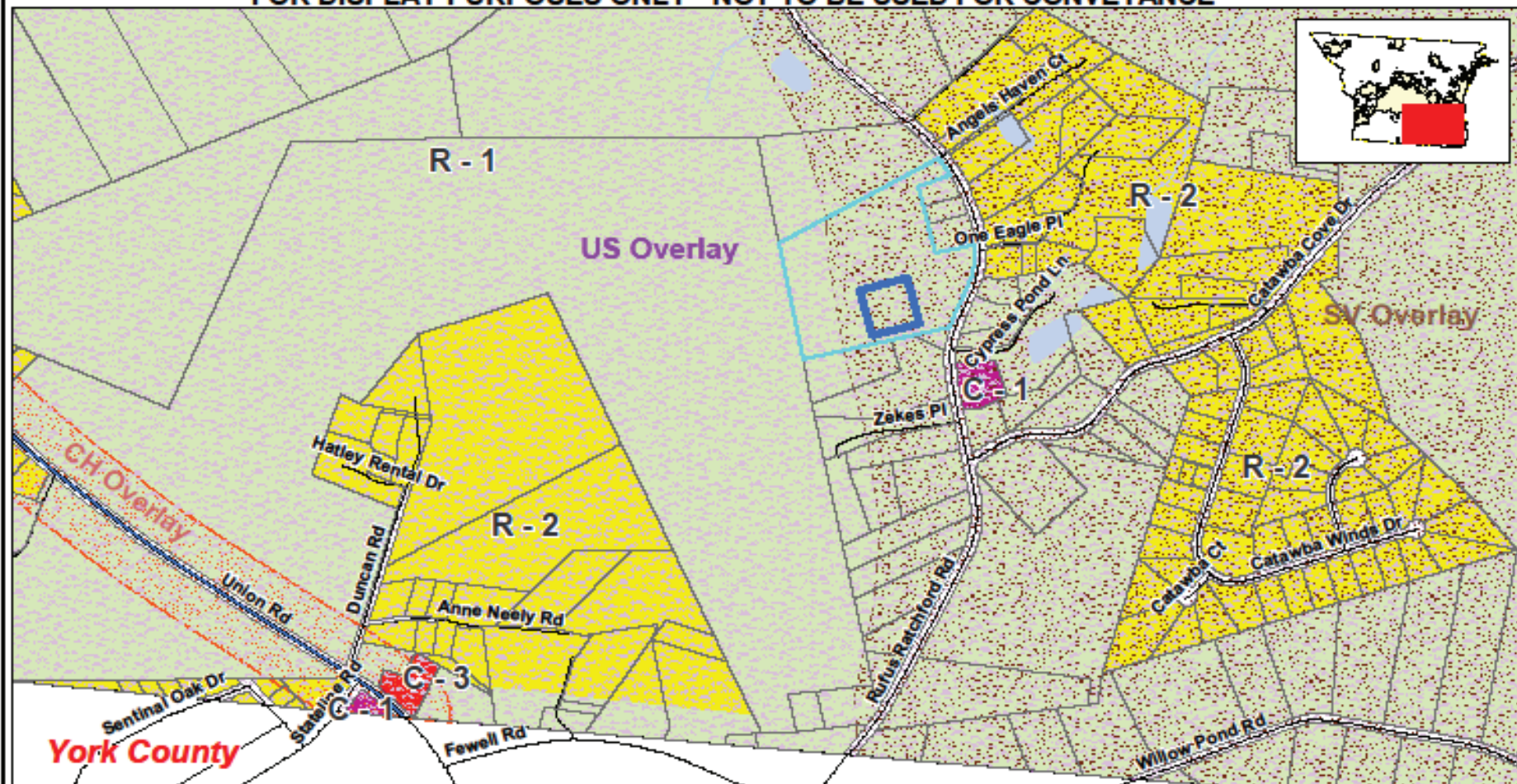
-  Subject Area
-  Parcel 194355



0 75 150 200 Feet

R-1 Single Family Limited
R-2 Single Family Moderate
C-1 Light Commercial
US Urban Standards Overlay
SV Scenic View 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

