

# CD21-07 Conditional Rezoning Request

Applicants: Tony and Tammy Fields

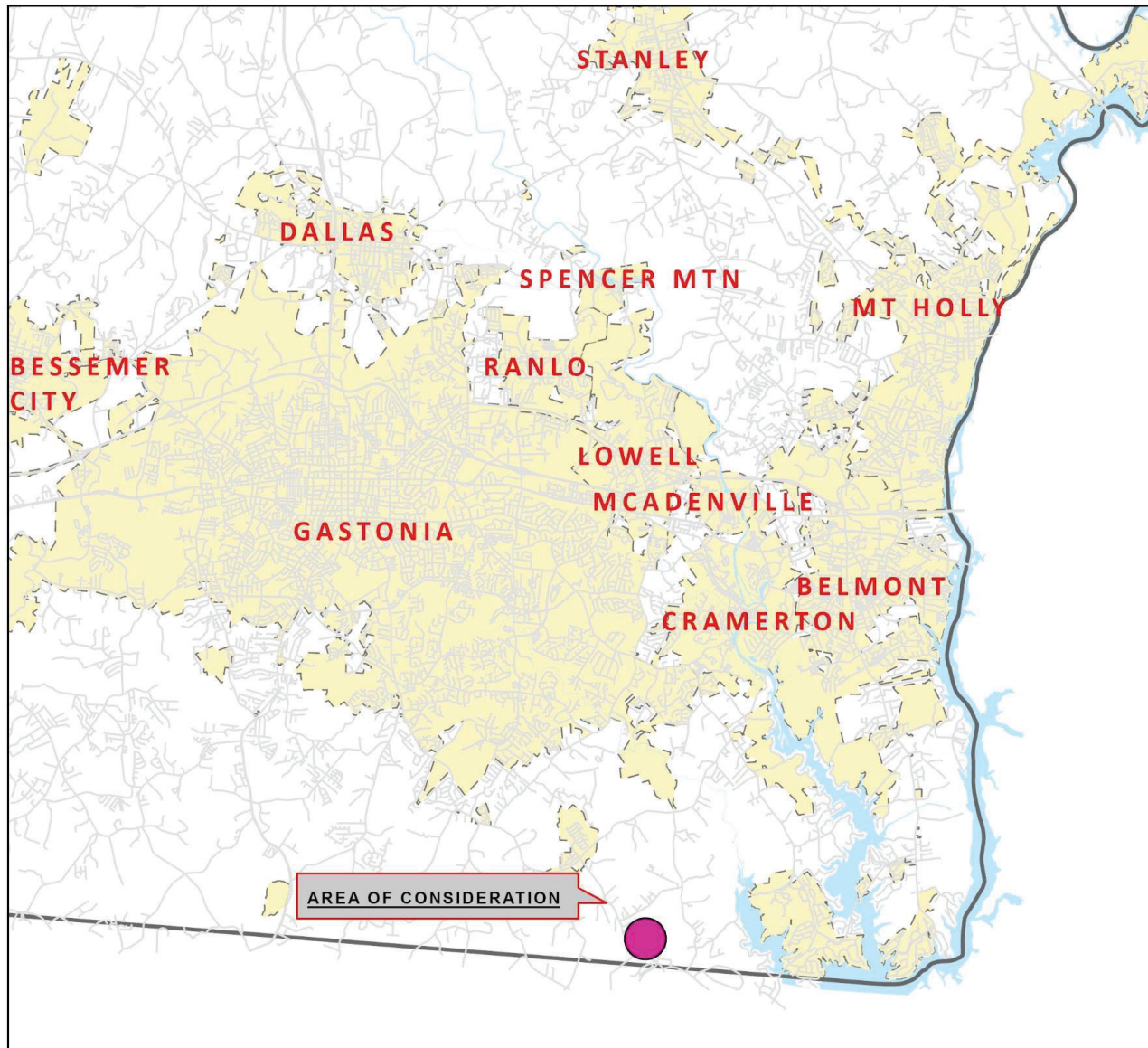
Owner(s): Tony and Tammy Fields

Parcel: 301563

Location: Union Rd. (Gastonia)

Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) and (CH) Overlays to the (CD/C-3) General Commercial Conditional Zoning District with (US) and (CH) Overlays

