

**Applicant: Benji Layman**  
**The Isaacs Group**

**Owner: DGMD LLC**

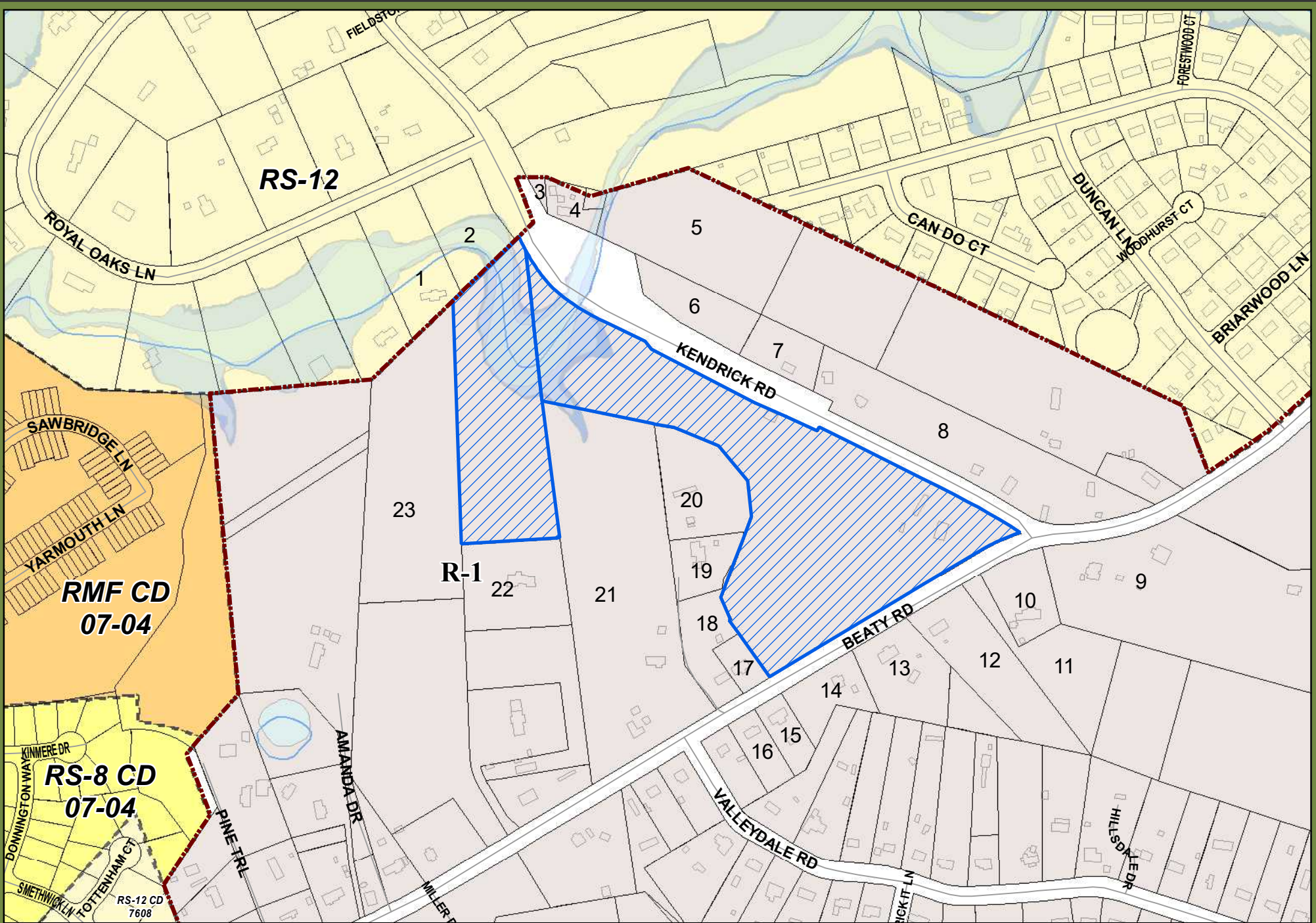
**Planning Comm Hearing: May 6, 2021**

**Request: R-1 (Gaston County) to PD-RRDD (City of Gastonia)**
































**Ward: County**

**Tract Size: approx. 21.558 acres total**

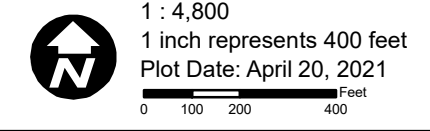
**Parcel ID #: 226899,150267**



 **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
  -  Lakes
  -  Rivers
  -  Streams
- Flood Zones**
-  Floodway
  -  100yr Flood Zone
  -  500yr Flood Zone
- Gaston County UDO**
-  R-1

