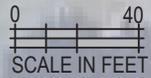


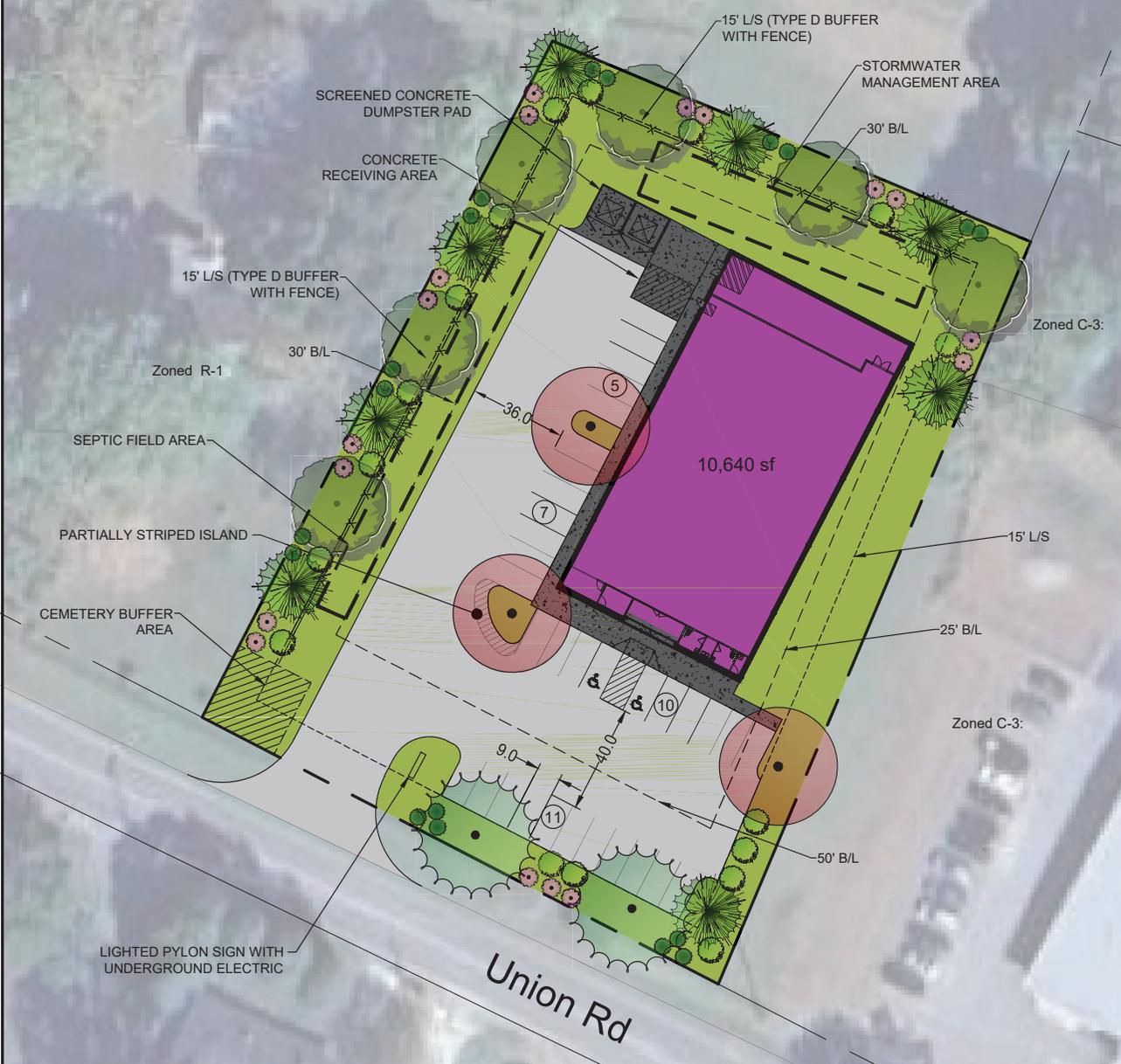


NORTH



SCALE IN FEET

Zoned R-1

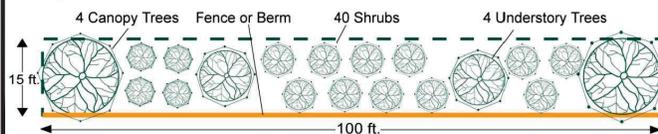


**Conditions of Approval:**

1. A subdivision plat must be processed prior to the issuance of the zoning permit
2. The proposed septic field location may be adjusted during construction document review as needed. Final placement shall be coordinated with and approved by Gaston County Environmental Health and must be finalized prior to issuance of the zoning permit.
3. The applicant shall provide a survey confirming the exact location of the cemetery prior to the issuance of a zoning permit. Based on the confirmed location, the final site plan may be administratively revised as necessary to comply with all applicable setback and regulatory requirements, provided the overall intent and layout of the approved conditional rezoning site plan is maintained.
4. A decorative four (4) foot tall aluminum fence shall be installed around Evans Cemetery, in accordance with the approved buffer boundary, upon confirmation that the cemetery is located on the subject property.

