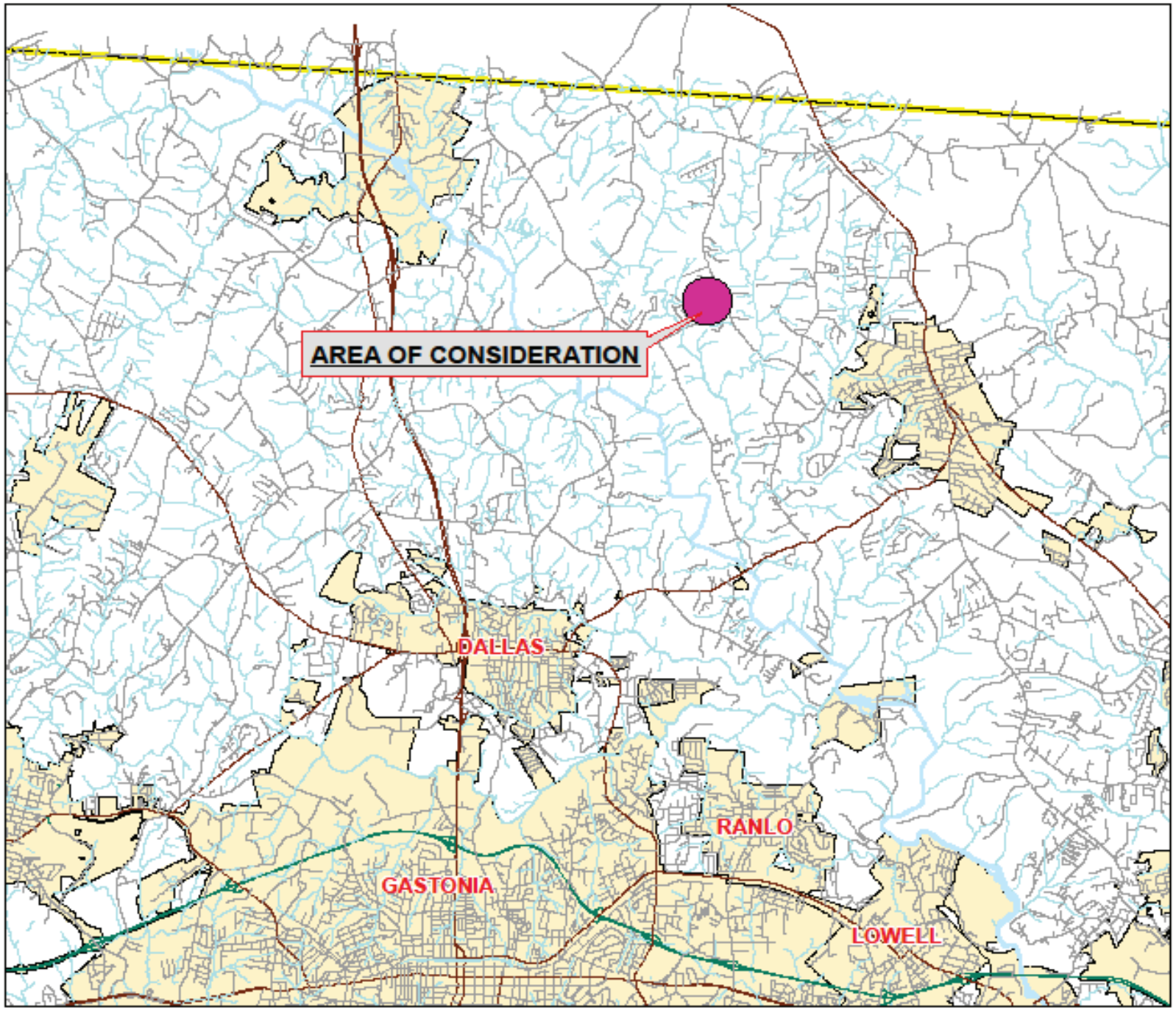
PCUP19-01 Justin Dugan

163 Jennings Rd., Dallas, NC

Current Zoning:	(R-1) Single Family Residential
Proposed Zoning:	(CU/C-3) Conditional Use / General Commercial (PCUP), in order to allow Contractor's Office/Equipment Storage Yard



