

Applicant: Commonwealth Development Corporation - Sean Brady

Owner: South Gastonia Church of God

Planning Comm Hearing: September 9, 2021

Request: RS-8 (City) & RS-8 & RS-12 (Co.) to RMF CD

Ward: 5 (City) & County

Total Tract Size: approx. 14.49 acres

Total To Be Annex: approx. 13.63 acres

Parcel ID #: 139189 (Co.), 139919 (Co.), 222486 (Co.), 114550 (City), 305386 (Co./City)

Subject Property

Legend

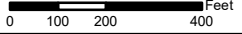
- | | | | |
|--|--|--|------------------|
| | AP Airport | | Roads |
| | C-1 Light Commercial | | City Boundary |
| | C-2 Highway Commercial | | Parcels |
| | C-3 General Commercial | | Railroad |
| | CBD Central Business District | | Buildings |
| | I-U Urban Industrial | | Floodway |
| | I-1 Light Industrial | | 100yr Flood Zone |
| | I-2 General Industrial | | 500yr Flood Zone |
| | O-1 Office | | Streams |
| | 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 UDO Zoning**
- C-3
 - CU/R-2
 - RS-12
 - 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.



1 : 4,800
1 inch represents 400 feet
Plot Date: August 11, 2021



SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202100176

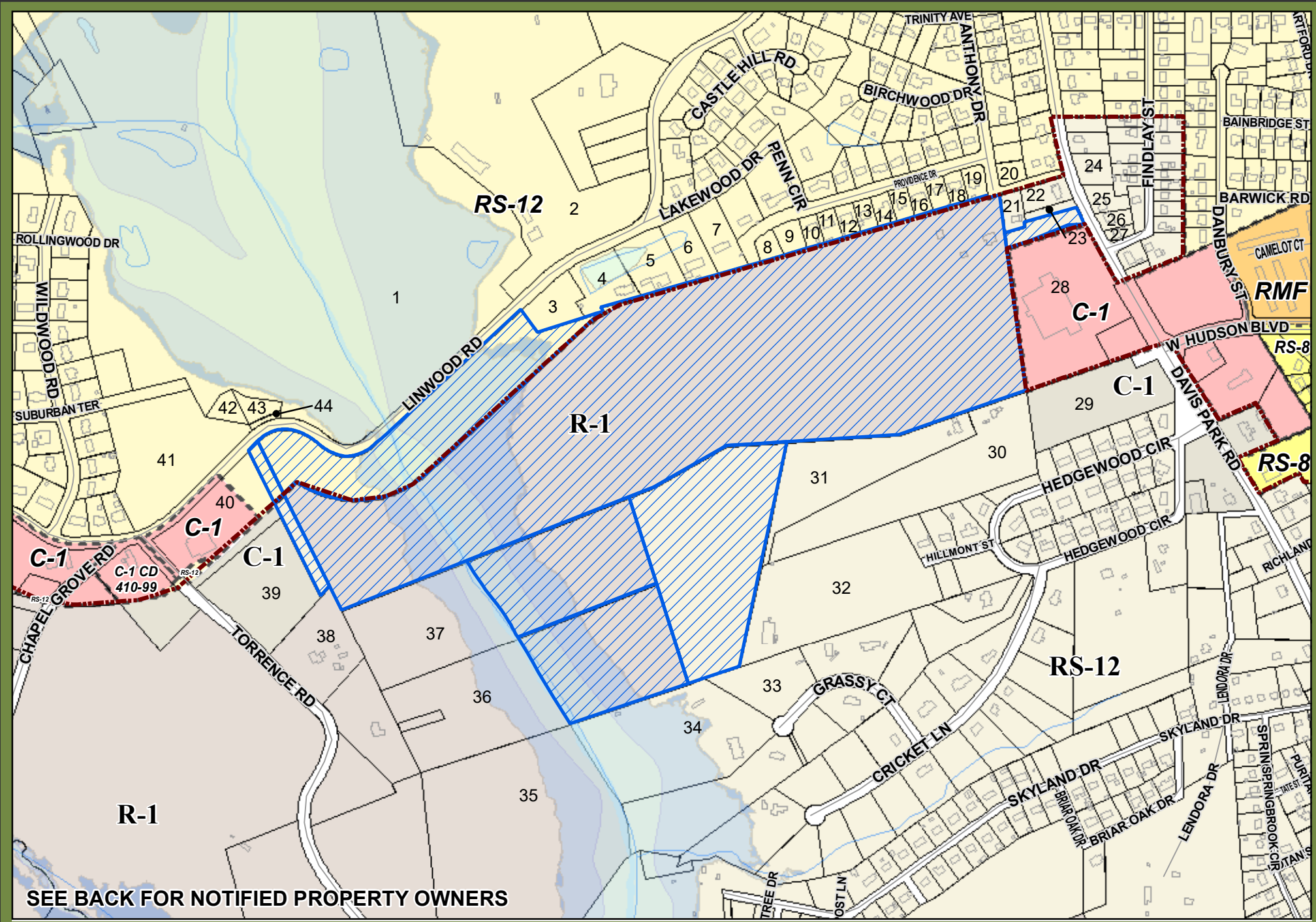
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2021.



