

Applicant: MTSCLT, LLC
Joseph K. Stewart

Owners: Graham Alex G Heirs Of
C/O Freddie Armstrong
Eichelberger Herbert L
William Suggs Living Trust

Planning Comm Hearing: Sept. 3, 2020

Request: RS-12 to RMF CD
































Ward: 1

Total Tract Size: approx. 21.2 acres

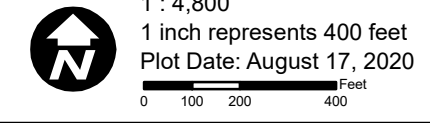
Parcel ID #: 148902, 300798, 148825, 148797

 **Subject Property**

Legend

- | | |
|---|--|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Cramerton Boundary |
|  C-2 Highway Commercial |  Buildings |
|  C-3 General Commercial |  Lakes |
|  CBD Central Business District |  Streams |
|  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 |  Gaston County Zoning C-1 |
|  RS-8 Residential 8000sqft per lot |  Gaston County Zoning R-1 |
|  R-A Rural Agricultural |  Gaston County Zoning R-2 |
|  RMF Residential Multi-Family District |  Gaston County Zoning R-3 |
|  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.



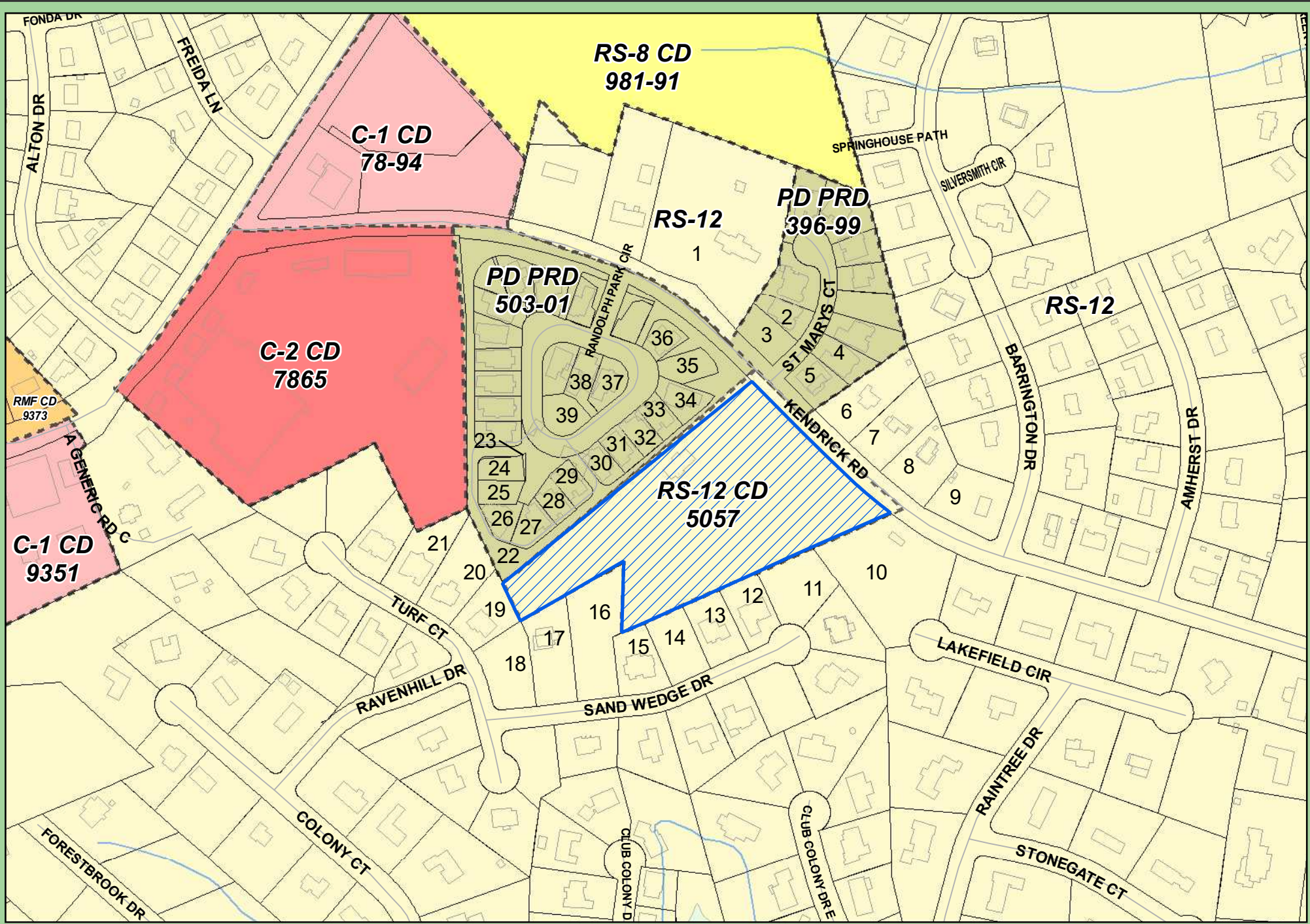
Application
PLMAC202000020

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



1. SUGGS DANIEL L 1/2 & WILLIAM SUGGS LIVING TRUST 1/4
2. SUGGS DANIEL L & SUGGS LOUISA MAE
3. THOMAS NICKEY J & THOMAS CRYSTAL G
4. WILLOW RUN ASSOCIATION INC
5. TOWNHOME INVESTMENT LLC
6. STRIDER RANDALL C & STRIDER DEBRA G
7. YANG XIA
