

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Applicant: Triangle Real Estate of Gastonia, Inc.
Owners: Triangle Real Estate Gastonia, Inc.
 Triangle Ashbrook Inc.
 Southwood Realty Company

Planning Comm Hearing: August 6, 2020

Request: RMF, RS-8 and RS-12 to RMF CD





























Ward: 3 & 1

Total Tract Size: Approx. 43.02 acres

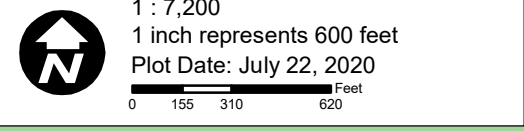
Tract Size to be Rezoned: Approx. 18.75 acres

Parcel ID #: 221778 (pt.), 148655, 227865,
 148720 (pt.), 148718, 221780 (pt.),
 148719, 148646, 227862, 148654,
 148644, 148645, 148717

 **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
-  Roads
 -  Buildings
 -  Rivers
 -  Streams
- Flood Zones**
-  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.



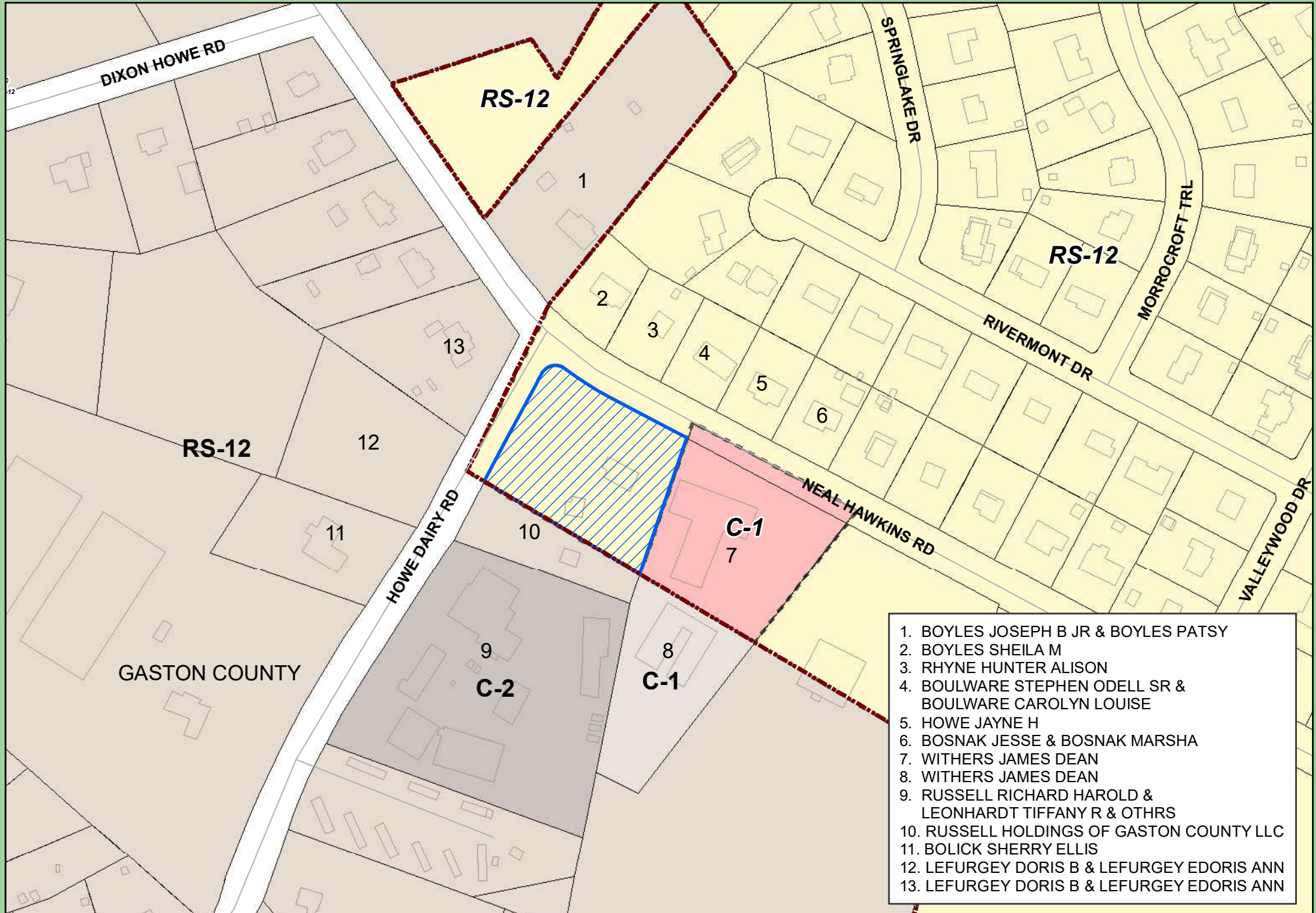
Application #9465

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



RZ9465

1	OWENBY AUDREY BRITTAIN & OWENBY KEVIN	42	GIVENS VICKIE
2	S & P PROPERTIES LTD	43	BONHAM PAUL III
3	2442 BELLA VISTA HOLDINGS #1	44	DAVIS JONNIE M HEIRS C/O ALFONZO DAVIS JR
4	N C DEPT OF TRANSPORTATION R/W DEPT	45	MACIEL RAFAEL
5	N C DEPT OF TRANSPORTATION R/W DEPT	46	TRIANGLE REAL ESTATE GAST INC
6	HOWE FRANK CURTIS & HOWE JOHN RICHARD	47	WILSON BRUCE B & WILSON LAURA L
	C/O FRANK CURTIS HOWE	48	HARRIS GERALINE & HARRIS EDDIE
7	HAND JAMES R 1/3 INT & HAND STEVEN T 1/3	49	BAXTER BETTY M
	INT & OTHERS	50	HILL JAMES A
8	TRIANGLE REAL ESTATE GAST INC	51	YOUNG PATRICIA G
9	TRIANGLE REAL ESTATE OF GASTONIA INC	52	ROWLAND KEVIN M
10	TRIANGLE REAL ESTATE OF GASTONIA INC	53	PARKER RYAN L
11	TRIANGLE REAL EST GASTONIA INC		
12	TRIANGLE REAL EST GASTONIA INC		
13	TRIANGLE REAL EST GASTONIA INC		