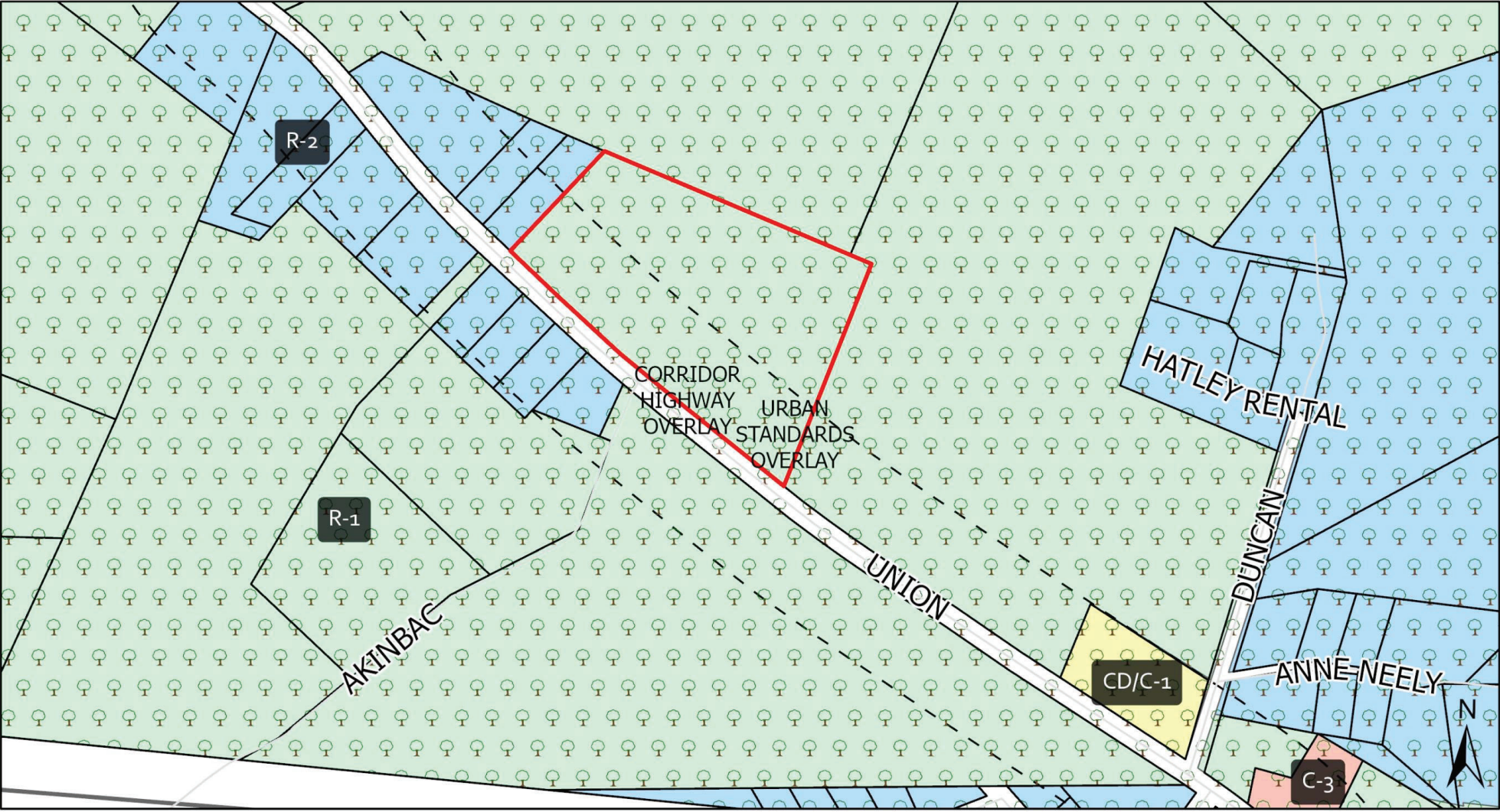
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