

Applicant: Johnson Development Associates, Inc.

Owner: Riverwood Parkway LLC

Planning Comm Hearing: April 7, 2022

Request: C-1 CD to C-2 CD

Ward: 3

Total Tract Size: approx. 0.7836 acres

Parcel ID #: 209058

Subject Property

Legend

AP Airport	City Boundary
C-1 Light Commercial	Streams
C-2 Highway Commercial	Lakes
C-3 General Commercial	Buildings
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 RRDD Planned District Revised Res Devt District	
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	

Gaston County Zoning

RS-12

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
PLMAC202200008

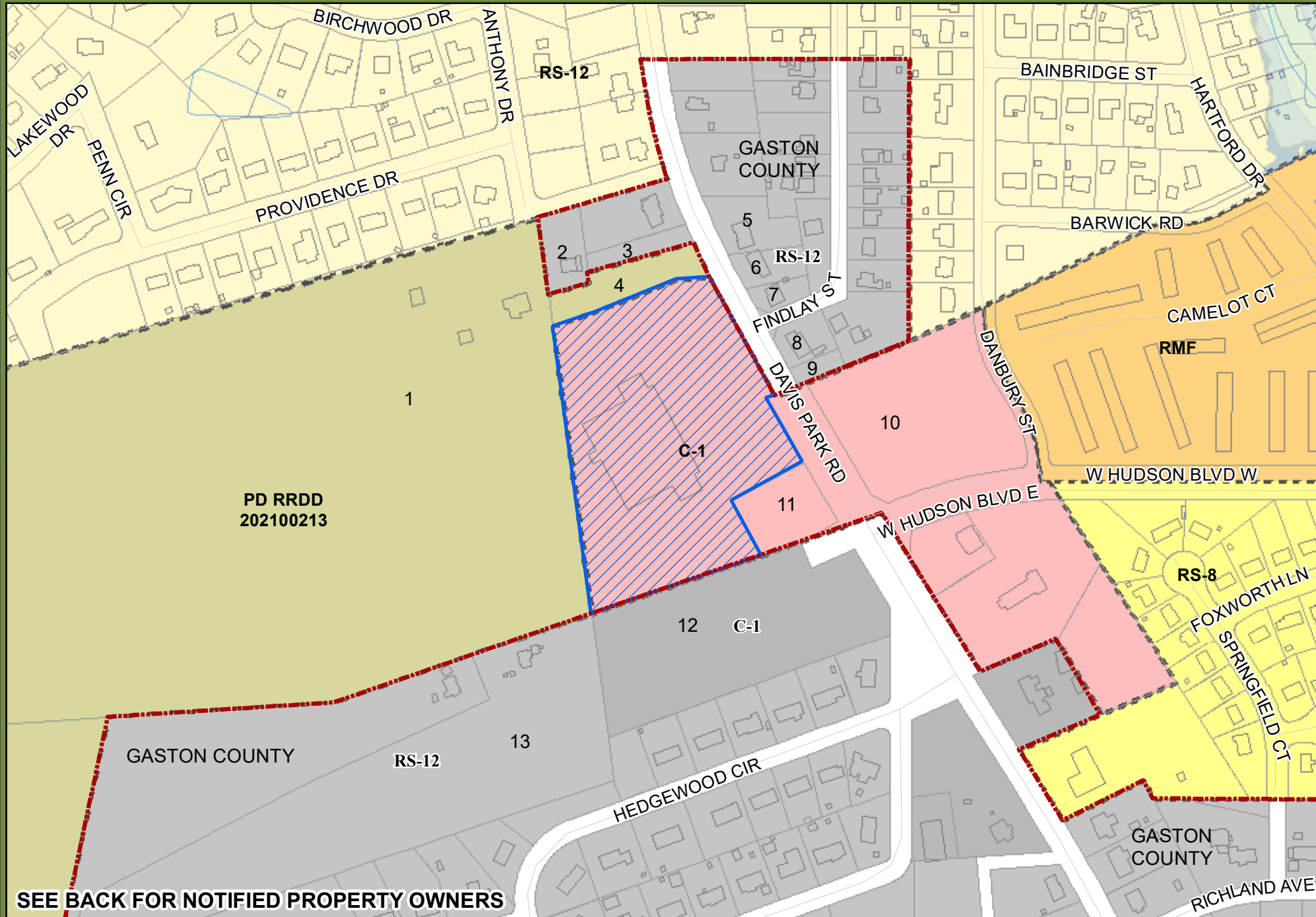
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 3,600
1 inch represents 300 feet
Plot Date: March 24, 2022

