

Applicant: JP Development Group, LLC

Owner: Jerry M Gunter Trust
& Windley Family Trust

Planning Comm Hearing: Dec. 6, 2018

Request: RS-12 to RS-8 CD






















Ward: 3

Tract Size: 19.17 acres total

Parcel ID #: 139998, 139999, 140000,
140001, 140013, 140014,
140015, 140016, 140017

 **Subject Property**

Legend

-  AP Airport
-  C-1 Light Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  I-U Urban Industrial
-  I-1 Light Industrial
-  I-2 General Industrial
-  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
-  City Limit
-  Roads
-  Streams
-  Buildings
-  Parcels


1. DARRELL B WILLIAMS REV TRUST
2. MABEE BENTLEY W & MABEE CAROL K
3. PADGETT HERBERT W & PADGETT KATHLEEN
4. SAMUELS STEVE & SAMUELS COLLEEN
5. EPSTEIN MARK E & EPSTEIN JANET G
6. WINDLEY WALTER H III & WINDLEY DEBRA R
7. HURLEY CHRYSTIE M
8. SALSBURG ROBERT E & SALSBURG HELEN S
9. HAMM GREGORY ALAN & HAMM GAIL A
10. WRAY DIANE
11. CREASMAN DARRELL L & CREASMAN JENNIFER W
12. TODD GERALD M & TODD LYNN D
13. WOOTEN MARY THOMAS
14. PIERCZYNSKI JOHN PETER & PIERCZYNSKI HEATHER
15. MCADORY-BROWN JUDITH L
16. HOUGH JAMES GARRY & HOUGH CATHY L
17. HOUGH JAMES GARRY & HOUGH CATHY L
18. QUEEN HILDA MAUNEY
19. QUEEN HILDA
20. HOWE DAVID M
21. NEAL JASON D & NEAL SHARON H
22. SMITH TERRY H
23. YOAKUM PAUL MARTIN
24. ARMSTRONG RAY & ARMSTRONG FLORA V
25. SHOPE HOWARD G
26. FIRST FREE WILL BAPTIST *
27. PS NC I LP

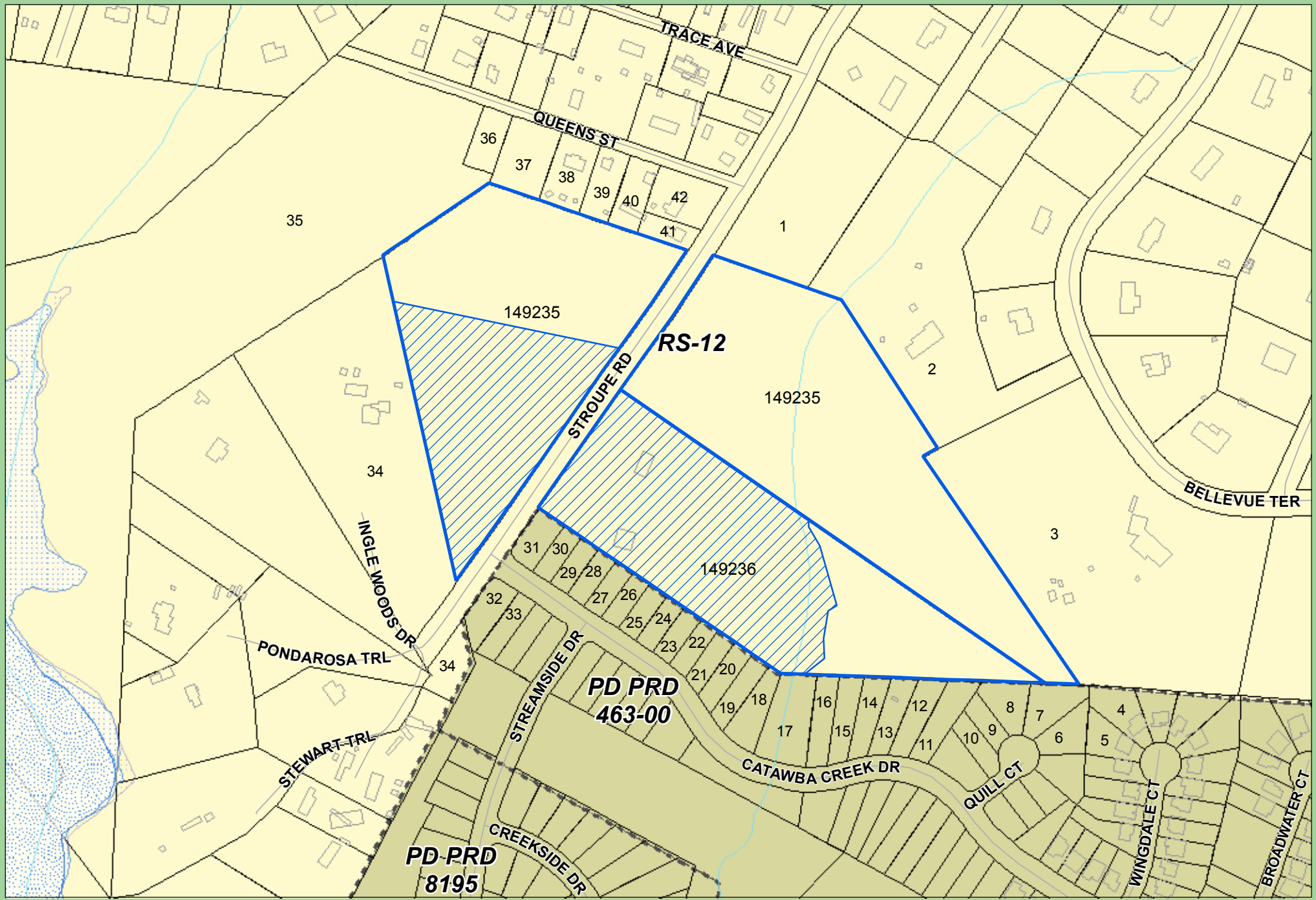
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application #9135