Gaston County
North Carolina

Vicinity Map

PCUP19-01

Legend

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

N

0 1
Miles

Gaston County Zoning Review Overview Map

2018 Pictometry

PCUP19-01

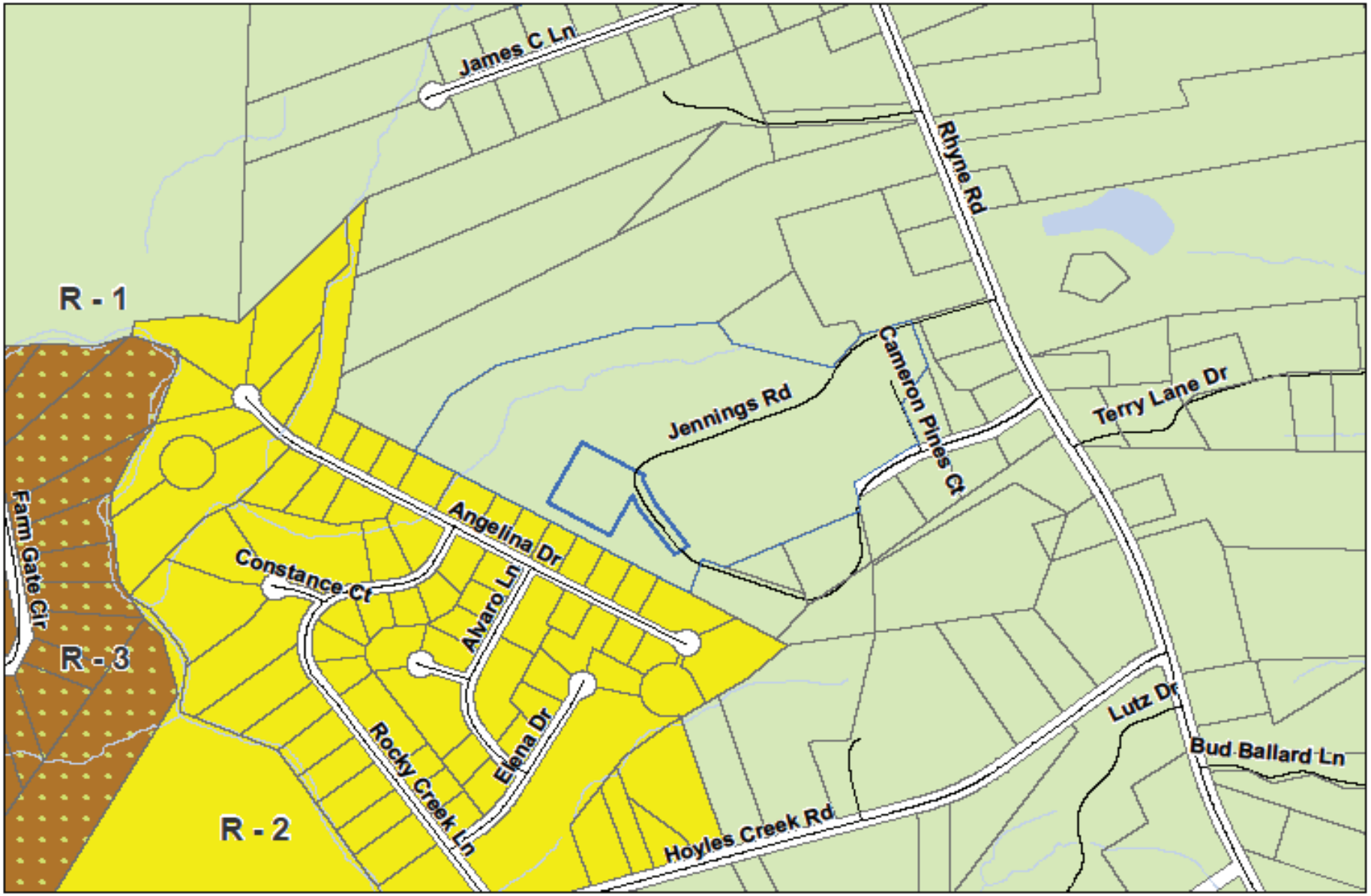
Legend

Subject Area

Property Parcels

0 175 350 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



