

# CD21-02 Gerald L. & Sandra F. Lutz

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**Current Zoning District: (R-1) Single Family Limited**

**Proposed Zoning District: (CD/C-1) Light Commercial**

Parcel: 303483

Location: 359 Huffstetler Lake Rd. (Dallas)

Property Owner: Gerald L. & Sandra F. Lutz

Total Property Acreage: 1.45 ac

Acreage for Map Change: 1.45 ac





**Gaston County  
North Carolina**

**Vicinity Map**

CD21-02

**Legend**

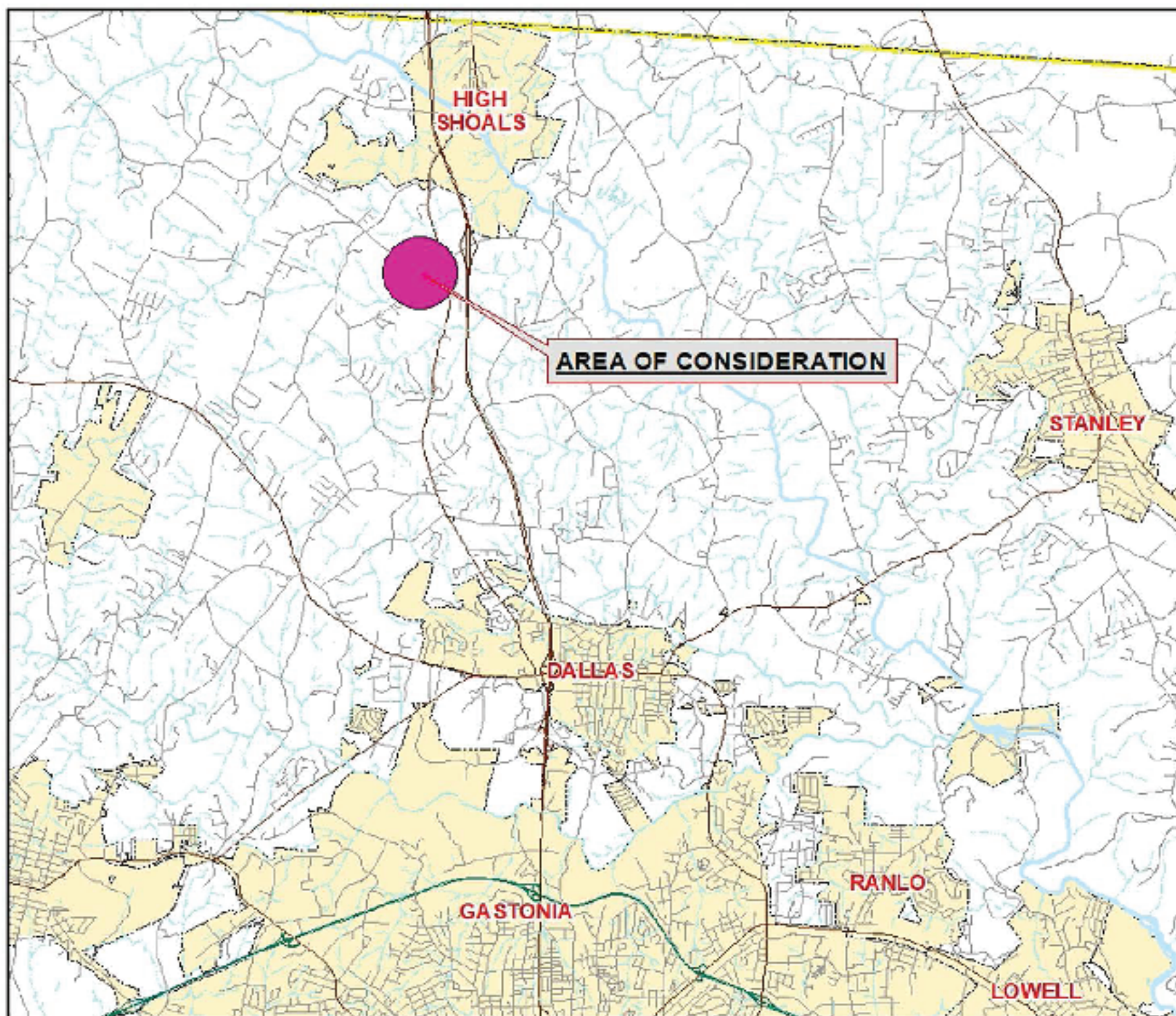
-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

