

RS-8

I-2

TRAKAS BLVD

W FRANKLIN BLVD W

W FRANKLIN BLVD E

C-3

1

W SECOND AVE

BOLDING ST

3

4

5

6

7

8

9

10

11

12

13

14

C-2 CD 5925

C-2 CD 4481

C-2 CD 9165

C-1 CD 27-04

C-1 CD 4506

O-1 CD 23-02

C-1 CD 20210037

C-1 CD 202200515

RS-8

GARRISON ST

ROY ST

S VINE ST

BRENTWOOD DR

STONEHAVEN LN

PARKDALE AVE

DEVONWOOD CT

HEATHWOOD DR

BARONWOOD CT

C-3

C-2

C-2

C-3

C-3

C-3

C-3

C-3

C-3

1. GASTONIA RESTORATION PARTNERS LLC
2. DESTINYS PROPERTIES & HOMES
3. KEAST TERRY S
4. ARAMBULO OSCAR M RAMIREZ & MENDEZ ESTELA M RODRIGUEZ
5. IRA CLUB FBO DUEN LEE IRA 1001776 & LEE DUEN
6. MOORE ABBIE Y
7. BEARD EDWARD M JR & EDWARDS CORRIE L HEIRS
8. WILFONG JOHN F & WILFONG WILMA M
9. NEW GETHSEMANE BAPTIST CH INC
10. CORN LESLIE JEAN B
11. LEMUS OSCAR A PORTILLO & ROMERO NANCY NAYELI
12. HERNANDEZ JOSE H
13. NORTHWAY HOMES LLC
14. VIDAL ZELANDIA JUDITH CHEGUE & LOPEZ JOSE

RS-12

BUCK DR

EST DR

BEARBROOK LN

OK LN

RED TIP LN

MYRTLEWOODS DR

TMU CD 202200515

Applicant: Wynnefield Forward, LLC
Owner: Tesfagaber W Petros
Planning Comm Hearing: May 9, 2024
Request: RS-8 to RMF CD
Ward: 6
Total Tract Size: approx. 8.35 acres
Parcel ID #: 138173



Subject Property

Legend

Residential Zones

- RLD Residential Low Density
- RS-12 Residential 12000sqft lots
- RS-8 Residential 8000sqft lots
- RMF Residential Multi-Family District
- PD Planned Development (Residential)
- PD Planned Development (Mixed Use)
- Floodway
- 100yr Flood Zone
- 500yr Flood Zone
- Streams
- Parcels
- Buildings

Commercial Zones

- C-1 Neighborhood Business District
- C-2 Highway Business District
- C-3 General Business District
- CBD Central Business District
- TMU Transitional Mixed Use
- UMU Urban Mixed Use District

Office Zones

- O-1 Office District
- OLC Office Light Commercial
- O-M Medical Office District

Industrial Zones

- I-U Urban Industrial District
- I-1 Light Industrial District
- I-2 General Industrial District
- I-3 Exclusive Industrial District