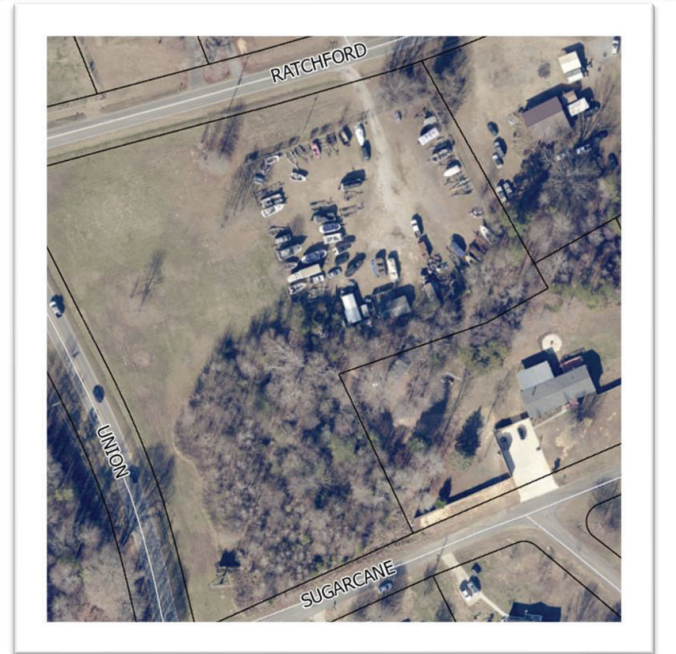
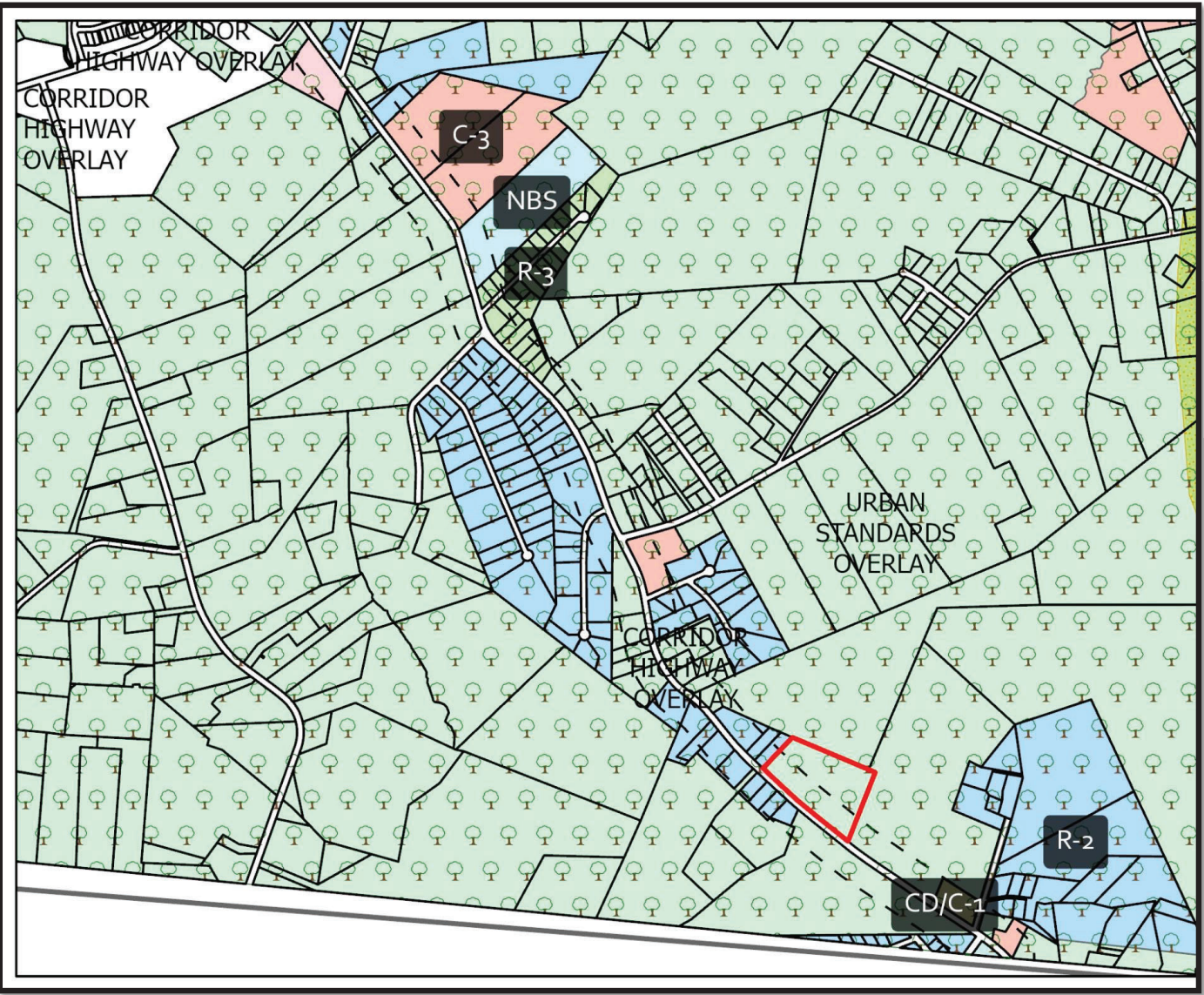










