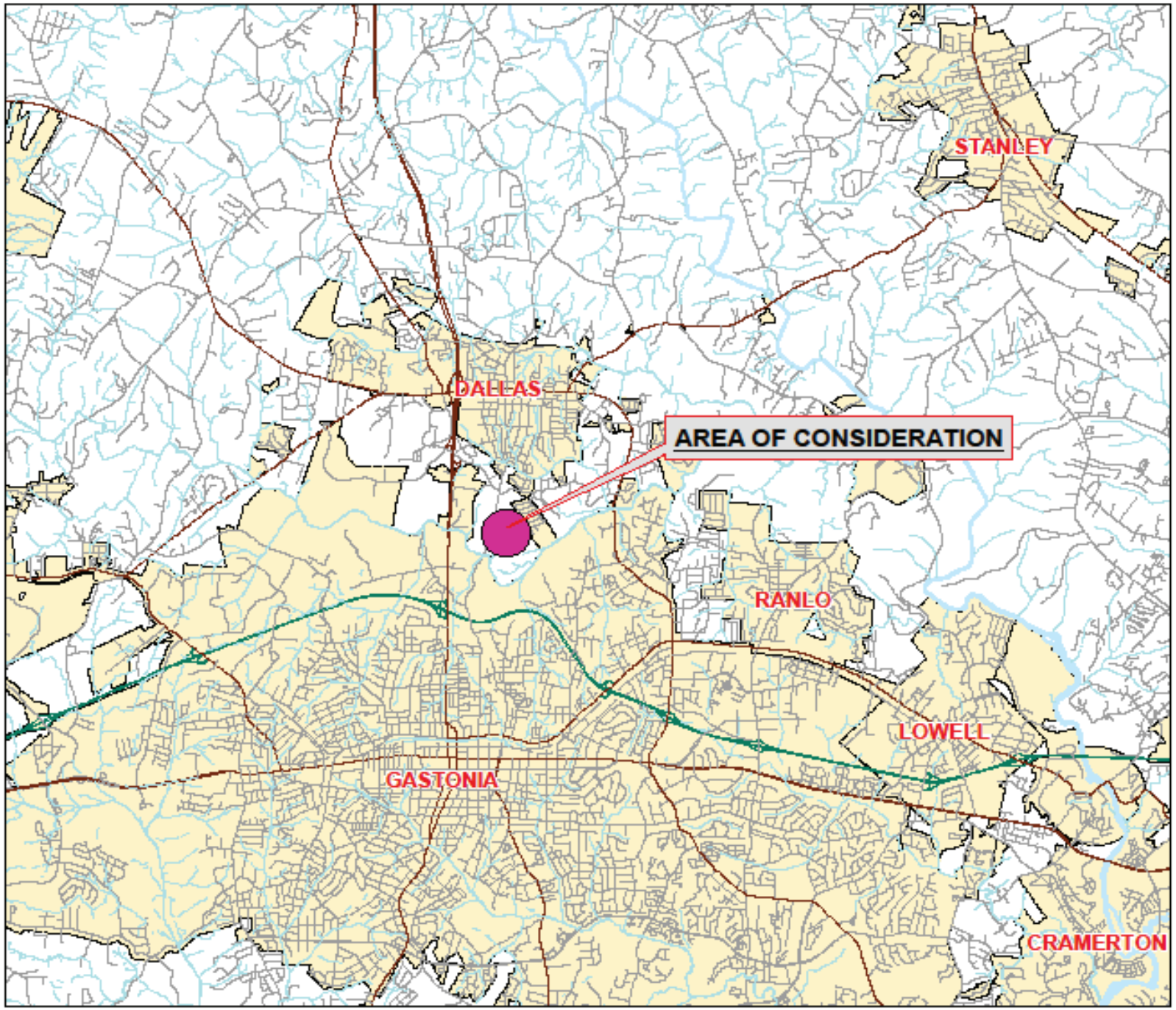
CD20-01 CH Land Company LLC

Current Zoning District: (RS-8) Single Family 8,000 square feet

Proposed Zoning District: (CD/RS-8) Conditional District/Single Family 8,000 square feet