PLMAC202200008

























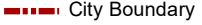


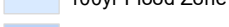
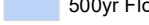
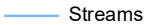
1. GASTONIA CITY OF
2. MIRCHANDANI SUNDAR
3. SOUTH STATE BANK C/O DAVID H HELMS
4. AUTOZONE INC
5. ROBINWOOD HOLDINGS LLC
6. RIVERWOOD MED & OFF CONDO ASSO
7. CHESTER COMPANY THE
8. THE CHESTER COMPANY LTD PRTNSP
9. RIVERWOOD PLANTATION HOA INC
10. CITY OF GASTONIA





Applicant: Aces, LLC
Owner: RSS GSMS2015 -GC28-NC SG LLC
Planning Comm Hearing: April 7, 2022
Request: C-1 to C-2 CD
Ward: 6
Total Tract Size: approx. 7.06 acres
Parcel ID #: 138695

 **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 RRDD Planned District Revised Res Devt District
-  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
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Buildings

Gaston County Zoning

-  C-1
-  RS-12

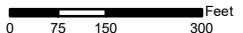
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202200150

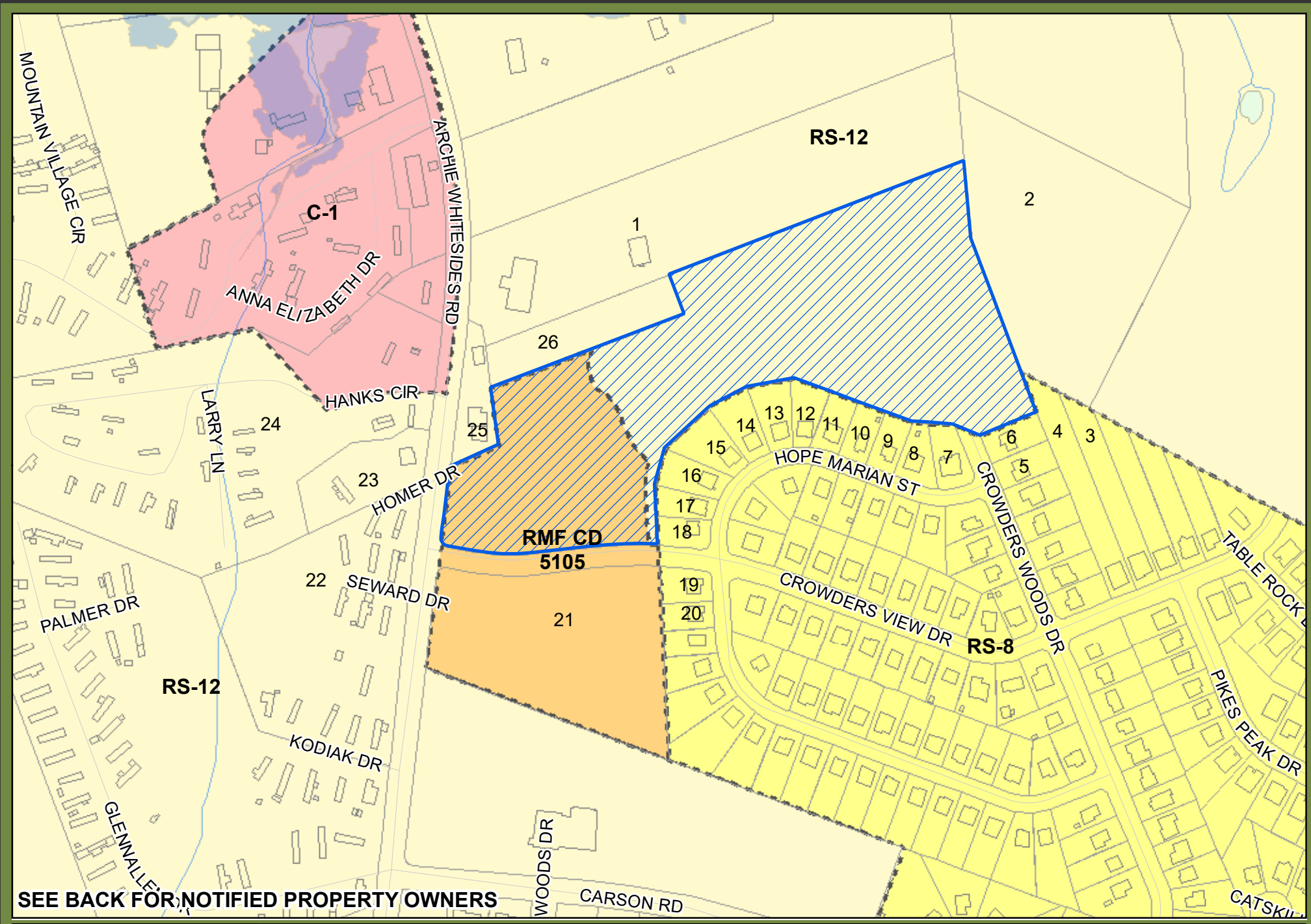
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 3,600
 1 inch represents 300 feet
 Plot Date: March 23, 2022