8. BAISEY DELIDA H
9. HAMBRICK EUGENE & HAMBRICK LILLIAN F
10. HAMBRICK LARRY EUGENE
11. HAMBRICK JAMES EDWARD
12. HAMBRICK JOHN ANTHONY
13. HAMBRICK EUGENE & HAMBRICK LILLIAN F
14. BRYANT PEGGY J
15. SRC HUNT CLUB VILLAGE INC
16. SRC HUNT CLUB VILLAGE INC
17. BETHESDA METHODIST CHURCH
18. HUGHEY MARJORIE N C/O JIM HUGHEY
19. HUGHEY MARJORIE N C/O JIM HUGHEY





























20. WALKER ALICE OVERCASH
21. WALKER ALICE OVERCASH
22. HELMS JERRY L & HELMS GINA H
23. PEN LLP
24. YOUNGBLOOD SONIA DEWIONELLE
25. PEN LLP
26. MCLEAN LIZA HEIRS OF
27. MCLEAN LIZA HEIRS OF
28. GLENN LEE EDWARD
29. GLENN HARRIETT C/O KEITH GLENN
30. GLENN LEE EDWARD
31. GLENN BOBBY
32. FORTIN PROPERTIES LLC
33. QUINN HARRIETT HEIRS C/O BERTHA SAHMS
34. OWNBAY WESTLEY N
35. HART WILLIAM D
36. HART FLOYD P II & HART SHEILA P
37. REID WINNIE K & HARRIS GENEVA R HEIRS




Applicant: Daniel Nietzold
Owner: 1131 Kendrick Road, LLC
Planning Comm Hearing: Sept. 3, 2020
Request: RS-12CD to RS-12
Ward: 1
Tract Size: approx. 5.49 acres
Parcel ID #: 221521

 **Subject Property**

Legend

- | | |
|---|---|
|  AP Airport |  Roads |
|  C-1 Light Commercial |  Streams |
|  C-2 Highway Commercial |  Lakes |
|  C-3 General Commercial |  Buildings |
|  CBD Central Business District |  Parcels |
|  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 | |

