

**Applicant:** Shea Homes  
**Owner:** Robinson Mills INC  
**Planning Comm Hearing:** March 5, 2020  
**Request:** RS-12 to RS-8 CD  
**Ward:** 3  
**Tract Size:** approx. 114.80 acres  
**Parcel ID #:** 301873

 **Subject Property**

**Legend**

- |   |  |
|---|--|
|  AP Airport  |  Roads            |
|  C-1 Light Commercial                                |  Buildings        |
|  C-2 Highway Commercial                              |  Parcels          |
|  C-3 General Commercial                              |  Lakes            |
|  CBD Central Business District                       |  Rivers           |
|  I-U Urban Industrial                                |  Streams          |
|  I-1 Light Industrial                                | <b>Flood Zones</b>   |
|  I-2 General Industrial                              |  Floodway         |
|  O-1 Office  |  100yr Flood Zone |
|  OLC Office/Light Commercial                         |  500yr Flood Zone |
|  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                      |  |

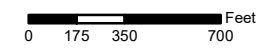
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

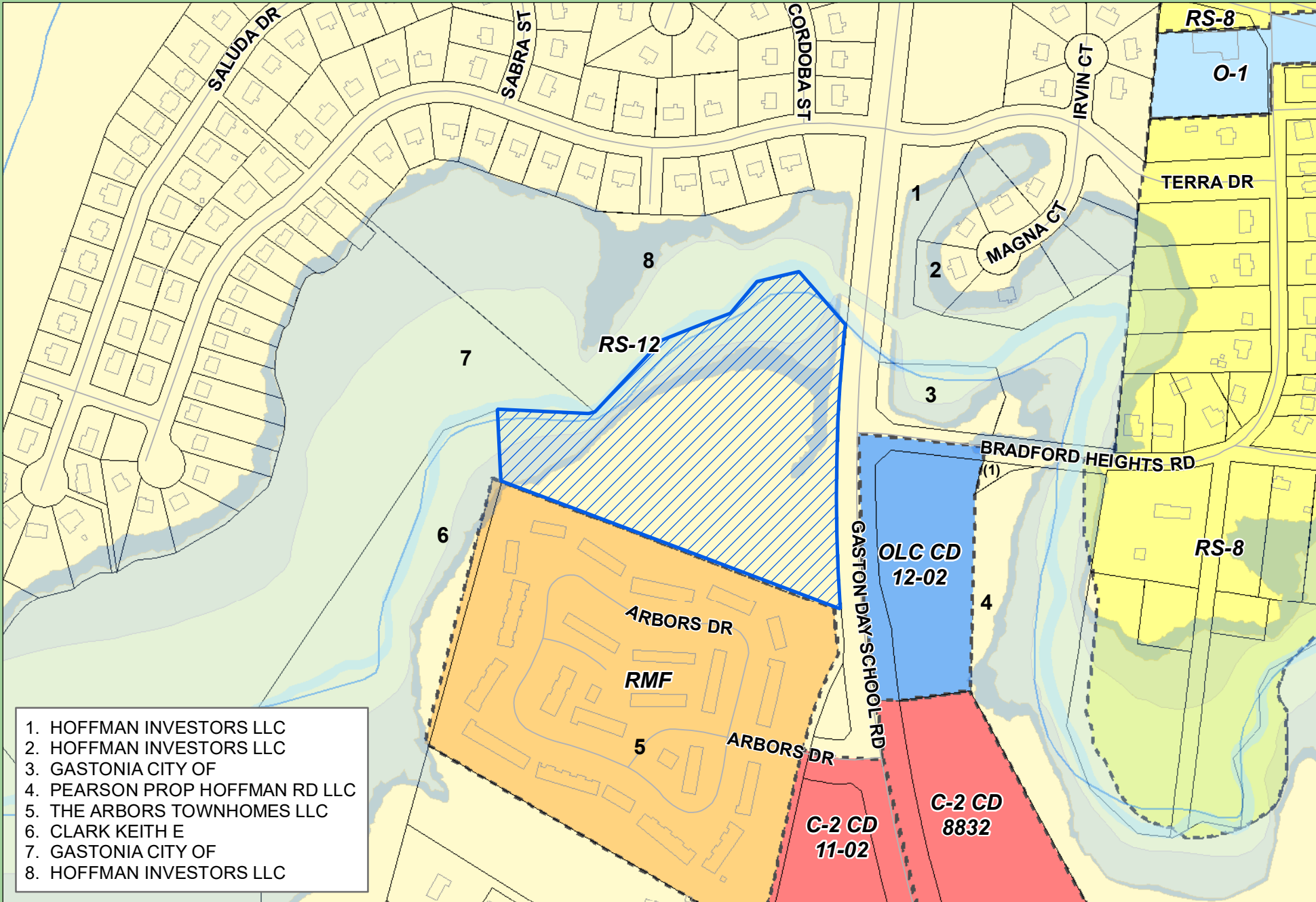
**Application #9397**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2020.