PLMAC202200150

1. ROBINSON T LAMAR JR & FROOM ELIZABETH C & OTHERS
2. ROBINSON T LAMAR JR 50% & ROBINSON KAY F
3. SKYVIEW PARK RENTALS LLC
4. ROBINSON T LAMAR JR & FROOM ELIZABETH C
5. ANYOSA EDUARDO MIGUEL HUAMANYALLI & CHILIN GLADYS AUQUE
6. DIXON CLARICE I
7. DE JESUS DANILO & DE JESUS EDWIN
8. HOPE JAMES NELSON
9. HOPE JAMES NELSON
10. MELVIN CHARLES STEDMAN III
11. GSTD LLC ATTN KIRTIKUMAR A PATEL
12. SELLECK HILL LAND CO C/O PERCIVAL PARTNERS
13. BUSH BARBARA P



Applicant: Development Solutions Group, LLC
 Kent Olson

Owner: David Hill Hunter

Planning Comm Hearing: April 7, 2022

Request: RS-12 & RMF CD to PD-RRDD






























Ward: 6

Total Tract Size: approx. 13.29 acres

Parcel ID #: 213509

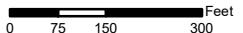
 **Subject Property**

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
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-  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
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Lakes
-  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.

1 : 3,600
 1 inch represents 300 feet
 Plot Date: March 23, 2022




SEE BACK FOR NOTIFIED PROPERTY OWNERS

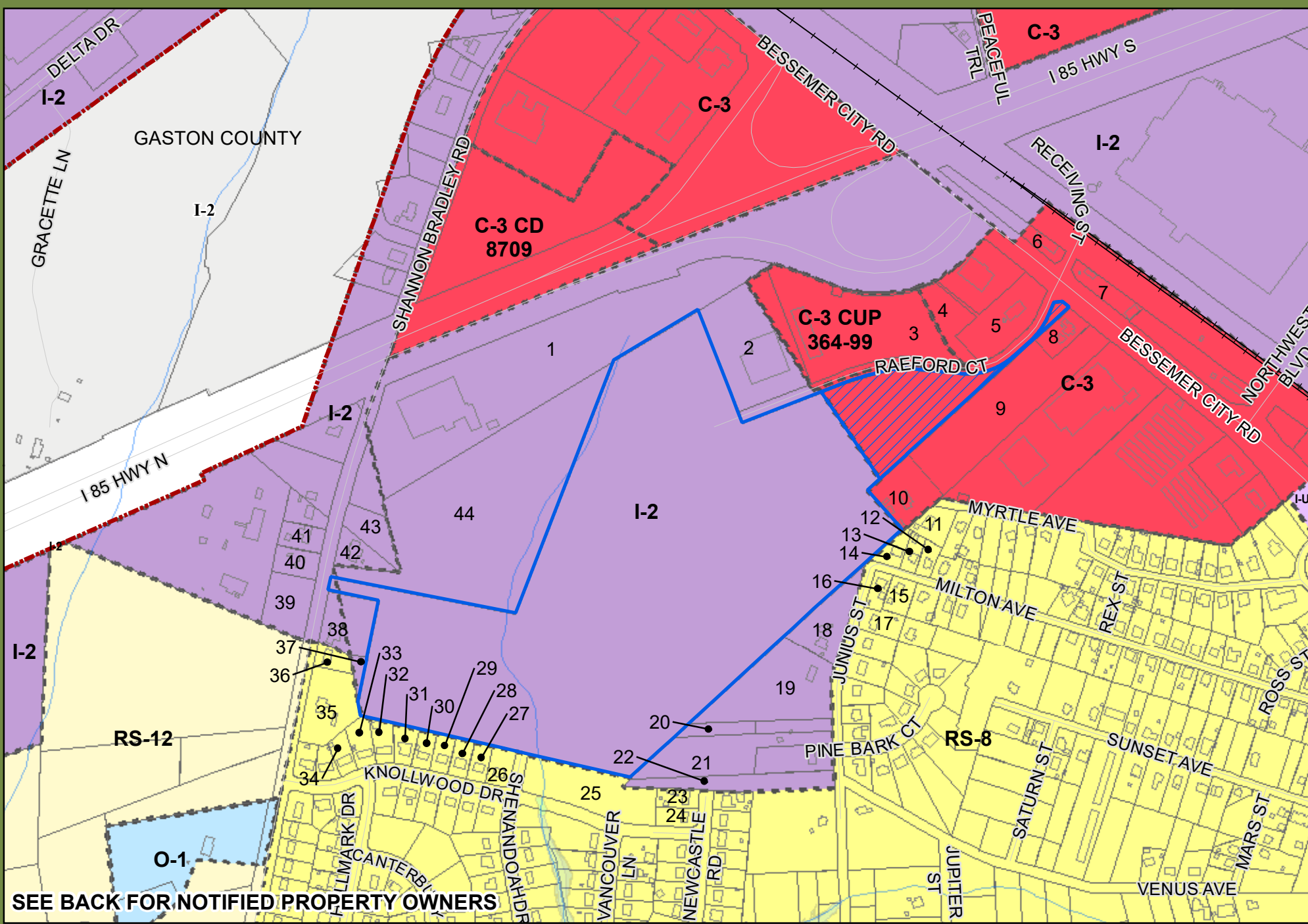