PLMAC202100176

1 DAVIS JAMES L & DAVIS CYNTHIA
2 ORTIZ FELIX MANUEL PENA & PENA LUZ MARIA
3 WALL JANETTE L
4 HESTER CHARLES GAITHER III
5 FAILE PAUL R & FAILE JILL M
6 BYRD STACY K & BYRD LISA H
7 CLUBB THOMAS E
8 NEW COVENANT FELLOWSHIP CH INC
9 NEW COVENANT FELLOWSHIP CH INC
10 NEW COVENANT FELLOWSHIP CH INC
11 PARKSIDE AT HUDSON LP
12 PARKSIDE AT HUDSON LP
13 ZION BAPTIST CH GASTONIA INC
14 ZION BAPTIST CHURCH
15 TANNER CHARLES U & TANNER MARK A
16 TANNER CHARLES U & TANNER JOHN C
17 TANNER JOHN & OTHERS & TANNER JOHN & WIFE
18 TANNER CHARLES URSHEL
19 WALKER MARY EDNA CARVER HEIRS C/O SHIRLEY MAE SMITH

20 PRUITT DWIGHT
21 PEREZ-CHOTLA CESAR & GONZALEZ REYNA CRUZ
22 CHEEK TIMOTHY C
23 EDWARDS ELIZABETH L
24 RUFF WILLIAM ROLAND
25 WYATT PAMELA SAMS
26 WYATT PAMELA SAMS
27 ADAIR PHILLIP MICHAEL
28 VARGAS GUADALUPE
29 HUFFSTETLER JEREMY DANIEL
30 ARGUELLO CARLOS
31 ARGUELLO CARLOS
32 SEVER ANGELA
33 EDWARDS PEGGY JOYCE
34 GAIL B CABE REVOCABLE LV TRUST



Applicant: Development Solutions Group, LLC
Kent Olson

Owner: Lamar T Robinson Jr &
Elizabeth C Froom &
Nancy R Sparks

Planning Comm Hearing: September 9, 2021

Request: R-1 (Co.), RS-12 (Co.) &
RS-12 (City) to PD-RRDD (City)

Ward: 6 (City) & County

Total Tract Size: approx. 101.6 acres

Total Tract to be Annexed: approx. 89.929 ac

Parcel ID #: 138717 (City), 138849 (City),
138715 (Co.), 138694 (Co.),
138855 (Co.), 138854 (Co.),
138853 (Co.), 138847 (Co.)

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

Gaston County Zoning

- C-1
- R-1
- RS-12

Other legend items: Roads, City Boundary, Parcels, Buildings, Floodway, 100yr Flood Zone, 500yr Flood Zone, Streams, Lakes, Rivers.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202100213

