

PCUP18-04 Steve Thomas

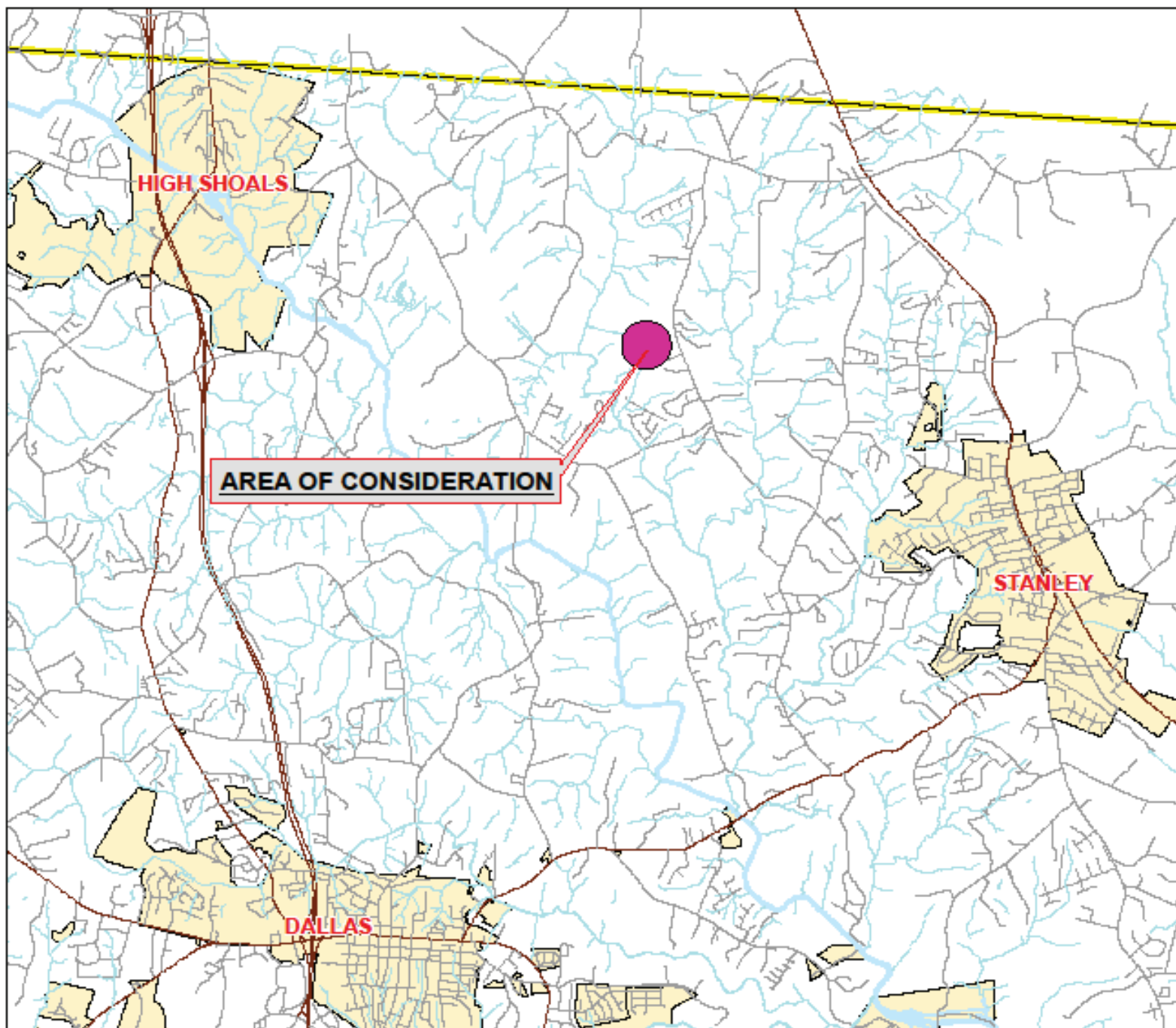
2028 Rhyne Rd., Dallas, NC

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
North Carolina

Vicinity Map
PCUP18-04

Legend

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

Although every attempt has been made to ensure the accuracy of this map, the County Council and its staff assume no responsibility for any errors or omissions that may appear in this map.