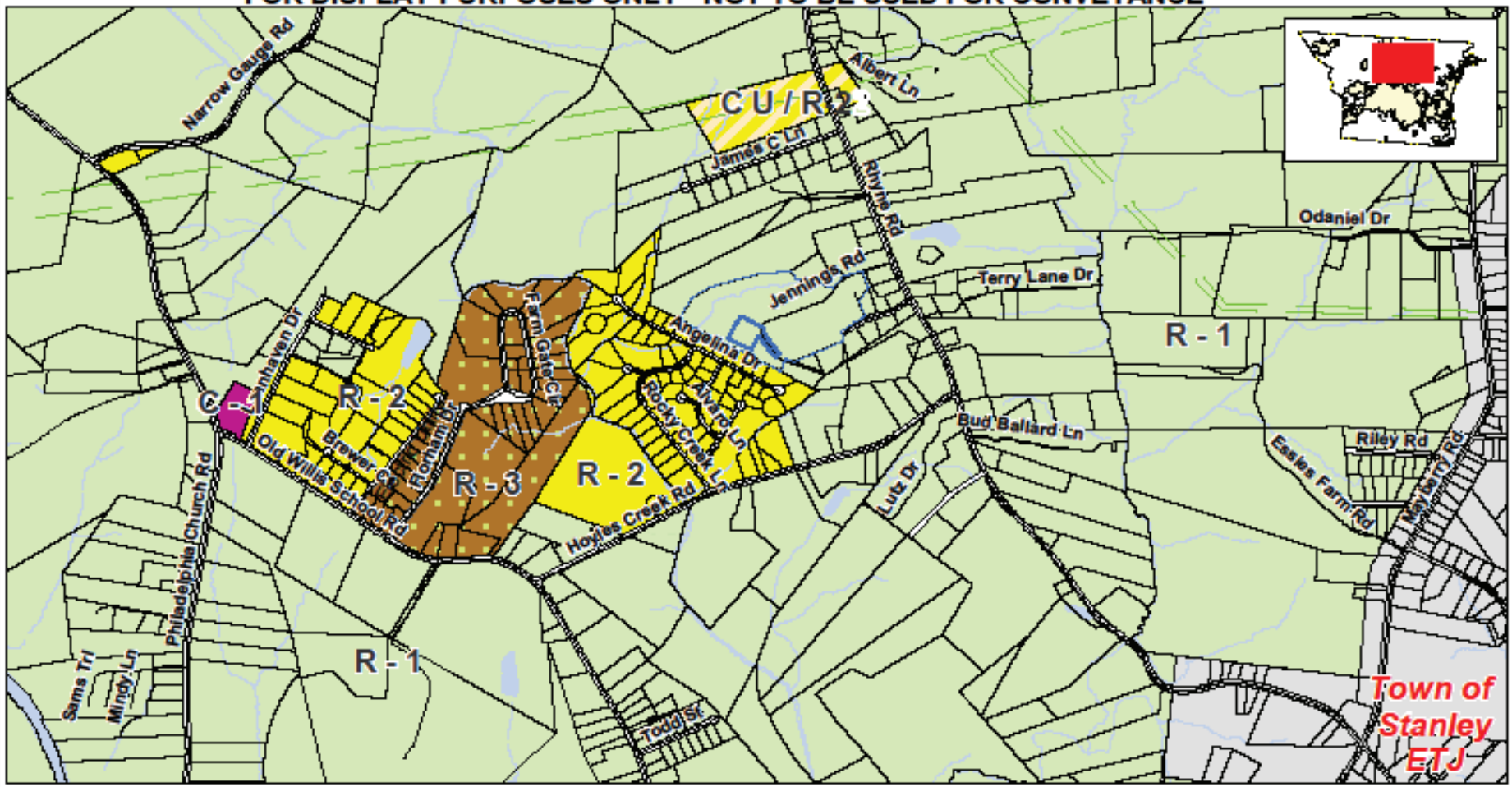
GASTON COUNTY
Zoning Map

Applicant: PCUP19-01

Subject Area

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

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.

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
- R-3 Single Family General
- C-1 Light Commercial
- CU/R-2 Conditional Use/Single Family Moderate