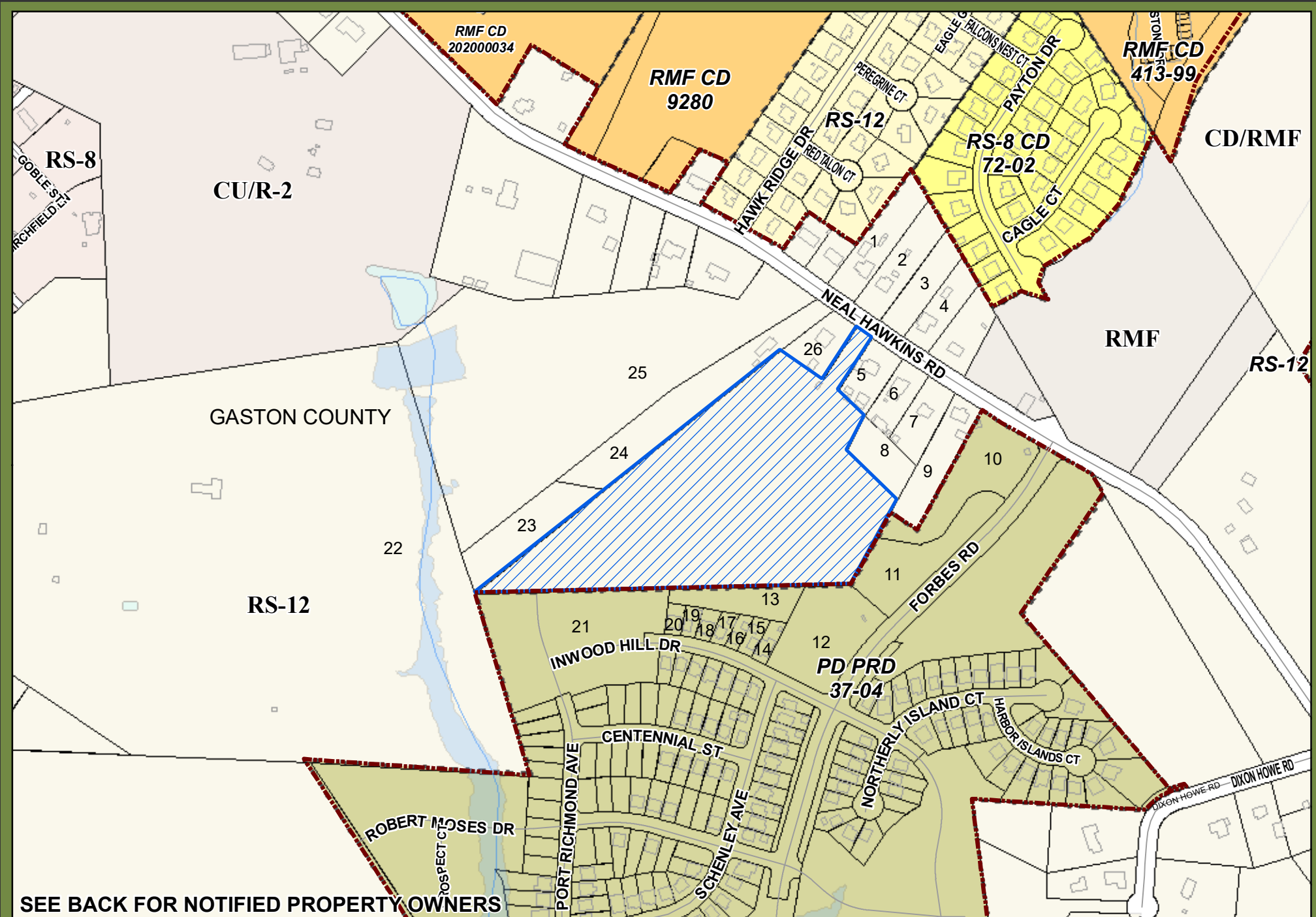
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2021.



1 : 7,200
1 inch represents 600 feet
Plot Date: August 23, 2021

PLMAC202100213

1. N C DEPT OF TRANSPORTATION R/W DEPT
2. HOFFMAN JACOB HUNTER
3. JAMES MITCHELL & JAMES GERALENA
4. JAMES MITCHELL & JAMES GERALENA
5. HOLMAN DANNEY
6. ALLEN KENNETH
7. PEARSON JOHN WILLIAM & PEARSON DELORES GLAZE
8. HARRIS KATHRYN HOLT ANTHONY
9. HAWKINS EDWINA ANTHONY
10. BYNUM MICHAEL W & PASOUR DEBRA
11. MAY JAMES L II
12. QUINONES JUAN & QUINONES BLANCA F
13. GREER BRAD MICHAEL & GREER LORETTA JO
14. PROPST MICHAEL HUNTER & PROPST DEBRA STOWE
15. BECKHAM PAULA D
16. LOVETT PHILLIP LEO & LOVETT BRENDA L
17. MAYHEW JEREMY D
18. BROOKS DAVID E & BROOKS SHANNON L
19. GRIFFIN WILLIAM K & GRIFFIN RENEE
20. ROBINSON T LAMAR JR, SPARKS NANCY R & OTHERS
21. ROGERS JAMES ALVIN
22. SKYVIEW PARK RENTALS LLC
23. SKYVIEW PARK RENTALS LLC
24. DILLS ALLAN R LIFE EST
25. TAYLOR CHRISTIE & TAYLOR ANDREW
26. DIXON CLARICE I
27. DE JESUS DANILO & DE JESUS EDWIN
28. RSS GSMS2015 -GC28-NC SG LLC
29. SELLECK HILL LAND CO C/O PERCIVAL PARTNERS
30. BUSH BARBARA P
31. EASLER JODY MICHAEL & EASLER JENNIFER D
32. CHARITY INDEPENDENT BAPTIST CH
33. MORLEY FRANCIS W & MORLEY TARA C
34. MORLEY FRANCIS W & MORLEY TARA C
35. ANTHONY FARM LLC
36. LOVE JOHN HEIRS OF C/O DORIS LOVE MOSS
37. ROBINSON T LAMAR JR, SPARKS NANCY R & OTHERS
38. SMITH CHARLES R & SMITH REGIS B
39. SKJH LLC
40. SKJH LLC
41. ANTHONY FARM LLC
42. HAWKINS EDWINA ANTHONY
43. ANTHONY WM EDWARD JR., HAWKINS EDWINA A & OTHERS
44. HAWKINS EDWINA ANTHONY