This map may not be used or reproduced for other purposes without the express written consent of the County Council. In accordance with North Carolina General Statute 160A-101.



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Miles



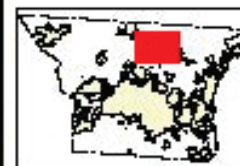
Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP18-04

Legend

- Subject Area
- Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning applications. It is not to be used for any other purpose.

Property owners, zoning commissioners and other interested parties are encouraged to review this map and provide input to the zoning commission. The map is not a legal document and should not be used for any other purpose.

Gaston County does not make or imply any warranty or representation regarding the accuracy or completeness of the information provided on this map. The map is prepared by the Department of Planning and Transportation Services.

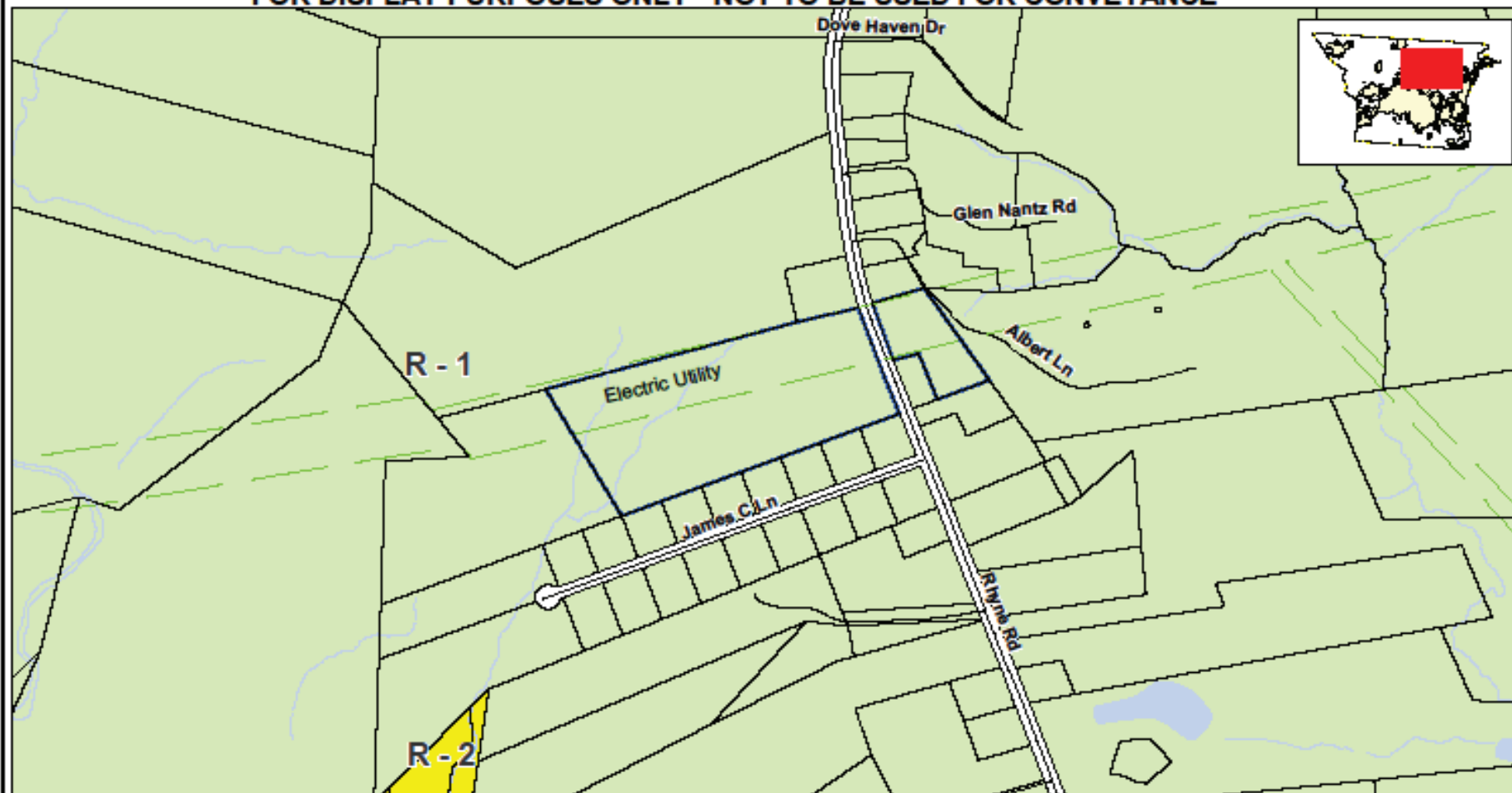
This map is for informational purposes only and is not to be used for any other purpose.