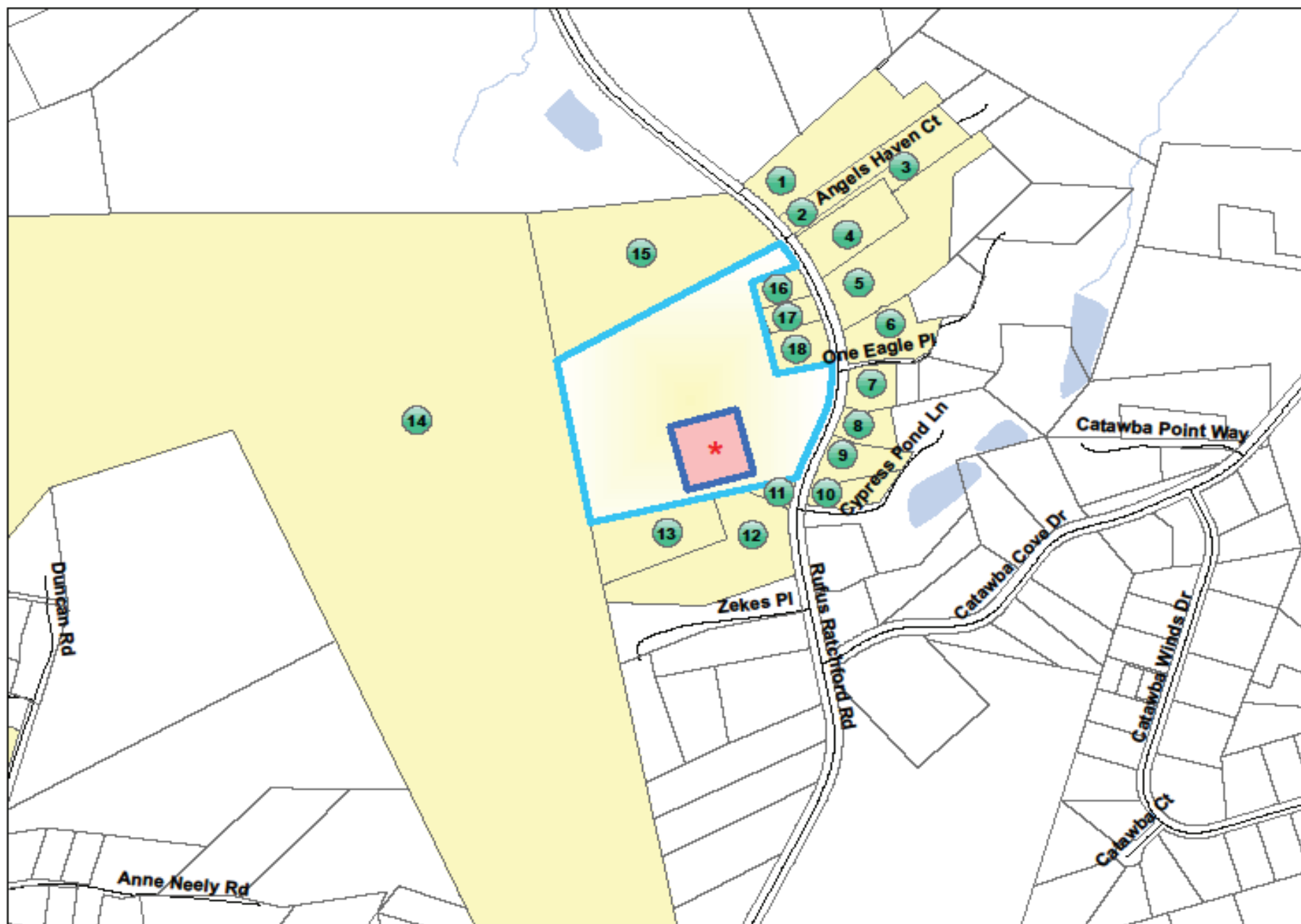
- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-1 Light Commercial
- C-3 General Commercial
- Area of Consideration
- Parcel 194355



0 100 200 300 400 500 Feet

Applicant: PCUP19-05
Tax ID: 194355
Request Re-Zoning From:
(R-1) Single Family Limited w/
(SV) Scenic View and
(US) Urban Standards Overlays
to (CU/C-3) Conditional Use /
General Commercial w/
(SV) Scenic View and
(US) Urban Standards Overlays
(PCUP) in order to Contractor's
Office / Equipment Storage Yard