1 : 8,400  
 1 inch represents 700 feet  
 Plot Date: February 18, 2020





1. HOFFMAN INVESTORS LLC
2. HOFFMAN INVESTORS LLC
3. GASTONIA CITY OF
4. PEARSON PROP HOFFMAN RD LLC
5. THE ARBORS TOWNHOMES LLC
6. CLARK KEITH E
7. GASTONIA CITY OF
8. HOFFMAN INVESTORS LLC

**Applicant:** Stephen Drake BroadCraft Construction  
**Owner:** Charles D. Gray III  
**Planning Comm Hearing:** March 5, 2020  
**Request:** RS-12 to RMF CD  
**Ward:** 3  
**Tract Size:** Approx. 8.12 acres  
**Parcel ID #:** 201242

**Subject Property**

**Legend**

- |   |                    |
|---|--------------------|
| AP Airport  | Roads              |
| C-1 Light Commercial                              | Buildings          |
| C-2 Highway Commercial                            | Parcels            |
| C-3 General Commercial                            | Rivers             |
| CBD Central Business District                     | Streams            |
| I-U Urban Industrial                              | <b>Flood Zones</b> |
| I-1 Light Industrial                              | Light Flood Zone   |
| I-2 General Industrial                            | 100yr Flood Zone   |
| O-1 Office  | 500yr Flood Zone   |
| 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                      |                    |

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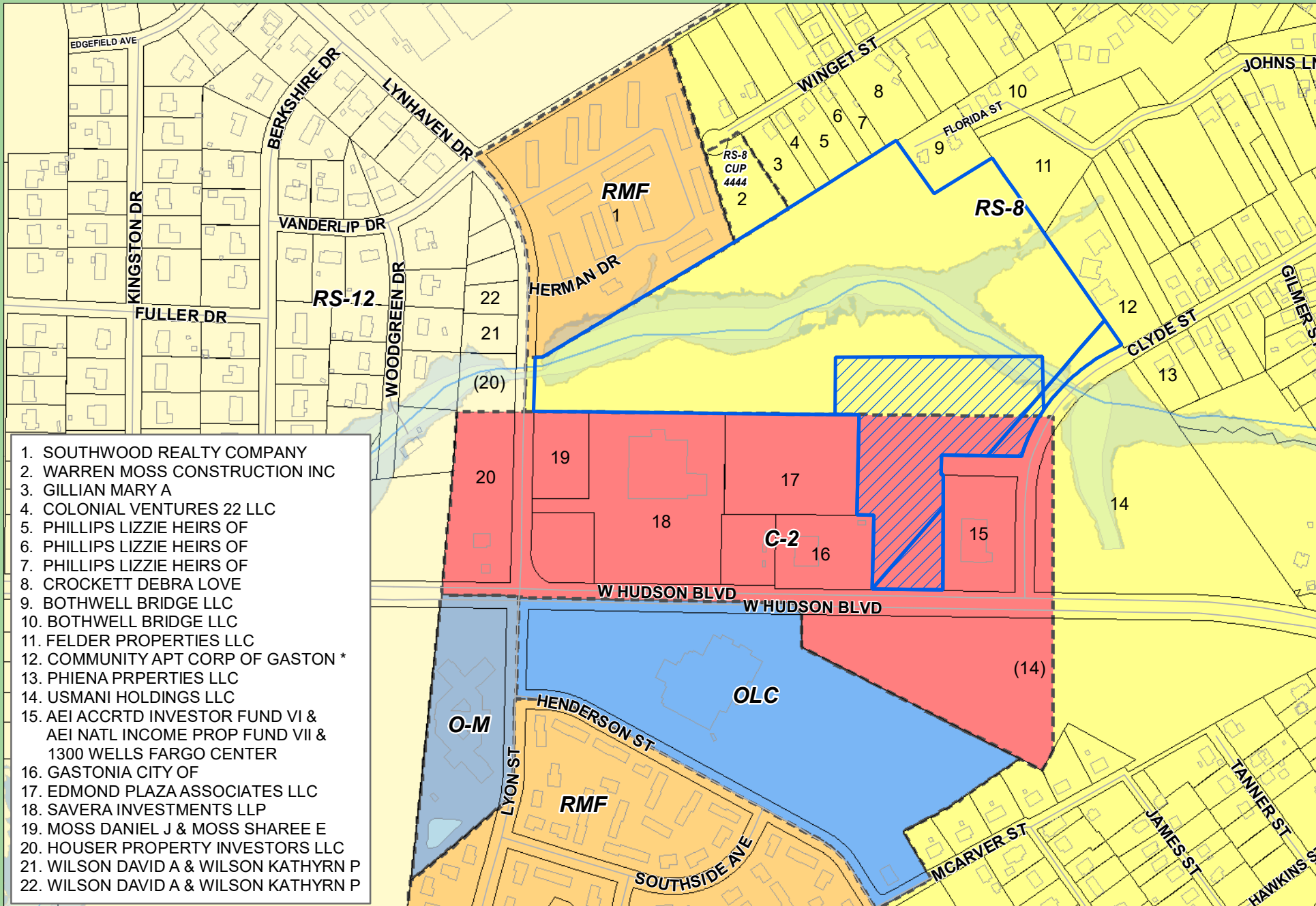
1 : 3,600  
 1 inch represents 300 feet  
 Plot Date: February 18 , 2020



