

# Z20-05 NC Department of Transportation

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**Current Zoning District: (R-1) Single Family Limited w/ (CH) Corridor Highway and (US) Urban Standards Overlays**

**Proposed Zoning District: (I-2) General Industrial w/ (CH) Corridor Highway and (US) Urban Standards Overlays**

Parcel: 170401 (part of)

Location: Dallas Cherryville Hwy. (Dallas)

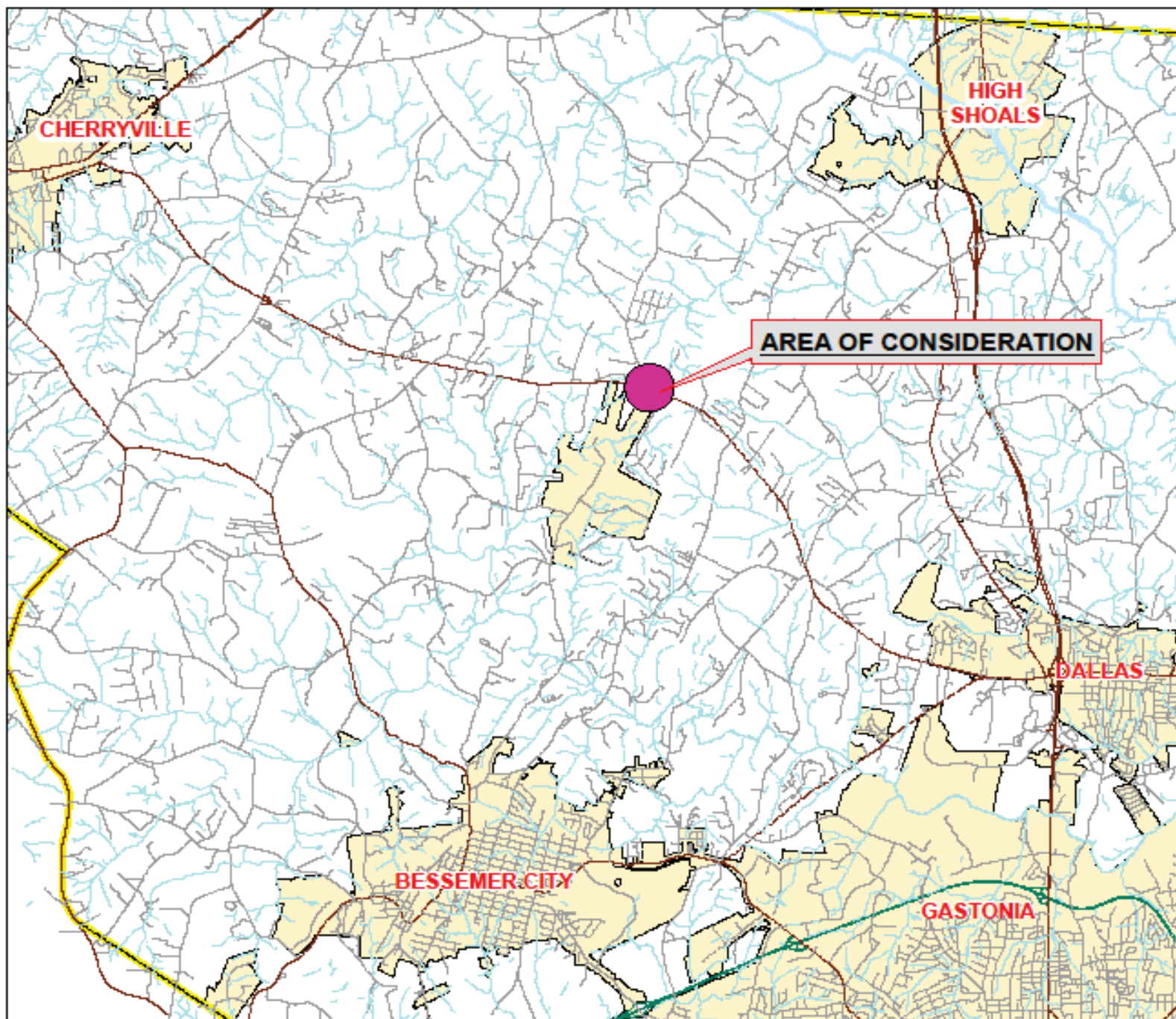
Property Owner: NC State Highway Dept.

Total Property Acreage: 1.16 ac

Acreage for Map Change: .12 ac



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



**Gaston County**  
North Carolina

**Vicinity Map**  
Z20-05

**Legend**

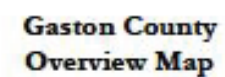
- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

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 any other purpose without the express written consent of the County. The County is not responsible for any errors or omissions on this map.





