

Applicant: C2C Land Development, LLC

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

Planning Comm Hearing: Dec. 5, 2024

Request: RS-12 & C-2 CD to PD-RRDD

Ward: 1

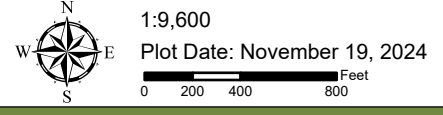
Total Tract to be Rezoned: approx. 38.11 ac.

Parcel ID #: portion of 223347, 300663, 148795

 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
- City Boundary**
- City Boundary
  - Streams
  - Lakes
  - 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.

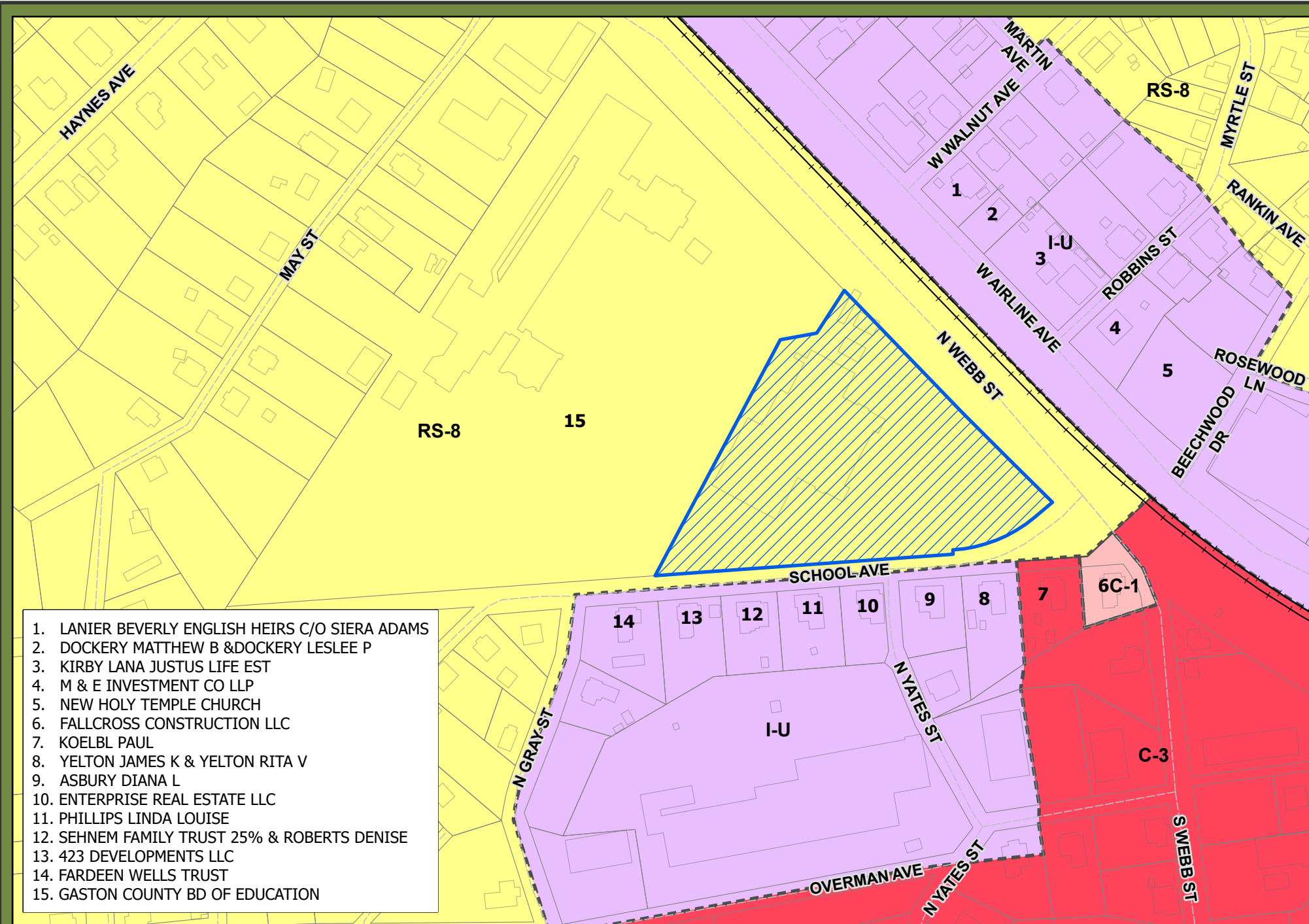


SEE BACK FOR NOTIFIED PROPERTY OWNERS

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 November 21, 2024.





1. LANIER BEVERLY ENGLISH HEIRS C/O SIERA ADAMS
2. DOCKERY MATTHEW B & DOCKERY LESLEE P
3. KIRBY LANA JUSTUS LIFE EST
4. M & E INVESTMENT CO LLP
5. NEW HOLY TEMPLE CHURCH
6. FALLCROSS CONSTRUCTION LLC
7. KOELBL PAUL
8. YELTON JAMES K & YELTON RITA V
9. ASBURY DIANA L
10. ENTERPRISE REAL ESTATE LLC
11. PHILLIPS LINDA LOUISE
12. SEHNEM FAMILY TRUST 25% & ROBERTS DENISE
13. 423 DEVELOPMENTS LLC
14. FARDEEN WELLS TRUST
15. GASTON COUNTY BD OF EDUCATION

**Applicant: 1519N WEBB LLC**  
**Owner: 1519N WEBB LLC**  
**Planning Comm Hearing: Dec. 5, 2024**  
**Request: RS-8 to I-U**  
**Ward: 4**  
**Total Tract Size: approx. 3.52 acres**  
**Parcel ID #: 220755**

**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**

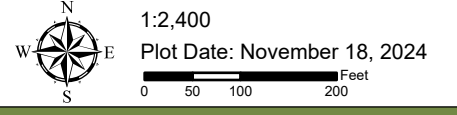
- I-U Urban Industrial District
- I-1 Light Industrial District
- I-2 General Industrial District
- I-3 Exclusive Industrial District

**Other Zones**

- SP State Park District
- AP Airport District

—+— Railroad  
 □ 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**  
**PLMA202400353**

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 November 21, 2024.