Parcels: 172387, 172379, 172378, 172377, 172375
Location: Old Dallas Hwy. (Dallas)
Property Owner: Lynn & Suzanne McLean, Francina Newby, CHLC Investments LLC
Total Property Acreage: 64.61 ac
Acreage for Map Change: 64.61 ac



Gaston County
North Carolina

Vicinity Map

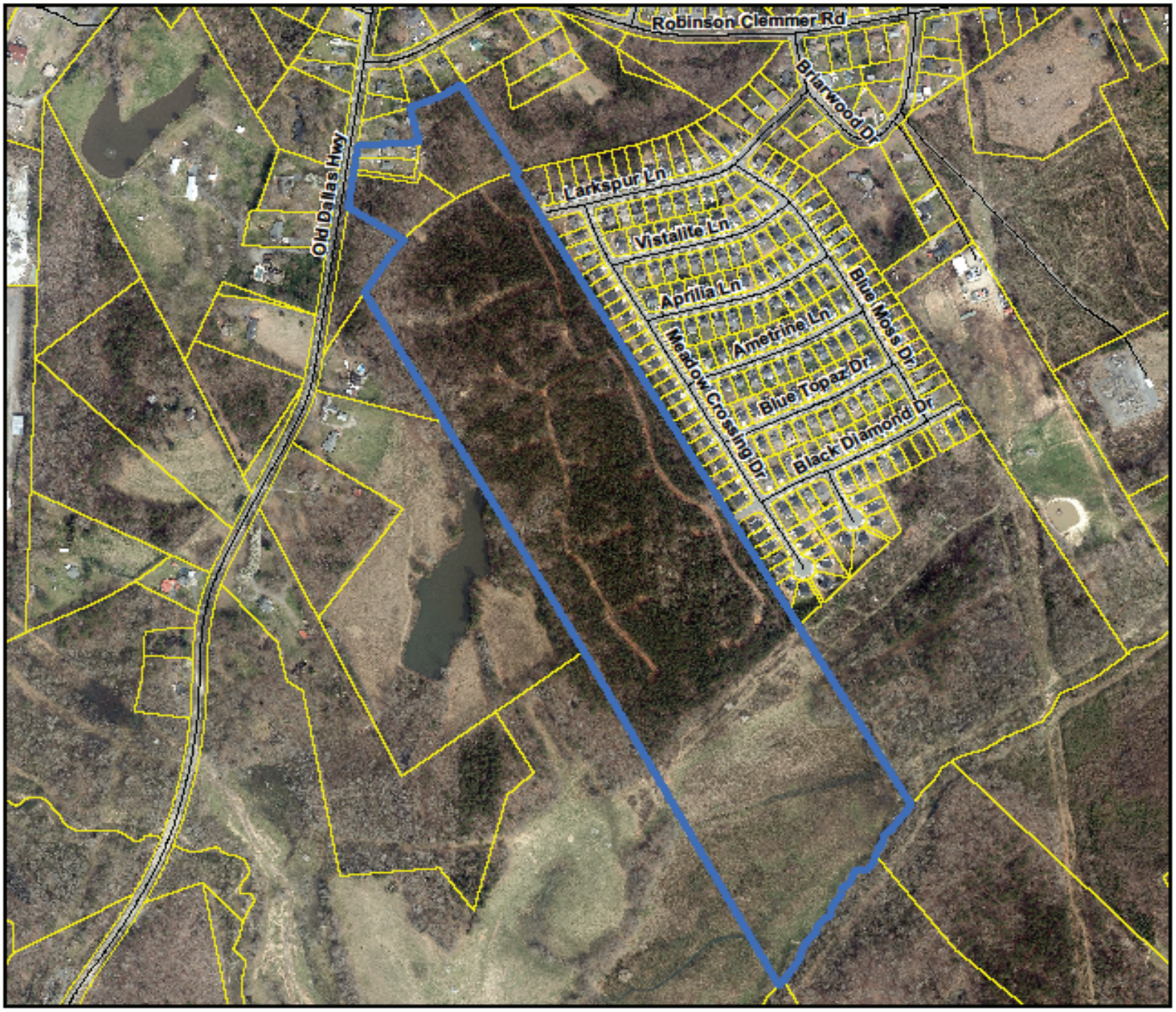
CD20-01

Legend