*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.*

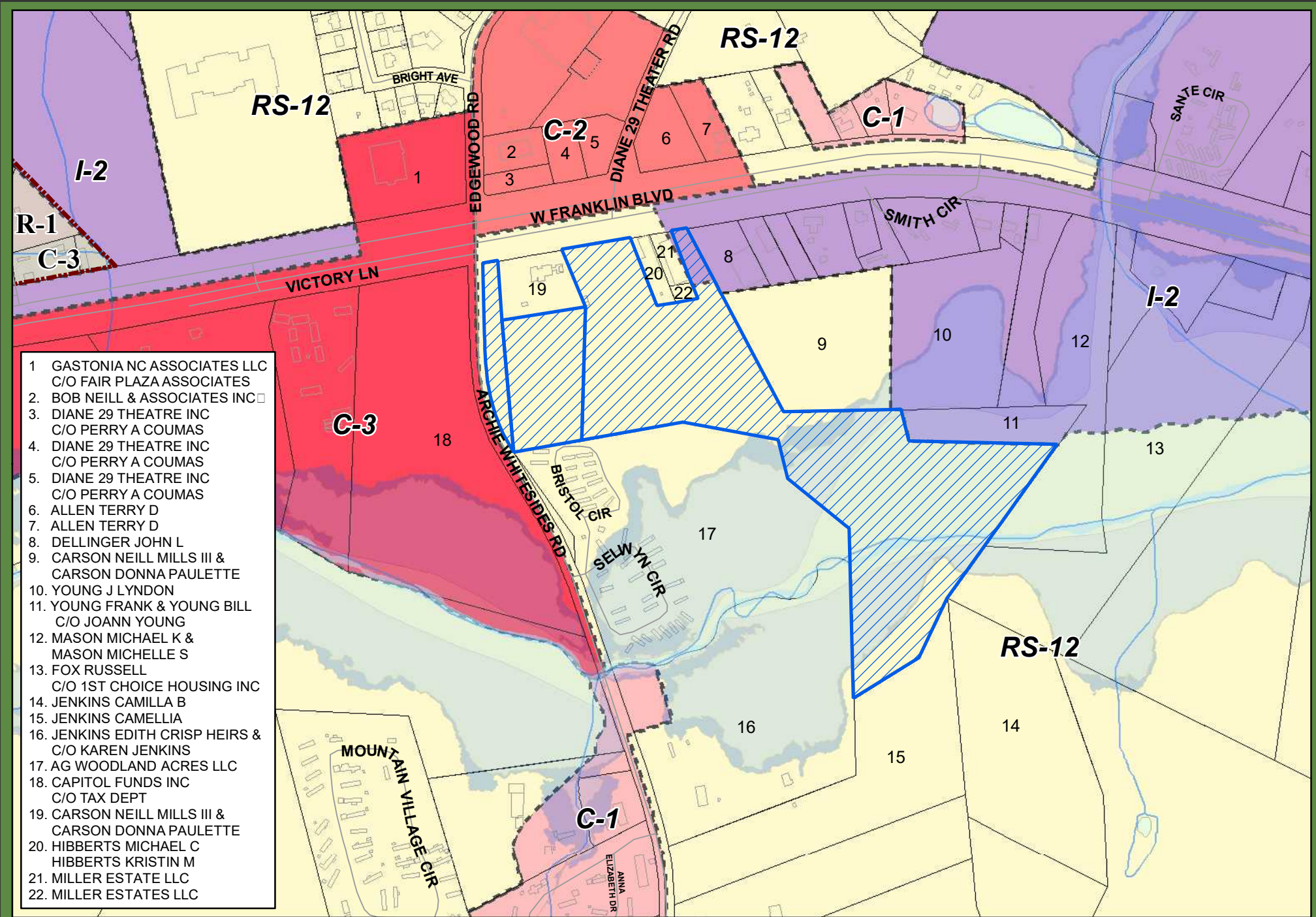


**Application**  
**PLMAC20200273**

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



1. JENKINS RALPH SAMUEL &  
JENKINS JACQUELINE G
2. LEIGH MICHAEL G &  
LEIGH REBEKAH A
3. DJAHAN SAM
4. DJAHAN SAM
5. BILLUPS KEVIN
6. RUSSELL TIFFANY 1/2 &  
RUSSELL RICHARD HAROLD JR 1/2
7. RUSSELL TIFFANY 1/2 &  
RUSSELL RICHARD HAROLD JR 1/2
8. TIM CONNER PROPERTIES LLC
9. CONNER TIMOTHY DEAN
10. BEATY BARBARA KING
11. BEATY BARBARA KING
12. JORDAN PATSY BEATY &  
JORDAN MICHAEL LANE
13. JORDAN PATSY JO
14. MCCOMBS BEVERLY CHRISTINE
15. HARRIS RHONDA G
16. PARKER BOBBY WAYNE &  
PARKER DONNA REEL
17. BEATY ROY A & BEATY GEORGIA
18. BEATY ROY A & BEATY GEORGIE
19. BEATY TROY
20. BEATY ROY A & BEATY GEORGIE
21. ERWIN ROBERT W JR & ERWIN MARGIE
