

Applicant: Development Solutions Group, LLC
 Kent Olson

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

Planning Comm Hearing: October 7, 2021

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

Ward: 6 (City) & County

Total Tract Size: approx. 108.921 acres

Total Tract to be Annexed: approx. 97.251 ac

Parcel ID #: 138717 (City), 138849 (City), 138715 (Co.),
 138694 (Co.), 138855 (Co.), 138854 (Co.),
 138853 (Co.), 138847 (Co.) 138850 (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

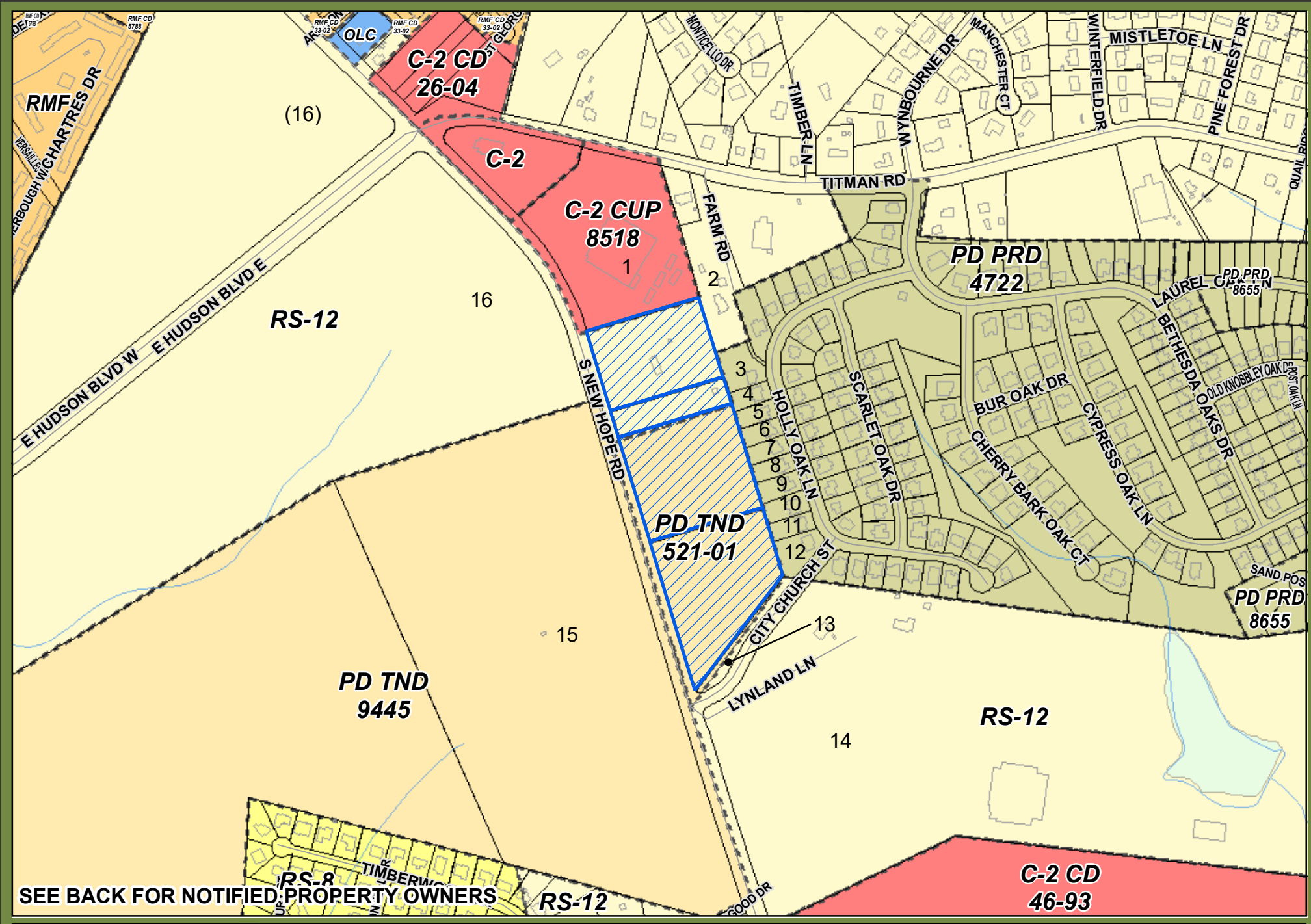
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2021.