**Application #9411**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2020.





1. SOUTHWOOD REALTY COMPANY
2. WARREN MOSS CONSTRUCTION INC
3. GILLIAN MARY A
4. COLONIAL VENTURES 22 LLC
5. PHILLIPS LIZZIE HEIRS OF
6. PHILLIPS LIZZIE HEIRS OF
7. PHILLIPS LIZZIE HEIRS OF
8. CROCKETT DEBRA LOVE
9. BOTHWELL BRIDGE LLC
10. BOTHWELL BRIDGE LLC
11. FELDER PROPERTIES LLC
12. COMMUNITY APT CORP OF GASTON \*
13. PHIENA PRPERTIES LLC
14. USMANI HOLDINGS LLC
15. AEI ACCRTD INVESTOR FUND VI & AEI NATL INCOME PROP FUND VII & 1300 WELLS FARGO CENTER
16. GASTONIA CITY OF
17. EDMOND PLAZA ASSOCIATES LLC
18. SAVERA INVESTMENTS LLP
19. MOSS DANIEL J & MOSS SHAREE E
20. HOUSER PROPERTY INVESTORS LLC
21. WILSON DAVID A & WILSON KATHYRN P
22. WILSON DAVID A & WILSON KATHYRN P

**Applicant:** KRP Investments, LLC  
**Owner:** Usmani Holdings, LLC  
**Planning Comm Hearing:** March 5, 2020  
**Request:** RS-8 & C-2 to RMF CD  
**Ward:** 6  
**Tract Size:** Approx. 24.97 acres  
**Tract Size to be Rezoned:** Approx. 6.28 acres  
**Parcel ID #:** 222499 (pt.), 221855, 221856 (pt.)

**Subject Property**

**Legend**

AP Airport	Roads
C-1 Light Commercial	Buildings
C-2 Highway Commercial	Parcels
C-3 General Commercial	Lakes
CBD Central Business District	Streams
I-U Urban Industrial	<b>Flood Zones</b>
I-1 Light Industrial	Floodway
I-2 General Industrial	100yr Flood Zone
O-1 Office	500yr Flood Zone
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	