22. PAYSEUR DEBRA C
23. FAIRES MARY ELAINE



- 1 GASTONIA NC ASSOCIATES LLC  
C/O FAIR PLAZA ASSOCIATES
2. BOB NEILL & ASSOCIATES INC
3. DIANE 29 THEATRE INC  
C/O PERRY A COUMAS
4. DIANE 29 THEATRE INC  
C/O PERRY A COUMAS
5. DIANE 29 THEATRE INC  
C/O PERRY A COUMAS
6. ALLEN TERRY D
7. ALLEN TERRY D
8. DELLINGER JOHN L
9. CARSON NEILL MILLS III &  
CARSON DONNA PAULETTE
10. YOUNG J LYNDON
11. YOUNG FRANK & YOUNG BILL  
C/O JOANN YOUNG
12. MASON MICHAEL K &  
MASON MICHELLE S
13. FOX RUSSELL  
C/O 1ST CHOICE HOUSING INC
14. JENKINS CAMILLA B
15. JENKINS CAMELLIA
16. JENKINS EDITH CRISP HEIRS &  
C/O KAREN JENKINS
17. AG WOODLAND ACRES LLC
18. CAPITOL FUNDS INC  
C/O TAX DEPT
19. CARSON NEILL MILLS III &  
CARSON DONNA PAULETTE
20. HIBBERTS MICHAEL C  
HIBBERTS KRISTIN M
21. MILLER ESTATE LLC
22. MILLER ESTATES LLC