14	TRIANGLE REAL EST GASTONIA INC		
15	TRIANGLE REAL ESTATE GAST INC		
16	TRIANGLE REAL ESTATE GAST INC		
17	SANDERS MARY W HEIRS C/O PAT CROCKETT		
18	BRADFORD HEIGHTS TRUST		
19	BRADFORD HEIGHTS TRUST		
20	BRADFORD HEIGHTS TRUST		
21	BRADFORD HEIGHTS TRUST		
22	BRADFORD HEIGHTS TRUST		
23	BRADFORD HEIGHTS TRUST		
24	BURKE HARRY W		
25	GASTONIA CITY OF		
26	BRADFORD HEIGHTS TRUST		
27	N C DEPT OF TRANSPORTATION R/W DEPT		
28	LAMBERT LARRY N JR & LAMBERT AMY E		
29	LAMBERT LARRY N JR & LAMBERT AMY E		
30	RANKIN DAN F		
31	RANKIN DAN F		
32	RANKIN DAN F		
33	JACKSON ANNIE LEE		
34	MIRACLE TEMPLE HOLINESS CHURCH		
35	KENNEDY ANDREW SR HEIRS C/O MARGIE		
	GARVIN		
36	WILSON MARGIE & WILSON ZSA ZSA AUNDRE		
37	WATSON HATTIE HEIRS C/O BLANCHE COOK		
38	PERKINS JEFF W & SIMMONS ELIZABETH A		
39	LIPSCOMB JARRET CORTEZ		
40	ARMSTRONG THEODORE JR & ARMSTRONG		
	VALDORA		
41	ARMSTRONG THEODORE JR & ARMSTRONG		
	VALDORA		



Applicant: Russell Holdings of Gaston County, LLC
Owner: Russell Holdings of Gaston County, LLC
Planning Comm Hearing: August 6, 2020
Request: RS-12 to C-3 CD
Ward: 3
Tract Size: approx. 1.35 acres
Parcel ID #: 141406

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 Boundary
 - Buildings
-
- Gaston County UDO**
- C-1
 - C-2
 - RS-12

1. BOYLES JOSEPH B JR & BOYLES PATSY
2. BOYLES SHEILA M
3. RHYNE HUNTER ALISON
4. BOULWARE STEPHEN ODELL SR & BOULWARE CAROLYN LOUISE
5. HOWE JAYNE H
6. BOSNAK JESSE & BOSNAK MARSHA
7. WITHERS JAMES DEAN
8. WITHERS JAMES DEAN
9. RUSSELL RICHARD HAROLD & LEONHARDT TIFFANY R & OTHERS
10. RUSSELL HOLDINGS OF GASTON COUNTY LLC
11. BOLICK SHERRY ELLIS
12. LEFURGEY DORIS B & LEFURGEY EDORIS ANN
13. LEFURGEY DORIS B & LEFURGEY EDORIS ANN