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

N

0 1
Miles



Gaston County Overview Map

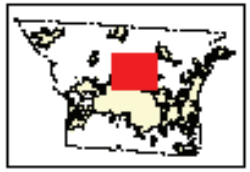
2019 Orthophoto

CD20-01

Legend

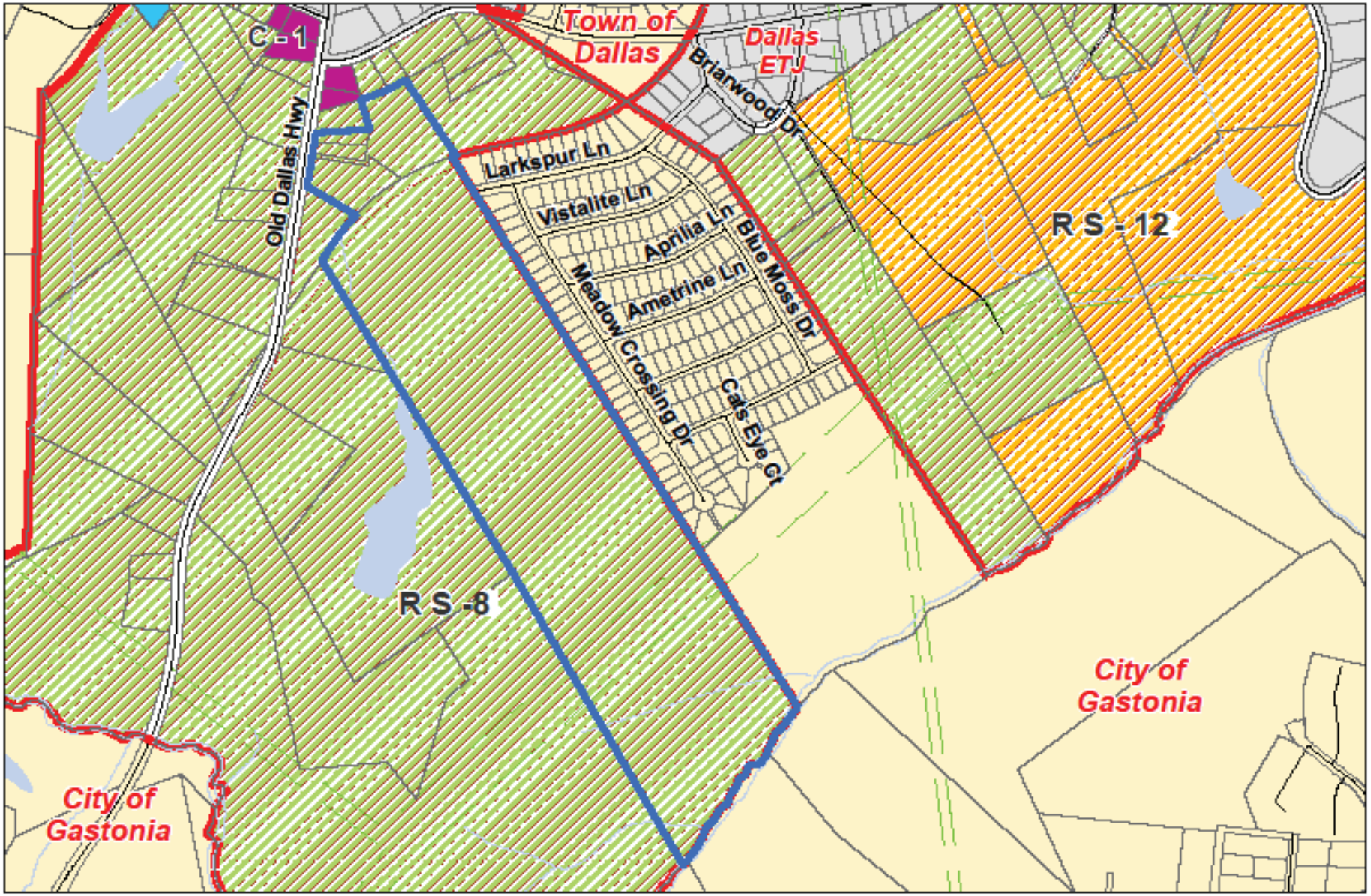
Subject Area

Property Parcels



0 315 630 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



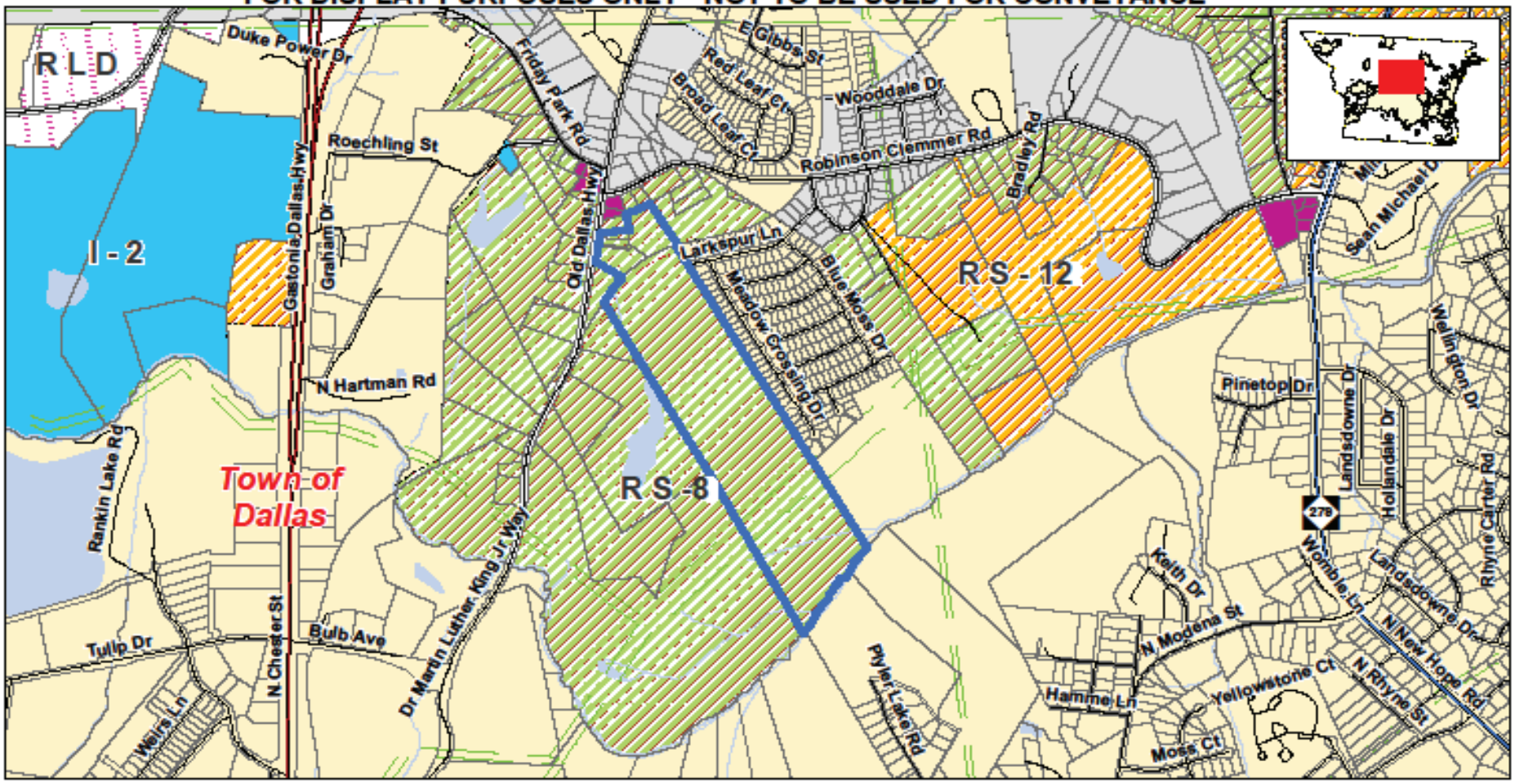
GASTON COUNTY
Zoning Map

Applicant: CD20-01

Subject Area

(RS-8) Single Family 8,000 sq ft
(RS-12) Single Family 12,000 sq ft
(C-1) Light Commercial

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

- RS-8 Single Family 8,000 square feet
- RS-12 Single Family 12,000 square feet
- C-1 Light Commercial
- I-2 General Industrial
- RLD Residential Low Density