1 : 7,200
 1 inch represents 600 feet
 Plot Date: September 13, 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. OPENDOOR PROPERTY C LLC
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. BOULDIN SCOTTY
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: New Style Communities

Owners: Catherine B Wilson Rev Trust
C/O Parks H Wilson Jr.,
Robert A Wilson Rev Trust &
Martha G Wilson Rev Trust,
Wilson John D & Wilson Anne C


Planning Comm Hearing: October 7, 2021






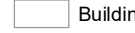

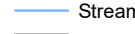



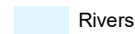


















Request: RS-12 & PD TND to PD-RRDD

Ward: 1

Total Tract Size: approx. 14.42 acres

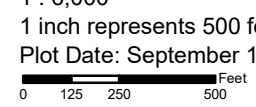
Parcel ID #: 148738, 148734,
148735, 148736

 **Subject Property**

- Legend**
- | | |
|--|---|
|  AP Airport |  Roads |
|  C-1 Light Commercial |  Parcels |
|  C-2 Highway Commercial |  Buildings |
|  C-3 General Commercial |  Streams |
|  CBD Central Business District |  Lakes |
|  I-U Urban Industrial |  Rivers |
|  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 | |

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 : 6,000
1 inch represents 500 feet
Plot Date: September 15, 2021