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 17, 2020




Application
PLMAC20200021

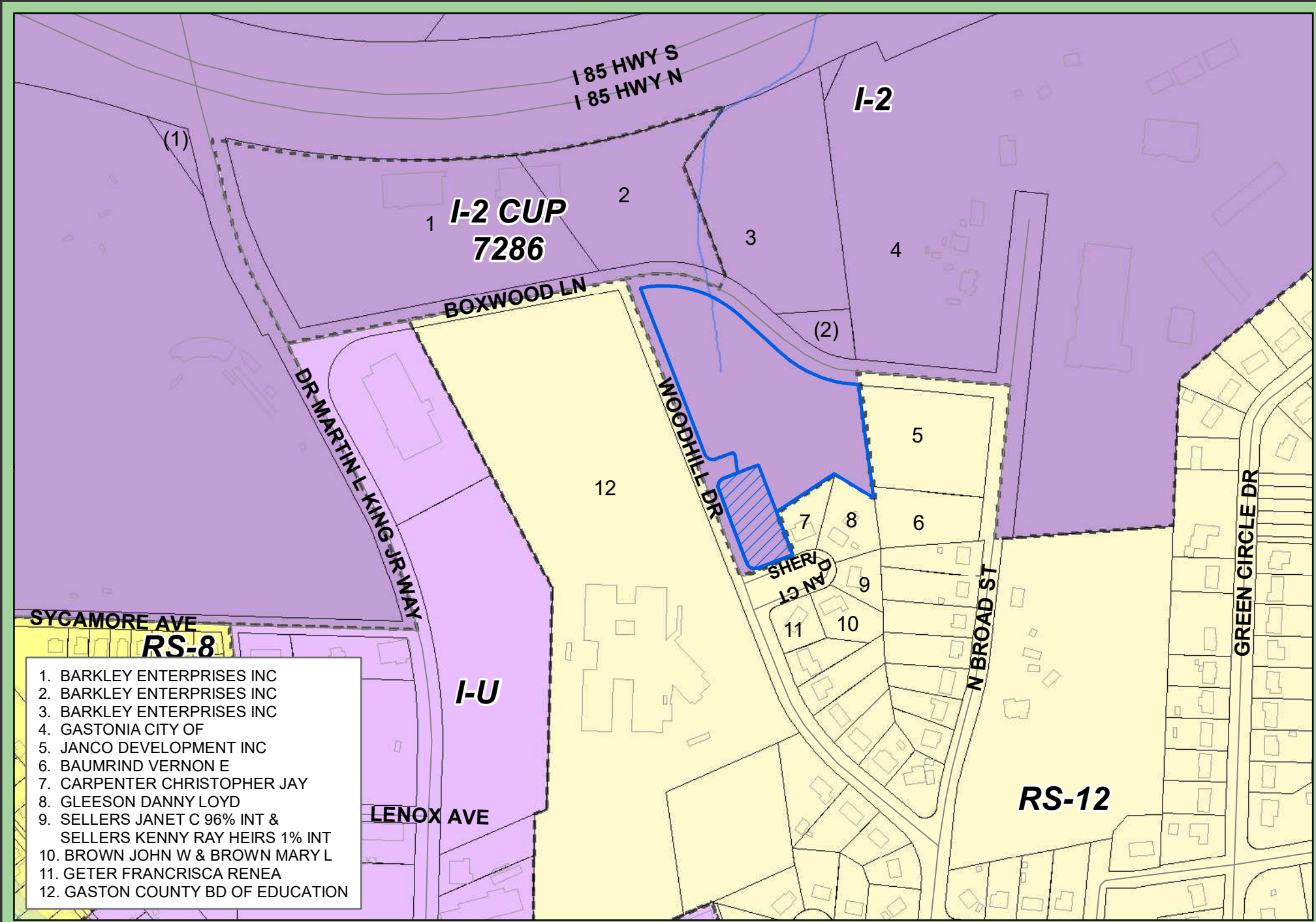
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PLMAC202000021

