

1. PETROS ASKALOU & JOSEPH MICHAEL
2. SALEM BAPTIST CHURCH C/O DON ELMORE
3. WINDSOR WOODS CONDO ASSOC INC
4. WINDSOR WOODS II CONDO ASSOC
5. RANDOLPH JOAN G & RANDOLPH STEPHEN D
6. BLACK ROLAND D & BLACK FAYE L
7. WILLIAMS JOEL KEITH & WILLIAMS ALICIA S
8. MILLER JAMES R & OTHERS  
C/O FRANCES MILLER
9. WESTMORLAND JAMES R &  
WESTMOLRLAND BARBARA B
10. RENNICK BOBBY DEAN &  
RENNICK SYLVIA JOYCE
11. MCCAUGHEY MICHELLE HONEYCUTT
12. BASKETT CARRIE J & BASKETT MARK A
13. GARRETT CECIL I & GARRETT DIANE D
14. CAPVESTMENTS LLC
15. CAPVESTMENTS LLC
16. PEARSON LISA BUTLER &  
PEARSON CLINT WARREN
17. EVANGEL ASSEMBLY OF GOD OF GASTONIA
18. EVANGEL ASSEMBLY OF GOD OF GASTONIA
19. HAYES MARIANNE M & THROWER TERRY
20. 609 NEAL HAWKINS LAND TRUST
21. PENTACOSTAL FREE WILL BAPTIST
22. PARKSIDE AT HUDSON LP
23. PARKSIDE AT HUDSON LP

**Applicant:** The Isaacs Group  
**Owner:** Parkside Land Holdings LLC,  
Wilson David A & Becton Frank P  
**Planning Comm Hearing:** Nov. 5, 2020  
**Request:** RMF & RS-12 (Gaston County)  
to RMF CD (City of Gastonia)  
**Ward:** Gaston County  
**Tract Size:** approx. 19.712 total acres  
**Parcel ID #:** 301399 (Gaston County),  
207134 (Gaston County)

**Subject Property**

**Legend**

AP Airport	City Boundary
C-1 Light Commercial	Parcels
C-2 Highway Commercial	Railroad
C-3 General Commercial	Buildings
CBD Central Business District	Lakes
I-U Urban Industrial	Streams
I-1 Light Industrial	<b>Flood Zones</b>
I-2 General Industrial	Floodway
O-1 Office	100yr Flood Zone
OLC Office/Light Commercial	500yr Flood Zone
O-M Medical Office	Roads
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>Gaston County Zoning</b>
RS-8 Residential 8000sqft per lot	C-3
R-A Rural Agricultural	CU/R-2
RMF Residential Multi-Family District	I-U
SP State Park District	RMF
TMU Transitional Mixed Use	RS-12
UMU Urban Mixed Use District	RS-8

