

Applicant: C2C Land Development, LLC

Owner: Bethlehem Baptist Church of Gastonia & Suggs Daniel L 1/2, William Suggs Living Trust 1/4

Planning Comm Hearing: Nov. 7, 2024

Request: RS-12 to PD RRDD

Ward: 1

Total Tract Size: approx. 35.81 acres

Parcel ID #: portions of 223347 & 300663

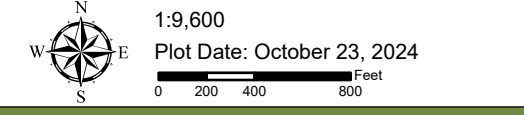
 **Subject Property**

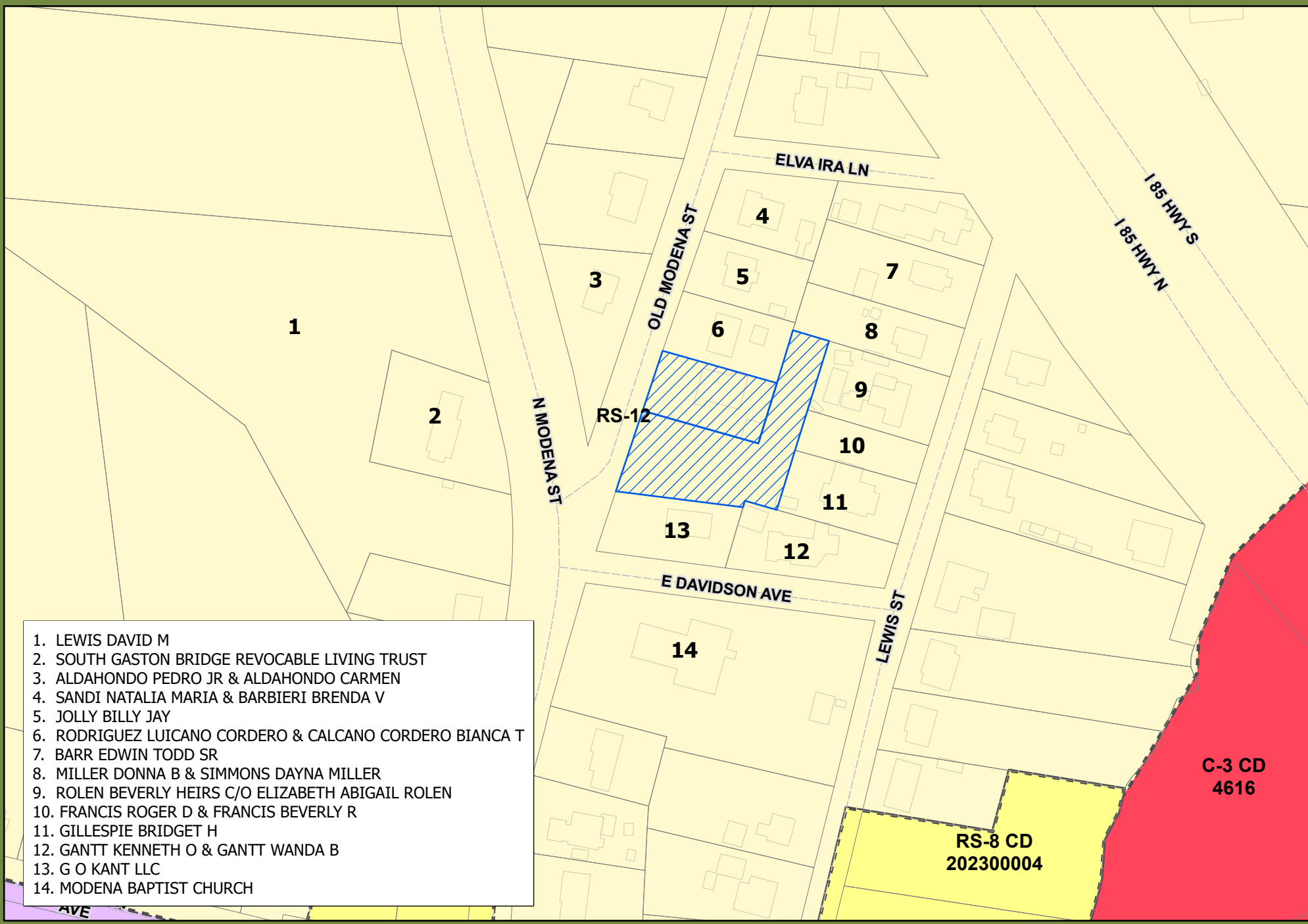
- Legend**
- Residential Zones**
- RLD Residential Low Density
 - RS-12 Residential 12000sqft lots
 - RS-8 Residential 8000sqft lots
 - RMF Residential Multi-Family District
 - PD Planned Development (Residential)
 - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business 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
- Gaston County Zoning**
- C-1
 - R-1
 - R-2
 - RMF
- Other Symbols:**
- City Boundary (Red dashed line)
 - Streams (Blue line)
 - Lakes (Light blue area)
 - Rivers (Blue line)
 - Parcels (Thin black lines)
 - Buildings (Grey shapes)