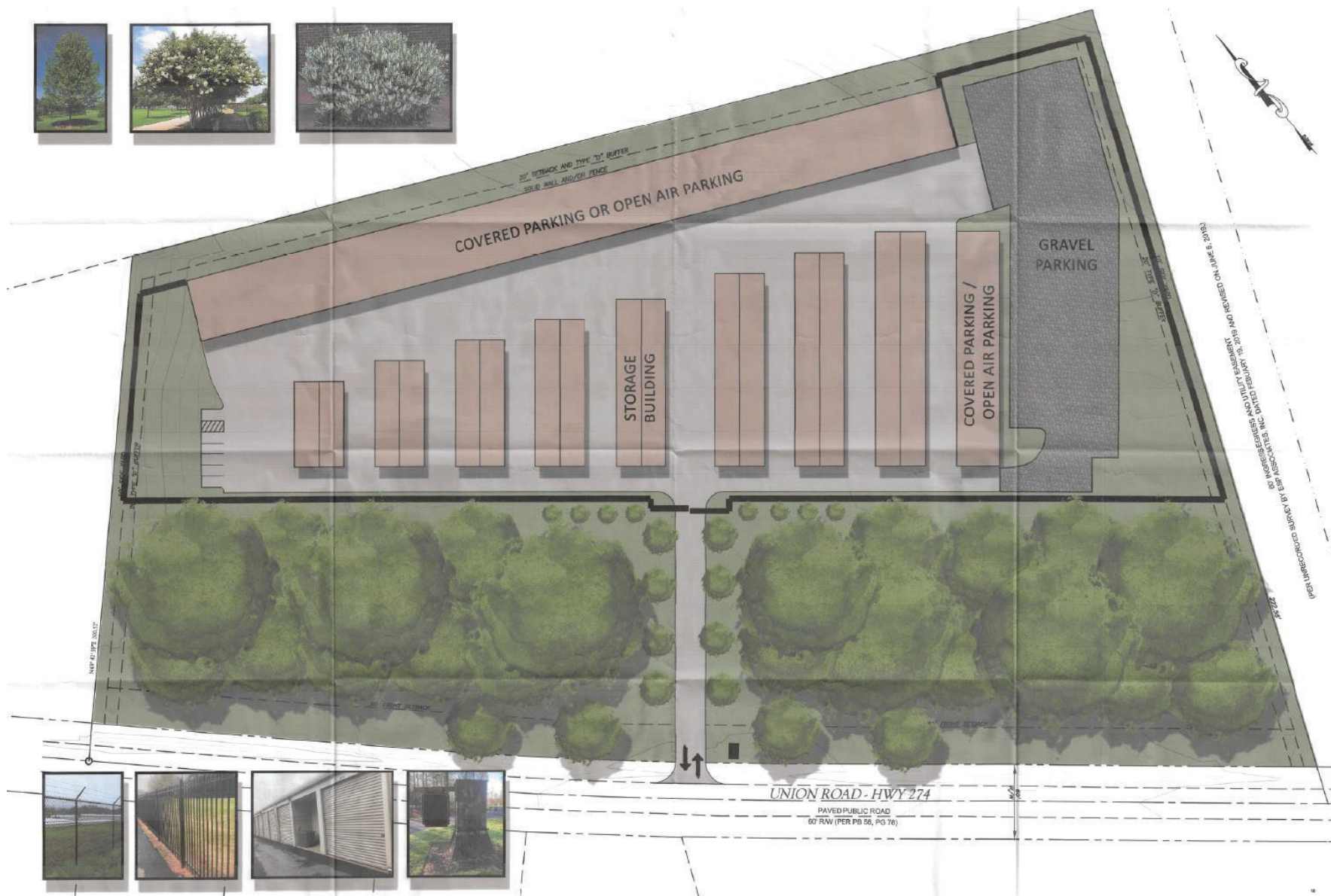




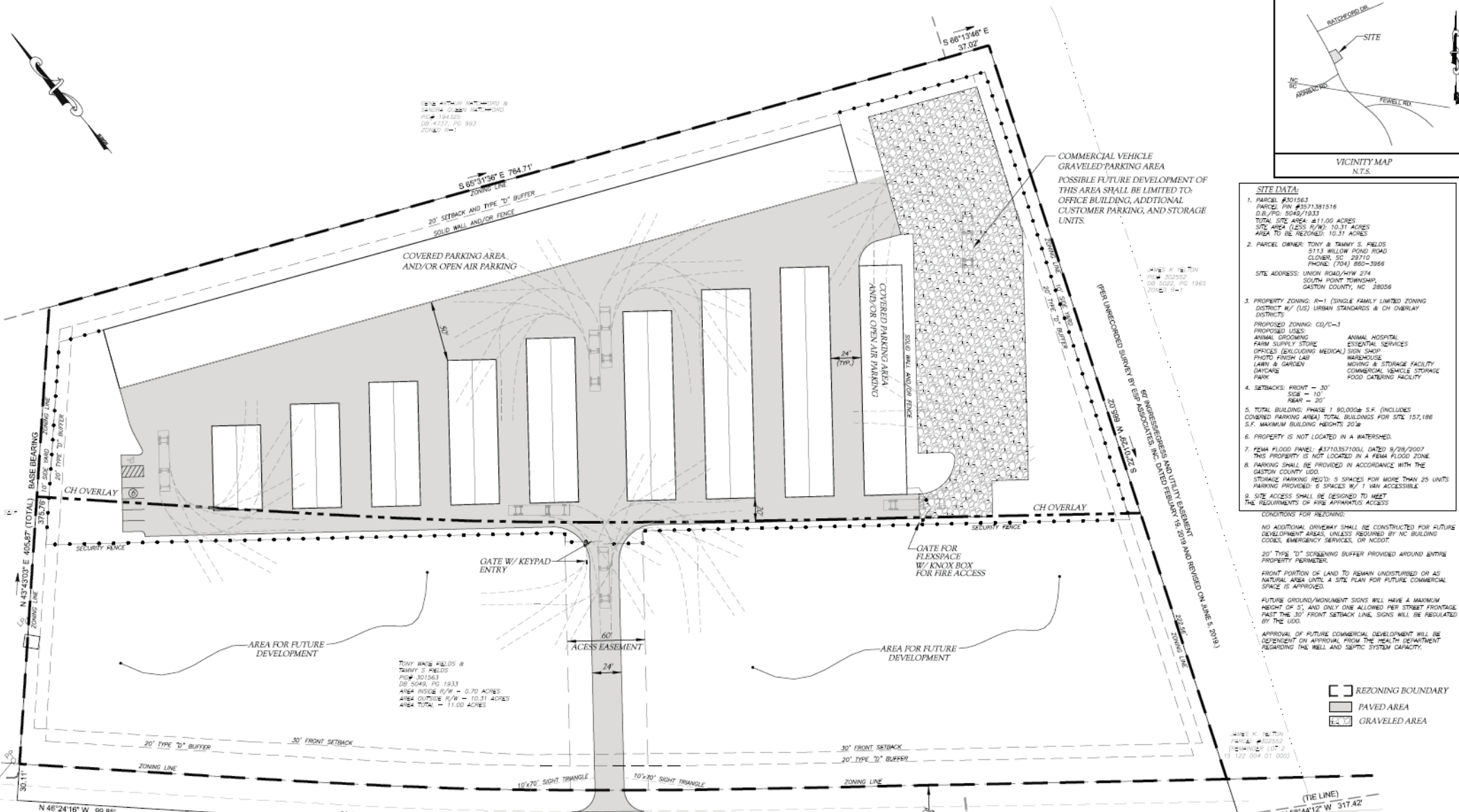




**CD21-07 Subject and Adjacent Parcel Information**

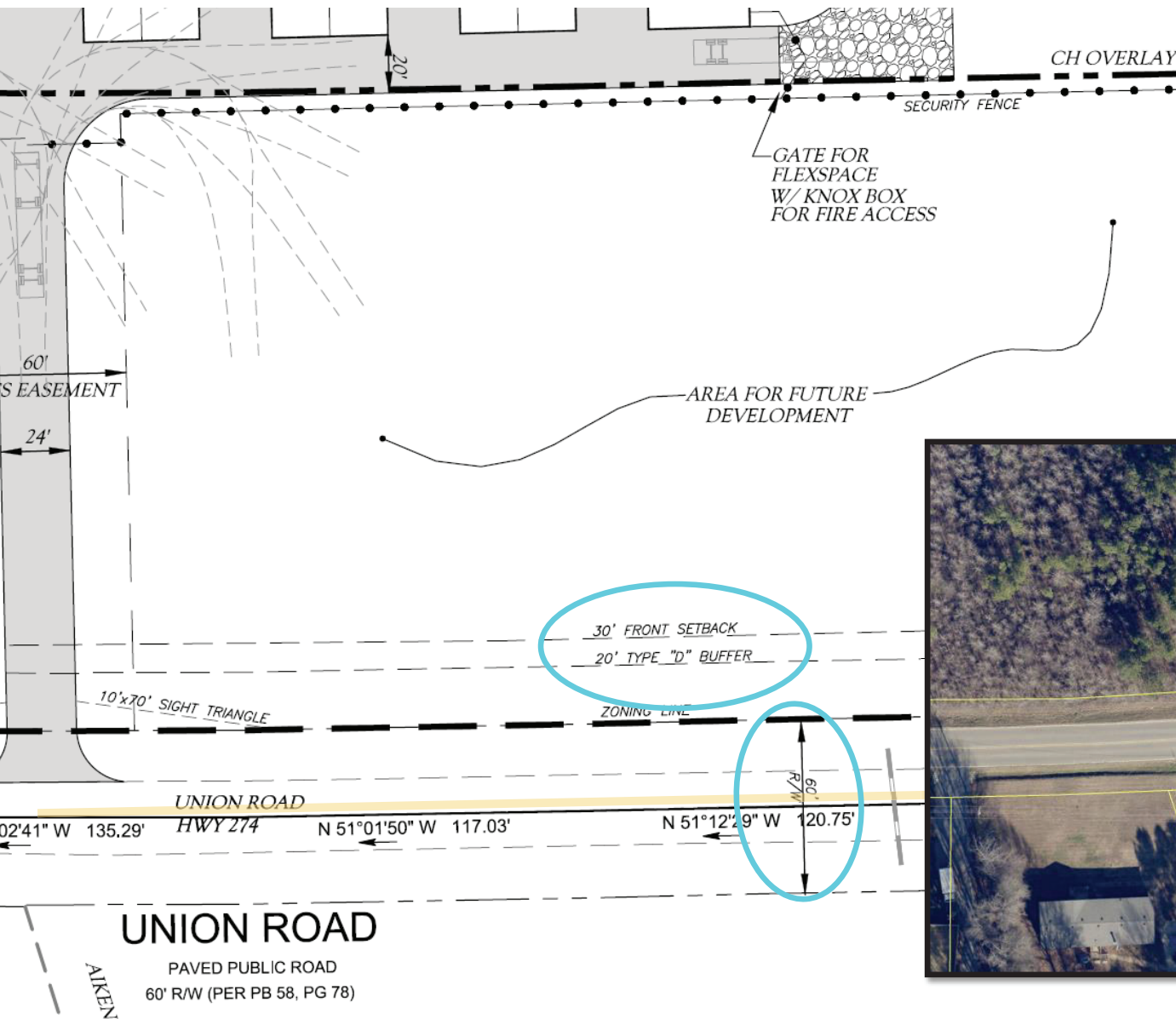
NO	PARCEL	NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP
*	301563	FIELDS TONY WADE	FIELDS TAMMY S.	5113 WILLOW POND RD	CLOVER	SC	29710
1	194324	SELF LAURA NICHOLE		6861 UNION ROAD	GASTONIA	NC	28056
2	194325	RATCHFORD GENE ARTHUR	RATCHFORD SANDRA QUEEN	2048 SHADWELL CT	GASTONIA	NC	28054
3	302552	YELTON JAMES K		8034 CATAWBA COVE RD	BELMONT	NC	28012
4	225620	MCGIRT STEPHEN PAUL		6922 PINE MOSS LN	CLOVER	SC	29710
5	194321	MCDERMOTT BRYON JOSEPH III	MCDERMOTT NANCY ANNE	6880 UNION RD	GASTONIA	NC	28056
6	194320	IBARRA EDUARDO E ROMAN		10929 PARK RD	CHARLOTTE	NC	28226
7	194319	ASHWELL BRENDA JO ELIZABETH		6870 UNION RD	GASTONIA	NC	28056
8	194318	SOX SAMUEL ROBERT		6866 UNION RD	GASTONIA	NC	28056







