

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Applicant: Kent Olson,
Development Solutions Group

Owner: Neill Mills Carson III
& Donna Paulette Carson


Planning Comm Hearing: January 7, 2021

Request: RS-12 & I-2 to RMF CD











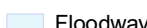

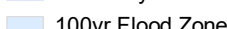

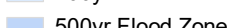

















Ward: 6

Tract Size: approx. 35.87 acres total

Parcel ID #: 153799, 153817,
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	Flood Zones
 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	Gastonia County UDO
 RMF Residential Multi-Family District	 C-3
 SP State Park District	 R-1
 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
PLMAC202000281

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



1 : 6,000
1 inch represents 500 feet
Plot Date: December 21, 2020

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. HIBBERTS MICHAEL C & HIBBERTS KRISTIN M
9. MILLER ESTATE LLC
10. MILLER ESTATES LLC
11. DELLINGER JOHN L
12. DELLINGER JOHN L
13. DELLINGER JOHN L
14. DELLINGER JOHN LLOYD DAVID
15. DELLINGER JOHN D & DELLINGER PRECIOUS JOY F
16. SOTO PROPERTIES LLC
17. SOTO PROPERTIES LLC
18. YOUNG J LYNDON
19. YOUNG FRANK & YOUNG BILL C/O JOANN YOUNG
20. MASON MICHAEL K & MASON MICHELLE S
21. FOX RUSSELL C/O 1ST CHOICE HOUSING INC
22. JENKINS CAMILLA B

23. JENKINS CAMELLIA
24. JENKINS EDITH CRISP HEIRS C/O KAREN JENKINS
25. AG WOODLAND ACRES LLC
26. CAPITOL FUNDS INC C/O TAX DEPT
27. CARSON NEILL MILLS III & CARSON DONNA PAULETTE