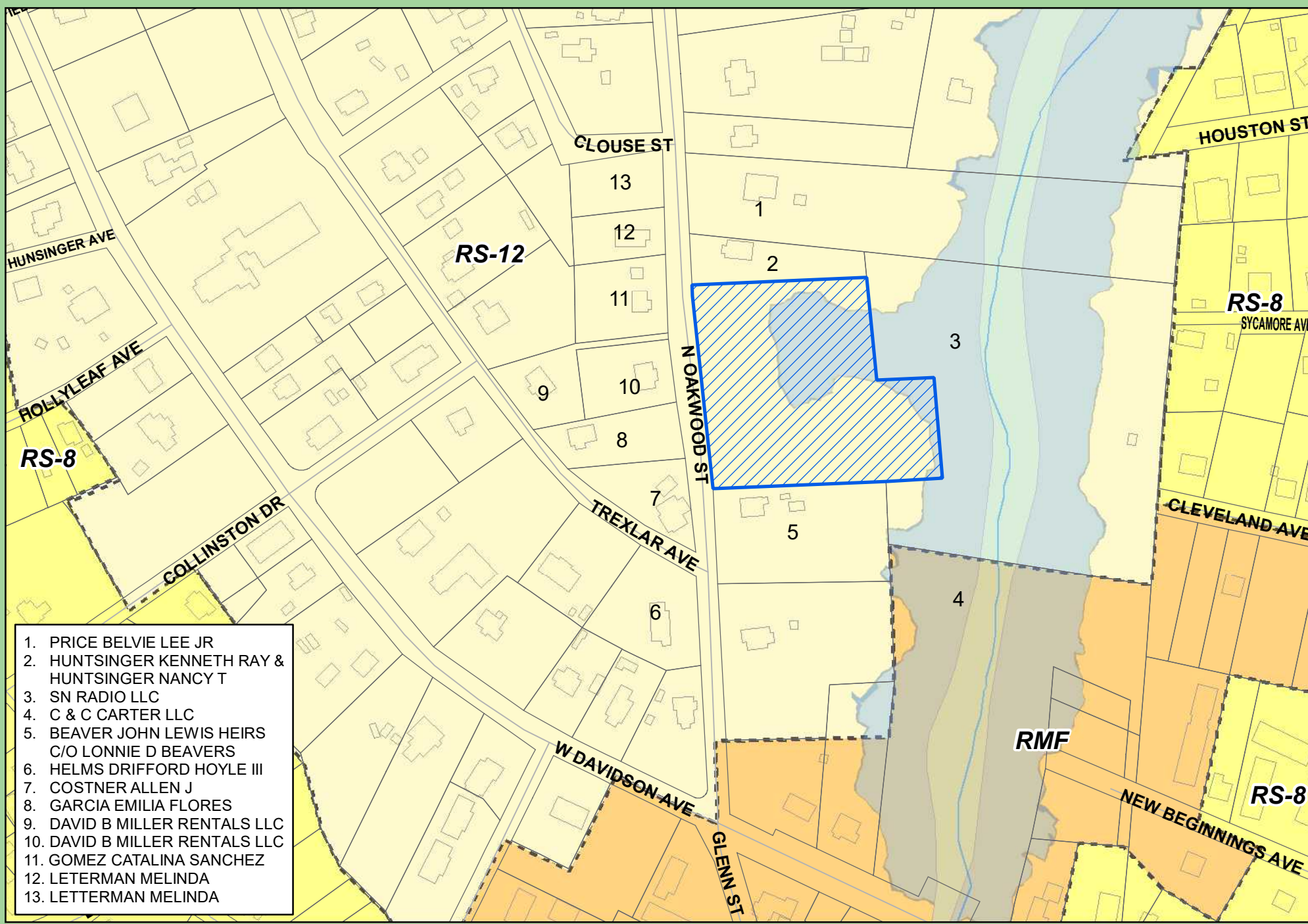
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

1 : 6,000  
1 inch represents 500 feet  
Plot Date: October 19, 2020

**Application**  
**PLMAC20200034**

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





1. PRICE BELVIE LEE JR
2. HUNTSINGER KENNETH RAY & HUNTSINGER NANCY T
3. SN RADIO LLC
4. C & C CARTER LLC
5. BEAVER JOHN LEWIS HEIRS C/O LONNIE D BEAVERS
6. HELMS DRIFFORD HOYLE III
7. COSTNER ALLEN J
8. GARCIA EMILIA FLORES
9. DAVID B MILLER RENTALS LLC
10. DAVID B MILLER RENTALS LLC
11. GOMEZ CATALINA SANCHEZ
12. LETERMAN MELINDA
13. LETERMAN MELINDA

**Applicant: Modern Rising Inc.**  
**Owner: Modern Rising Inc.**  
**Planning Comm Hearing: Nov. 5, 2020**  
**Request: RS-12 to RS-8**  
**Ward: 4**  
**Tract Size: approx. 2.4 acres**  
**Parcel ID #: 137054**

**Subject Property**

**Legend**

- |   |                    |
|---|--------------------|
| AP Airport  | Parcels            |
| C-1 Light Commercial                              | Buildings          |
| 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                            | Roads              |
| 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                      |                    |