Should what source maps have been a subject to be modified with a new water body or area of consideration, the map is subject to change. The map is not a legal document.

The map is not to scale. It is intended to show the general location of the area of consideration. The map is not a legal document.



0 1  
Miles





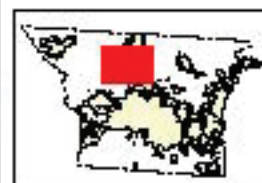


# **Gaston County Overview Map**

**2015 Orthophoto  
CD21-02**

## **Legend**

- Subject Area
- Property Parcels



This map is prepared for use by the Gaston County Board of Commissioners, at the Gaston County Engineer's Office.

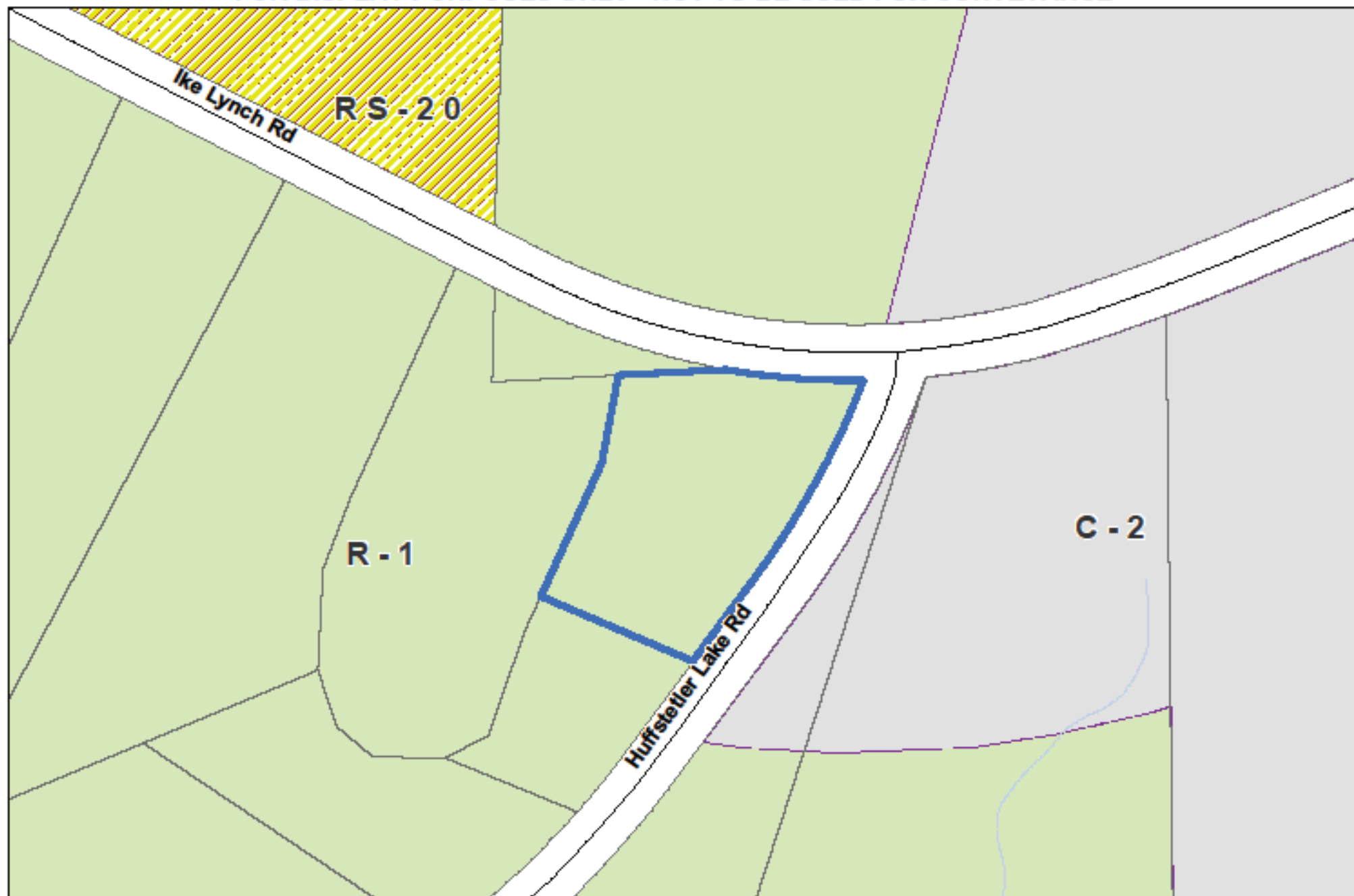
Property lines, zoning, easements and other information were compiled from one or more maps. This map is not a warranty, representation or guarantee of accuracy. The County does not make any representation or warranty as to the accuracy of the information contained on this map. This map was prepared by the Department of Planning and Development Services.