1. SLOOP THERESA BOUVETTE
2. ENGLAND JOE HUIET & ENGLAND MARGARET
3. BAKEBERG RANDALL & BAKEBERG DIANA
4. BINGHAM ROBERT EUGENE & BINGHAM SUSAN JACKSON
5. CONNER REVOCABLE FAMILY TRUST
6. NEKOOASL HESAM & NEKOOASL JANET B
7. HAWXWELL THOMAS R & HAWXWELL AMY M
8. LINEBERGER RONALD D & LINEBERGER ANNIE F
9. MORRIS JAMES P & MORRIS JANET H
10. CONNER MICHAEL A & CONNER HOLLY A
11. JACQUES ANDRE M & JACQUES CHERRI T
12. PARENT STEPHANIE J
13. JENKINS RONALD E & JENKINS ANN S
14. HENRY ANDREW BLAIR & HENRY CARRIE COBB
15. PRUITT KENNETH III & PRUITT MEREDITH B
16. SAND COURT INVESTMENT COMPANY
17. KIRKHAM THOMAS E & KIRKHAM JEANETTE B
18. HILL FREDRICK ALLEN & HILL JOANN M
19. LIVAK A DANIELLE & LIVAK MARK C
20. WITTEN SAMUEL C & WITTEN STEPHANIE N
21. GREENE RICHARD C II & GREENE CORINNA A




























22. THE RANDOLPH PARK NGHBR INC
23. CBH PARTNERS LLC
24. TIDWELL CAROLYN P & TIDWELL CRYSTAL
25. STONECREST HOMES INC
26. MYERS BARBARA B
27. SEABROOK WILLIAM B & SEABROOK ELIZABETH C
28. FOSTER MICHAEL W & FOSTER CATHERINE B
29. WIXSON JOHN A & WIXSON ELEANOR G
30. PHILLIPS JAMES S & PHILLIPS REGINA W
31. STANFORTH MICHAEL T & STANFORTH ELIZABETH B
32. TIMMONS WILLIAM MITCH
33. KESTER JAMES W & KESTER REBECCA W
34. BRANNOCK LARRY R & BRANNOCK DIANE H
35. CHALLENGER SUSAN J
37. JACOBS GEORGE DANIEL & JACOBS REBECCA A
38. LOGGINS CHARLES MARCUS & LOGGINS CHERYL BLACK
39. THE RANDOLPH PARK NGHBR INC



Applicant: Vernon Baumrind
Owner: Vernon E Baumrind
Planning Comm Hearing: Sept. 3, 2020
Request: I-2 to RS-12
Ward: 4
Total Tract Size: approx. 4.06 acres
Tract To Be Rezoned: 0.58 acres
Parcel ID #: 303332 (pt.)

 **Subject Property**


Legend

- | | |
|---|--|
|  AP Airport |  Buildings |
|  C-1 Light Commercial |  Streams |
|  C-2 Highway Commercial |  Flood Zones |
|  C-3 General Commercial |  Floodway |
|  CBD Central Business District |  100yr Flood Zone |
|  I-U Urban Industrial |  500yr Flood Zone |
|  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 | |

1. BARKLEY ENTERPRISES INC
2. BARKLEY ENTERPRISES INC
3. BARKLEY ENTERPRISES INC
4. GASTONIA CITY OF
5. JANCO DEVELOPMENT INC
6. BAUMRIND VERNON E
7. CARPENTER CHRISTOPHER JAY
8. GLEESON DANNY LOYD
9. SELLERS JANET C 96% INT &
SELLERS KENNY RAY HEIRS 1% INT
10. BROWN JOHN W & BROWN MARY L
11. GETER FRANCRISCA RENE A
12. GASTON COUNTY BD OF EDUCATION

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.