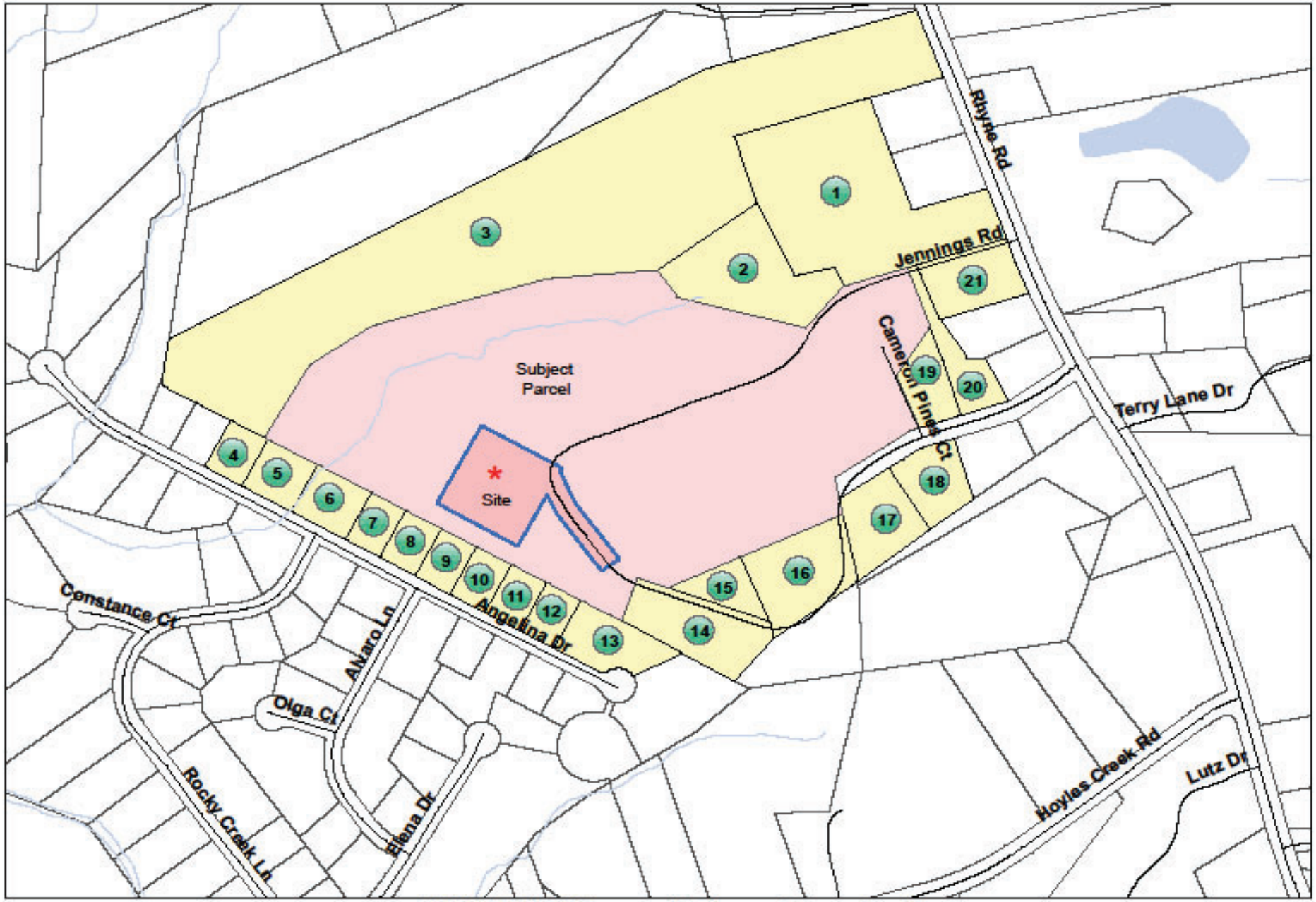
Area of Consideration

N W E S

0 350 700 1,400 2,100 2,800 Feet

Applicant: PCUP19-01
Tax ID: 166155
Request Re-Zoning From:
(R-1) Single Family Moderate to (CU/C-3) Conditional Use/ General Commercial in order to allow Contractor's Office/ Equipment Storage Yard

Map Date: 02/05/2019



PCUP19-01 Subject and Adjacent Properties Map

See reverse side for listing of property owners

PCUP Location

PCUP19-01 Owner and Adjacent Property Listing

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	166155	DUGAN JUSTIN K	DUGAN LORI L	803 WHITE JENKINS RD	BESSEMER CITY	NC	28016-8749
1	300085	HANDSEL WILLIE MOORE HEIRS		1909 RHYNE RD	DALLAS	NC	28034-7621
2	166156	STONE CHERRY LACKEY		223 JENNINGS RD	DALLAS	NC	28034-7673
3	166165	JOHNSON ALVIN K	JOHNSON JANICE B	PO BOX 99	ALEXIS	NC	28006-0099
4	197700	WATSON JAMES S	WATSON RUTH H	9704 ASHMORE LN	HARRISBURG	NC	28075-6631
5	197699	DIAMONDBACK PROPERTIES LLC		PO BOX 8	LITTLE RIVER	SC	29556-0000
6	197698	JOHNSON SONDA H		5036 ANGELINA DR	DALLAS	NC	28034-0000
7	197697	REED RACHEL A		5028 ANGELINA DR	DALLAS	NC	28034-0000