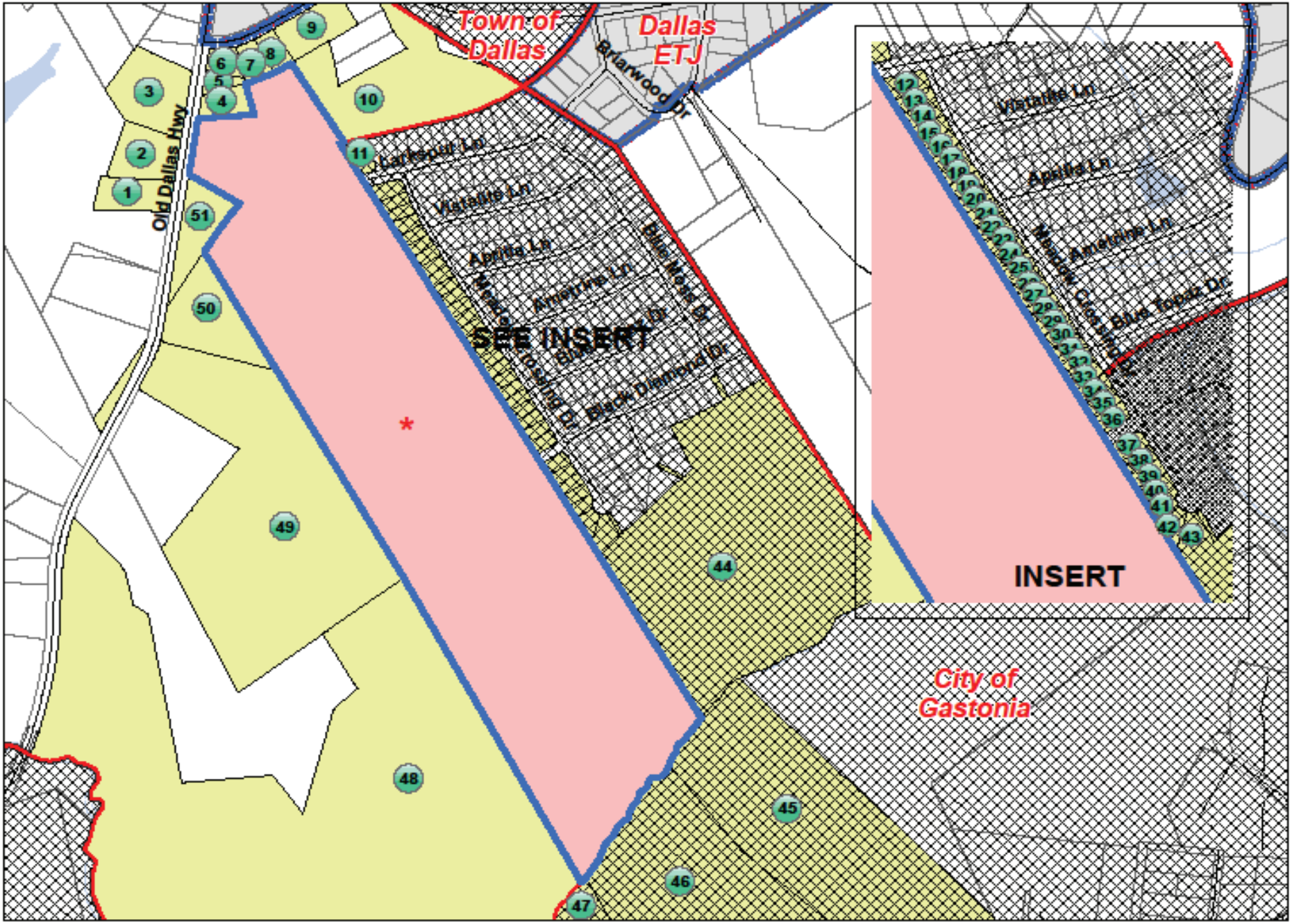
Area of Consideration

N W E S

0 200 600 1,200 1,800 2,400 Feet

Applicant: CD20-01
Tax ID(s): 172387, 172379, 172378, 172377, 172375
Request Re-Zoning From:
(RS-8) Single Family 8,000 sq ft
To: (CD/RS-8) Conditional District/ Single Family 8,000 sq ft