Map Date: 06/09/2019

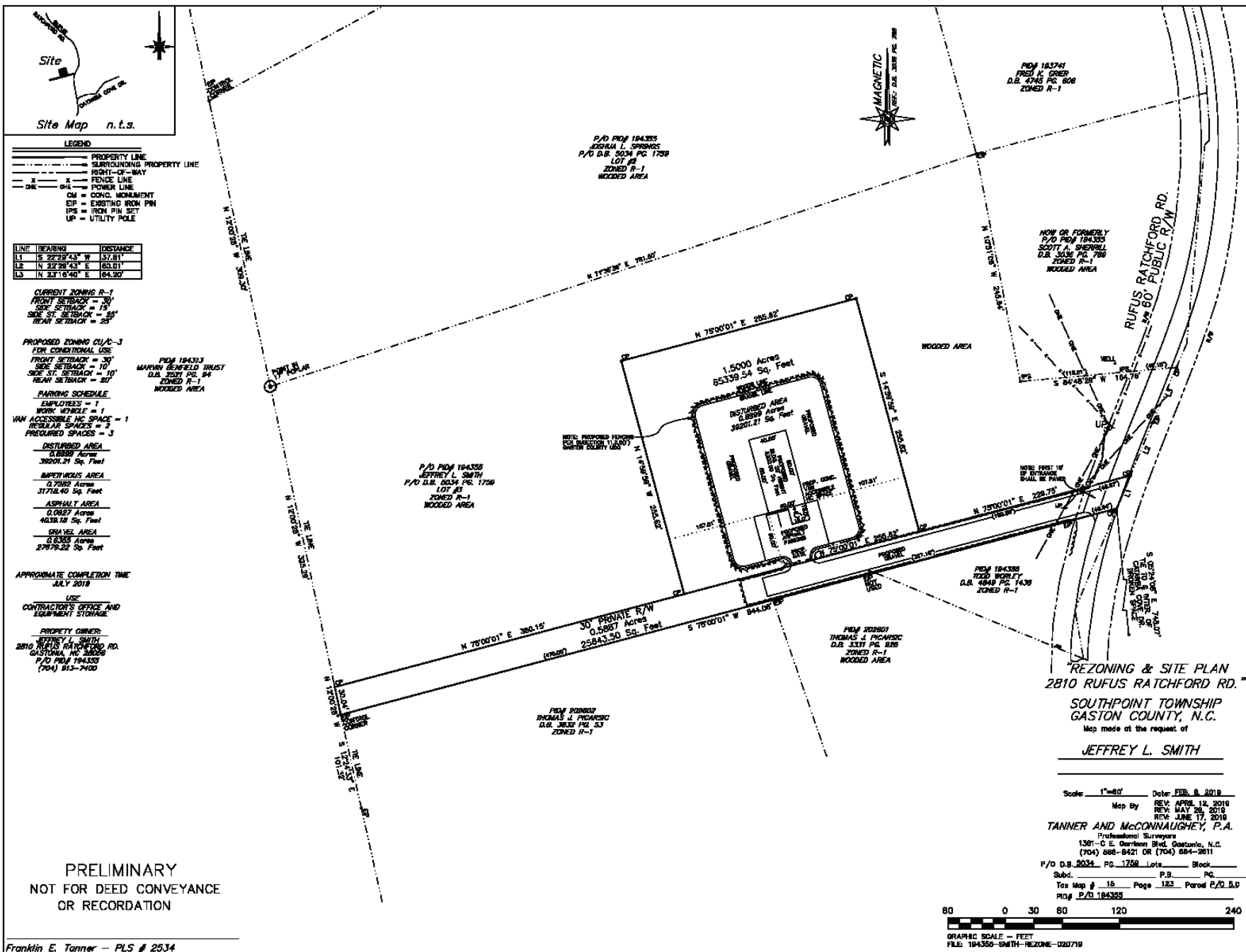


PCUP19-05 Subject and Adjacent Properties Map
See reverse side for listing of property owners

★ Subject Property

PCUP 19-05 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>
*	194355	JEFFREY L SMITH	JOSHUA LEE SPRINGS	2810 RUFUS RATCHFORD RD	GASTONIA	NC	28056
1	219895	DANIEL R HALL JR	DEBRA A HALL	2691 RUFUS RATCHFORD RD	GASTONIA	NC	28056
2	193748	ANDREA S NORMAN	CHARLES W NORMAN	6050 ANGELS HAVEN CT	GASTONIA	NC	28056
3	218914	ANDREA S NORMAN	CHARLES W NORMAN	6050 ANGELS HAVEN CT	GASTONIA	NC	28056
4	219089	KORBUS SCOTT LIFE ESTATE		2709 RUFUS RATCHFORD RD	GASTONIA	NC	28056
5	218916	ANDREA S NORMAN	CHARLES W NORMAN	6050 ANGELS HAVEN CT	GASTONIA	NC	28056
6	193756	WILLIAM K THOMPSON		131 ONE EAGLE PL	GASTONIA	NC	28056
7	193747	RUTH L CHESHIRE	SHERRILL CHESHIRE	2805 RUFUS RATCHFORD RD	GASTONIA	NC	28056
8	194360	JEREME JOE WATSON		2809 RUFUS RATCHFORD RD	GASTONIA	NC	28056
9	194357	LISA A COLLINS		815 CYPRESS POND LN	GASTONIA	NC	28056
10	194367	LISA ALDRIDGE COLLINS		815 CYPRESS POND LN	GASTONIA	NC	28056
11	194356	SHERRY PAYTON	TODD WORLEY & OTHERS	2818 RUFUS RATCHFORD RD	GASTONIA	NC	28056
12	202601	SHARON A PICARSIC	THOMAS JOSEPH PICARCIS	2824 RUFUS RATCHFORD RD	GASTONIA	NC	28056
13	202602	SHARON A PICARSIC	THOMAS JOSEPH PICARCIS	2824 RUFUS RATCHFORD RD	GASTONIA	NC	28056
14	194313	JAMES K YELTON		8034 CATAWBA COVE RD	BELMONT	NC	28012
15	193737	JAMIE SAYLOR	SHAWN ALEXANDER SAYLORS	113 ONE EAGLE PL	GASTONIA	NC	28056
16	193739	JACQUELYN H HEITZMAN		2710 RUFUS RATCHFORD RD	GASTONIA	NC	28056
17	193738	ETHAN R JOHNSON	STEPHANIE JOHNSON	2714 RUFUS RATCHFORD RD	GASTONIA	NC	28056
18	193741	FRED K GRIER		2718 RUFUS RATCHFORD RD	GASTONIA	NC	28056



PCUP19-05 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.