SEE BACK FOR NOTIFIED PROPERTY OWNERS

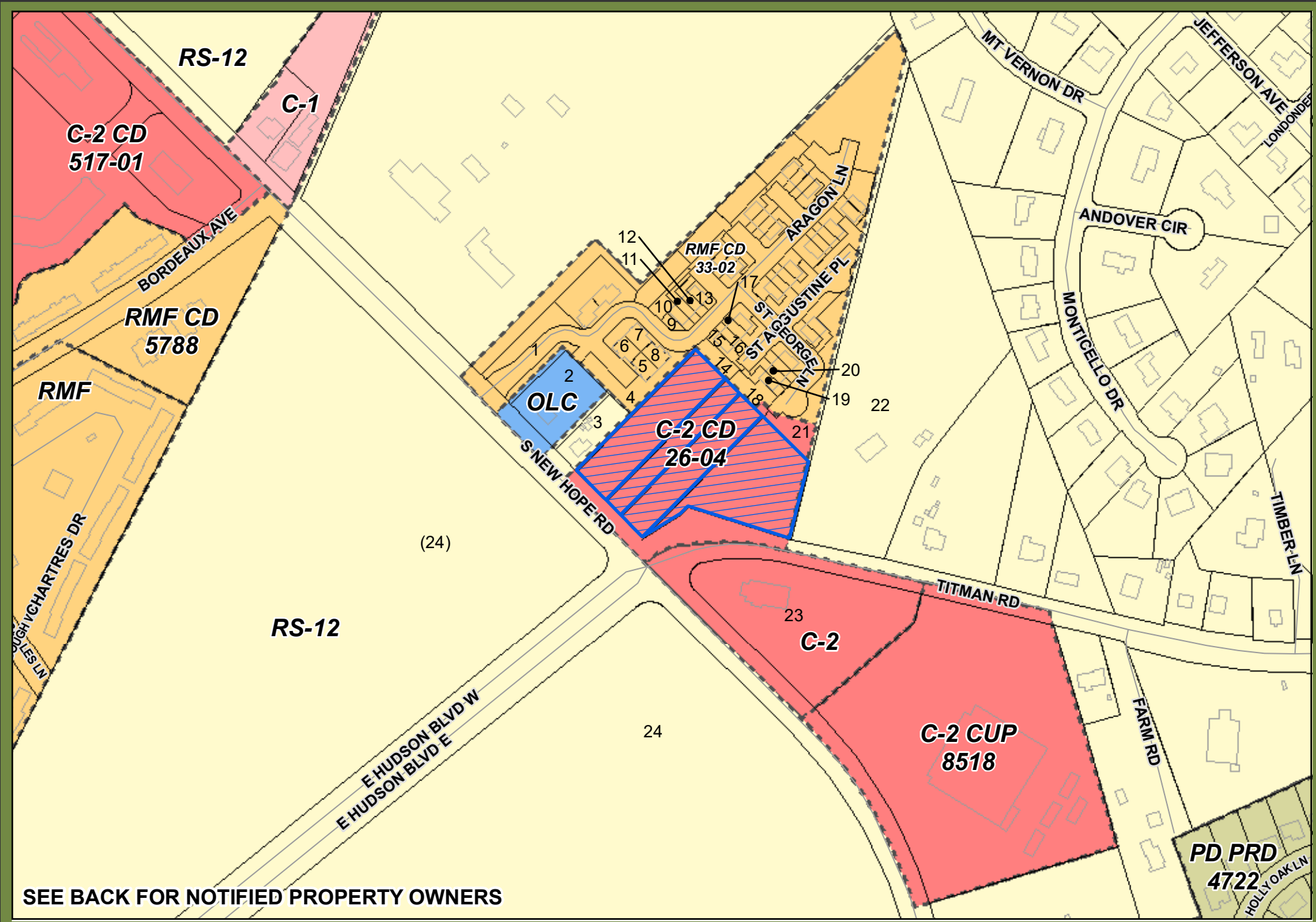
**Application
PLMAC202100291**

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



























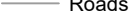


PLMAC202100291

1. PIEDMONT COMUN CHARTER SCH INC
2. JOHNSON JOHN W & JOHNSON TRUDY A
3. ROOT SAMANTHA
4. LINEBERGER WILLIAM JACKSON & LINEBERGER LISA A
5. HAYES BRANDI WEEGE & HAYES DENNIS PAUL JR
6. RICHARDSON JONATHAN MICHAEL & RICHARDSON HEATHER LUNSFORD
7. ARIAS MADELENNE L
8. GIBBS DARIN SCOTT & GIBBS KIMBERLY CHENAULT
9. BEAUREGARD JASON E & BEAUREGARD AMY E
10. ZILKANICH MICHAEL D
11. KAUSAR REHANA & YAQOOB ALI
12. CARTER SCOTT DAVID & CARTER LISA R
13. BETHESDA OAKS HOMEOWNERS ASSOC C/O PROPERTY MATTERS REALTY
14. BETHLEHEM BAPT CH OF GASTONIA
15. SOUTH FORK VENTURES LLC
16. HAND JAMES R 1/3 INT & HAND STEVEN T 1/3 INT & OTHERS



Applicant: Newhope Rd LLC
Owners: Joseph S Pierce & Vicky J Pierce
Planning Comm Hearing: October 7, 2021
Request: C-2 CD to C-2 CD
Ward: 1
Total Tract Size: approx. 3.28 acres
Parcel ID #: 148693, 148691, 201932, 148692

 **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
-  Roads
 -  Parcels
 -  Buildings

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202100297

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



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: September 14, 2021
 0 75 150 300 Feet

PLMAC202100297

1. CANTERBURY CROSSING HOMEOWNERS ASSOC
2. ELLIS DONALD E & ELLIS PATRICIA
3. ELLIS DONALD E & ELLIS PATRICIA
4. GASTONIA PROPERTIES LLC
5. GARRETT CHARLES RAY JR
6. ROBERT D & JANICE E MULDER TR
7. EDWARDS ROBERT CARNELL 17884 SE 91S
8. W & S HOLDINGS LLC
9. CANTERBURY CROSSING HOMEOWNERS ASSOC
10. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
11. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
12. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
13. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
14. CANTERBURY CROSSING HOMEOWNERS ASSOC
15. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
16. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
17. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
18. CANTERBURY CROSSING HOMEOWNERS ASSOC
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. CANTERBURY CROSSING HOMEOWNERS ASSOC
22. NORTH AMERICAN ISLAMIC TRUST
23. DICKSON PROPERTIES I LLP
24. HAND JAMES R 1/3 INT & HAND STEVEN T 1/3 INT & OTHERS