Applicant: M5 Properties, LLC
Owner: M5DD Neal Hawkins LLC
Planning Comm Hearing: September 9, 2021
Request: RS-12 (Co.) to PD-RRDD (City)
Ward: County
Tract Size: approx. 12.92 acres
Parcel ID #: 139624

Subject Property

Legend

- | | | | |
|--|--|-----------------------------|------------------|
| | AP Airport | | Roads |
| | C-1 Light Commercial | | City Boundary |
| | C-2 Highway Commercial | | Buildings |
| | C-3 General Commercial | | 100yr Flood Zone |
| | CBD Central Business District | | Streams |
| | I-U Urban Industrial | | Lakes |
| | 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 | Gaston County Zoning | |
| | RS-8 Residential 8000sqft per lot | | CD/RMF |
| | R-A Rural Agricultural | | CU/R-2 |
| | RMF Residential Multi-Family District | | RMF |
| | SP State Park District | | RS-12 |
| | TMU Transitional Mixed Use | | RS-8 |
| | 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.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202100223

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2021.

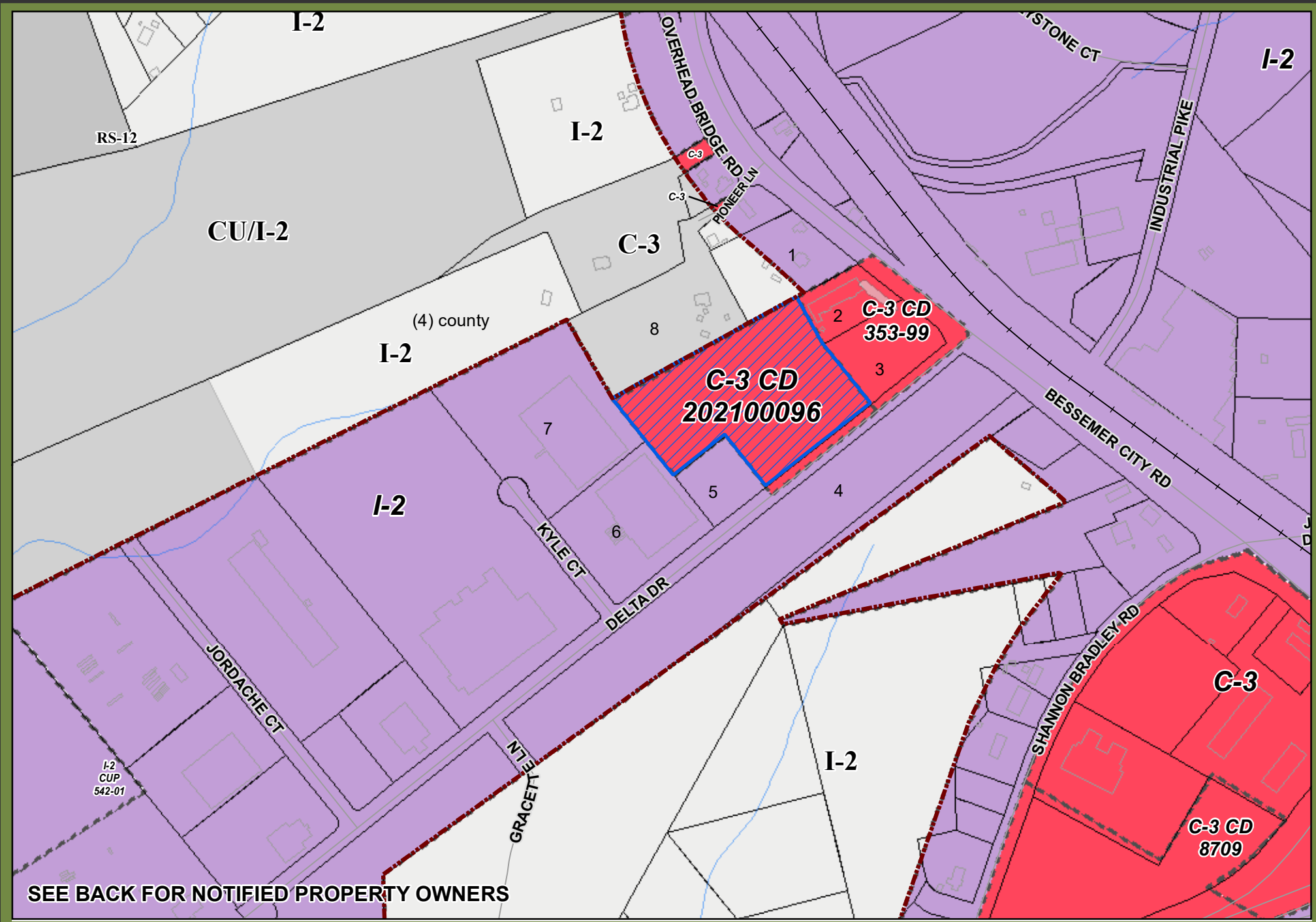


1 : 4,800
 1 inch represents 400 feet
 Plot Date: August 23, 2021

PLMAC202100223








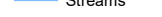

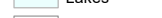

























1 DIXON SARAH F
2 RUPPE FAMILY IRREVOCABLE TRUST
3 JORDAN WILLIAM ROBERT JORDAN TWILAH DIXON
4 JORDAN WILLIAM ROBERT JORDAN TWILAH DIXON
5 DAVIDSON THELMA DIANE
6 REEVES DWIGHT J
7 REEVES THOMAS K REEVES AMY TURNER
8 REEVES DWIGHT J
9 MOCANU JACOB CRAVEN JONATHON
10 LAKEWOOD LLC
11 VILLAGE AT PARKSIDE MPO ASSOC
12 VILLAGE AT PARKSIDE MPO ASSOC