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202400109

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 October 24, 2024.





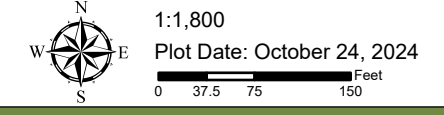
1. LEWIS DAVID M
2. SOUTH GASTON BRIDGE REVOCABLE LIVING TRUST
3. ALDAHONDO PEDRO JR & ALDAHONDO CARMEN
4. SANDI NATALIA MARIA & BARBIERI BRENDA V
5. JOLLY BILLY JAY
6. RODRIGUEZ LUICANO CORDERO & CALCANO CORDERO BIANCA T
7. BARR EDWIN TODD SR
8. MILLER DONNA B & SIMMONS DAYNA MILLER
9. ROLEN BEVERLY HEIRS C/O ELIZABETH ABIGAIL ROLEN
10. FRANCIS ROGER D & FRANCIS BEVERLY R
11. GILLESPIE BRIDGET H
12. GANTT KENNETH O & GANTT WANDA B
13. G O KANT LLC
14. MODENA BAPTIST CHURCH

Applicant: Peter Gardner
Owner: Asset Solution Services, Inc.
Planning Comm Hearing: Nov. 7, 2024
Request: RS-12 to RS-8 CD
Ward: 2
Total Tract Size: approx. 0.75 acres
Parcel ID #: 221507, 221508

Subject Property

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 - PD Planned Development (Mixed Use)
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 - OLC Office Light Commercial
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 - 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.