This map is for planning purposes only. It is not to be used for any other purpose. For purposes of clarity, County zoning is not shown in this map. The County does not make any representation or warranty as to the accuracy of the information contained on this map. This map was prepared by the Department of Planning and Development Services.






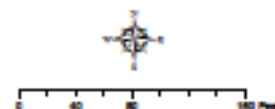
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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

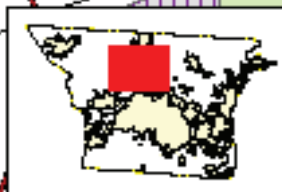
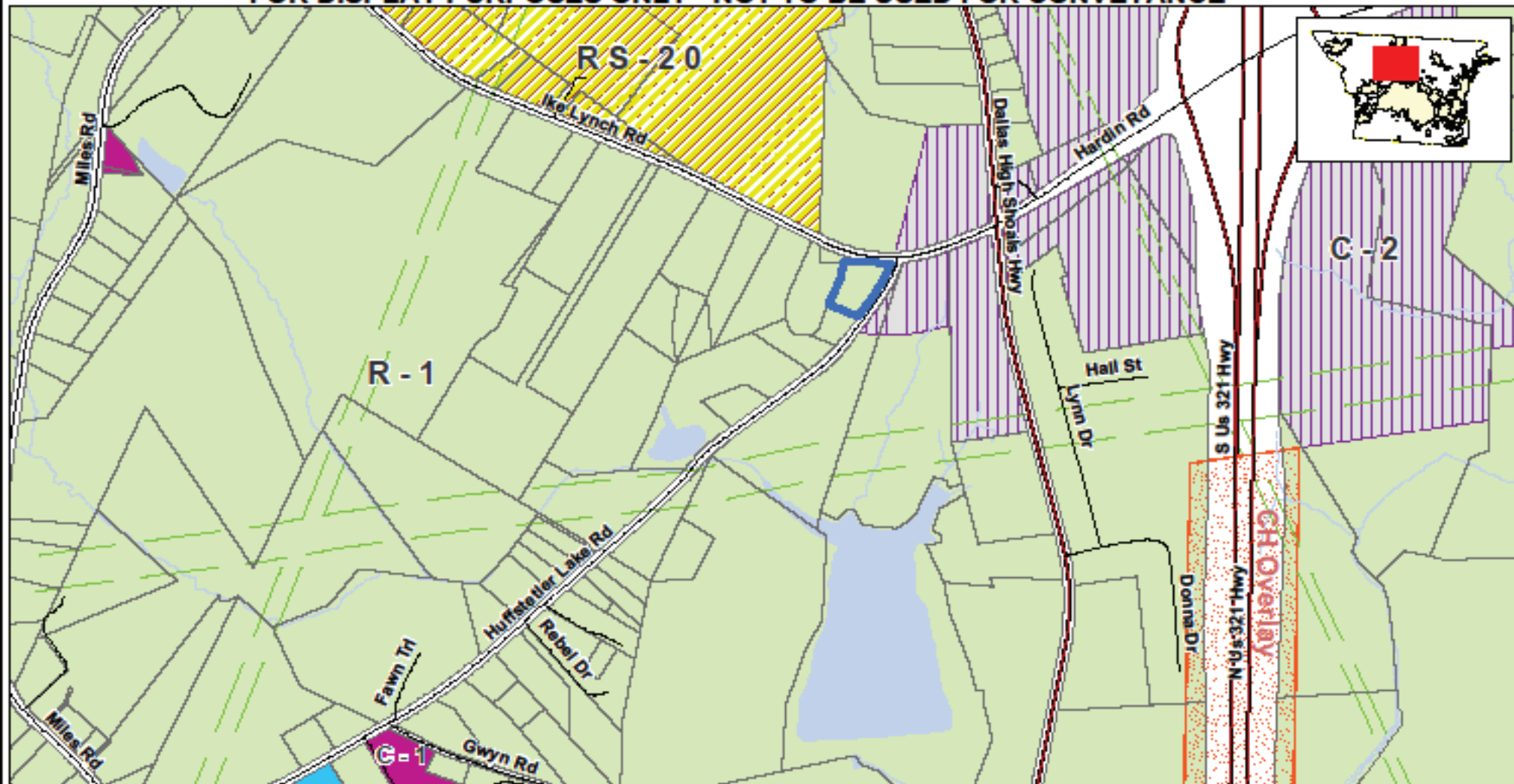
Applicant: CD21-02