**Applicant:** Kent Olson,  
Development Solutions Group

**Owner:** Neill Mills Carson III  
& Donna Paulette Carson

**Planning Comm Hearing:** May 6, 2021

**Request:** RS-12 & I-2 to PD-RRDD

**Ward:** 6

**Tract Size:** approx. 35.87 acres total

**Parcel ID #:** 153799,153794,153796

**Subject Property**

**Legend**

AP Airport	City Boundary
C-1 Light Commercial	Lakes
C-2 Highway Commercial	Rivers
C-3 General Commercial	Streams
CBD Central Business District	<b>Flood Zones</b>
I-U Urban Industrial	Floodway
I-1 Light Industrial	100yr Flood Zone
I-2 General Industrial	500yr Flood Zone
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	

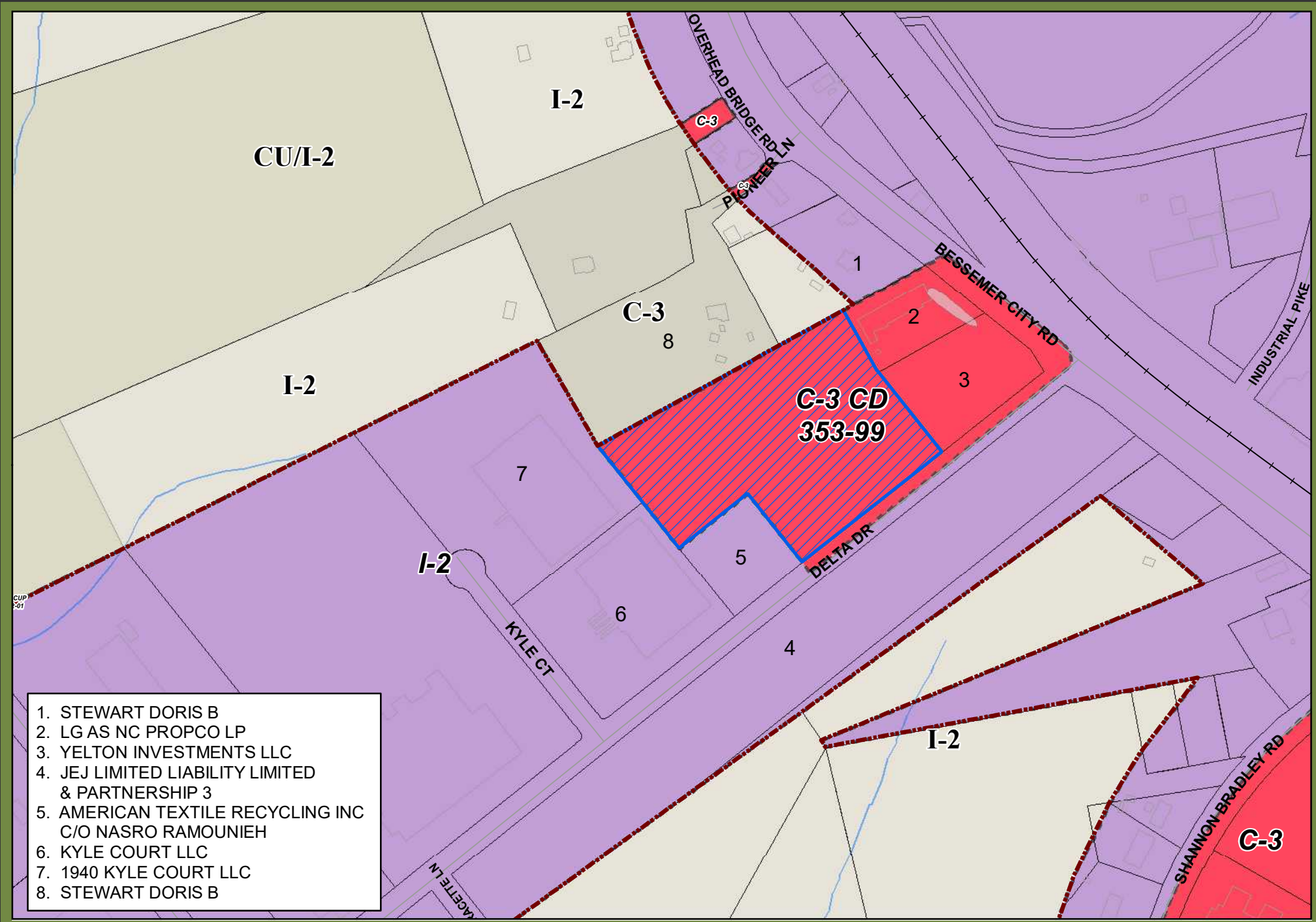
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**Application**  
**PLMAC20200281**