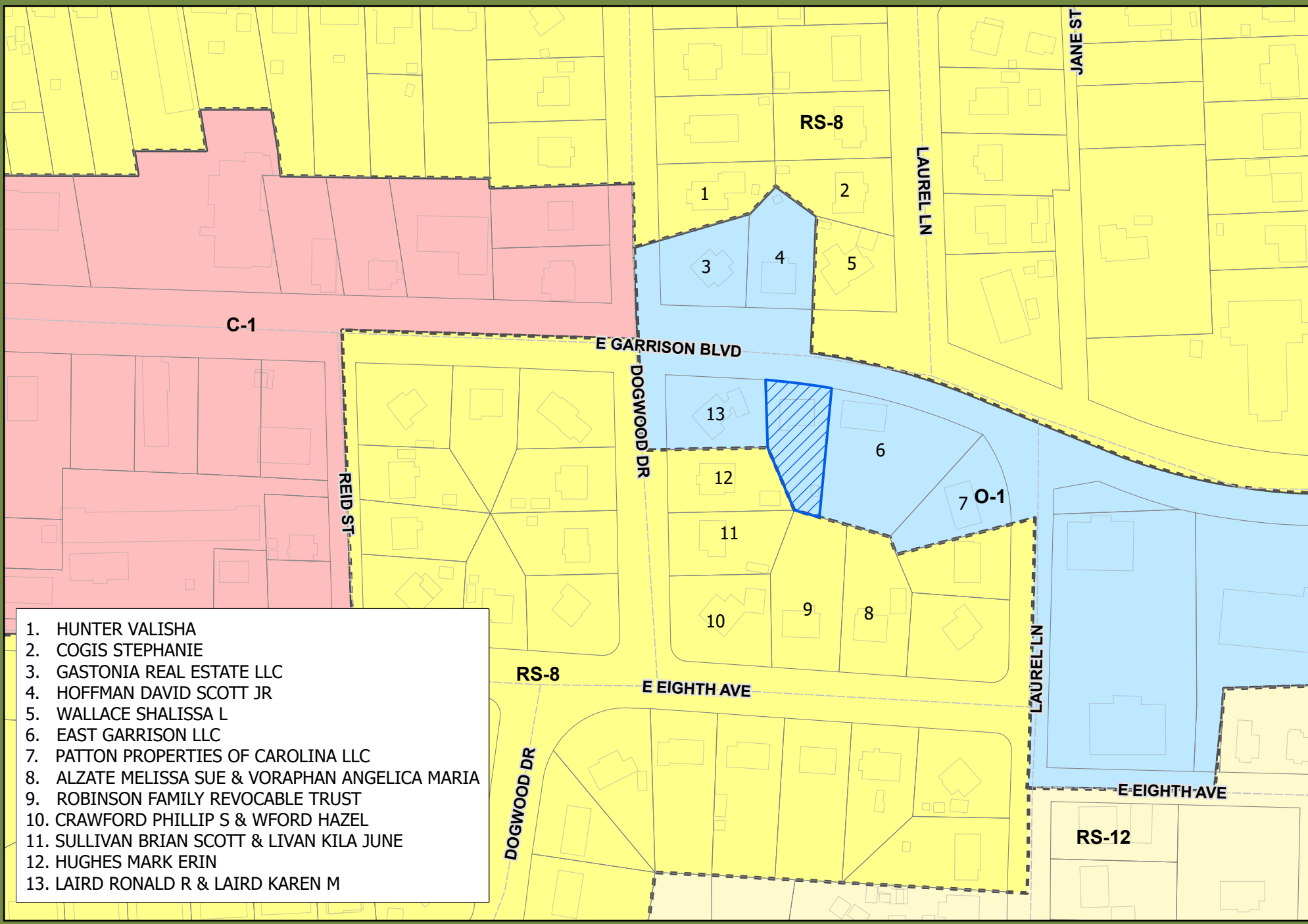


Application
PLMAC202400263

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 October 24, 2024.



Applicant: FMM Acquisitions, LLC
Owner: FMM Acquisitions, LLC
Planning Comm Hearing: Nov. 7, 2024
Request: O-1 to C-1
Ward: 3
Total Tract Size: approx. 0.22 acres
Parcel ID #: 109586



1. HUNTER VALISHA
2. COGIS STEPHANIE
3. GASTONIA REAL ESTATE LLC
4. HOFFMAN DAVID SCOTT JR
5. WALLACE SHALISSA L
6. EAST GARRISON LLC
7. PATTON PROPERTIES OF CAROLINA LLC
8. ALZATE MELISSA SUE & VORAPHAN ANGELICA MARIA
9. ROBINSON FAMILY REVOCABLE TRUST
10. CRAWFORD PHILLIP S & WFORD HAZEL
11. SULLIVAN BRIAN SCOTT & LIVAN KILA JUNE
12. HUGHES MARK ERIN
13. LAIRD RONALD R & LAIRD KAREN M

Subject Property

Legend

Residential Zones

- RLD Residential Low Density
- RS-12 Residential 12000sqft lots
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- 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
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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

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
PLMA202400437

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 October 24, 2024.



N
W E S

1:1,800
Plot Date: October 24, 2024
0 37.5 75 150 Feet