 Subject Area



(R-1) Single Family Limited  
(RS-20) Single Family 20,000 sq ft  
(C-2) Highway 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

- R-1 Single Family Limited
- RS-20 Single Family 20,000 sq ft
- C-1 Light Commercial
- C-2 Highway Commercial
- CH Corridor Highway Overlay
- I-2 General Industrial

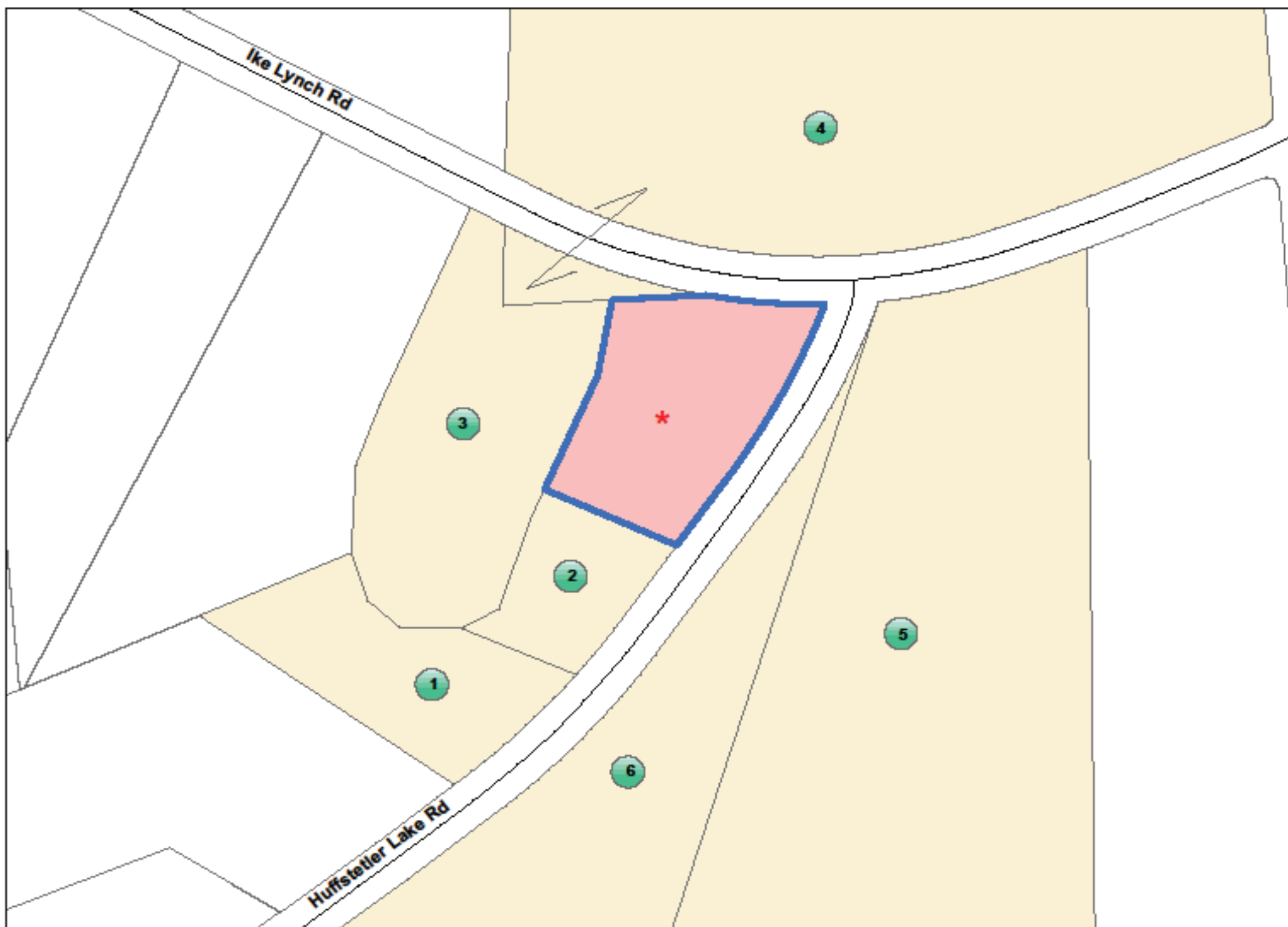
Area of Consideration




0 195 390 780 1,170 1,560 Feet

Applicant: CD21-02  
Tax ID(s): 303483  
Request Re-Zoning From:  
(R-1) Single Family Limited  
To: (CD/C-1) Conditional  
District/ Light Commercial

Map Date: 09/02/2020



**CD21-02 Subject and Adjacent Properties Map**  
See reverse side for listing of property owners

 **Area of consideration**

# CD21-02 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>
*	303483	LUTZ GERALD L	LUTZ SANDRA F	359 HUFFSTETLER LAKE RD	DALLAS	NC	28034
1	202668	BLACK RICKIE L SR		335 HUFFSTETLER LAKE RD	DALLAS	NC	28034
2	202669	WHITWORTH ROLAND ALVIN		343 HUFFSTETLER LAKE RD	DALLAS	NC	28034
3	165903	SMITH KAREN M		219 IKE LYNCH RD	DALLAS	NC	28034
4	165902	LINK REGGIR H		401 BELWOOD DR	BELMONT	NC	28012
5	165930	METCALF LINDA ROBINSON		5215 DALLAS HIGH SHOALS HWY	DALLAS	NC	28034
6	165909	HEINRICH JILL M	ROLLINS DENNIS G	320 HUFFSTETLER LAKE RD	DALLAS	NC	28034

# **Conditions of Survey and Assurance**

I, T. Riley Casey, certify that this plat was drawn under my supervision from an actual survey made under my supervision (plat description recorded in Book 1134, Page 1377), that the boundaries and acreage are clearly indicated as shown from information found in an actual survey; that the ratio of precision as indicated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 11th day of December A.D. 2000.

T. Riley Casey P.L.S., L-4856

This is to certify that part of the property does not lie within a 100 year flood plain.

