















Applicant: Better Path Homes, LLC
Owner: Better Path Homes, LLC
Planning Comm Hearing: Sept. 4, 2025
Request: RS-8 to C-1 CD
Ward: 6
Total Tract Size: approx. 0.42 ac.
To Be Rezoned: approx. 0.218 ac.
Parcel ID #: Portion of 112046

-  **Subject Property**
-  **Notified Owners**

- ZoningUDO**
-  C-1 Neighborhood Business District
 -  C-3 CD General Business Conditional District
 -  RS-12 Residential 12000 sqft lots
 -  RS-8 Residential 8000 sqft per lot
 -  RS-8 CD Residential 8 Units Per Acre Conditional District

- Legend**
-  City Limit
 -  Buildings
 -  Streets
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone
 -  Streams
 -  Parcels

SEE BACK FOR NOTIFIED PROPERTY OWNERS

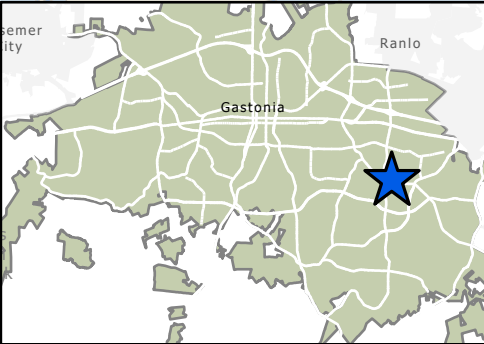
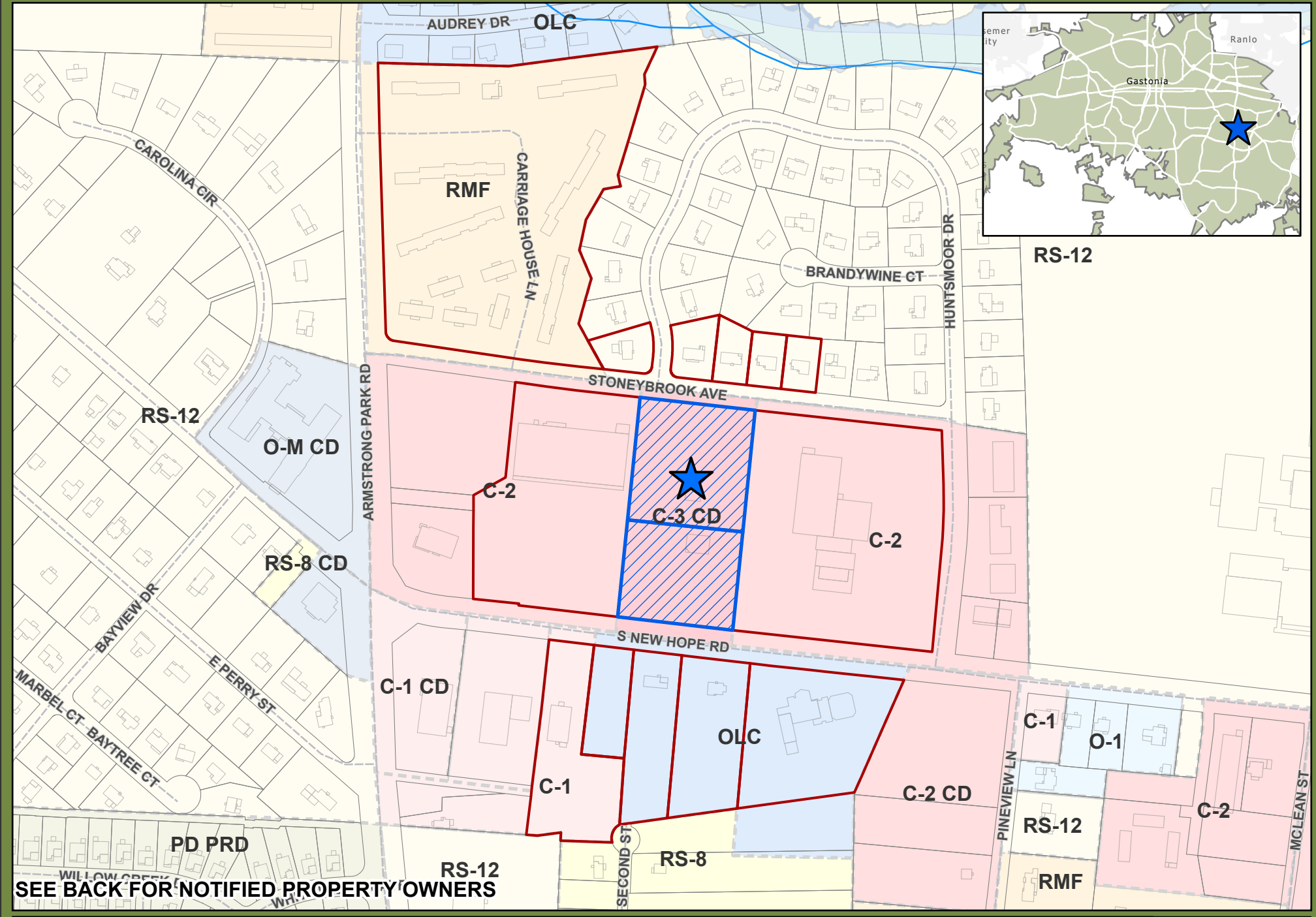
**Application
 PLMAC202500073**



Scale: 1:2,400
 Plot Date: August 19, 2025

A north arrow pointing up and a graphic scale bar in feet, marked at 0, 50, 100, and 200.

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.



Applicant: Charles W. Pearson Jr.
Owner: Park Lane Properties
Planning Comm Hearing: Sept. 4, 2025
Request: C-3 CD Amendment
Ward: 2
Total Tract Size: approx. 3.95 ac.
Parcel ID #: 115985, 115986

- Subject Property**
- Notified Owners**

- ZoningUDO**
- C-1 Neighborhood Business District
 - C-1 CD Neighborhood Business Conditional District
 - C-2 Highway Business District
 - C-2 CD Highway Business Conditional District
 - C-3 CD General Business Conditional District
 - O-1 Office District
 - OLC Office Light Commercial
 - O-M CD Medical Office Conditional District
 - PD PRD Planned Development Planned Residential Development District
 - RS-12 Residential 12000 sqft lots
 - RS-8 Residential 8000 sqft per lot
 - RS-8 CD Residential 8 Units Per Acre Conditional District
 - RMF Residential Multi-Family District

- Legend**
- Buildings
 - Floodway
 - 100yr Flood Zone
 - 500yr Flood Zone

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
PLMAC202500282**



Scale: 1:3,900
 Plot Date: August 20, 2025
 Scale bar: 0 80 160 320 Feet

Item 3-4