8	197696	REED RACHEL A		5028 ANGELINA DR	DALLAS	NC	28034-0000
9	197695	GATLIN ASHLEY		5024 ANGELINA DR	DALLAS	NC	28034-0000
10	197694	PERKINS DWIGHT L	PERKINS ANNA H	5020 ANGELINA DR	DALLAS	NC	28034-6639
11	197693	PREAST STEVEN SETH		5016 ANGELINA DR	DALLAS	NC	28034-6639
12	197692	ALDRIDGE JERIE D		5012 ANGELINA DR	DALLAS	NC	28034-0000
13	210734	MCWILLIAMS JOSHUA DAVID		5004 ANGELINA DR	DALLAS	NC	28034-6639
14	166170	HENSLEY DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-0000
15	166164	HENSLEY PONDER DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-7672
16	166168	HENSLEY P DALE	HENSLEY JOAN G	135 JENNINGS RD	DALLAS	NC	28034-0000
17	166163	EVERTS KEITH M	EVERTS CATHELEEN M	127 JENNINGS RD	DALLAS	NC	28034-0000
18	166162	OSBORNE JANET F	OSBORNE JIMMY	119 JENNINGS RD	DALLAS	NC	28034-0000
19	166177	TURNER CARMEN K		116 JENNINGS RD	DALLAS	NC	28034-0000
20	166176	ROBERTS JR TOMMY F	ROBERTS TAMMY	110 JENNINGS RD	DALLAS	NC	28034-7672
21	166174	HOFFER SHIRLEY MILLER		1819 RHYNE RD	DALLAS	NC	28034-7620

LINE	BEARING	DISTANCE
L1	S 28°50'04" W	12.81'

Site

Site Map n.t.s.