13 VILLAGE AT PARKSIDE MPO ASSOC
14 MOLNAR CHARLES A MOLNAR JANICE M
15 MCCLURE ROBERT MARTIN JR MCCLURE LINDSAY EMMA
16 CROSTON CAMERON T
17 SOWELLS DESMOND J
18 PETERSON MANDY JENNELLE
19 LOVIN PENNY C LOVIN MICHAEL D
20 IH2 PROPERTY NORTH CAROLINA LP C/O INVITATION HOMES TAX DEPT
21 GARDEN STREET COMMUNITIES SOUTHEAST LLC
22 DUKE ENERGY CORPORATION

23 DUKE ENERGY CORPORATION
24 KIMBLE JOHN P
25 DUKE ENERGY CORPORATION
26 LYTTON DENNIS




Applicant: Brandon Maxwell
 Exponential Development, LLC
Owner: Yelton Investments, LLC
Planning Comm Hearing: September 9, 2021
Request: C-3 CD to C-3 CD revision
Ward: 4
Total Tract Size: approx. 5.89 acres
Parcel ID #: 224357

 **Subject Property**

- Legend**
- | | |
|--|---|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Roads |
|  C-2 Highway Commercial |  Railroad |
|  C-3 General Commercial |  Streams |
|  CBD Central Business District |  Lakes |
|  I-U Urban Industrial |  Buildings |
|  I-1 Light Industrial |  Parcels |
|  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**
- | | |
|---|--------|
|  | C-3 |
|  | CU/I-2 |
|  | I-2 |
|  | 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.

1 : 4,800
 1 inch represents 400 feet
 Plot Date: August 20, 2021




SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202100261

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2021.



PLMAC202100261

1. STEWART DORIS B
2. LG AS NC PROPCO LP
3. YELTON INVESTMENTS LLC
4. JEJ LIMITED LIABILITY LIMITED PARTNERSHIP 3
5. AMERICAN TEXTILE RECYCLING INC C/O NASRO RAMOUNIEH
6. KYLE COURT LLC
7. 1940 KYLE COURT LLC
8. STEWART DORIS B