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Miles

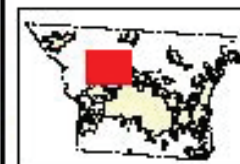




Z20-05

### Legend

-  Subject Area
-  Property Parcels

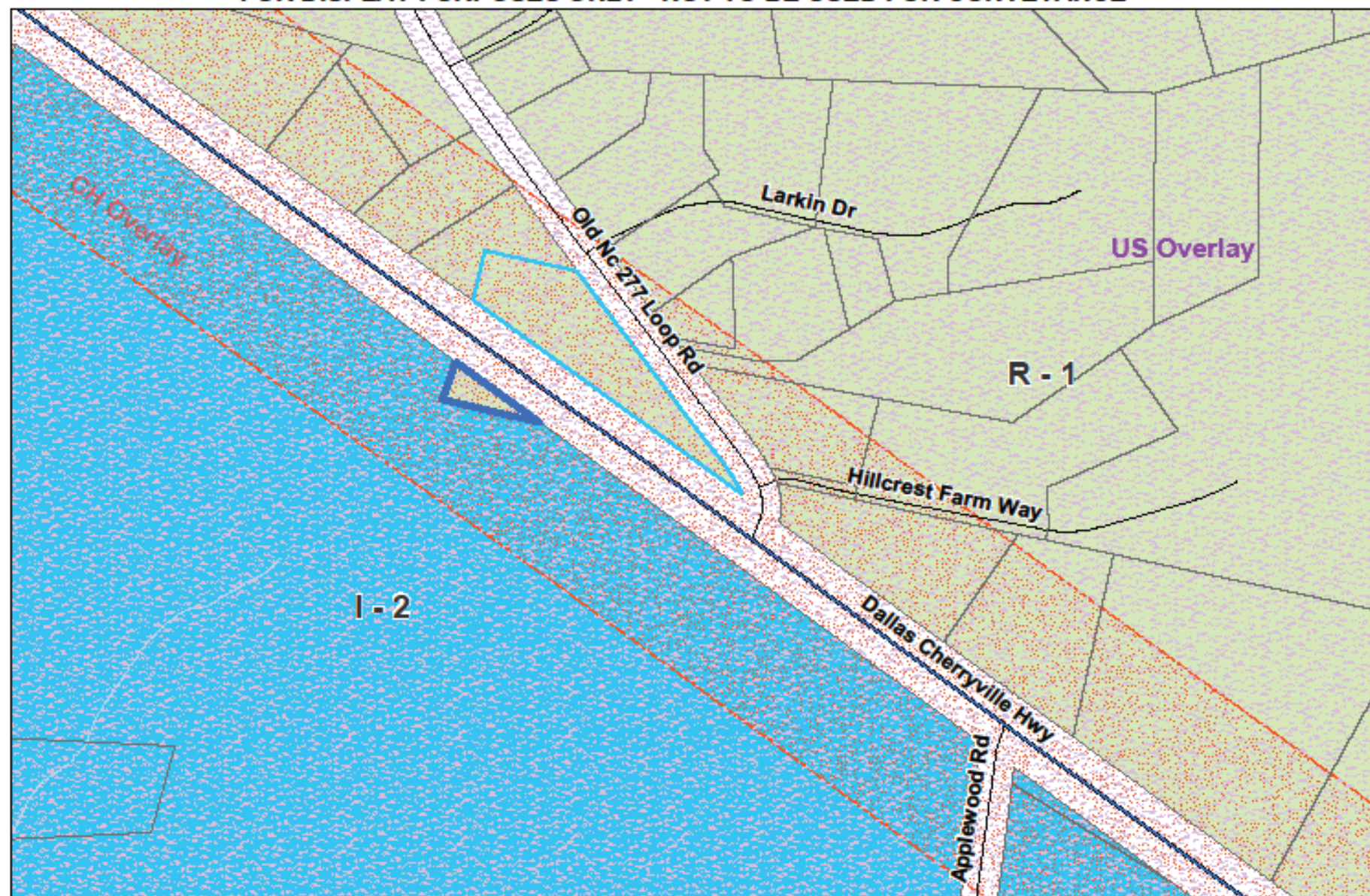


This map is for zoning purposes only – not to be used for navigation.