Notes: The boundary of the county is shown in black. The boundary of the subject area is shown in blue. The boundary of the property parcels is shown in yellow. The map is not a legal document and should not be used for any other purpose.



0 100 200 Feet

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
- Area of Consideration



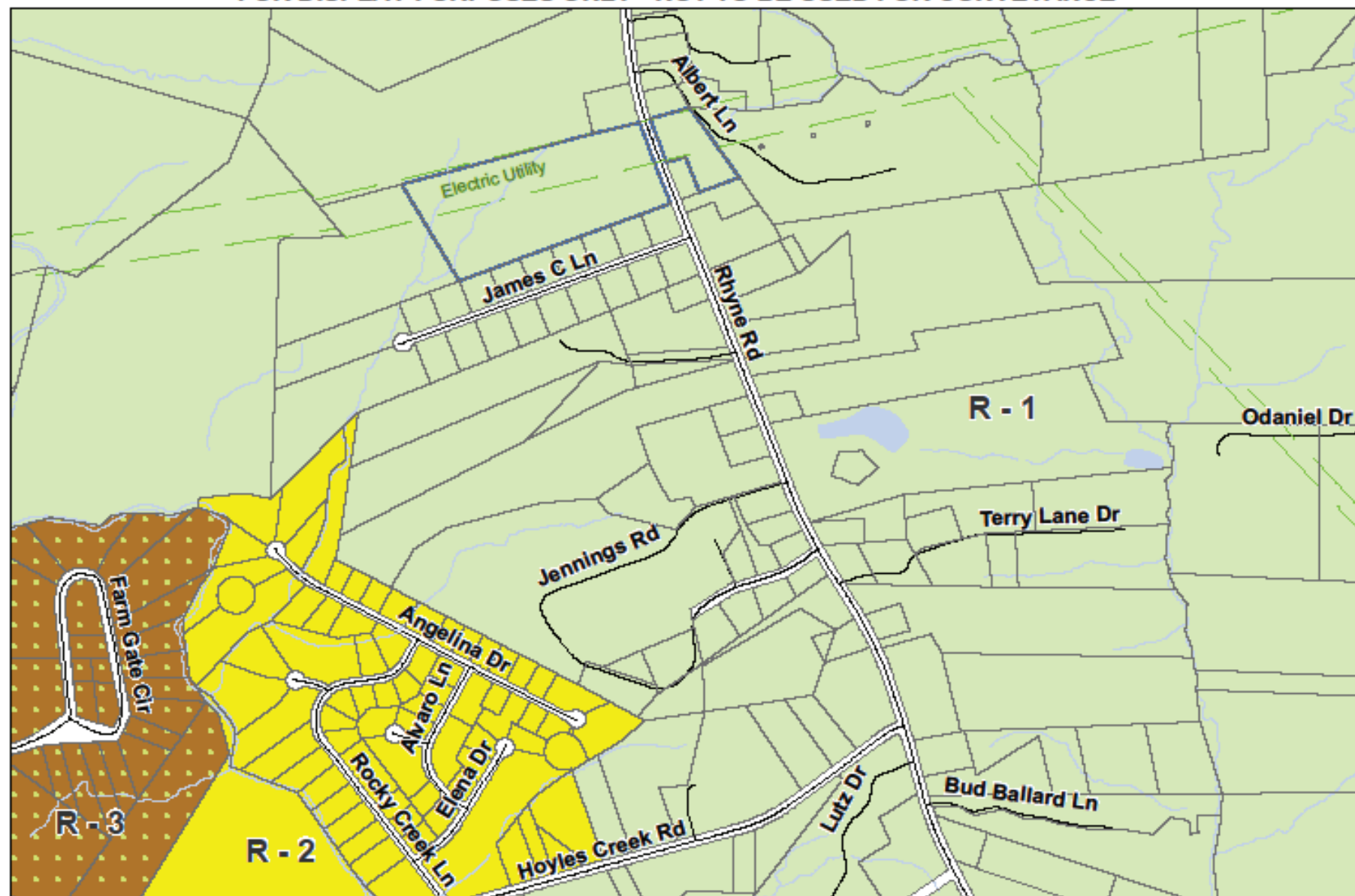
0 165 330 660 990 1,100 Feet

Applicant: PCUP18-04
Tax Id: 222952

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


Map Date: 11/05/2018

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

"Applicant: PCUP18-04"

