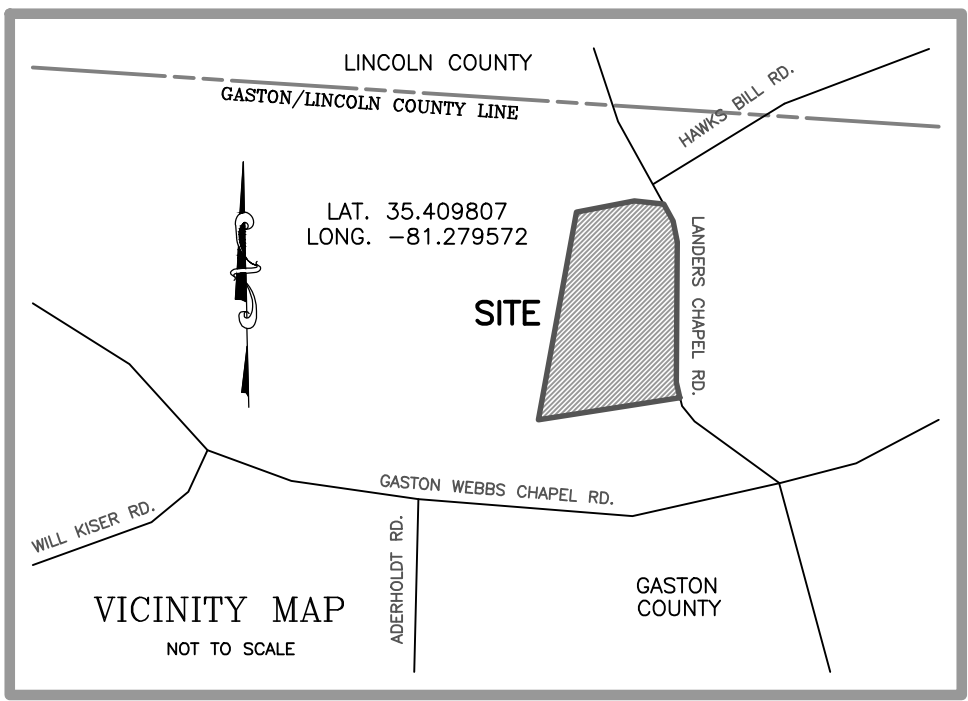


APPLICANT INFORMATION:

TYLER CARPENTER
3068 J.E. CARPENTER ROAD
LINCOLNTON, NC 28092

CONTACTS: TYLER CARPENTER
(704) 802-9353
tyler@tycaindustries.com

PARCEL INFORMATION:

PARCEL ID #: 157438
PARCEL PIN #S: 3621018955
OWNER: WADE L. & DIANE K. CARPENTER, JR.
2230 GASTON WEBBS ROAD
LINCOLNTON, NC 28092
ADDRESS: 821 LANDERS CHAPEL ROAD
LINCOLNTON, NC
GASTON COUNTY
TOTAL ACREAGE: 19.23 AC
DEED BOOK: 3155 DEED PAGE: 0840
EXISTING ZONING: CD/R-3 & R-1
PROPOSED ZONING: CD/C-1
PROPOSED USES: MACHINE, METAL, WELDING SHOP
PROPOSED BUILDING TYPE:
PRE-ENGINEERED METAL BUILDING
PROPOSED BUILDING HEIGHT: +/- 38' HEIGHT
WATERSHED: SOUTH FORK WS-IV PROTECTED
FLOODPLAIN: NO FLOODPLAIN ON-SITE
IMPERVIOUS AREA:
EXISTING IMPERVIOUS: 61,084 S.F.
PROPOSED IMPERVIOUS: 13,032 S.F.
TOTAL IMPERVIOUS: 74,116 S.F.
ENTIRE TRACT: 837,659 S.F.
% PROPOSED IMPERVIOUS ON TRACT: 8.8%
(ENTIRE TRACT)
PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE 12 SPACES
1 SPACE PER WORK VEHICLE 1 SPACE
2 VISITOR SPACES 2 SPACES
TOTAL REQUIRES SPACES 15 SPACES
TOTAL SPACES PROVIDED 15 SPACES

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
J. DAVID LEDFORD, RLA
2730 MAIDEN HIGHWAY
LINCOLNTON, NC 28092
CONTACT: DAVID LEDFORD, RLA
(704) 530-7880