 REZONING BOUNDARY  
 PAVED AREA  
 GRAVELED AREA



**Setback** – A minimum distance specified for the various zoning districts measured inward from a property line or road right-of-way, whichever is closer to the proposed structure, that shall remain unoccupied and unobstructed *upward* ...

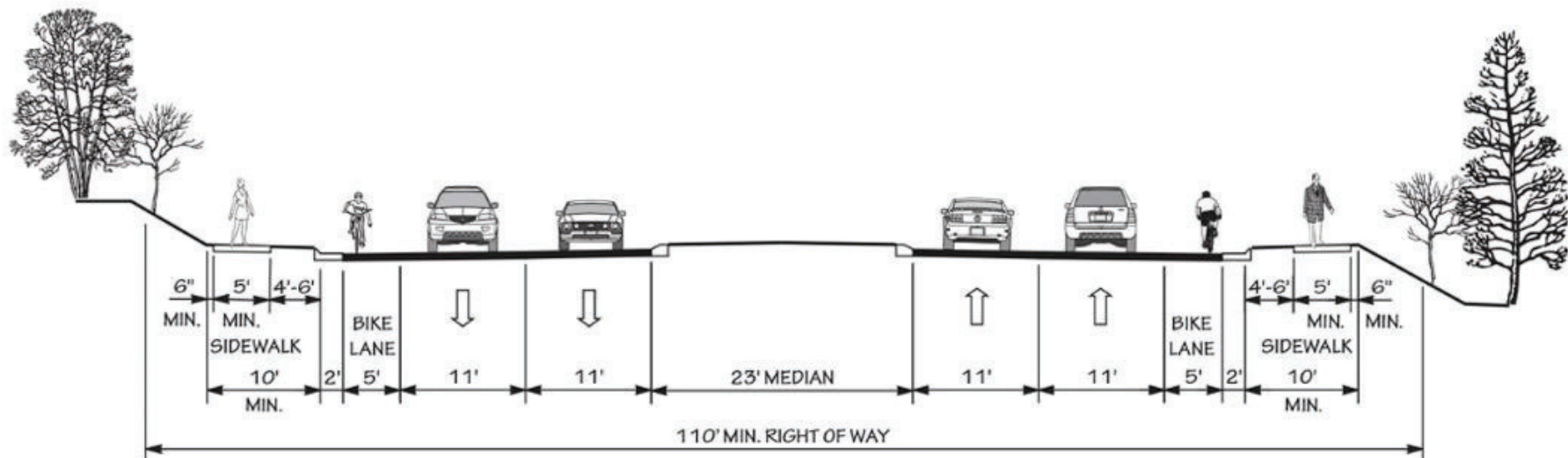




AREA FOR FUTURE  
DEVELOPMENT

## TYPICAL SECTION No. 4D

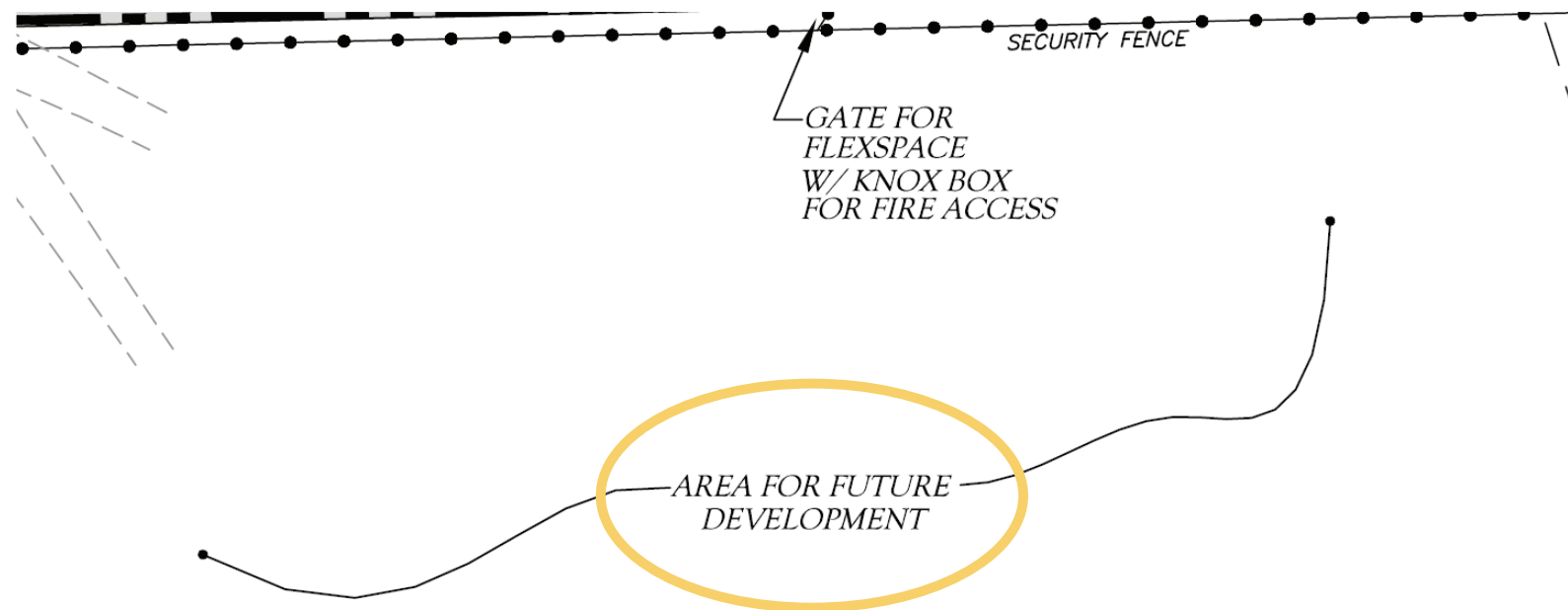
4 LANE DIVIDED (23' RAISED MEDIAN) WITH CURB & GUTTER,  
BIKE LANES, AND SIDEWALKS



POSTED SPEED 35-45 MPH

PAVED PUBLIC ROAD

60' DAW (DED DR 58 PG 78)



3. PROPERTY ZONING: R-1 (SINGLE FAMILY LIMITED ZONING DISTRICT W/ (US) URBAN STANDARDS & CH OVERLAY DISTRICTS

PROPOSED ZONING: CD/C-3

PROPOSED USES:

ANIMAL GROOMING  
FARM SUPPLY STORE

OFFICES (EXCLUDING MEDICAL)

PHOTO FINISH LAB

LAWN & GARDEN

DAYCARE

PARK

ANIMAL HOSPITAL  
ESSENTIAL SERVICES

SIGN SHOP

WAREHOUSE

MOVING & STORAGE FACILITY

COMMERCIAL VEHICLE STORAGE

FOOD CATERING FACILITY

30' FRONT SETBACK

20' TYPE "D" BUFFER





TYPE "D" BUFFER

TYPE "D" BUFFER

20' SETBACK AND TYPE "D" BUFFER  
SOLID WALL AND/OR FENCE

COVERED PARKING OR OPEN AIR PARKING

STORAGE  
BUILDING

COVERED PARKING /  
OPEN AIR PARKING

GRAVEL  
PARKING

20' SETBACK  
TYPE "D" BUFFER

PER NARECO PROPOSED SUPPLY BY L&P ASSOCIATES, INC. DATED FEBRUARY 19, 2019. NOT REVISIONED ON JUNE 2, 2019.  
20' SETBACK  
TYPE "D" BUFFER



UNION ROAD - HWY 274

PAVED PUBLIC ROAD  
60' RW (PER PG 56, PG 76)