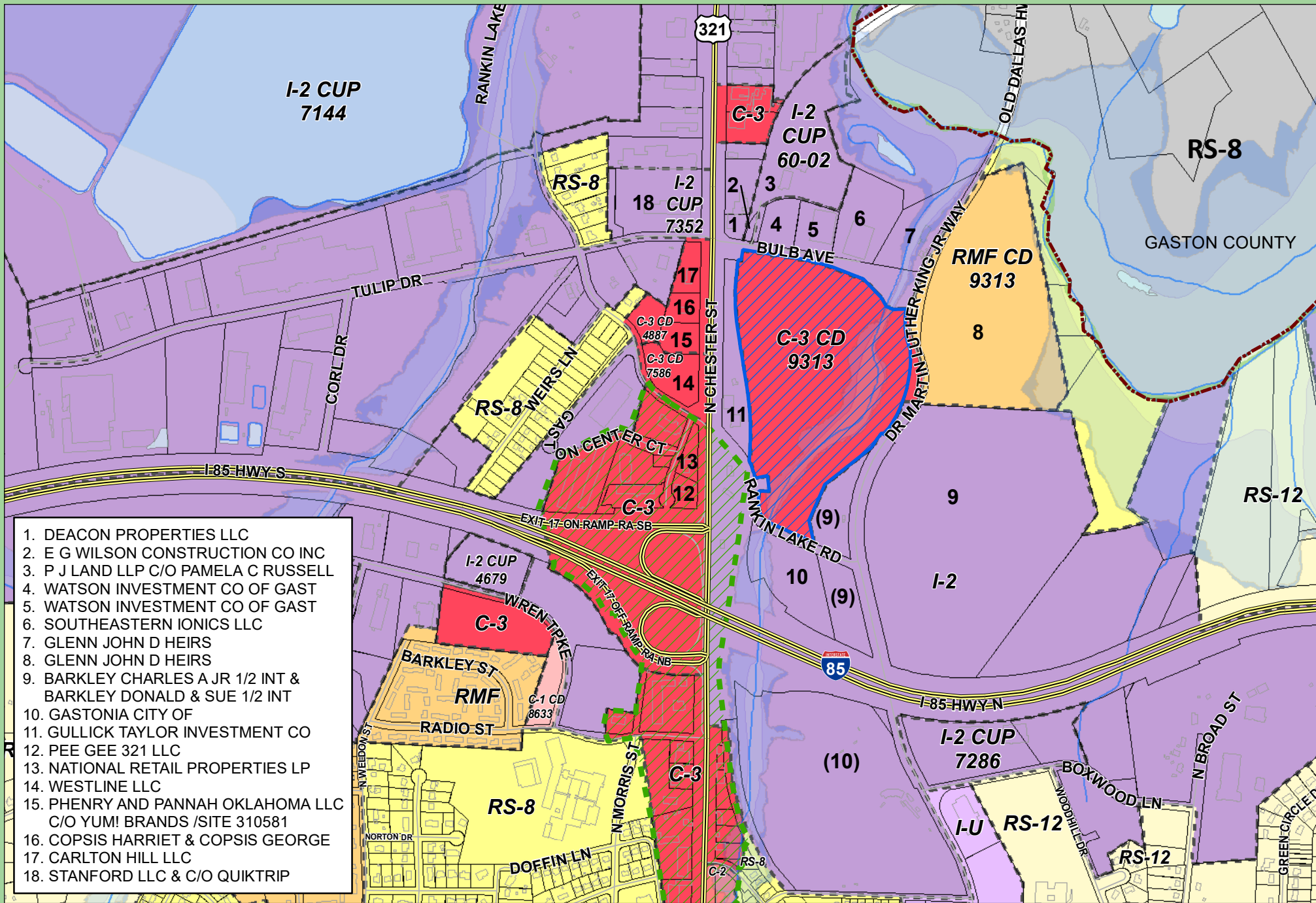
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

**Application #9412**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2020.



1 : 4,800  
 1 inch represents 400 feet  
 Plot Date: February 18, 2020



1. DEACON PROPERTIES LLC
2. E G WILSON CONSTRUCTION CO INC
3. P J LAND LLP C/O PAMELA C RUSSELL
4. WATSON INVESTMENT CO OF GAST
5. WATSON INVESTMENT CO OF GAST
6. SOUTHEASTERN IONICS LLC
7. GLENN JOHN D HEIRS
8. GLENN JOHN D HEIRS
9. BARKLEY CHARLES A JR 1/2 INT & BARKLEY DONALD & SUE 1/2 INT
10. GASTONIA CITY OF
11. GULLICK TAYLOR INVESTMENT CO
12. PEE GEE 321 LLC
13. NATIONAL RETAIL PROPERTIES LP
14. WESTLINE LLC
15. PHENRY AND PANNAH OKLAHOMA LLC C/O YUM! BRANDS /SITE 310581
16. COPSLIS HARRIET & COPSLIS GEORGE
17. CARLTON HILL LLC
18. STANFORD LLC & C/O QUIKTRIP

**Applicant:** Kent Olson, Development Solutions Group, LLC

**Owner:** Glenn John D Heirs & Davis Jerilyn Glenn

**Planning Comm Hearing:** March 5, 2020

**Request:** C-3 CD TO C-3 CD

**Ward:** 4

**Tract Size:** approx. 31.9 total acres

**Parcel ID #:** 100219

**Subject Property**

**Legend**

AP Airport	City Boundary
C-1 Light Commercial	Roads
C-2 Highway Commercial	Gateway
C-3 General Commercial	Buildings
CBD Central Business District	Parcels
I-U Urban Industrial	Lakes
I-1 Light Industrial	Streams
I-2 General Industrial	Rivers
O-1 Office	<b>Flood Zones</b>
OLC Office/Light Commercial	Floodway
O-M Medical Office	100yr Flood Zone
PD IRD Planned District Infill Res Devt	500yr Flood Zone
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	<b>Gaston County UDO</b>
UMU Urban Mixed Use District	RS-8

*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 #9313 (Revised)**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2020.



Scale: 1 : 9,600  
 1 inch represents 800 feet  
 Plot Date: February 18, 2020