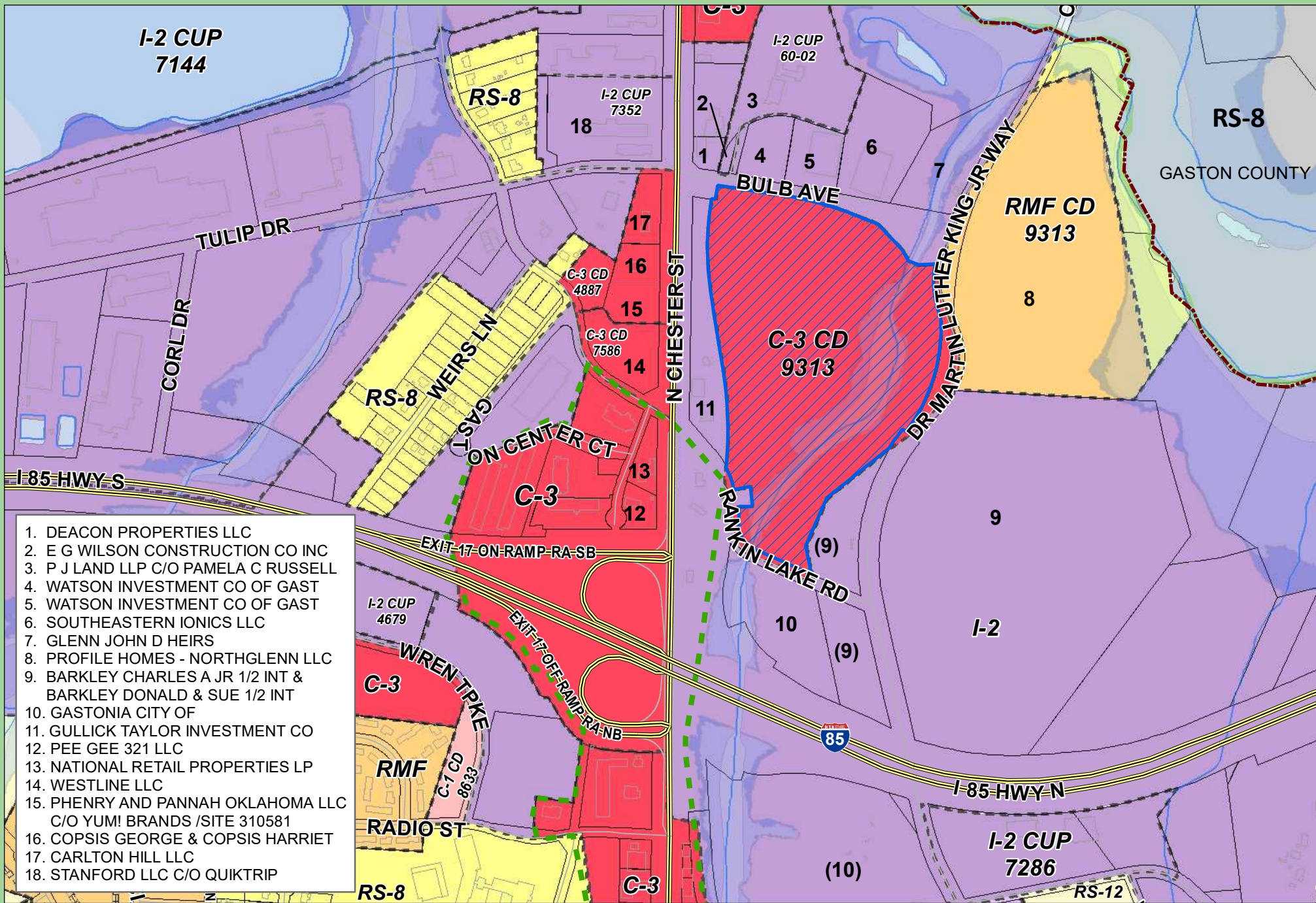


1 : 3,600
 1 inch represents 300 feet
 Plot Date: August 18, 2020


Application
PLMAC20200022

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 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. PROFILE HOMES - NORTHGLENN LLC
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. COPSIS GEORGE & COPSIS HARRIET
17. CARLTON HILL LLC
18. STANFORD LLC C/O QUIKTRIP

Applicant: Kent Olson, Development Solutions Group, LLC

Owner: Davis Jerilyn Glenn

Planning Comm Hearing: September 3, 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	Flood Zones
 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	Gaston County Zoning
 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.



1 : 7,200
 1 inch represents 600 feet
 Plot Date: August 18, 2020