Map Date: 03/06/2020

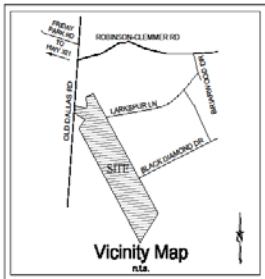


CD20-01 Subject and Adjacent Properties Map
See reverse side for listing of property owners

* Area of consideration

CD20-01 Owner and Adjacent Property Listing

NO:	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	171887	MCLEAN LYNN LESLIE JR	MCLEAN SUZANNE B	3816 S NEW HOPE RD STE 13	GASTONIA	NC	28056
	172579	NEWBY FRANCINA		6100 WHITE WATER DR	CHARLOTTE	NC	28214
	172578	NEWBY FRANCINA		6100 WHITE WATER DR	CHARLOTTE	NC	28214
	172577	CHLC INVESTMENTS LLC		6412 BANNINGTON RD	CHARLOTTE	NC	28226
	172575	CHLC INVESTMENTS LLC		6412 BANNINGTON RD	CHARLOTTE	NC	28226
1	172546	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28054
2	172548	ALLEN JUAN	ALLEN RHONDA D	1301 OLD DALLAS HWY	DALLAS	NC	28054
3	172549	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28054
4	172574	HUFFSTICKLER SHERYL FIELDS		405 E WILKINS ST	DALLAS	NC	28054
5	172572	DAVID JACK A JR	DAVIS VICKIE E	1208 OLD DALLAS RD	DALLAS	NC	28054
6	172573	HUFFSTICKLER SHERYL FIELDS		405 E WILKINS ST	DALLAS	NC	28054
7	172571	PHILLIPS CHARLES E	PHILLIPS SHERRY E	109 ROBINSON CLEMMER RD	DALLAS	NC	28054
8	172570	HINT HOMES LLC		2332 KENDRICK ESTATES DR	GASTONIA	NC	28056
9	172569	THOMPSON JERRY M	THOMPSON PHYLLIS	115 ROBINSON CLEMMER RD	DALLAS	NC	28054
10	225233	SOWELL JAMES R	SOWELL THERESA V	209 ROBINSON CLEMMER RD	DALLAS	NC	28054
11	206767	GONZALEZ ERICK F & WIFE	ROJAS ANA ALEJANDRA ULATE	1167 LARKSPUR LN	DALLAS	NC	28054
12	206768	BAYNE MYRON C		2657 MEADOW CROSSING DR	DALLAS	NC	28054
13	214845	LEE AMANDA		2653 MEADOW CROSSING DR	DALLAS	NC	28054
14	214846	RIVERA TEODORO 99% & OTHERS		2645 MEADOW CROSSING DR	DALLAS	NC	28054
15	214847	HASELMYER CARLOS R	HASELMYER MICHELLE &	2645 MEADOW CROSSING DR	DALLAS	NC	28054
16	214848	CARONITTI NICHOLE MARIE		2641 MEADOW CROSSING DR	DALLAS	NC	28054
17	214849	RICE DANA		2637 MEADOW CROSSING DR	DALLAS	NC	28054
18	214850	BAILEY MICHAEL PAUL		2633 MEADOW CROSSING DR	DALLAS	NC	28054
19	214851	FENIMORE THOMAS	FENIMORE LIDA	2629 MEADOW CROSSING DR	DALLAS	NC	28054
20	214852	MCCREE ABLASHA		2625 MEADOW CROSSING DR	DALLAS	NC	28054
21	214853	PROPERTY OWNER 10 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
22	214854	FLOYD DIANNE		2617 MEADOW CROSSING DR	DALLAS	NC	28054