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: April 19, 2021



**Applicant: Brandon Maxwell**  
**Expotential Development LLC**

**Owner: Yelton Investments LLC**

**Planning Comm Hearing: May 6, 2021**

**Request: C-3 CD revision**































**Ward: 4**

**Tract Size: approx. 5.89 acres total**

**Parcel ID #: 224357**

 **Subject Property**

**Legend**

- |   |   |
|---|---|
|  AP Airport  |  City Boundary |
|  C-1 Light Commercial                                |  Railroad      |
|  C-2 Highway Commercial                              |  Lakes         |
|  C-3 General Commercial                              |  Streams       |
|  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                  | <b>Gastonia County UDO</b>  |
|  RS-8 Residential 8000sqft per lot                 |  C-3         |
|  R-A Rural Agricultural                            |  CU/I-2      |
|  RMF Residential Multi-Family District             |  I-2         |
|  SP State Park District                            |   |
|  TMU Transitional Mixed Use                        |   |
|  UMU Urban Mixed Use District                      |   |

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

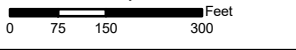
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

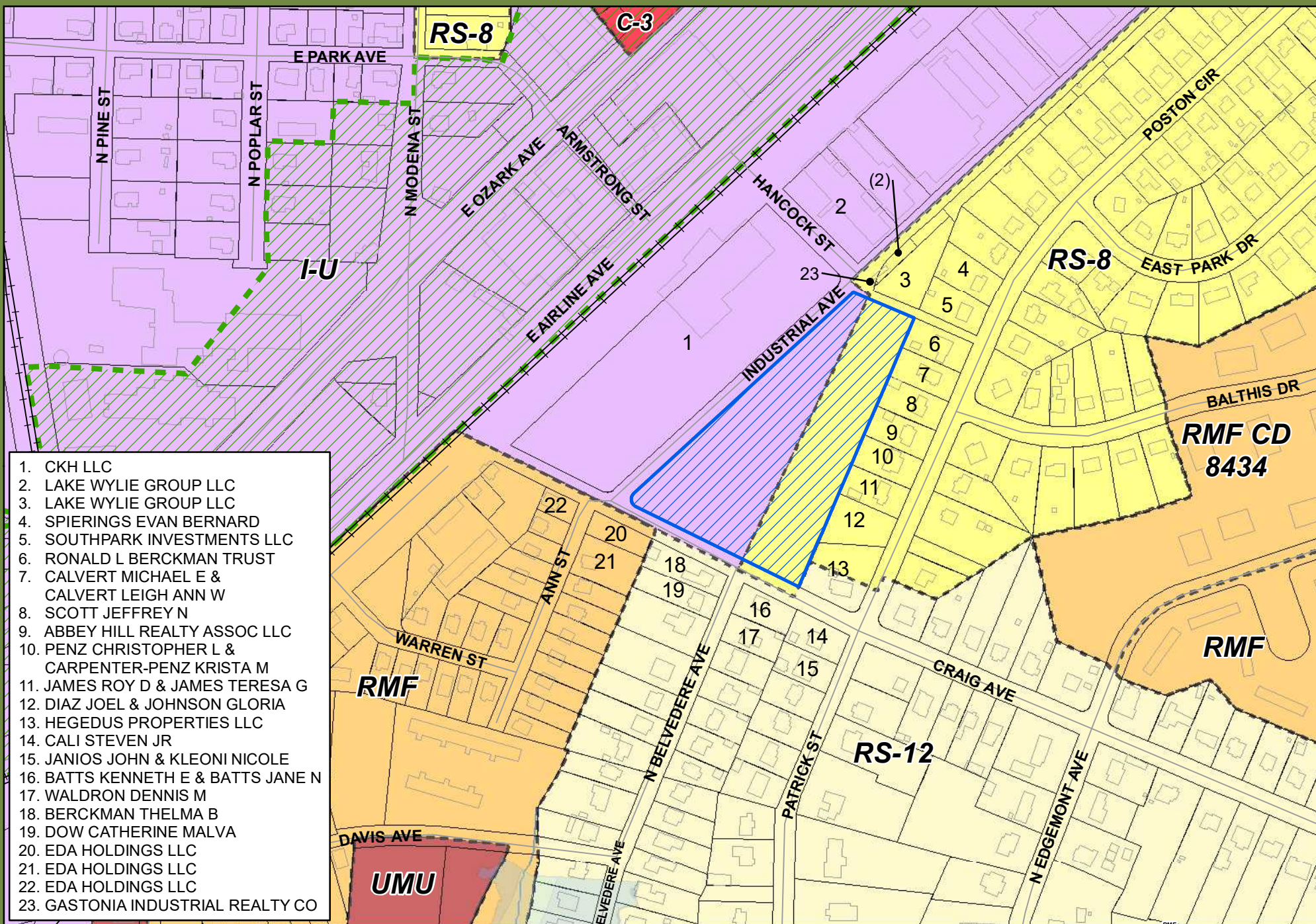
**Application**  
**PLMAC202100096**

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



1 : 3,600  
 1 inch represents 300 feet  
 Plot Date: April 19, 2021





1. CKH LLC
2. LAKE WYLIE GROUP LLC
3. LAKE WYLIE GROUP LLC
4. SPIERINGS EVAN BERNARD