0 100 200




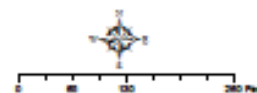
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



**GASTON COUNTY**  
**Zoning Map**

Applicant: Z20-05

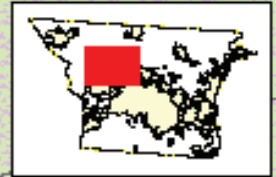
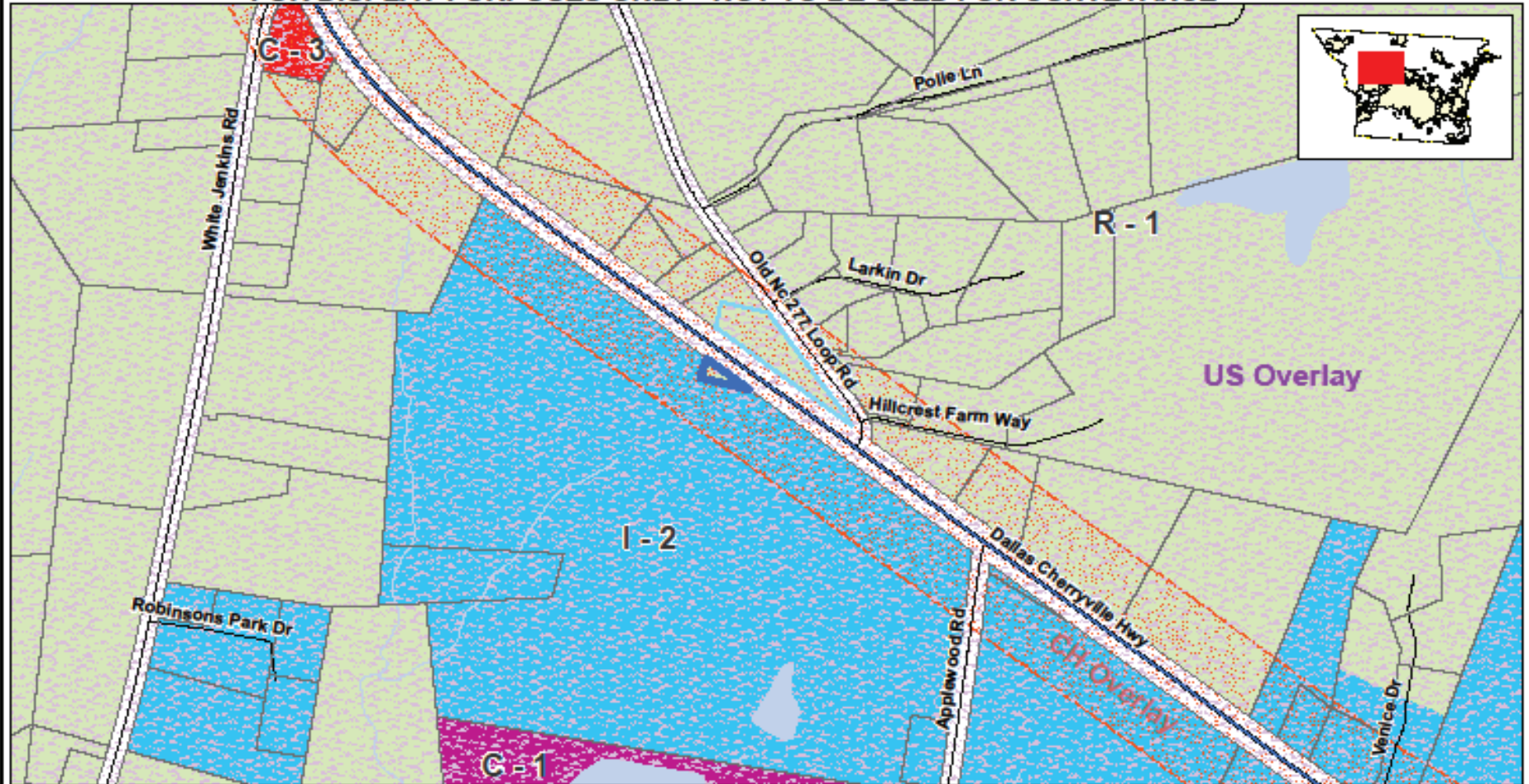
 Subject Area



(R-1) Single Family Limited  
(I-2) General Industrial  
(CH) Corridor Highway Overlay  
(US) Urban Standards 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
- I-2 General Industrial
- C-1 Light Commercial
- C-3 General Commercial
- CH Corridor Highway Overlay
- US Urban Standards Overlay