Other Zones

- SP State Park District
- AP Airport District

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

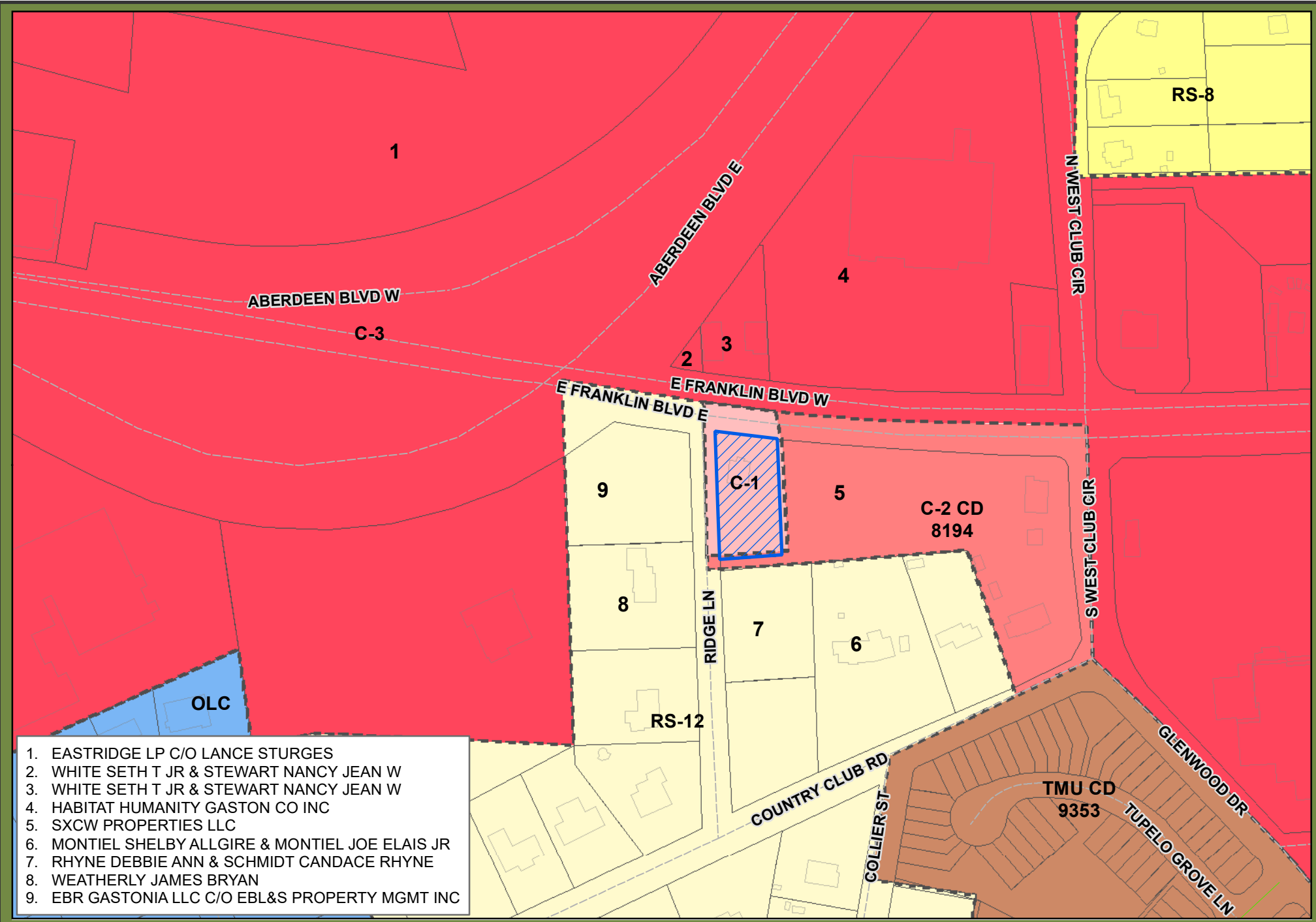


1:6,000
 1 inch represents 500 feet
 Plot Date: April 24, 2024
 Feet
 0 125 250 500

Application
PLMAC202400036

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 25, 2024.





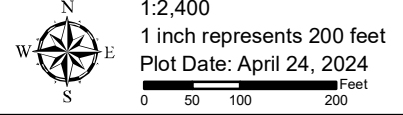
1. EASTRIDGE LP C/O LANCE STURGES
2. WHITE SETH T JR & STEWART NANCY JEAN W
3. WHITE SETH T JR & STEWART NANCY JEAN W
4. HABITAT HUMANITY GASTON CO INC
5. SXCW PROPERTIES LLC
6. MONTIEL SHELBY ALLGIRE & MONTIEL JOE ELAIS JR
7. RHYNE DEBBIE ANN & SCHMIDT CANDACE RHYNE
8. WEATHERLY JAMES BRYAN
9. EBR GASTONIA LLC C/O EBL&S PROPERTY MGMT INC

Applicant: Jay Kumar
Owner: SAS Real Estate, LLC
Planning Comm Hearing: May 9, 2024
Request: C-1 to C-3
Ward: 2
Total Tract Size: approx. 0.445 acres
Parcel ID #: 117564

 **Subject Property**

- Legend**
- Residential Zones**
-  RLD Residential Low Density
 -  RS-12 Residential 12000sqft lots
 -  RS-8 Residential 8000sqft lots
 -  RMF Residential Multi-Family District
 -  PD Planned Development (Residential)
 -  PD Planned Development (Mixed Use)
- Commercial Zones**
-  C-1 Neighborhood Business District
 -  C-2 Highway Business District
 -  C-3 General Business District
 -  CBD Central Business District
 -  TMU Transitional Mixed Use
 -  UMU Urban Mixed Use District
- Office Zones**
-  O-1 Office District
 -  OLC Office Light Commercial
 -  O-M Medical Office District
- Industrial Zones**
-  I-U Urban Industrial District
 -  I-1 Light Industrial District
 -  I-2 General Industrial District
 -  I-3 Exclusive Industrial District
- Other Zones**
-  SP State Park District
 -  AP Airport District