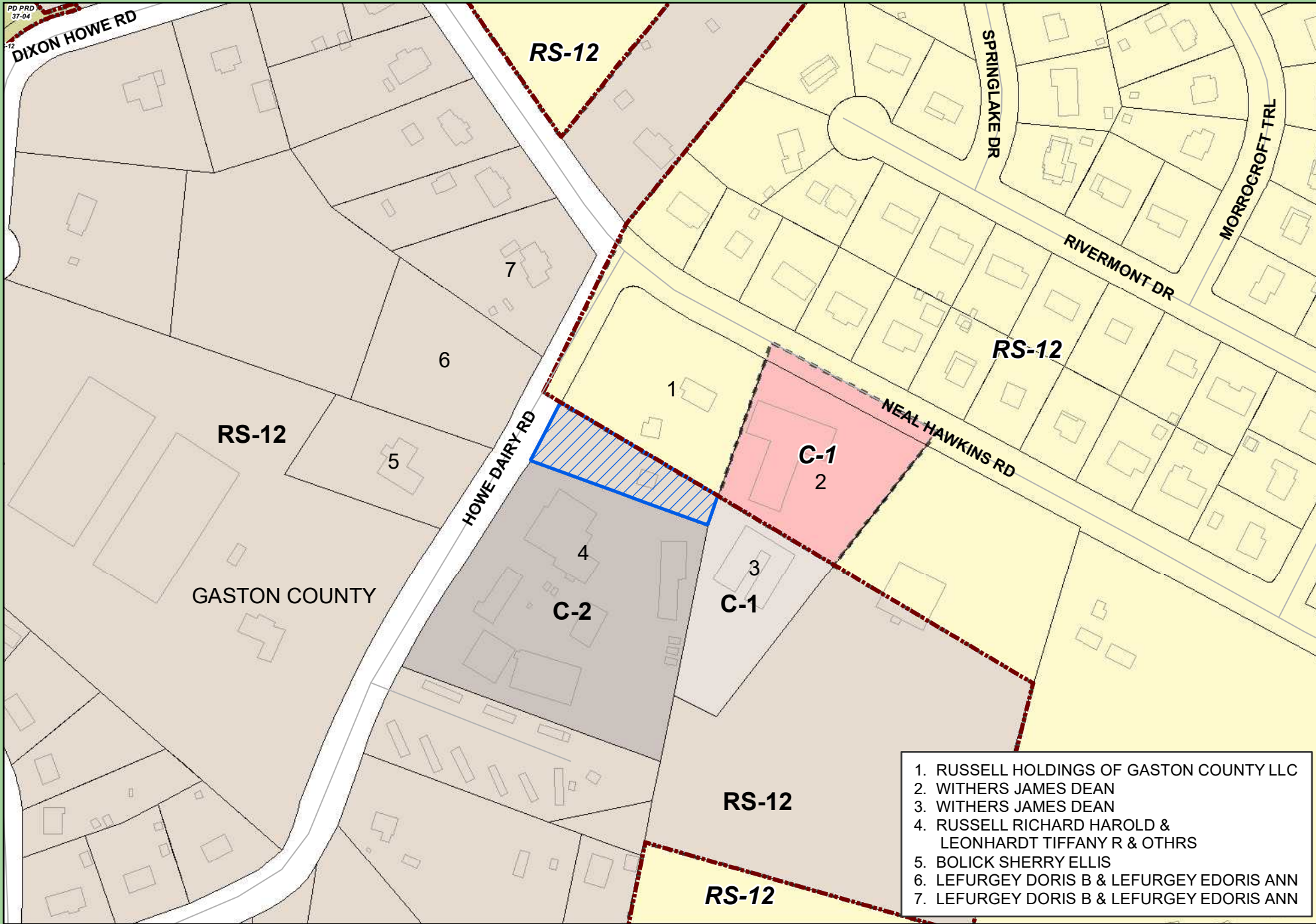
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

1 : 2,400
 1 inch represents 200 feet
 Plot Date: July 21, 2020

Application
PLMAC202000015

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





Applicant: Russell Holdings of Gaston County, LLC

Owner: Russell Holdings of Gaston County, LLC

Planning Comm Hearing: August 6, 2020





























Request: RS-12 (Gaston County) to C-3 CD (City of Gastonia)

Ward: County

Tract Size: approx. 0.51 acres

Parcel ID #: 141407

 **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 Boundary
 -  Buildings
- Gaston County UDO**
-  C-1
 -  C-2
 -  RS-12

1. RUSSELL HOLDINGS OF GASTON COUNTY LLC
2. WITHERS JAMES DEAN
3. WITHERS JAMES DEAN
4. RUSSELL RICHARD HAROLD & LEONHARDT TIFFANY R & OTHERS
5. BOLICK SHERRY ELLIS
6. LEFURGEY DORIS B & LEFURGEY EDORIS ANN
7. LEFURGEY DORIS B & LEFURGEY EDORIS ANN

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
PLMAC202000016

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



1 : 2,400
1 inch represents 200 feet
Plot Date: July 21, 2020