Applicant: Suncrest Real Estate and Land

Owner: Kenneth L Howe Sr. & Eleanore O Howe

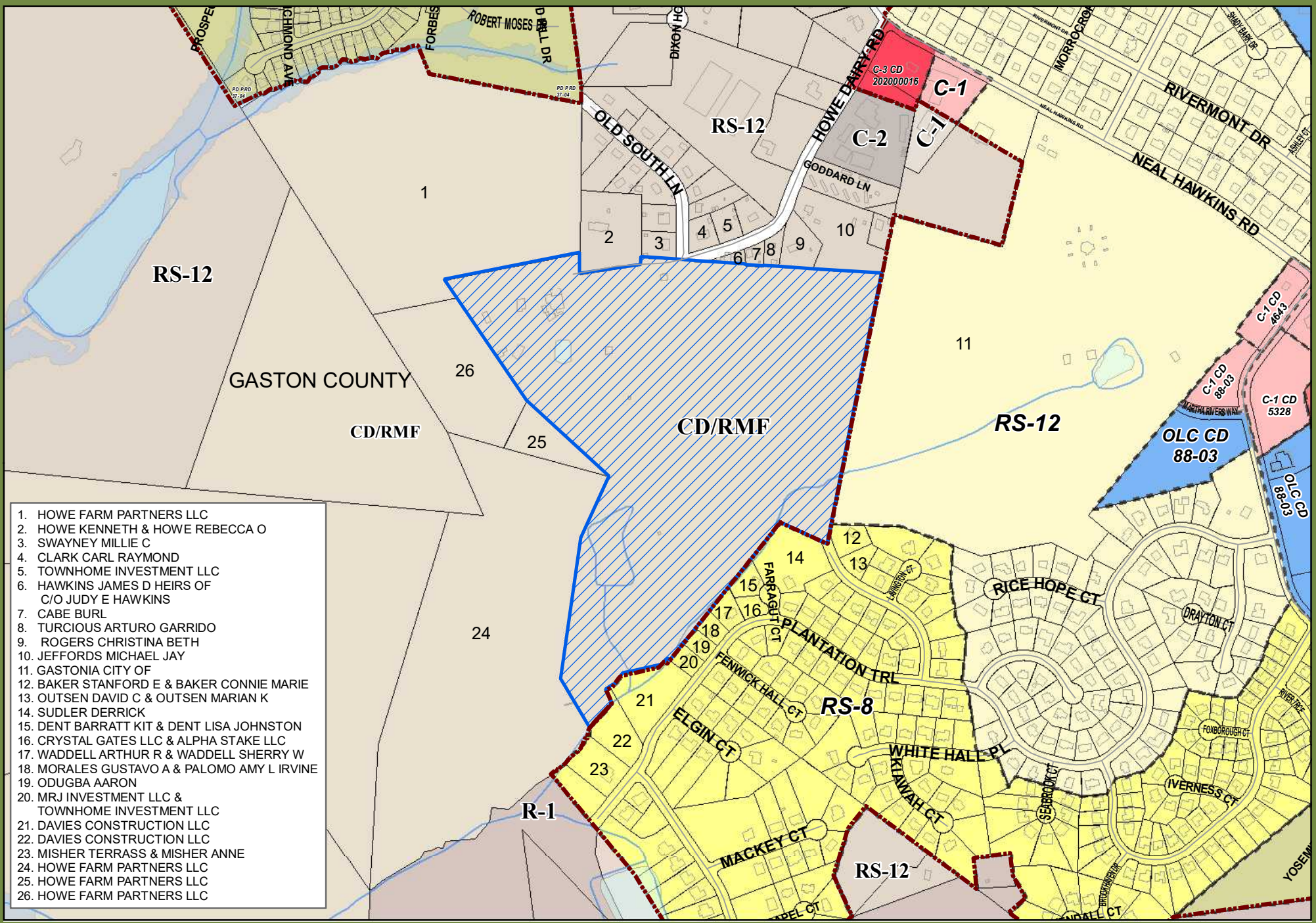
Planning Comm Hearing: January 7, 2021

Request: RMF CD (Gaston County) to PD-R-3 CD (City of Gastonia)

Ward: County

Tract Size: approx. 56.864 acres

Parcel ID #: 220216



1. HOWE FARM PARTNERS LLC
2. HOWE KENNETH & HOWE REBECCA O
3. SWAYNEY MILLIE C
4. CLARK CARL RAYMOND
5. TOWNHOME INVESTMENT LLC
6. HAWKINS JAMES D HEIRS OF C/O JUDY E HAWKINS
7. CABE BURL
8. TURCIOUS ARTURO GARRIDO
9. ROGERS CHRISTINA BETH
10. JEFFORDS MICHAEL JAY
11. GASTONIA CITY OF
12. BAKER STANFORD E & BAKER CONNIE MARIE
13. OUTSEN DAVID C & OUTSEN MARIAN K
14. SUDLER DERRICK
15. DENT BARRATT KIT & DENT LISA JOHNSTON
16. CRYSTAL GATES LLC & ALPHA STAKE LLC
17. WADDELL ARTHUR R & WADDELL SHERRY W
18. MORALES GUSTAVO A & PALOMO AMY L IRVINE
19. ODUGBA AARON
20. MRJ INVESTMENT LLC & TOWNHOME INVESTMENT LLC
21. DAVIES CONSTRUCTION LLC
22. DAVIES CONSTRUCTION LLC
23. MISHER TERRASS & MISHER ANNE
24. HOWE FARM PARTNERS LLC
25. HOWE FARM PARTNERS LLC
26. HOWE FARM PARTNERS LLC

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
 - 100yr Flood Zone
- Gaston County UDO**
- C-1
 - C-2
 - CD/RMF
 - R-1
 - RS-12
 - RS-8

