



1. GASTON COUNTY BD OF EDUCATION
2. PI R SQUARED LLC
3. BELL R LOCKE
4. CLEMMER CHARLTON M & CLEMMER KAY L
5. DIXON JESSICA H
6. GTOWN REDEVELOPMENT LLC
7. GTOWN REDEVELOPMENT LLC
8. GTOWN REDEVELOPMENT LLC
9. GTOWN REDEVELOPMENT LLC
10. BRYAN KENT LLC
11. RAMOS JOSE FRANCISCO
12. GOMEZ YIMMY
13. HBD INVESTMENTS LLC
14. HBD INVESTMENTS LLC
15. RADFORD MICHELE G & RADFORD TERRY L
16. ANDERSON MARY GAIL
17. OCHOA ANDRES EDUARDO VERA

**Applicant:** Ronald B Werran  
**Owner:** Ronald B & Elizabeth K Werran  
**Planning Comm Hearing:** February 4, 2021  
**Request:** O-1 CD to OLC  
**Ward:** 5  
**Tract Size:** approx. 0.63 acres  
**Parcel ID #:** 108281

**Subject Property**

**Legend**

- |  |   |  |                                      |
|--|---|--|--------------------------------------|
|  | AP Airport  |  | Parcels                              |
|  | C-1 Light Commercial                              |  | Roads                                |
|  | C-2 Highway Commercial                            |  | Buildings                            |
|  | C-3 General Commercial                            |  | York-Chester Local Historic District |
|  | CBD Central Business District                     |  | Streams                              |
|  | I-U Urban Industrial                              |  | <b>Flood Zones</b>                   |
|  | I-1 Light Industrial                              |  | 100yr Flood Zone                     |
|  | I-2 General Industrial                            |  | 500yr Flood Zone                     |
|  | O-1 Office  |  |                                      |
|  | OLC Office/Light Commercial                       |  |                                      |
|  | O-M Medical Office                                |  |                                      |
|  | PD IRD Planned District Infill Res Devt           |  |                                      |
|  | PD PRD Planned District Planned Res Devt          |  |                                      |
|  | PD PUD Planned District Planned Unit Devt         |  |                                      |
|  | PD TND Planned Dist Traditional Neighborhood Devt |  |                                      |
|  | RLD Residential Low Density                       |  |                                      |
|  | RS-12 Residential 12000sqft lots                  |  |                                      |
|  | RS-8 Residential 8000sqft per lot                 |  |                                      |
|  | R-A Rural Agricultural                            |  |                                      |
|  | RMF Residential Multi-Family District             |  |                                      |
|  | SP State Park District                            |  |                                      |
|  | TMU Transitional Mixed Use                        |  |                                      |
|  | UMU Urban Mixed Use 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**  
**PLMA202100007**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2021.



1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: January 19, 2021