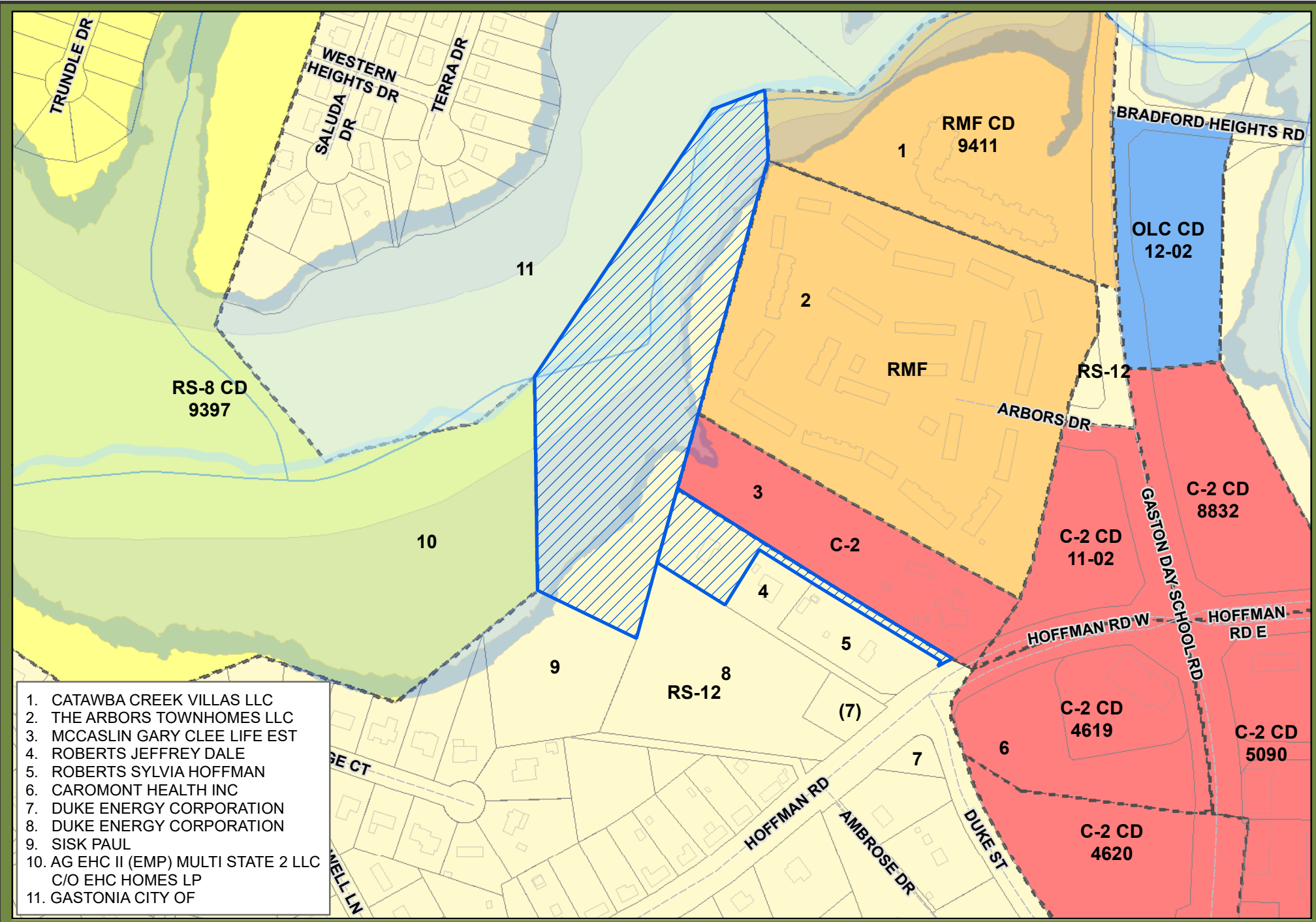
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



Application
PLMA202400071

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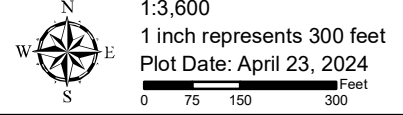
1. CATAWBA CREEK VILLAS LLC
2. THE ARBORS TOWNHOMES LLC
3. MCCASLIN GARY CLEE LIFE EST
4. ROBERTS JEFFREY DALE
5. ROBERTS SYLVIA HOFFMAN
6. CAROMONT HEALTH INC
7. DUKE ENERGY CORPORATION
8. DUKE ENERGY CORPORATION
9. SISK PAUL
10. AG EHC II (EMP) MULTI STATE 2 LLC
C/O EHC HOMES LP
11. GASTONIA CITY OF

Applicant: Keith Edward Clark
Owner: Keith Edward Clark
Planning Comm Hearing: May 9, 2024
Request: RS-12 to C-2
Ward: 3
Total Tract Size: approx. 9.79 acres
Parcel ID #: 140102 & 140097

Subject Property

- Legend**
- Residential Zones**
- RLD Residential Low Density
 - RS-12 Residential 12000sqft lots
 - RS-8 Residential 8000sqft lots
 - RMF Residential Multi-Family District
 - PD Planned Development (Residential)
 - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business District
 - C-2 Highway Business District
 - C-3 General Business District
 - CBD Central Business District
 - TMU Transitional Mixed Use
 - UMU Urban Mixed Use District
- Office Zones**
- O-1 Office District
 - OLC Office Light Commercial
 - O-M Medical Office District
- Industrial Zones**
- I-U Urban Industrial District
 - I-1 Light Industrial District
 - I-2 General Industrial District
 - I-3 Exclusive Industrial District
- Other Zones**
- SP State Park District
 - AP Airport District
- Other Symbols:**
- Floodway
 - 100yr Flood Zone
 - 500yr Flood Zone
 - Streams
 - Rivers
 - Parcels
 - Buildings

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



Application
PLMA202400068

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 25, 2024.