23	214855	CASTRO ANGEL BLANCO		2613 MEADOW CROSSING DR	DALLAS	NC	28054
24	214856	PHILOR MARE HERSON	PHILOR KELA	2609 MEADOW CROSSING DR	DALLAS	NC	28054
25	214857	CARTY AUNDI FADORA		1676 LOWELL BETHESDA RD APT T	GASTONIA	NC	28056
26	214858	STANCIL LISA		2601 MEADOW CROSSING DR	DALLAS	NC	28054
27	214859	REED DONALD E	BACHMAN-REED CATHERINE M	2565 MEADOW CROSSING DR	DALLAS	NC	28054
28	214860	ASTLES SHARON KELLEY		2561 MEADOW CROSSING DR	DALLAS	NC	28054
29	214861	PROGRESS CHARLOTTE LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
30	214862	HOWELL PAMELA		2553 MEADOW CROSSING DR	DALLAS	NC	28054
31	214863	SMITH MICHAEL GEORGE	WESTON BRITNEY	2549 MEADOW CROSSING DR	DALLAS	NC	28054
32	214864	WILSON SANTANNA		2545 MEADOW CROSSING DR	DALLAS	NC	28054
33	214865	PROGRESS RESIDENTIAL BORROWER 11 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
34	214866	PROGRESS RESIDENTIAL BORROWER 6 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
35	214867	WARD RICHARD E		2533 MEADOW CROSSING DR	DALLAS	NC	28054
36	214868	PROPERTY OWNER 11 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
37	214869	HALL NUBIA ARACELY	HALL SHAWN W	2525 MEADOW CROSSING DR	DALLAS	NC	28054
38	214870	FREO PROGRESS LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
39	214871	PULIDO JESUS ROMERO		2517 MEADOW CROSSING DR	DALLAS	NC	28054
40	214872	PROGRESS RESIDENTIAL BORROWER 4 LLC		PO BOX 4090	SCOTTSDALE	AZ	85261
41	214873	MCMULLEN TANISHA S &	MEEKS AMBER C	2509 MEADOW CROSSING DR	DALLAS	NC	28054
42	214874	TERRY VERNON TYRONE		2505 MEADOW CROSSING DR	DALLAS	NC	28054
43	214875	SUMMITT TONY LEE		2501 MEADOW CROSSING DR	DALLAS	NC	28054
44	213905	GASTONIA CITY OF		P O BOX 1748	GASTONIA	NC	28053
45	118743	HAMME VIVIAN BARBER		960 HAMME LN	GASTONIA	NC	28054
46	118742	CHIPMAN THOMAS RYAN	CHIPMAN JAIME ELLER	1701 PLYLER LAKE RD	GASTONIA	NC	28054
47	118741	BURKETT ROGER DALE	BURKETT ROBERTA A	601 TRYON PL	GASTONIA	NC	28054
48	172561	BARKLEY CHARLES A	BARKLEY DONALD W & SUE	PO BOX 369	GASTONIA	NC	28052
49	221209	RHYNE MARY SUE		1406 OLD DALLAS HWY	DALLAS	NC	28054
50	172581	DEWITT GLORIA		1402 OLD DALLAS HWY	DALLAS	NC	28054
51	172580	CLEMMER HAROLD G JR	CLEMMER SANDRA B	1313 OLD DALLAS HWY	DALLAS	NC	28054