 Subject Area



0 200 400 800 Feet

R-1 Single Family Limited
R-2 Single Family Moderate
R-3 Single Family General

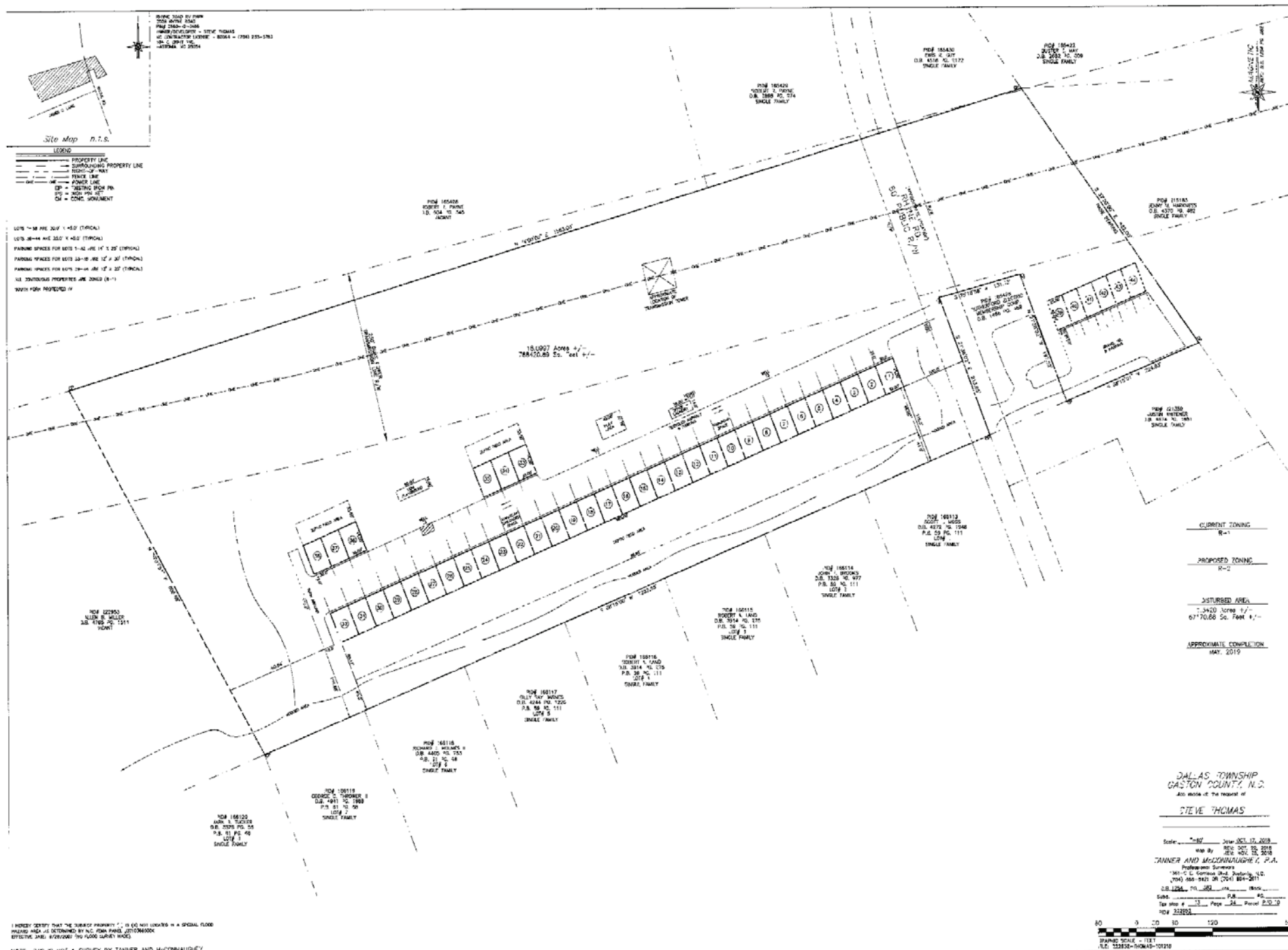


PCUP18-04 Subject and Adjacent Properties Map

See reverse side for listing of property owners

PCUP 18-04 Owner and Adjacent Property List

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	222952	GARRISON RODNEY W HEIRS	C/O JOAN GARRISON	4010 CHARLES RAPER JONAS HWY	ALEXIS	NC	28006
1	221359	WHITENER JUSTIN		2012 RHYNE RD	DALLAS	NC	28034-7622
2	165428	RUTHERFORD ELECTRIC MEM CORP	ATTN: GAYE HIGGINS	PO BOX 1569	FOREST CITY	NC	28043-1569
3	215183	HARKNESS JENNY M		PO BOX 37117	ROCK HILL	SC	29732-0535
4	165422	MAY BUSTER EDWARD	MAY LINDA SUE	1946 DUTCH CREEK DR	IRON STATION	NC	28080
5	165430	GUY LEWIS RADFORD	GUY DEBORAH S	2038 RHYNE RD	DALLAS	NC	28034-0000
6	165429	PAYNE ROBERT		2245 RHYNE RD	DALLAS	NC	28034-0000
7	165426	PAYNE ROBERT RAY		2245 RHYNE RD	DALLAS	NC	28034-7624
8	222953	MILLER ALLEN B	MILLER LEANNE M	537 JAMES C LN	DALLAS	NC	28034-6630