5. SOUTHPARK INVESTMENTS LLC
6. RONALD L BERCKMAN TRUST
7. CALVERT MICHAEL E & CALVERT LEIGH ANN W
8. SCOTT JEFFREY N
9. ABBEY HILL REALTY ASSOC LLC
10. PENZ CHRISTOPHER L & CARPENTER-PENZ KRISTA M
11. JAMES ROY D & JAMES TERESA G
12. DIAZ JOEL & JOHNSON GLORIA
13. HEGEDUS PROPERTIES LLC
14. CALI STEVEN JR
15. JANIOS JOHN & KLEONI NICOLE
16. BATTS KENNETH E & BATTS JANE N
17. WALDRON DENNIS M
18. BERCKMAN THELMA B
19. DOW CATHERINE MALVA
20. EDA HOLDINGS LLC
21. EDA HOLDINGS LLC
22. EDA HOLDINGS LLC
23. GASTONIA INDUSTRIAL REALTY CO

**Applicant:** Kent Olson Development Solutions Group, LLC

**Owner:** William S Henry & George F Henry III

**Planning Comm Hearing:** May 6, 2021

**Request:** I-U & RS-8 to PD-RRDD

**Ward:** 2

**Tract Size:** approx. 4.81 acres total

**Parcel ID #:** 104715

**Subject Property**

**Legend**

- |   |                    |
|---|--------------------|
| AP Airport  | Railroad           |
| C-1 Light Commercial                              | Gateway            |
| C-2 Highway Commercial                            | Streams            |
| C-3 General Commercial                            | <b>Flood Zones</b> |
| CBD Central Business District                     | Floodway           |
| I-U Urban Industrial                              | 100yr Flood Zone   |
| I-1 Light Industrial                              | 500yr Flood Zone   |
| 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 : 3,600  
 1 inch represents 300 feet  
 Plot Date: April 19, 2021

**Application**  
**PLMAC202100097**

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