**Type D Buffer Yard**

**Option 3**



**DOLLAR GENERAL Union Rd | Gastonia, NC SITE PLAN DATE: 3/4/2026**

**SITE SUMMARY**  
 MASTER TRACT AREA: ±4.96 ac  
 PROP. SITE AREA: ±1.50 ac

**ZONING**  
 CURRENT/PROPOSED:  
 R-1 / (CD/C-1) with (CH) overlay  
 & (US) Overlay

PIN #s 146880

**OWNER INFO:**  
 Kay Tallent  
 5113 Union Rd  
 Gastonia, NC 28056

**PROPOSED USE:**  
 RETAIL STORE

**SETBACKS**  
 FRONT (req./provided): 50 ft  
 REAR (req./prov.): 30 ft  
 (abutting Residential)  
 SIDE (req./provided): 25 ft  
 LANDSCAPE (req./provided): 15 ft Rear

**PARKING**  
 REQUIREMENT (# per s.f.): 1 per 250 sf (Gross)

BLDG. AREA (s.f.): 10,640 s.f.  
 SPACES (req./provided): 43 / 33 (Relief Requested)  
 SPACE SIZE: 9 x 19 / 24' DRIVE

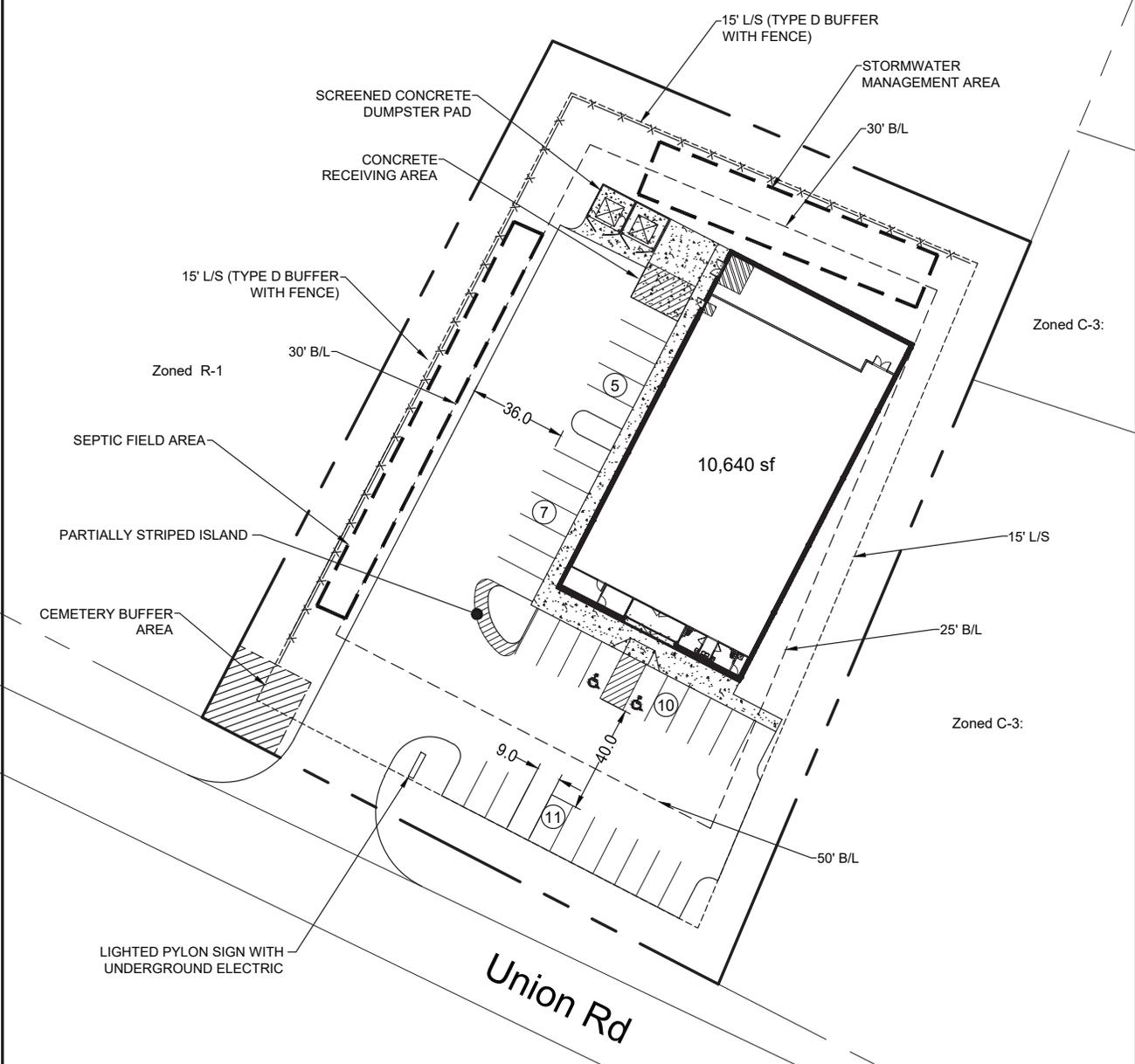


NORTH



SCALE IN FEET

Zoned R-1

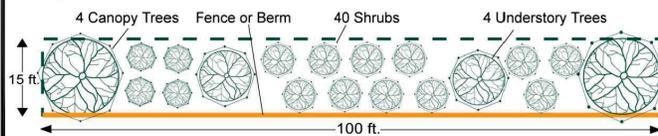


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 R-1 / (CD/C-1) with (CH) overlay  
 & (US) Overlay

**PROPOSED USE:**  
 RETAIL STORE

PIN #s 146880