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2018.







1 : 3,600
1 inch represents 300 feet
Plot Date: November 16, 2018




Applicant: Tony Duncan
Owner: Duncan & Smith LLC
Planning Comm Hearing: Jan. 3, 2019
Request: RS-12 to RS-8
Ward: 1
Overall Tract Size: 24.88 acres
Parcel ID #: 149235
Tract Size to be rezoned: 4.75 acres
Parcel ID #: 149236
Tract Size to be rezoned: 5.65 acres

 **Subject Property**

- Legend**
-  AP Airport
 -  C-1 Light Commercial
 -  C-2 Highway Commercial
 -  C-3 General Commercial
 -  CBD Central Business District
 -  I-U Urban Industrial
 -  I-1 Light Industrial
 -  I-2 General Industrial
 -  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
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 -  R-A Rural Agricultural
 -  RMF Residential Multi-Family District
 -  SP State Park District
 -  TMU Transitional Mixed Use
 -  UMU Urban Mixed Use District
 -  Roads
 -  Streams
 -  Floodway
 -  100yr Flood Zone
 -  500 Yr Flood Zone
 -  Buildings
 -  Parcels

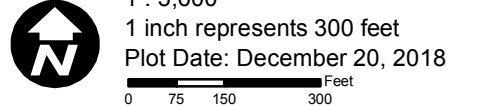
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Application #9145

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2018.



1 : 3,600
 1 inch represents 300 feet
 Plot Date: December 20, 2018



0 75 150 300 Feet

1. LANIER THOMAS S & LANIER JOAN H
2. SPURRIER GRACE STILL
3. KELCHNER JANET WINSLOW & KELCHNER THOMAS ALLEN
4. LUCAS KENNETH B JR
5. REID TYRA GOODSON & REID JOSEPH DALE
6. ESHUN EUNICE KORKOR
7. WYATT CHRISTOPHER SCOTT & WYATT SHANA RENEE
8. WILLIAMS JAMES M
9. DODSON DAVID A
10. ALONSO MARIA
11. OLASKOWITZ AMPARO & OTHERS
12. LU BRYANT D & LUONG KRISTY N
13. MONTELEONE SETH CARLOTN & MONTELEONE NICOLE JO
14. SPARGO ALLISON T
15. ELOISA TARUC REVOCABLE TRUST
16. TRUE HOMES LLC
17. CATAWBA HILLS HOMEOWNERS ASSOC
18. TRUE HOMES LLC
19. F AND S RAFIDI LIVING TRUST
20. DIXON ANGELA DENISE
21. MARK KENNETH STEINFIELD LV TR
22. KOVALESKY ROBERT

12-19-18

RZ9145

23. ROSAS ANTHONY W & ROSAS NICOLE D
24. TURGEON JOHN RICHARD
25. REED TIMOTHY J & REED JENNIFER L
26. WONG GREGORY H
27. PHILLIPS MARIANNE & PHILLIPS SCOTT
28. CAROY ANGELICA & HUSBAND & GIDEON CAROY
29. MATHIS ROGER E & MATHIS BRANDY S
30. ERIC W MEBANE LIVING TRUST C/O DONALD FERGUSON
31. PROGRESS RES 2015-2 BORROWER
32. LOYD LEVANCE & LOYD OLLIE B
33. AMH 2015-2 BORROWER LLC C/O AMERICAN HOMES 4 RENT
34. BROWN KEVIN J
35. DUNCAN & SMITH LLC
36. FALLS MONTEY D & FALLS TONYA S
37. GINGLES ROBERT L
38. WATSON JAMES THEODORE
39. GRIER VAN JEFFREY
40. GRIER JAMES EDWARD
41. VERSEY SHERRY G
42. ROBBINS LILLIAN