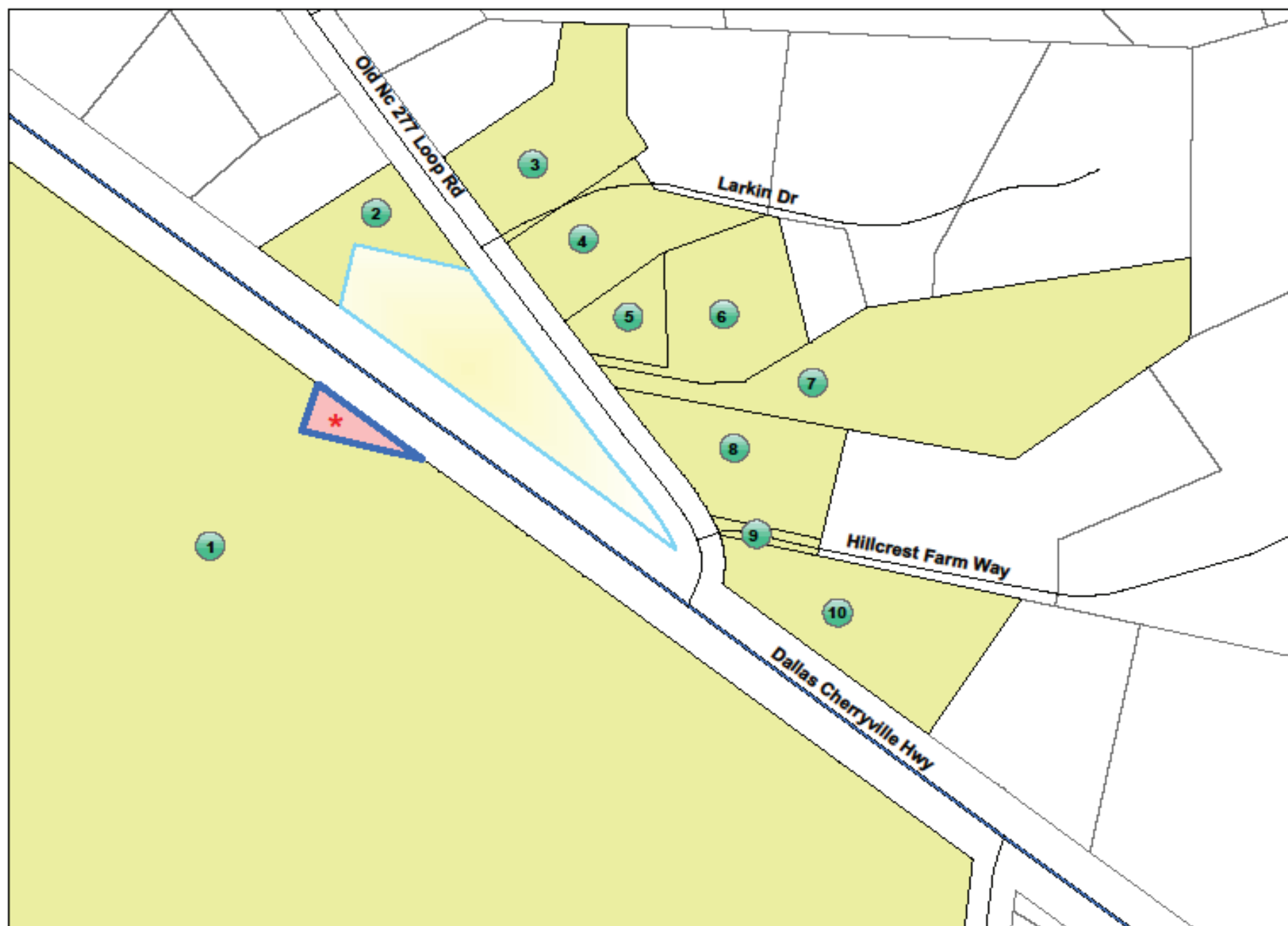
Area of Consideration



0 115 230 460 690 920 Feet

Applicant: Z20-05  
Tax ID(s): 170401 (part of)  
Request Re-Zoning From:  
(R-1) Single Family Limited  
w/ (CH) Corridor Highway &  
(US) Urban Standards Overlays  
To: (I-2) General Industrial  
w/ (CH) Corridor Highway &  
(US) Urban Standards Overlays

Map Date: 01/12/2020



**Z19-05 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

# **Z20-05 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>
*	170401	NC STATE HIGHWAY DEPT		128 W MAIN AVE	GASTONIA	NC	28052
1	301851	GASTON COUNTY		PO BOX 1578	GASTONIA	NC	28053
2	170404	NORTON GENA GAY	NORTON JAMES ROGER	205 OLD NC 277 LOOP RD	DALLAS	NC	28034
3	170257	CLONINGER ROGER D	CLONINGER SHERRY B	107 LARKIN DR	DALLAS	NC	28034
4	170254	CLONINGER SHERRY B		107 LARKIN DR	DALLAS	NC	28034
5	170264	BEST DARRELL RAY		112 OLD NC 277 LOOP RD	DALLAS	NC	28034
6	170263	BEST DARRELL R	BEST PAULA	112 OLD NC 277 LOOP RD	DALLAS	NC	28034
7	170267	BEST ANTHONY L		110 OLD NC 277 LOOP RD	DALLAS	NC	28034
8	170261	RKC DALLAS LLC		PO BOX 100	DALLAS	NC	28034
9	210572	HCF DALLAS LLC		PO BOX 100	DALLAS	NC	28034
10	220567	HCF DALLAS LLC		PO BOX 100	DALLAS	NC	28034