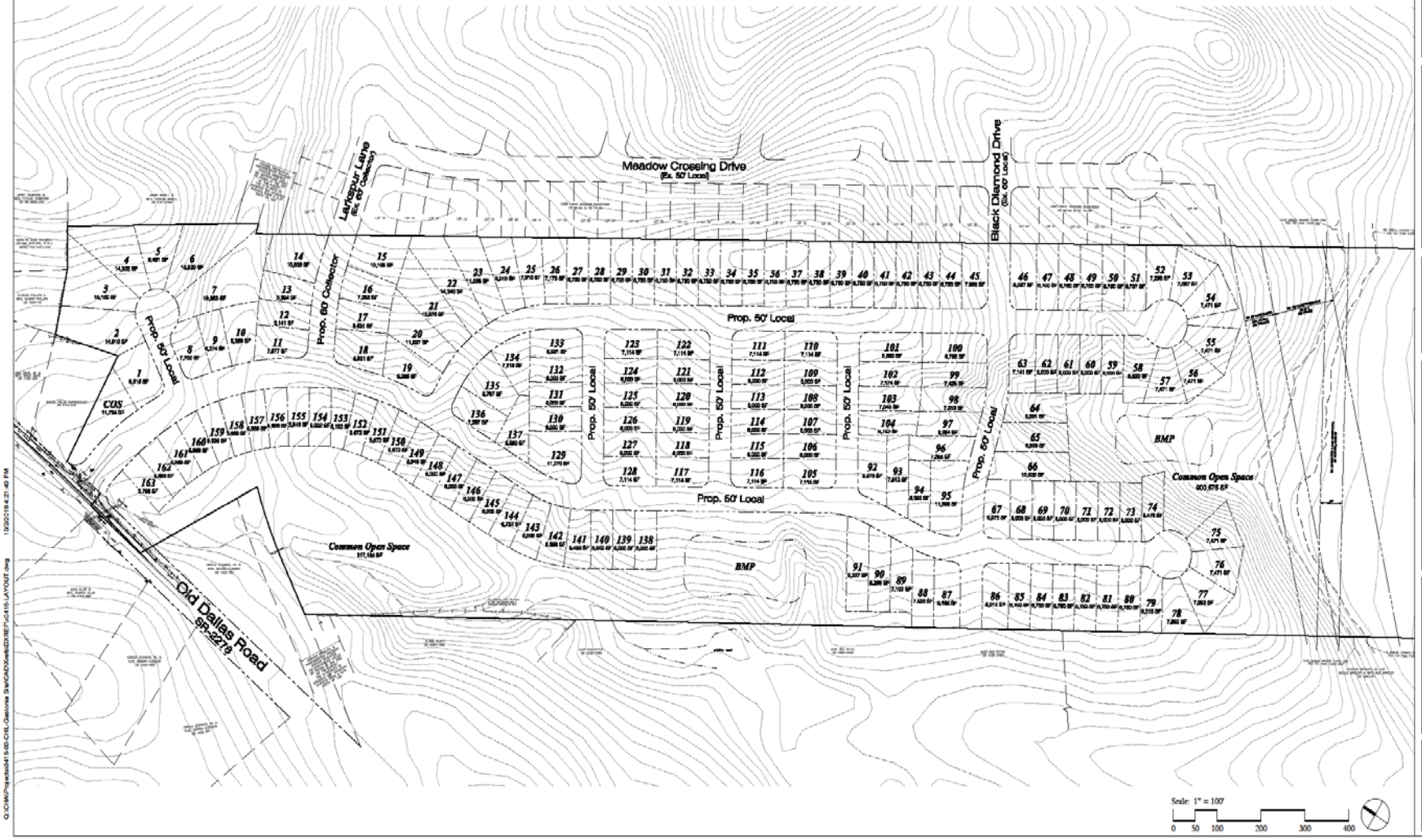


Development Data

Address:	1216 Old Dallas Road Dallas, NC 28034
Municipality:	Gaston County
Tax Parcel Numbers:	172367; 172379; 172378; 172377; 172375
Zoning Classification:	RS Conditional
Max. Density:	
Project Site Area:	64.01 acres
Environmental:	Reedy Watershed Yadkin Southeast Catawba PCD
Proposed Use:	Single family detached dwellings
Provided Density:	2.53 du/ac
Common Open Space Required:	163 lots / 35 = 4.66 acres
Common Open Space Provided:	28.21 ac
Minimum Park Area:	2 ac

Dimensional Requirements

Typical Lot Dimensions:	50'x120'
Min. Lot Area:	6,000 sqft
Min. Lot Width:	50 ft
Min. Setback:	30 ft
Min. Side Yard:	7 ft
Min. Corner Yard:	17 ft
Min. Rear Yard:	20 ft
Max Building Height:	45 ft



MERRICK

C H & LAND

REV	REVISION DESCRIPTION	BY	DATE	CHK'D	APPR'D

REVISIONS

DATE
DESIGN BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

Dallas Property

Gaston County, North Carolina

Layout

JOB NO. 6512345-00

DATE: TBD

SHEET 1

O:\CIVIL\Projects\641 5-00-CHL-Gastonia Site\CAD\Cadfiles\DEV\Dv416-LAYOUT.dwg 12/20/2019 4:21:40 PM

(CD20-01) CH LAND COMPANY LLC
CONDITIONS FOR APPROVAL

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 or any part thereof is held invalid or void, then this zoning district shall be void and no effect.

3. Development shall meet all local, state, and federal requirements.

4. The zoning is conditioned upon the conceptual site plan and representative elevations as attached.

5. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.

6. Before the preliminary subdivision plat will be approved, details of an amenity center must be provided.

PROPOSED ELEVATIONS
FOR
(CD20-01)
CH LAND COMPANY LLC