9	166120	TUCKER MARK B	TUCKER SERENA M	534 JAMES C LN	DALLAS	NC	28034
10	166119	THROWER GEORGE CURRIE III	THROWER RENEE MARIE	526 JAMES C LN	DALLAS	NC	28034-0000
11	166118	HOLMES RICHARD JOSEPH II		522 JAMES C LANE	DALLAS	NC	28034-0000
12	166117	BARNES BILLY RAY JR	BARNES ANGELA S	518 JAMES C LN	DALLAS	NC	28034-6630
13	166116	LAND ROBERT ANDERSON	LAND REBECCA R	PO BOX 71	STANLEY	NC	28164-0000
14	166115	LAND ROBERT ANDERSON	LAND REBECCA R	PO BOX 71	STANLEY	NC	28164
15	166114	BROOKS JOHN F	BROOKS BILLIE ANN	506 JAMES C LANE	DALLAS	NC	28034-6630
16	166113	MOSS SCOTT L	MOSS SELENN B	502 JAMES C LANE	DALLAS	NC	28034-0000



I HEREBY CERTIFY THAT THE SUBJECT PROPERTY IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FLOOD PANEL 33703660004 EFFECTIVE DATE 8/28/2000 FOR FLOOD HAZARD MAPS.

NOTE: THIS IS NOT A SURVEY BY TANNER AND McCONAUGHEY



Parallel Conditional Use Application (PCUP 18-04) 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.