Application
PLMAC202200155

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.








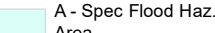

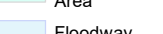

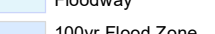

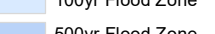

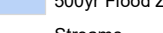

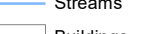

















PLMAC202200155

1. LANDMARK BAPTIST CHURCH
2. MOORE WILLIAM R & MOORE GERALDINE
3. CAGLE COREY D
4. BARNES JAMES M & BARNES DIANE M
5. RICHARDSON JAMES ALLEN & RICHARDSON KIMBERLY SEAGLE
6. AMH NC PROPERTIES TWO LP
7. KENDRICK EUNICE E
8. DEVI SHARMENDRA P BALGOBIN
9. NGO KENNY T & TAING HONG
10. MORRISON ADAM K
11. TULL BENJAMIN S & TULL CANDACE W
12. ADDISON LATOYA S & ADDISON BRITTANY J
13. PACE RAYFIELD & PACE ALEM
14. PURIFOY DENNIS ROY II
15. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
16. BROWN RICARDO A
17. HART ERIC N SR
18. AVHS NC 1 LLC
19. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
20. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
21. HUNTER DAVID HILL
22. BRENTWOOD MHP LLC
23. GIBSON TIM CARSON
24. DM RENTAL PROPERTIES INC
25. MOORE VALERIE ELLIOTT & MOORE ROY BRANNON
26. LANDMARK BAPTIST CHURCH