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINE
- RIGHT-OF-WAY
- FENCE LINE
- POWER LINE
- WOODS LINE

CM = CONC. MONUMENT
EIP = EXISTING IRON PIN
IPS = IRON PIN SET
MNS = MAGNETIC NAIL SET
UP = UTILITY POLE

1.8890 Acres
82286.00 Sq. Feet

P/O PID# 166155
JUSTIN K. DUGAN
D.B. 4979 PG. 970
ZONED R-1

N 78°24'48" E 1459.21'
TIE TO ℄ INTER. OF
JENNINGS RD. S.R. #1895
& HOYNE RD. S.R. #1923
BROKEN SCALE

JENNINGS RD
S.R. # 1895
60' PUBLIC R/W

ANGELINA DR.
60' PUBLIC R/W

MAGNETIC
REF: D.B. 4979 PG. 970

CURRENT ZONING R-1
SEE GASTON COUNTY UDO
FOR ZONING INFORMATION

PROPOSED ZONING C-3
SEE GASTON COUNTY UDO
FOR ZONING INFORMATION

PARKING SCHEDULE
VAN ACCESSIBLE HC SPACE = 1
REGULAR SPACES = 2
PREQUIRED SPACES = 3

DISTURBED AREA
1.0788 Acres
46984.37 Sq. Feet

IMPERVIOUS AREA
1.0115 Acres
44060.53 Sq. Feet

APPROXIMATE COMPLETION TIME
FEBRUARY 2019

PROPERTY OWNER:
JUSTIN K. DUGAN
803 WHITE JENKINS RD.
BESSEMER CITY, NC 28016
(704) 868-9839
PID# 166155

PID# 166164
P. DALE HENSLEY
D.B. 2774 PG. 110
ZONED R-1

PID# 166170
DALE HENSLEY
D.B. 1326 PG. 617
ZONED R-1

PID# 210734
JOSHUA D. MCWILLIAMS
D.B. 4904 PG. 370
P.B. 71 PG. 122
LOT #68
ZONED R-2

NO GEODETIC MONUMENTATION WITHIN 2,500 FEET OF SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION OF THE DEFINITION OF SUBDIVISION.

I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE ( ) IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA FIRM PANEL # 5710356800J EFFECTIVE DATE: 9/28/2007 (NO FLOOD SURVEY MADE).

I, FRANKLIN E. TANNER CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND DEED DESCRIPTION(S) AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 25,000+ AND THE AREA DETERMINED BY D.M.D. WITNESS MY HAND AND SEAL, THIS 20TH DAY OF NOV., 2018

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

NORTH CAROLINA PROFESSIONAL SEAL L-2534 LAND SURVEYOR FRANKLIN E. TANNER

Franklin E. Tanner - PLS # 2534

"REZONING & SITE PLAN"

DALLAS TOWNSHIP
GASTON COUNTY, N.C.

Survey made at the request of

JUSTIN K. DUGAN

Scale: 1"=50' Date: SEPT. 27, 2018
Survey By REV: OCT. 10, 2018
REV: NOV. 20, 2018

TANNER AND McCONNAUGHEY, P.A.
Professional Surveyors
1361-C E. Garrison Blvd. Gastonia, N.C.
(704) 868-8421 OR (704) 864-2851

P/O D.B. 4979 PG. 970 Lots ____ Block ____
Subd. ____ P.B. ____ PG. ____
Tax Map # 13 Page 35 Parcel P/O 9.02
PID# P/O 166155

50 0 25 50 100 200
FILE: GRAPHIC SCALE - FEET
166155-DUGAN-SITEPLAN-082818

Parallel Conditional Use Application (PCUP19-01) 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.

5. If the owner decides to change the proposed project boundary line into a real property parcel line, then the normal buffer yard type requirement shall be installed abutting any residential zoning districts and shall be on the proposed commercial zoning district property. No existing vegetation off the property will be permitted to contribute to the buffer yard.