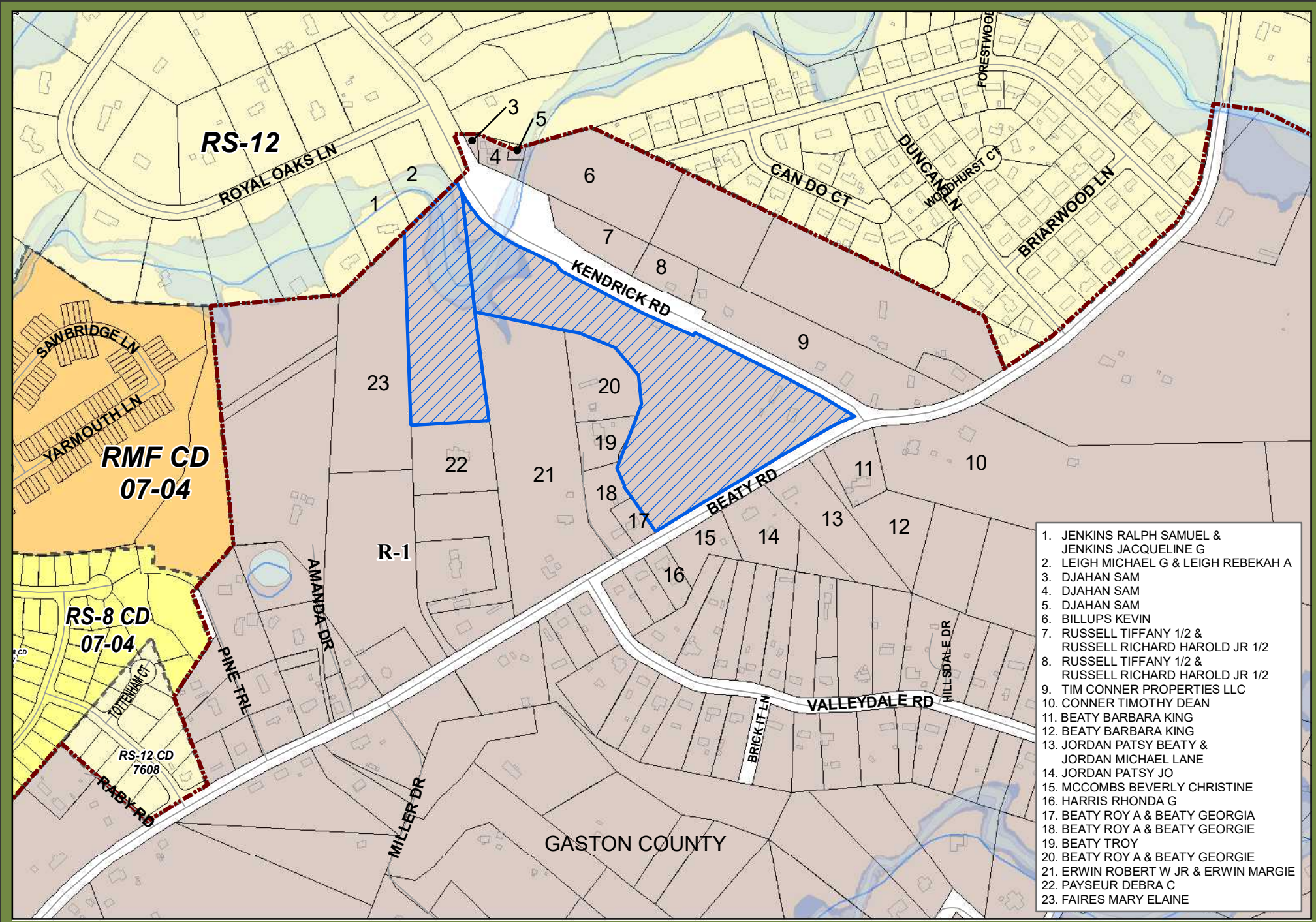
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMAC20200271

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: December 21, 2020



Applicant: The Isaacs Group
Owner: DGMD LLC
Planning Comm Hearing: January 7, 2021
Request: R-1 (Gaston County) to RMF CD (City of Gastonia)
Ward: County
Tract Size: approx. 21.558 acres total
Parcel ID #: 226899,150267

 **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 | Flood Zones |
|  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 | Gaston County UDO |
|  R-A Rural Agricultural |  R-1 |
|  RMF Residential Multi-Family District | |
|  SP State Park District | |
|  TMU Transitional Mixed Use | |
|  UMU Urban Mixed Use District | |

1. JENKINS RALPH SAMUEL & JENKINS JACQUELINE G
2. LEIGH MICHAEL G & LEIGH REBEKAH A
3. DJAHAN SAM
4. DJAHAN SAM
5. DJAHAN SAM
6. BILLUPS KEVIN
7. RUSSELL TIFFANY 1/2 & RUSSELL RICHARD HAROLD JR 1/2
8. RUSSELL TIFFANY 1/2 & RUSSELL RICHARD HAROLD JR 1/2
9. TIM CONNER PROPERTIES LLC
10. CONNER TIMOTHY DEAN
11. BEATY BARBARA KING
12. BEATY BARBARA KING
13. JORDAN PATSY BEATY & JORDAN MICHAEL LANE
14. JORDAN PATSY JO
15. MCCOMBS BEVERLY CHRISTINE
16. HARRIS RHONDA G
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

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
PLMAC202000273

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



1 : 4,800
 1 inch represents 400 feet
 Plot Date: December 21, 2020