T. Riley Casey P.L.S., L-4856 12-11-2000

Property may be subject to recorded or unrecorded Right-of-Way or Easements not shown.

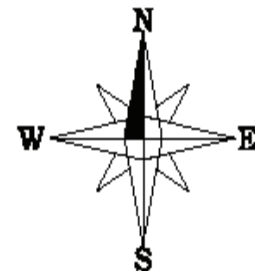
16200 SHELBY, KATIE/PO BOX 10000, DALLAS, TX, 75204  
 16200 WINTERBORN, DOLAN/NO HUFFETTLER LAKE RD, DALLAS, TX, 75094  
 16200 HUNTERS, HILL/NO HUFFETTLER LAKE RD, DALLAS, TX, 75094  
 16200 MITCHELL, LINDA/3115 DALLAS STREET KENDALL TWP, DALLAS, TX, 75094  
 16200 LINDA, REBEKAH/400 ELMWOOD DR, KILGORE, TX, 75043

PARTIAL  
 PARCEL # 10000  
 FOR 16200-16200  
 DE 000000 000  
 S-1

WINTERBORN  
 PARCEL # 10000  
 FOR 16200-16200  
 DE 000000 000  
 S-1

DATA:  
 TOTAL ACRES: 1.8037 AC-14  
 ZONING: S-1  
 PLANNED ZONING: N (from unincorporated land owner)  
 PLANNED ZONING: 3711500000 (S-1)  
 WATER: 100% W-1, 100% W-2  
 PUBLIC: 100% W-1, 100% W-2  
 PROPOSED USE: CONTRACTOR'S OFFICE & OPERATIONS CENTER

TIME  
 DATE: 11/11/2000  
 FOR: 16200-16200  
 DE 000000 000  
 S-1



NORTH REFERENCE  
 DB 5137  
 PG 1377



PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR DEED DESCRIPTION

## **SITE PLAN FOR GERALD L. & SANDRA F. LUTZ**

PID # 10000  
 FOR # 16200-16200

PARCEL ADDRESS:  
 3115 HUFFETTLER LAKE RD, DALLAS, TX 75094

DALLAS TOWNSHIP	CARTER COUNTY, TX
REFERENCE: DEED BOOK 1134 PAGE 1377	SCALE: 1" = 50'
DATE OF SURVEY: 10-27-2000	DATE OF DRAWING: 12-11-2000

T. RILEY CASEY, P.L.S., L-4856

GERALD LUTZ  
 3115 HUFFETTLER LAKE RD  
 DALLAS, TX 75094  
 PH: 972-2900

CASEY LAND SURVEYING, PLLC  
 PO BOX 193  
 LINCOLNTON, NC 28093  
 (704) 308-0701

FOR FILE: HUFFETTLER LAKE RD

- LEGEND:**  
 NIP New Iron Pin  
 RIP Existing Iron Pin  
 CIP Control Iron Pin  
 CM Concrete Monument  
 PT Point  
 RW Right-of-Way  
 PP Power Pole  
 OHU Overhead Utility  
 LP Light Pole  
 FPD Utility Federal  
 FH Fire Hydrant  
 PKH PK Mail Box  
 PKF PK Mail Parcel  
 WM Water Meter  
 RRS RR Signal Box

- OHP — OVERHEAD UTILITY  
 — ADJ — ADJOINING LAND OWNER  
 — R/W — EDGE OF ROAD R/W

50 0 50 100 150



GRAPHIC SCALE - FEET



**(CD21-02) LUTZ**  
**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.
5. In accordance with Section 5.16.5(l) of the Unified Development Ordinance, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively.
6. The hours of operation shall not begin prior to 6:00 am.
7. The parking area shall remain as shown on the conceptual site plan, unless such a time occurs that the business expands to include more than ten (10) employees, to which the parking area, aisles, driveways and surfaces must be brought to Unified Development Ordinance (UDO) regulations and standards.