Applicant: CA Industrial - Ed Pitula
Owner: Bessemer Road LTD
Planning Comm Hearing: April 7, 2022
Request: C-3 to I-2
Ward: 4
Total Tract Size: approx. 48.29 acres
Tract Size To Be Rezoned: approx. 3.58 acres
Parcel ID #: Portion of 102154

 **Subject Property**

- Legend**
- | | |
|--|--|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Railroad |
|  C-2 Highway Commercial |  A - Spec Flood Haz. Area |
|  C-3 General Commercial |  Floodway |
|  CBD Central Business District |  100yr Flood Zone |
|  I-U Urban Industrial |  500yr Flood Zone |
|  I-1 Light Industrial |  Streams |
|  I-2 General Industrial |  Buildings |
|  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 RRDD Planned District Revised Res Devt District | |
|  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 | |
- Gaston County Zoning**
-  I-2

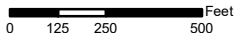
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SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMA202200160

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 6,000
 1 inch represents 500 feet
 Plot Date: March 23, 2022


PLMAC202200160

1. VP INVESTMENTS LLC
2. FINK DONALD G & FINK SHELLY D
3. MONOMOY PROPERTIES NC SPV LLC
4. BCR PROPERTIES & INVESTMENTS LLC
5. NASHAR NICOLE SANA
6. GOFORTH W HICKS
7. GOFORTH W HICKS
8. SHANNON MASON HEIRS C/O ROBERT M SHANNON
9. SHANNON MASON HEIRS C/O ROBERT M SHANNON
10. SHANNON MASON HEIRS C/O ROBERT M SHANNON
11. THOMAS MARY R HEIRS C/O SHIRLEY THOMAS BRADLEY
12. TOMTOM PROPERTIES LLC
13. WILSON BRYAN K
14. DAVIS MELISSA
15. MOORE KEVIN BRADLEY
16. RAMSEY GERALD
17. MARTINBACH PROPERTIES LLC
18. HEAVENER JEFFERY BRIAN
19. HERNANDEZ WILFREDO & HERNANDEZ BLANCA
20. SOSA ERIK
21. SOSA ERIK
22. ROSEBERRY DARRELL JASON
23. WOODS FRAZIER J
24. TALLEY DAVELYN
25. WOODS FRAZIER J & ELLA L & WOODS MAJOR L & DOROTHY J
26. HOLLAND JAMES A
27. CHAMBERS MARY EVELYN LIFE EST
28. STUKES WANDA MARIA H & HOWELL ANDREA DENISE & OTHERS
29. REID-ISRAEL TAMMY VERONICA
30. MCKINNEY EZEPEREE L
31. BERRY EDNA C HEIRS C/O JOSEPH E BERRY
32. MATTOX HERMAN & MATTOX MURIEL L
33. MONTGOMERY ANTHONY
34. FRIDAY ERVIN OTTO JR & FRIDAY BRENDA SADLER
35. FOX BRUCE
36. HUSKINS JACQUELINE
37. HUSKINS GAYLA R
38. BARNETTE RANDY L
39. CARPENTER GLORIA C
40. FINCHER TERESA H 2/3 UND INT & HEAVENER VICKI 1/3 UND INT
41. FINCHER TERESA H 2/3 UND INT & HEAVENER VICKI 1/3 UND INT
42. LACKEY BETTY H
43. MOREIRA ADAN & MOREIRA KARLA SOPHIA
44. AFJJ INC C/O JOHN JUDSON