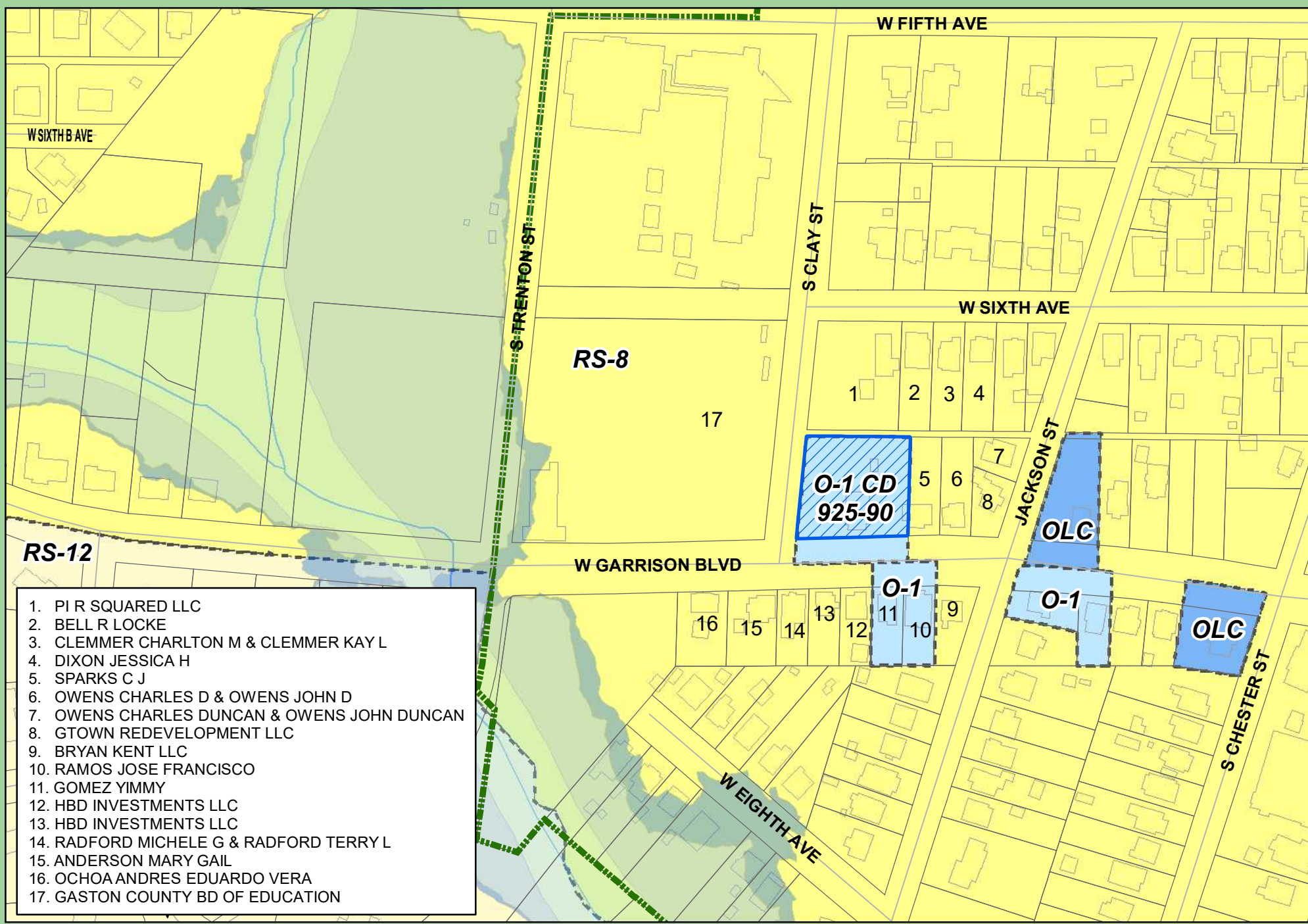
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: October 20, 2020

**Application**  
**PLMA202000066**

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





1. PI R SQUARED LLC
2. BELL R LOCKE
3. CLEMMER CHARLTON M & CLEMMER KAY L
4. DIXON JESSICA H
5. SPARKS C J
6. OWENS CHARLES D & OWENS JOHN D
7. OWENS CHARLES DUNCAN & OWENS JOHN DUNCAN
8. GTOWN REDEVELOPMENT LLC
9. BRYAN KENT LLC
10. RAMOS JOSE FRANCISCO
11. GOMEZ YIMMY
12. HBD INVESTMENTS LLC
13. HBD INVESTMENTS LLC
14. RADFORD MICHELE G & RADFORD TERRY L
15. ANDERSON MARY GAIL
16. OCHOA ANDRES EDUARDO VERA
17. GASTON COUNTY BD OF EDUCATION

**Applicant:** Emilio Lolin  
**Owner:** Ronald B & Elizabeth K Werran  
**Planning Comm Hearing:** Nov. 5, 2020  
**Request:** O-1 CD to RS-8  
**Ward:** 5  
**Tract Size:** approx. 0.63 acres  
**Parcel ID #:** 108281

**Subject Property**

**Legend**

- |   |                                      |
|---|--------------------------------------|
| AP Airport  | Parcels                              |
| C-1 Light Commercial                              | York-Chester Local Historic District |
| C-2 Highway Commercial                            | Buildings                            |
| 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  | Roads                                |
| 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 : 2,400  
 1 inch represents 200 feet  
 Plot Date: October 19, 2020

**Application**  
**PLMA202000206**

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