SURVEYING:
FREEMAN SURVEYING
1416 PLEASANT GROVE CHURCH ROAD
CROUSE, NC 28033
CONTACT: W. BRADLEY FREEMAN, PLS
(704) 732-0404

PARCEL ID#: 209032
GAR-MAC PROPERTIES, LLC
DEED BOOK/PAGE: 4736-2162
ZONING: R-1
CURRENT USE: VACANT FARMLAND

REZONING NOTES:

- Conditions of Approval
- Existing vegetation may be counted toward the required buffer, subject to verification by the Administrator at the time of permitting. Any vegetation determined not to satisfy the buffer requirements shall be supplemented or replaced as necessary to comply with the UDO.
 - Future buildings shown on the approved site plan are conceptual and shall comply with all applicable UDO requirements, including permitting, at the time of development. Future development shall provide internal vehicular connectivity between buildings and parking areas. DOT to approve any future driveway that may be required.
- Areas of Relief
- Gravel parking for all existing and future parking areas.
 - Continuing the previously approved Type A buffer in lieu of the required Type D buffer.

PARCEL ID#: 157435
JESSIE RIVERA
DEED BOOK/PAGE: 5295-1777
ZONING: R-1
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157492
KENNETH M. & KATHERINE MCCURRY
DEED BOOK/PAGE: 4488-0860
ZONING: R-3
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157486
CHRISTIAN E. & KAREN R. RICHTER
DEED BOOK/PAGE: 5007-0433
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157439
TROY P. COCHRAN
DEED BOOK/PAGE: 2775-0943
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157437
HEAFNER FARMS, LLC
DEED BOOK/PAGE: 4826-2313
ZONING: R-2
CURRENT USE: GARAGE

PARCEL ID#: 157442
TROY P. COCHRAN
DEED BOOK/PAGE: 2775-0945
ZONING: R-2
CURRENT USE: VACANT

PARCEL ID#: 157443
TROY P. COCHRAN
DEED BOOK/PAGE: 2775-0943
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157445
KATHY C. GOINS
DEED BOOK/PAGE: 2903-0839
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157446
TIMOTHY W. WEBB
DEED BOOK/PAGE: 2027-0814
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157452
ERIC A. WHEELER
DEED BOOK/PAGE: 5296-0900
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157447
JONATHAN P. ROCKARD
DEED BOOK/PAGE: 4410-1601
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157485
MATTHEW E. MOSES
DEED BOOK/PAGE: 5092-0702
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 211145
DENNIS D. & DWAN L. STEWART
DEED BOOK/PAGE: 5117-1868
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157480
MICHAEL R. & KELLY M. PLUNKETON
DEED BOOK/PAGE: 3457-0293
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157434
MOSES BERTI BARQUEIRO
DEED BOOK/PAGE: 3940-0048
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157457
CHRISTOPHER E. & CHERYL H. CUNNINGHAM
DEED BOOK/PAGE: 4054-0951
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157458
JOHN E. CARTER
DEED BOOK/PAGE: 4080-0895
ZONING: R-2
CURRENT USE: RESIDENTIAL

PARCEL ID#: 157459
ROBIN L. & JULIAN D. MCFFITT BRYANT
DEED BOOK/PAGE: 4486-1376
ZONING: R-2
CURRENT USE: RESIDENTIAL

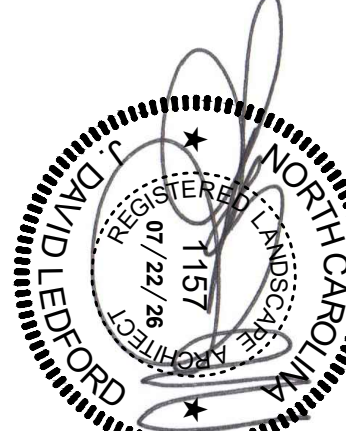
PROPOSED SITE PLAN
CARPENTER PROPERTY
821 LANDERS CHAPEL ROAD, LINCOLNTON, NC

PLAN DATE:		06/30/25
DRAWN BY:		JDL
CHECKED BY:		JDL
REVISIONS:		
#1	12/29/25	TCO
#2	05/29/26	TCO
#3	07/06/26	GCZ

J.DAVID LEDFORD, RLA
LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING

2730 Maiden Highway
Lincolnton, NC 28092

jdaavidledford@yahoo.com
CELL (704) 530-7880



S1

DRAWING NUMBER: