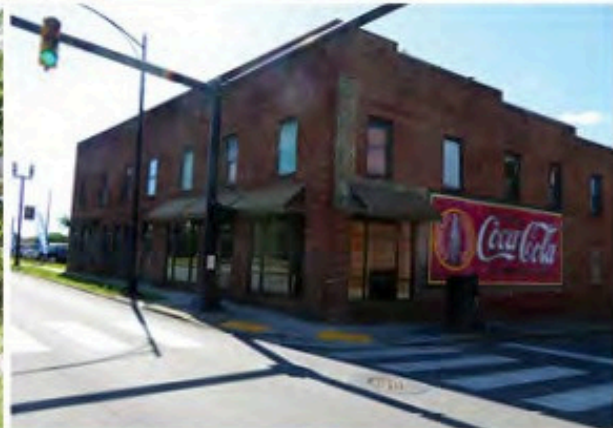


West Franklin Redevelopment Area Plan

Adopted by the Gastonia City Council on October 15, 2019



ACKNOWLEDGEMENTS

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I. INTRODUCTION

Overview

The West Franklin Redevelopment Plan describes activities to be undertaken by the City Council, serving as the Redevelopment Commission, in the general area bounded by Gaston Avenue to the North; Whitesides Street to the East; West Garrison Boulevard to the South; and Bessemer City Road to the West (herein known as the Redevelopment Area). The boundaries of this redevelopment project are delineated on all maps.

This redevelopment plan has been prepared in accordance with and in furtherance of the North Carolina Urban Redevelopment Law, Chapter 160A, Article 22, Section 160A-500 through 160A-534, as amended. This plan provides for all necessary provisions, building requirements and other regulations, controls and restrictions, required under the State's Urban Redevelopment Law to carry out this redevelopment. More specifically, this Redevelopment Plan has been prepared in accordance with Section 160A-513(d) which states a redevelopment plan shall include, but is not limited the following:

1. Boundaries of the area, with a map showing the uses of real property
2. A land use plan of the area showing proposed uses of real property following redevelopment
3. Standards of population densities, land coverage and building intensities
4. A preliminary site plan of the area
5. A statement of proposed changes, if any, in zoning ordinances or maps
6. A statement of any proposed changes in street layouts or street levels
7. A statement of the estimated costs and methods of financing under the plan, provided that where redevelopment activities are performed on the basis of annual increments, such statement to be sufficient shall set forth a schedule of the activities proposed to be undertaken during the incremental period, together with a statement of the estimated cost and method of financing such scheduled activities only
8. A statement of continuing controls that may be deemed necessary to carry out the purposes of urban redevelopment
9. A statement of a feasible method proposed for the relocation of any displaced families

Per NC General Statutes, a redevelopment area is comprised of a defined area that meets the statutory definition of either a “blighted area”, a “non-residential redevelopment area”, or a “rehabilitation, conservation and reconditioning area”. The West Franklin Redevelopment Area includes a variety of vacant parcels and both residential and non-residential properties in various levels of deterioration. This Plan is intended to be a guide directing funding into distressed areas and a blueprint for the community, property owners and businesses to use in crafting revitalization strategies. As a revitalization tool and policy focus, this redevelopment plan is intended to be flexible enough to address a variety of problems and capitalize on opportunities. It may be revised from time to time to address changing downtown conditions, property owner initiatives and public funding timetables. If necessary, this plan is also a legal instrument that gives authority to the City of Gastonia to acquire and sell property for private development. While condemnation authority is allowed, it is an option of last resort.

West Franklin Boulevard is a main corridor leading into Center City from the west where

one can find ample opportunities to strengthen the City's economy and expand

opportunity. The primary goals of this redevelopment plan are to promote economic development, eliminate blight and stabilize neighborhoods. To achieve these goals, this plan will take actions to:

- Promote economic growth via public-private partnerships encouraging new private sector investment
- Eliminate conditions that contribute to slum and blight
- Facilitate historic preservation, reuse and rehabilitation
- Identify in-fill opportunities
- Review Land Use and Zoning Ordinances and revise if necessary
- Improve quality of existing housing through current and/or future rehabilitation and buyer assistance programs
- Improve overall image of community

Background

In July of 1995, Gastonia adopted CityVision 2010, the City's first comprehensive plan. Population growth, declining neighborhoods, changing demographics and economies all brought about the need for the community leaders and residents to discuss and plan their future. Public input sessions brought to light concerns related to neighborhood stabilization, employment opportunities, population trends, economic development, historic preservation, public transportation, housing and quality of life. Lack of public services and utilities, connectivity, unattractive structures, undeveloped urban property, the decline of transitional neighborhoods and loss of cultural identity were noted as priorities the City needed to address. Goals and objectives were formulated, the plan was approved and the work began.

In the first five years of CityVision 2010, the City accomplished many of its goals including the zoning changes, an interlocal agreement with Dallas, construction of the Avon-Catawba Creek Greenway and the adoption of a new small area plan. By 2000, the area was moving in a different direction and at a much faster pace than anticipated. The new reality brought about by economic diversity, population shifts and changing demographics with their changing needs, precipitated the need to revise the original plan. In May of 2011, the City adopted the Gastonia 2025 Comprehensive Plan with the focus on redeveloping Center City, rewriting ordinances to improve neighborhoods, establishing travel corridors, protecting open space and preserving Gastonia's historic neighborhoods and structures.

As stated in the 2025 Comprehensive Plan, "the vision for the Franklin Boulevard corridor is to create places of distinction at key points along the corridor that enhance its character, strengthen the City's economic vitality and expand opportunities to attract residents, visitors and workers by increasing accessibility. These community focal points build upon existing issues and opportunities to create mixed use places that encourage walking, cycling, and use of transit, which can also serve as a source of civic pride and economic vitality within the community." The West Franklin Redevelopment Plan helps achieve this goal. The attached area map shows the project area is a logical progression of prior redevelopment efforts that started at Center City, moved west through the York-Chester and Loray Historical Districts and now continuing along the West Franklin Blvd corridor. Established residential neighborhoods, vacant land and deteriorating commercial buildings that line a main transportation corridor create an ideal location for Gastonia's next redevelopment effort.

This Plan is comprised of a variety of multi-layered activities that will involve the collaboration of individuals, agencies, staff members and consultants. While a conservative timeframe for completion is 7-10 years, the reality is that this is a long-term, evolving process that may likely take decades to complete.

History In the early 1870's, Gastonia was a stop along the Atlanta & Richmond Airline Railroad known as Gaston Station. At the time the town was about a mile square and had a population of 140. Six years later, the Chester & Lenoir Narrow Gauge Railroad built a line crossing the Atlanta & Richmond line and a transportation junction was created. The following year, the NC General Assembly incorporated Gastonia as a town. By 1890, Gastonia boasted a hotel, general store, post office and a population of 236.

Growth spurred by the railroad ignited a profound industrial and economic transformation.

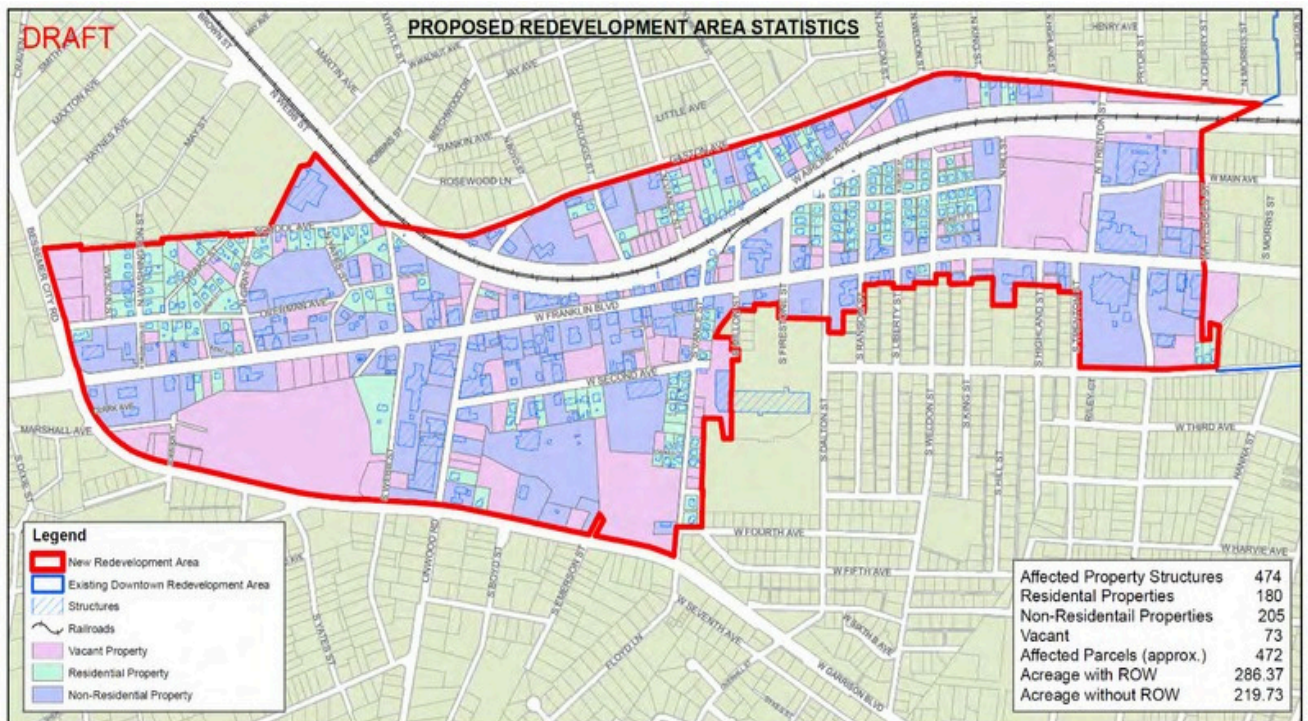
The area, dotted with small and unprofitable farms, held an abundance of natural and human resources. Struggling farmers were eager to furnish the manpower needed to fuel the rapid growth of the blossoming textile industry. At the turn of the century, cotton mills, mill housing, supporting business and industry sprung up and transformed the agrarian culture into a textile powerhouse. For Gastonia, the famed 600,000 square foot Firestone/Loray Mill, which once employed 3,500 people, was the heart of the city.

The Loray Mill redevelopment project, that began in 2013, is breathing life into the historic landmark. Gastonia's 2025 Comprehensive Plan suggests that the mill's redevelopment should serve as the "catalyst" for the corridor's transformation. Additionally, the City has put forth great effort and substantial resources toward establishing the Franklin Urban Sports Entertainment (FUSE) District. Momentum from Phase I of Loray Mill and FUSE projects necessitate further expansion of the Municipal Service District. The West Franklin Redevelopment Plan, borders both the Loray Mill Historic District and the FUSE District, will include a dilapidated, 6-story mill structure and is the natural progression for expanding redevelopment along the West Franklin Boulevard corridor. Proposed development efforts, improved/expanded services, the addition of recreation, entertainment and retail opportunities are aimed at growing and sustaining future generations.

II. DESCRIPTION OF AREA

Boundaries of the Redevelopment Area

The West Franklin Redevelopment Area encompasses approximately 288 acres and is generally located within the area bounded by Gaston Avenue to the North; Whitesides Street to the East; West Garrison Boulevard to the South; and Bessemer City Road to the West. (Sec.160A-513(d)(1))



Proposed Redevelopment Area

Types of Structures in the Redevelopment Area

If one took a walk through the redevelopment area, they would find a variety of commercial and residential structures as well as vacant lots. Some structures are well maintained, fully operational and add to the health of the neighborhood and more broadly, the city. Others are at levels ranging from good condition, to minor repair needed, to abandoned and in bad condition. Together, they tell the City's story.



Trenton Cotton Mill – early 1900's



Industrial Period – circa 1910-1920



Classic Art Deco Architecture – 1920's



Post-War Commercial 1950's-1960's



Light Metal Structure- 2000



Contemporary Commercial Structure - 2013



S. Dalton St. - 1900



Vance St. - 1906



S. Washington St. - 1920



W. Franklin Blvd.- 1925



W. 2nd St. - 1960



Drake St. – 1984

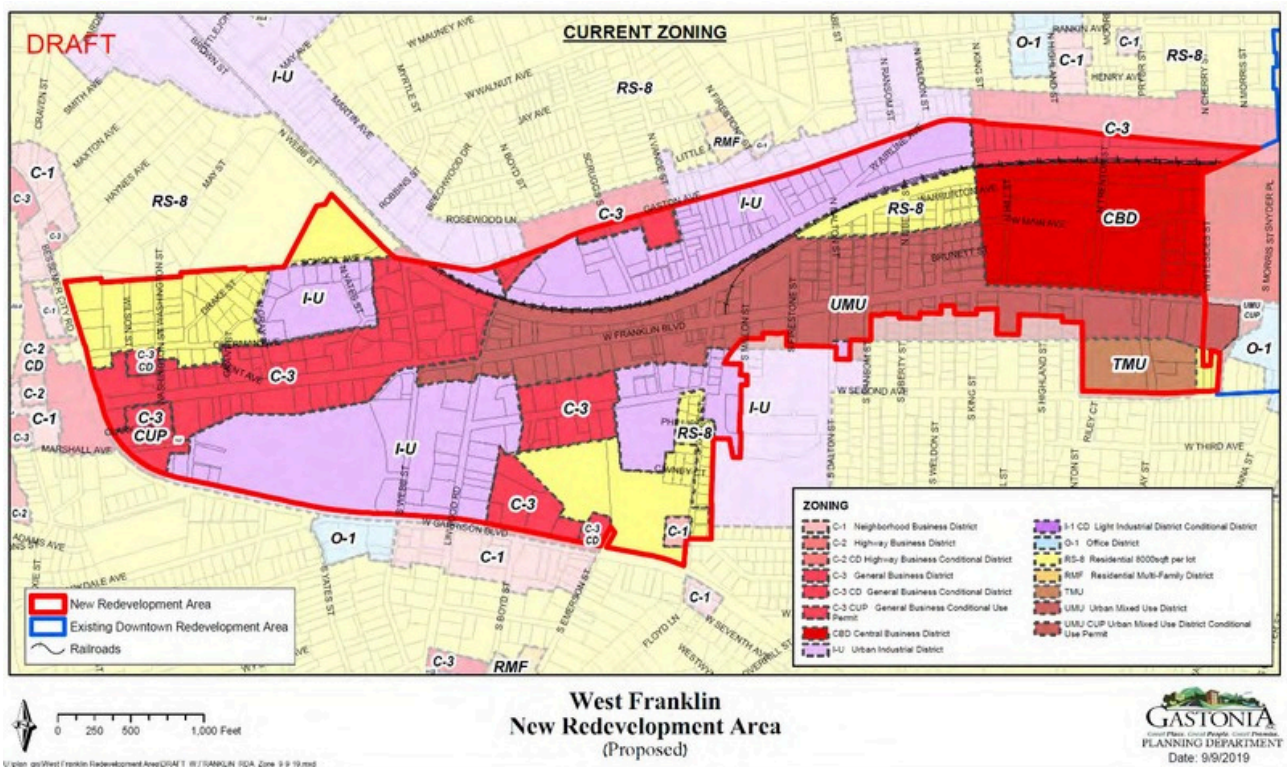
Zoning

The redevelopment area is zoned Central Business District (CBD), General Business District (C-3), Urban Industrial (I-U), Urban Mixed Use (UMU) and Residential 8,000 sf lot (RS-8). The Zoning Map was updated in February of 2019 and no additional changes are likely. There are a few residential properties that may be afforded some historic overlay protection. (Sec. 160A-513(d)(5))

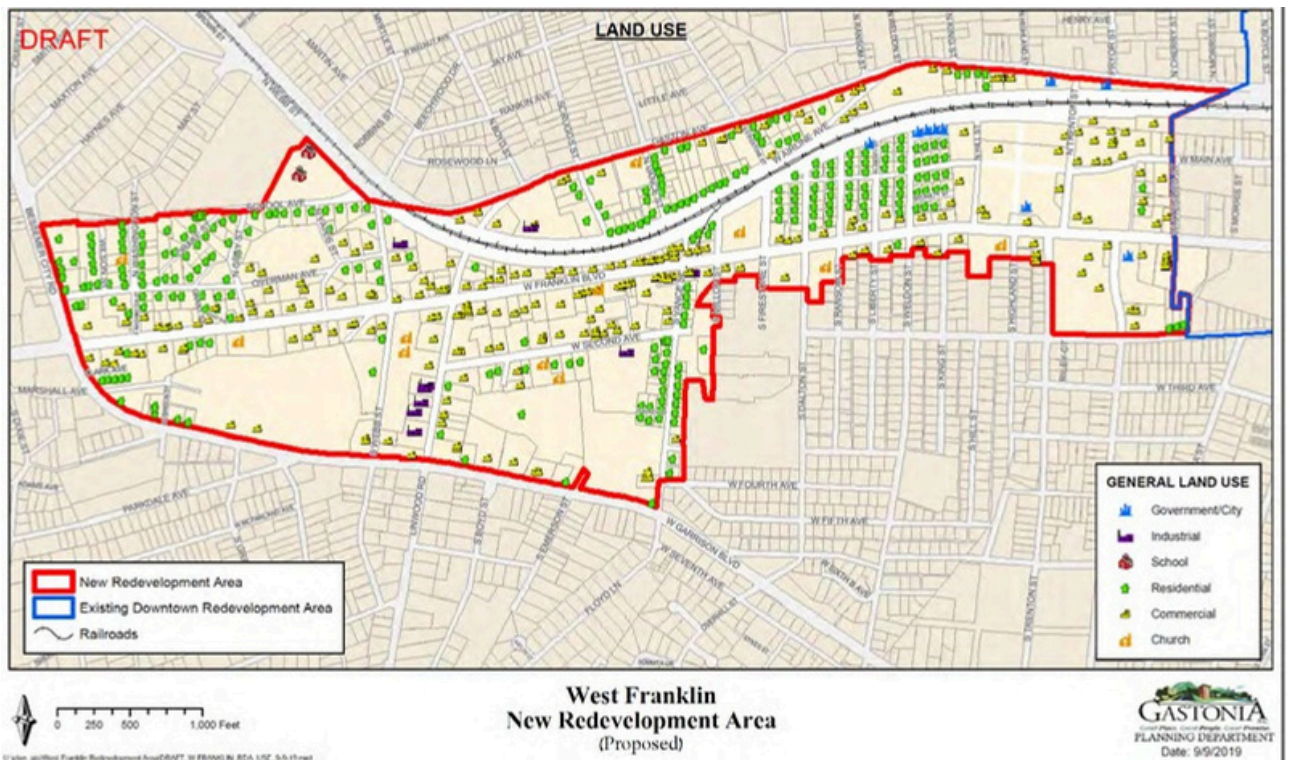
Street Changes

While there are no anticipated changes to existing street layout, the area may require refinement of the street numbering to assist the 911 system. (Sec.160A-513(d)(6))

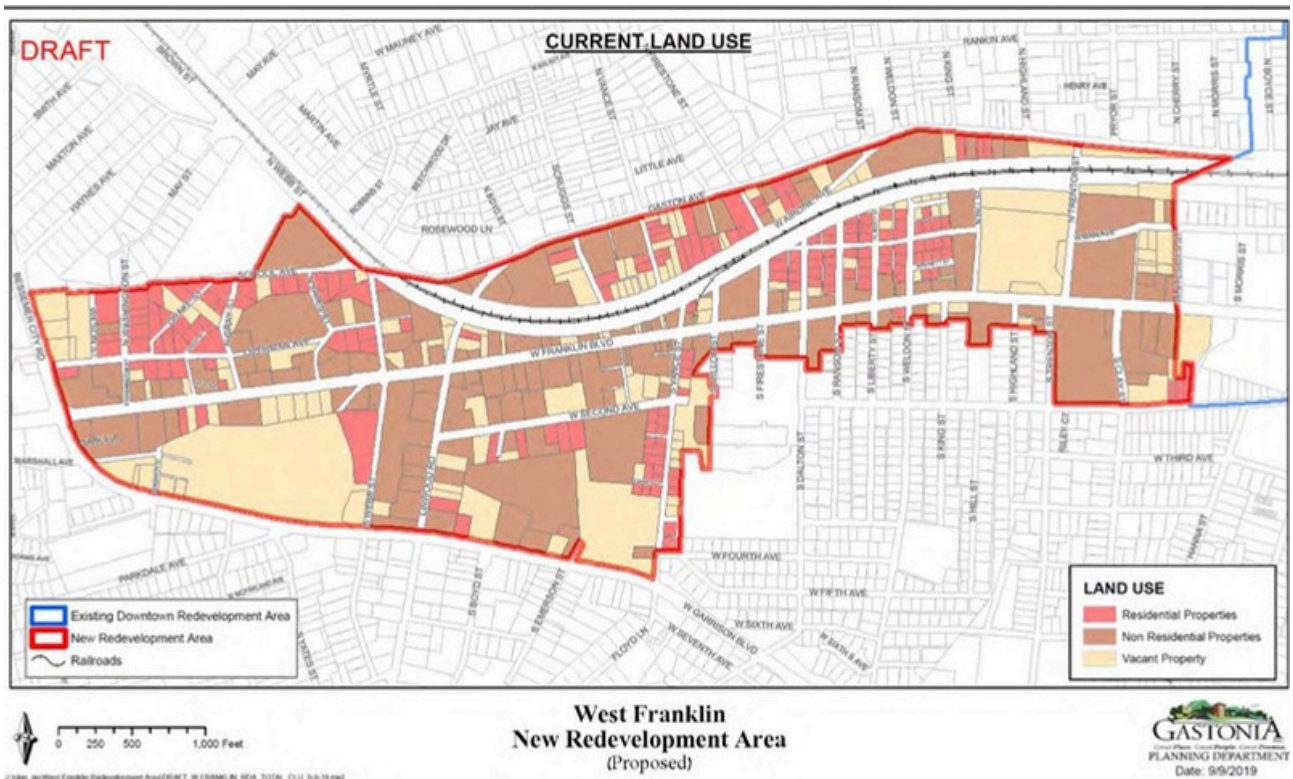
The following redevelopment related maps are based on the most current information available from Gaston County.



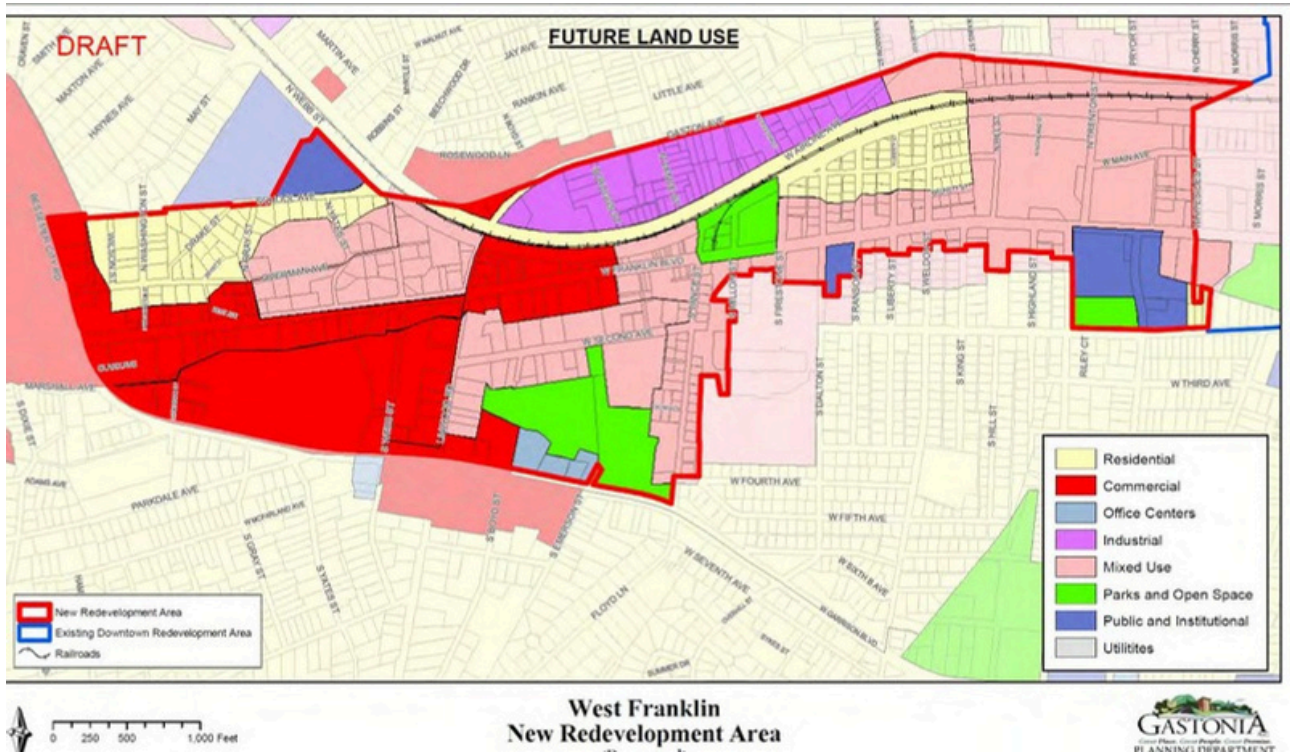
Redevelopment Area Zoning Map



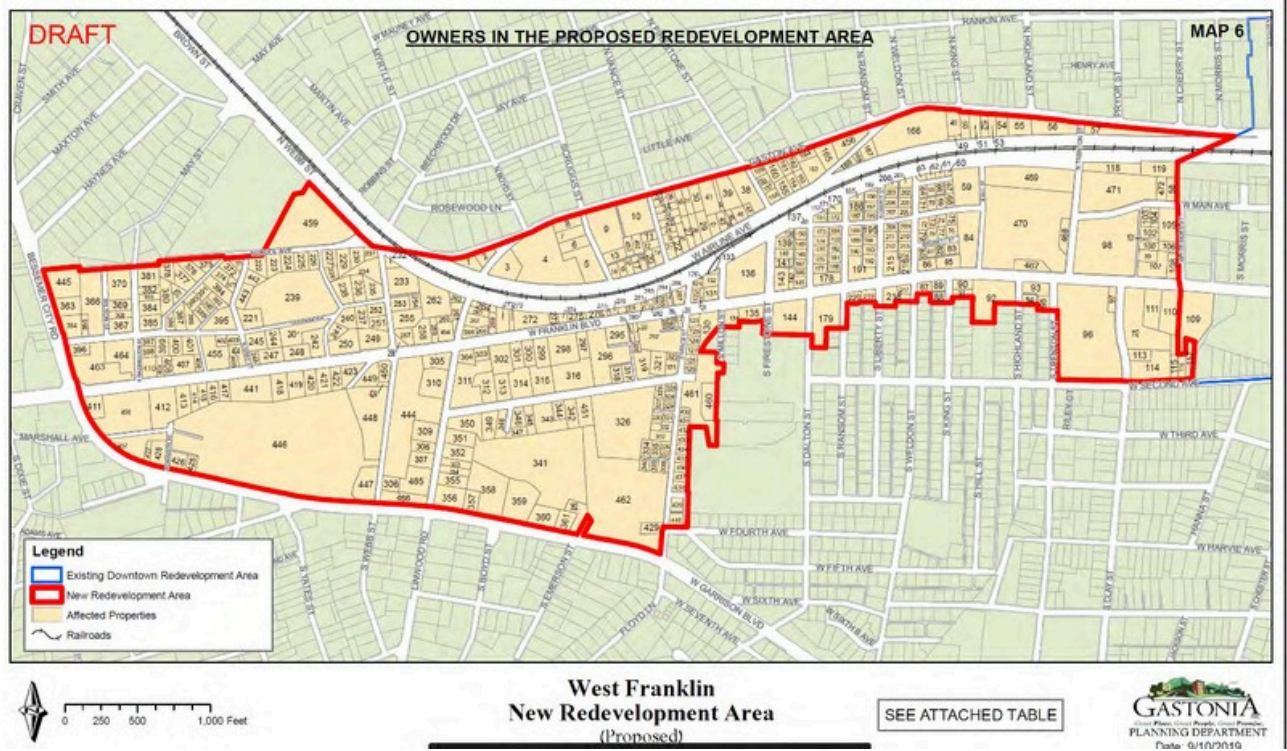
General Land Use



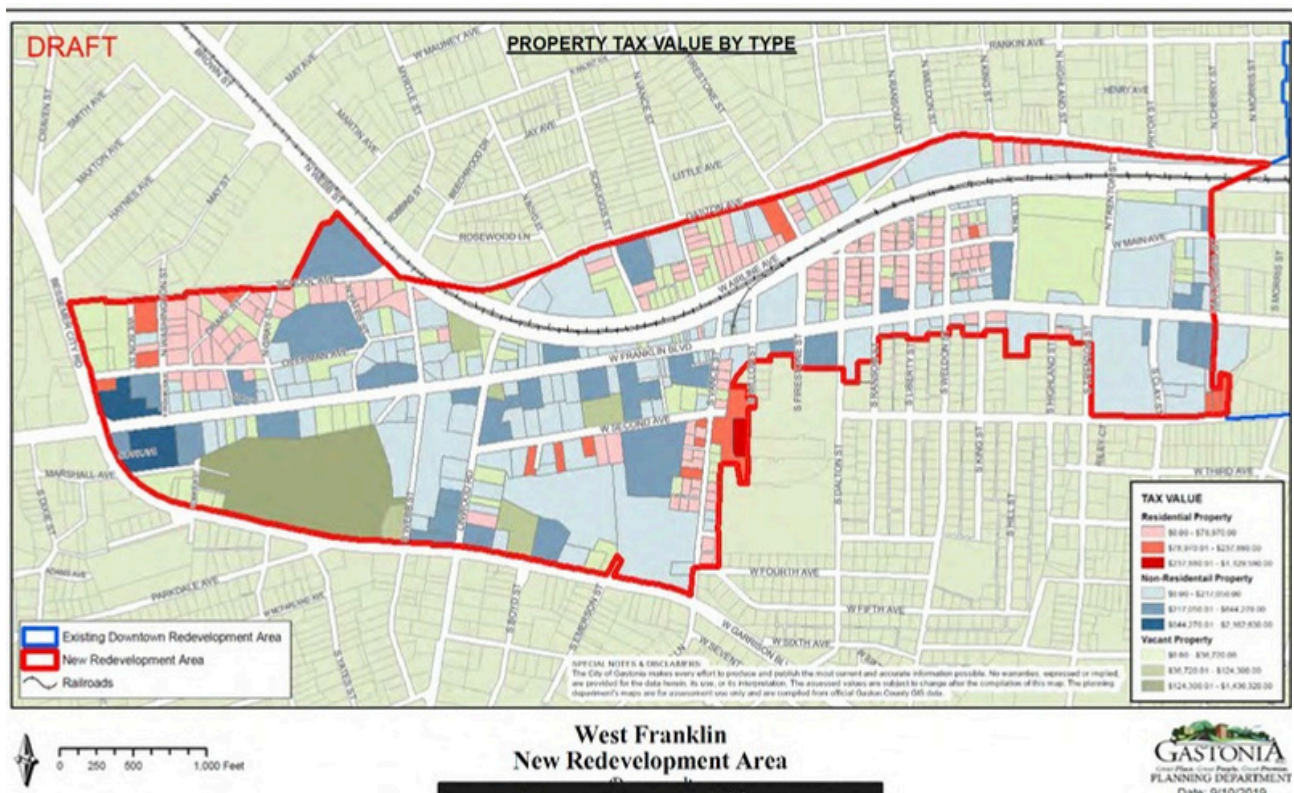
Redevelopment Area Current Land Use Map



Future Land Use Map (Sec. 160A-513(d)(2))



Redevelopment Area Parcel Info Map



Redevelopment Tax Value Map

Methodology of the Survey

An inventory of existing structures, both commercial and residential was completed in May of 2019 by The Bogle Firm, PLLC, an architecture, planning and consulting firm based in Salisbury, NC. The process included a block by block count and visual assessment of each structure within the 283-acre project area. The physical condition of each property was scored on a scale from 0-30 based on its level of deterioration. A score of zero indicates no deficiencies while higher scores indicate the need for replacement. Using this model, properties scoring 6 or higher are considered blight. In addition, properties were also scored to determine potential for adaptive reuse and eligibility for Historic Tax Credits. Commercial property scorecards also note whether the property would be compliant with the American with Disabilities Act (ADA).

Categorizations are based on visual inspections and observations. Structural and other conditions of individual structures were the primary gauge of blight. Survey findings indicate there are sufficient incidences of structural problems with the dwellings in the West Franklin area that meet the criteria of North Carolina General Statute 160A-503(21), "rehabilitation, conservation, and reconditioning area", which under North Carolina General Statute 160A-503(21) states in part "...to be subject to a clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, it (the area) will become in the reasonably foreseeable future a blighted area..."

WEST FRANKLIN REVELOPMENTAREA STRUCTURES INVENTORY
(Source: The Bogle Firm Architecture Survey, May 2019)

Total Buildings in Redevelopment Area: 430

Total Addresses: 492

Number of Commercial Structures: 207

Number of Residential Structures: 190

Vacant Parcels (not included in % of blight): 80

Blighted Structures: 210

Non-Blighted Structures: 193

BLIGHT PERCENTAGE: 52.10%

*Note: 9 of the 180 non-blighted properties above scored 4-5 which places them just below the threshold for blighted property.

Property Address: 1342 W Franklin Blvd
Building Type: C
Date: 5/10

R = Residential : C = Commercial



PHYSICAL

- 0 Boarded up openings
- 2 Lack of maintenance on windows, entrances, or other openings
- 0 Inadequate egress and ingress
- 0 Unsecure structure
- 2 Exterior Finishes in disrepair visual from outside observation (cracks, leaning, bulging)
- 0 Apparent structural defects (settling, leaning, cracking of walls)
- 0 Abandoned mechanical systems
- 0 Abandoned electrical systems
- 0 Conditions which endanger life or property by fire or other causes
- 0 Handling of storm water
- 0 Deteriorated steps, porches, balconies, fire escapes, pedestrian walkways

6

FUNCTIONAL

- 1 Handicap accessible entrance (Commercial Building ONLY)

ECONOMIC

- 1 Apparent immediate potential for adaptive reuse
Could a new tenant use the building as it is?
Could another type of business move in and adapt with minor changes?
If use does not change, would the building meet current market appeal?
- N Given certain designations, would the building be eligible for Historic Tax Credits?
Yes/No

- 0 = None or minor deficiencies
1 = Moderate rehabilitation needed
2 = Major rehabilitation needed
3 = Replacement needed or difficult to correct

Use below for comments as needed to describe deficiencies not addressed on this checklist.

No handicap accessible entrance. Garage and door entrances are in poor shape. Same with the siding.
Abandoned auto service building.

Property Address: 1807 W Franklin Blvd
Building Type: R
Date: 5/7

R = Residential : C = Commercial



PHYSICAL

- 0 Boarded up openings
- 1 Lack of maintenance on windows, entrances, or other openings
- 0 Inadequate egress and ingress
- 0 Unsecure structure
- 2 Exterior Finishes in disrepair visual from outside observation (cracks, leaning, bulging)
- 2 Apparent structural defects (settling, leaning, cracking of walls)
- 0 Abandoned mechanical systems
- 0 Abandoned electrical systems
- 0 Conditions which endanger life or property by fire or other causes
- 0 Handling of storm water
- 2 Deteriorated steps, porches, balconies, fire escapes, pedestrian walkways

9

FUNCTIONAL

- 0 Handicap accessible entrance (Commercial Building ONLY)

ECONOMIC

- 2 Apparent immediate potential for adaptive reuse
Could a new tenant use the building as it is?
Could another type of business move in and adapt with minor changes?
If use does not change, would the building meet current market appeal?

Y Given certain designations, would the building be eligible for Historic Tax Credits?
Yes/No

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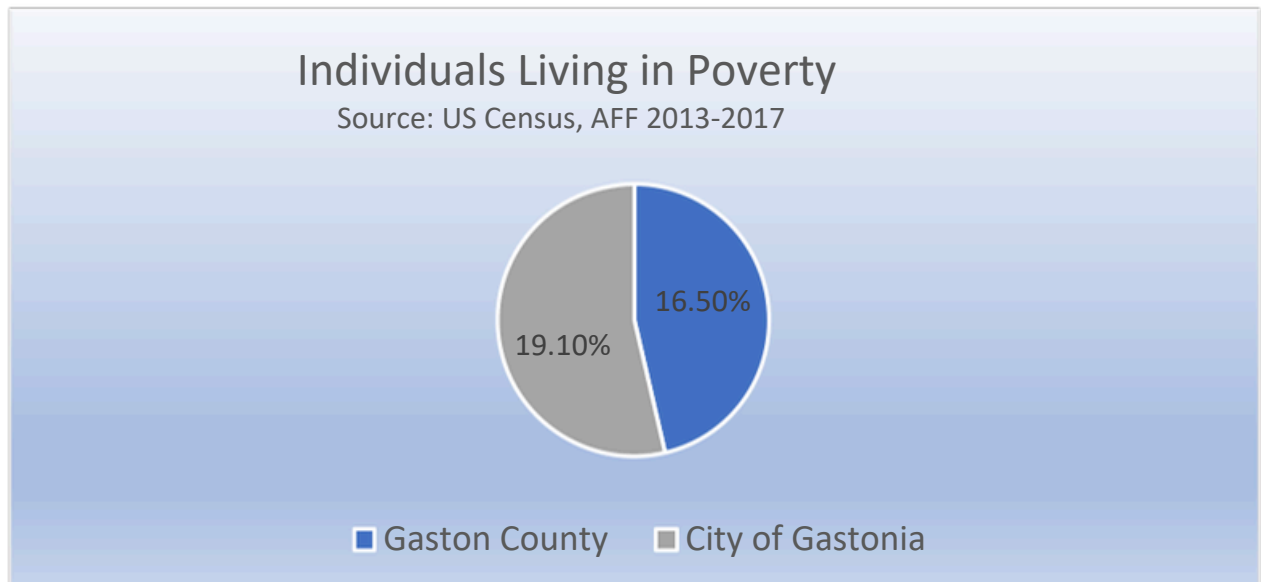
Use below for comments as needed to describe deficiencies not addressed on this checklist.

Abandoned house

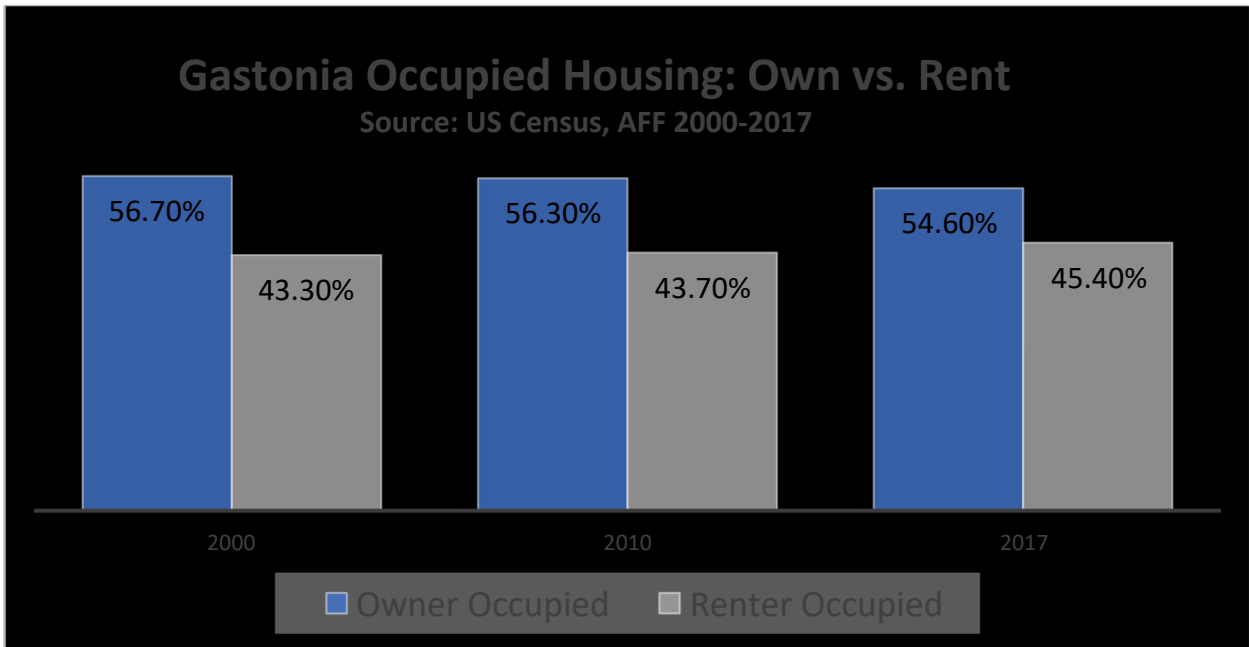
Demographic Information

Census data is available at the county, city and in limited instances, census tract level. It is not, however, specific to the redevelopment target area. Given that portions of six census tracts cut through the project area, specific neighborhood demographic data would be speculative at best.

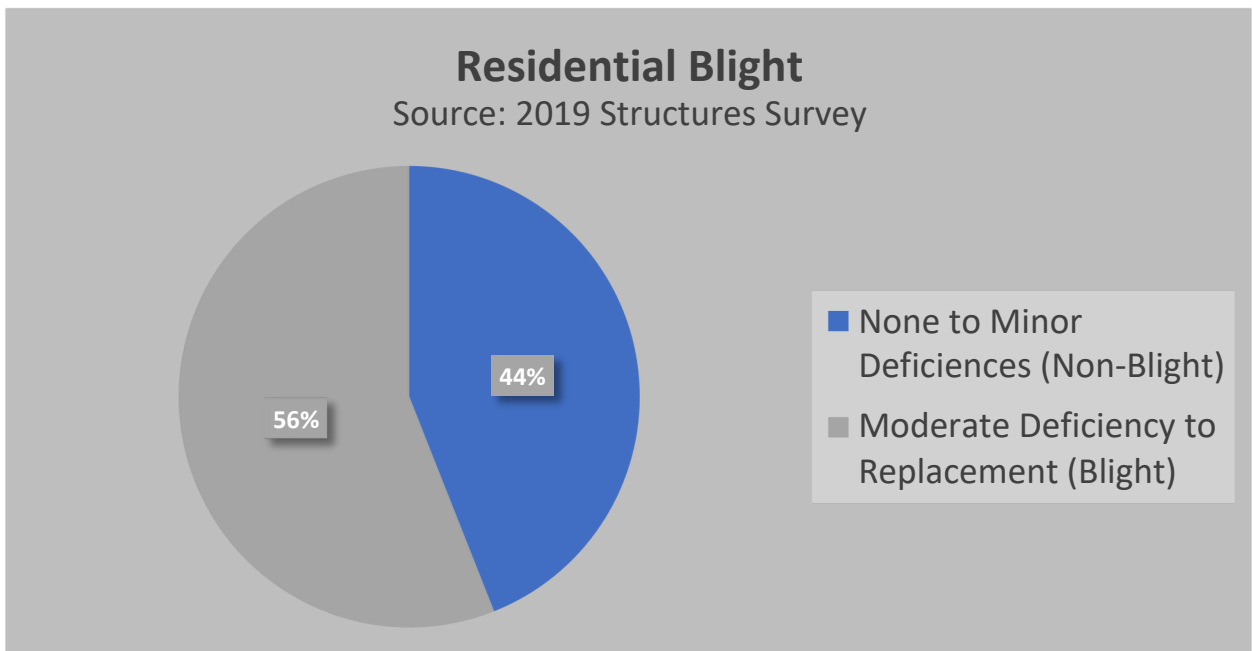
Based on number of residential structures (180) counted in the May 2019 survey and the average city-wide household size (2.9 persons per household), we can roughly estimate the target area population as 522 persons. From census tract statistics, we can estimate that over 50% of those residents would fall into HUD's low-moderate income (LMI) category. (Sec. 160A-153(d)(3))



The percentage of homeownership has remained virtually unchanged over the last 20 years indicating a lack of interest in private investment.



Factors contributing to this long-term, stagnant growth period are multiple. Aging housing stock appears to be a primary factor. A sampling of property cards for houses in the redevelopment area showed an average age of 100 years. While lack of plumbing (.4%) and kitchen facilities (1.1%) are typical indicators of blight, these small percentages show that lack of facilities are not a significant factor. Income appears to be another significant factor contributing to the deterioration of the area. People at low-moderate income levels seldom have the extra income needed for housing repairs thus leading to delayed/deferred maintenance. (Sec.160A-513(d)(3))



Conclusion

Conditions are known to exist in the redevelopment area that include a predominance of dilapidated structures that have serious adverse effects on the surrounding area and are detrimental to public health, safety and welfare. Existing conditions in the portion of Gastonia outlined in the redevelopment plan map, meet the definition of a blighted area and qualifies the area as a “rehabilitation, conservation, and reconditioning area” under the North Carolina Urban Redevelopment Law (NCGS 160A-503(21)).

III. GOALS AND OBJECTIVES

The main goals of the Redevelopment Plan are to stimulate private investment, promote economic growth through public-private partnership, eliminate blight conditions across the target area, improve the quality of residential housing and improve the community image. To achieve these goals, the plan requires a strategic approach to redevelopment efforts. It calls for, but is not limited to, a combination of land acquisition, housing rehabilitation, code enforcement, structural and environmental assessment and clearance activities, construction incentives and funding.

Plan objectives are as follows:

- Locate funding options for new construction or the rehabilitation of existing structures
- Offer incentives for businesses to open a business or expand an existing business
- Eliminate conditions that contribute to deterioration and blight
- Undertake public improvements to repair the area's image and make it appealing to private investors
- Be pro-active in enforcing the public nuisance ordinance. Look at re-writing if necessary, to achieve goals
- Locate funding for façade and building improvements for established businesses
- Apply for funding to assess and clear contaminated sites
- Improve community image with streetscape, lighting, greenways and open spaces
- Improve the quality of existing housing units through a formal rehabilitation program that includes homeownership education and homebuyer assistance

Types of Redevelopment Activities:

- Removal of dilapidated residential housing
- Removal of dilapidated commercial property
- Improve lighting, streetscapes and wayfinding signage
- Adaptive reuse of existing structures to increase affordable housing options
- Secure grant funds for housing rehabilitation and necessary infrastructure projects
- Review and re-write land use ordinance/map to designate compatible uses that mirror the intent of this plan
- Land bank unbuildable lots for open space and parks

- Establish partnerships with non-profits organizations to promote homeownership
- Establish private development partnership for infill projects and large-scale commercial redevelopment

It is understood that there are activities allowed under this redevelopment plan that may require the displacement of individuals and/or families. If displacement, whether temporary or permanent, becomes necessary, the City of Gastonia will have in compliance with state and federal law, a feasible plan for the relocation of families and individuals from the Redevelopment Area and in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families and individuals displaced. Such units will be available to these displacees and will be reasonably accessible to their places of employment and needs such as handicapped accessibility. (Sec. 160A-513(d)(9))

Every family and individual displaced by the project, who is eligible for admission will, in accordance with federal and state law, be given priority in vacancies or turnovers in existing or new public housing programs. All possible relocation services will be extended to families and individuals displaced by program activities.

The City of Gastonia considers a dwelling unit to be "standard housing" and to be decent, safe, and sanitary when it meets the following criteria:

- a. Compliance with the City's building, housing, and zoning codes;
- b. Good repair and is weathertight, with no leakage or dampness;
- c. No health, fire, nor safety hazards within the structure or in the immediate vicinity;
- d. Safe running water, a private flush toilet, and a bathroom with tub or shower with hot and cold running water, all within the dwelling unit;
- e. Permanent, reasonably efficient kitchen facilities, including sink, cooking stove connections, shelves and storage space for food utensils;
Facilities for washing and drying clothes;
- f. Large enough to accommodate the family without overcrowding;
- g. Equipped with adequate heating facilities or has flue connections for
- h. adequate heating equipment and is adequately ventilated;
Safely and adequately wired for electricity;
- i. Located in a neighborhood, which is free from nuisances, is supplied with the community facilities of a standard neighborhood, and is reasonably
- j. accessible to transportation, schools, churches and stores.

Prior to relocation, all dwellings into which families and individuals intend to relocate will be inspected by appropriate City Staff.

These dwellings must be found to be decent, safe, and sanitary housing units. City Staff will undertake to offer such displacees every opportunity to move into suitable standard housing units. The City will make every effort to locate any families and individuals who move without notifying the City of their new address.

City Staff will be responsible for relocation activities and will maintain contact with the displacees, look after applications for public housing, locate suitable standard housing available in the community and will extend every assistance possible in the relocation of families and individuals.

No family or individual will be required to move from the Redevelopment Area unless they have had adequate opportunity to obtain suitable standard housing. As property is acquired, the occupants will be advised in writing and by personal interview regarding their relocation, and information will be furnished as to suitable accommodations that are available. A file will be maintained by the City Staff listing available and properly vetted dwellings.

Temporary relocation benefits will be provided to households, who voluntarily move from their dwellings during town-sponsored rehabilitation of their homes. Benefits would include reasonable temporary housing costs (deposits and rents), reasonable moving and storage expenses, and reasonable out of pocket expenses, all with receipts.

Source Financing Options for new construction on vacant lots...



...or rehabilitating existing structures



Provide incentives for entrepreneurs to open new businesses...



...or expand an existing one



Eliminate conditions that contribute to deterioration and blight along commercial corridors...



...and residential side streets



Façade Grants are an economical way to get “buy-in” from the business community...



...and improve the City's image at the same time



Pro-active and sustained application of the City's Public Nuisance Ordinance will help eliminate blight...



...and help create healthy neighborhoods



Invest in road improvements to improve development area image...



...and streetscapes get the attention of private investors



Source housing rehabilitation funding from Community Development Block Grants...



...and NC Housing Finance Agency programs



Source funding from the EPA to identify, catalog, assess...



...and abate contaminated sites



Brownfield sites can be abandoned factories, gas stations, oil storage facilities and other businesses that used polluting substances. Due to the area's century long relationship with the textile industry, there is an increased likelihood of site contamination in the redevelopment area. Contaminated sites must be cleaned up and determined to be safe from contamination before they can be reused. Cleanup and reinvesting in these properties can increase local tax base, promote job growth and utilize existing infrastructure. Financing to pay for site cleanup can come in the form of tax increment financing, private equity, revenue bonds as well as local, state and federal programs that offer grant and loan opportunities.

IV. REDEVELOPMENT CONTROLS

The City of Gastonia intends to comply with all the City's municipal ordinances and all state and federal laws, rules and regulations applicable to the actions, process and administration of this plan that are in effect at the time of implementation of the plan. All clearance, acquisition and relocation activities will be conducted under the guidelines of the NCGS 160A, North Carolina Department of Environment and Natural Resources and the Department of Housing and Urban Development. (Sec. 160A-513(d)(8))

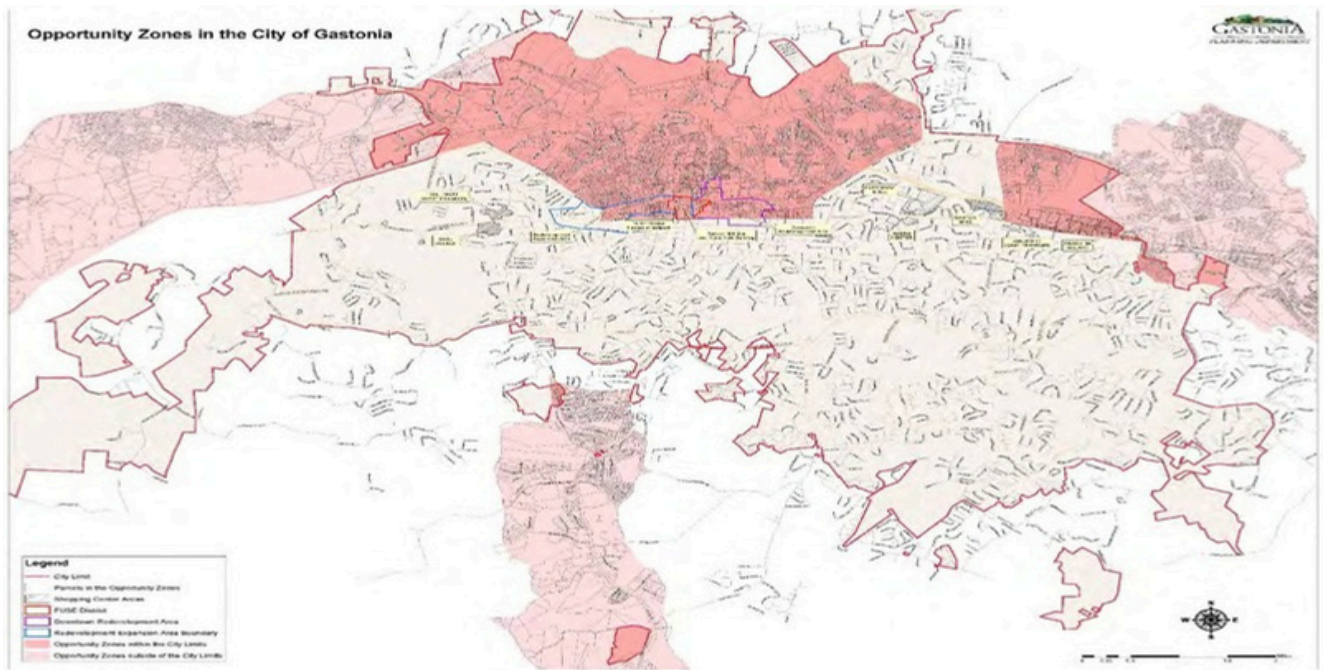
Minimum housing code, nuisance abatement, crime prevention and control, zoning enforcement, and other measures will be implemented as needed to achieve the purpose and intent of this redevelopment plan.

V. COST ESTIMATES AND FUNDING OPPORTUNITIES

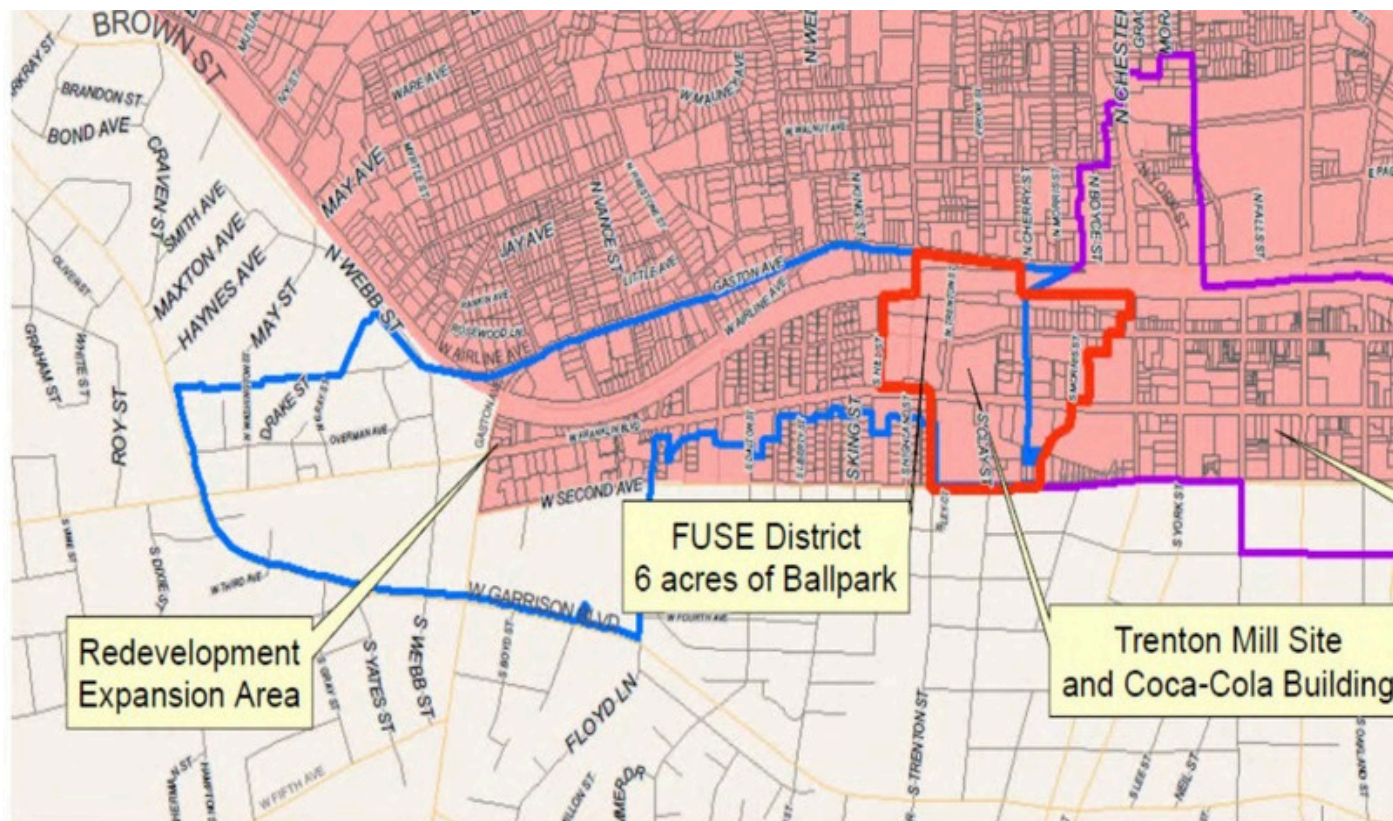
Cost estimates will need to be determined on a per activity basis. While we know the necessary steps to a given activity; acquisition, clearance, relocation, construction, paving, contracting, etc., the costs associated with each activity are fluid. For this reason, cost estimates will be prepared as close to the start of each activity as possible. (Sec. 160A-513(d)(7))

The City intends to fund the cost of the redevelopment activities using all available funding sources including the following:

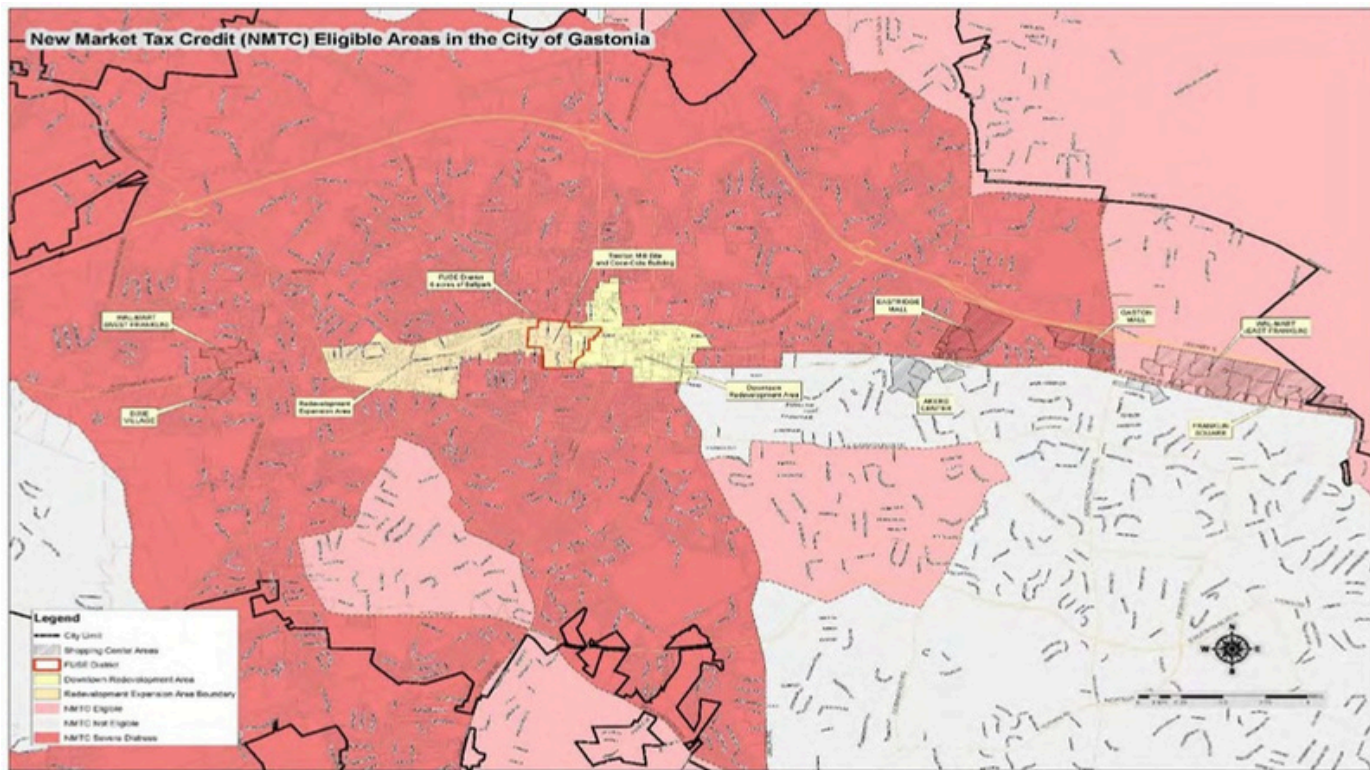
- NC Commerce-CDBG Grants
- NC Commerce-Downtown Redevelopment Fund
- NCHFA – SFRLP Program
- Historic Tax Credits
- Public-Private Partnership
- Revolving Loan Funds
- Local Bonds
- General Fund
- New Market Tax Credit Program
- Opportunity Zones
- EPA/Brownfield Grants



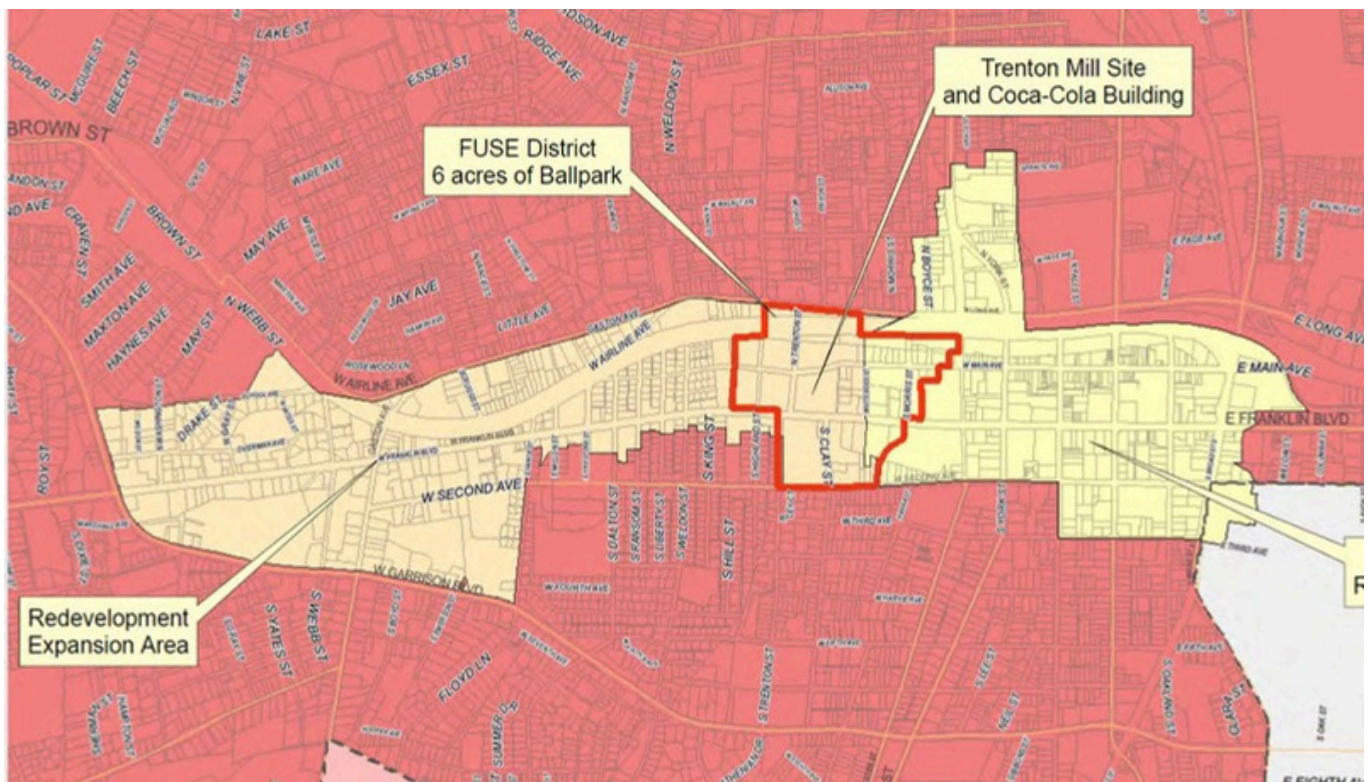
City of Gastonia Opportunity Zones



Opportunity Zones: Zoomed to Redevelopment Area



New Tax Credit Eligible Areas



New Tax Credit Eligible Areas: Zoomed to Redevelopment Area

VI. POSSIBLE IMPEDIMENTS TO PLAN

The following impediments are within the proposed redevelopment area and are worth noting:

- Right-of-Way Restrictions
- National Register Historic District Restrictions
- Presence of Lead-Based-Paint and Asbestos
- Cost Overruns
- Availability of Grant Funds and Grant Cycles

VII. PROCEDURES FOR CHANGE TO PLAN

The City of Gastonia may modify this Redevelopment Plan at any time provided that, if modified after the sale of real property in the Redevelopment Area, the modifications must be consented to by the redeveloper of such real property or his successor, or their successors in interest affected by the proposed modification. Any proposed modification or plan amendment must be approved in the same manner as the Redevelopment Plan was originally adopted: 1) review and recommendation of the Gastonia Planning Board; 2) a ten (10) days published notice and a public hearing; and 3) adoption by the City Council (acting as the Redevelopment Commission).

Appeals: Any person affected by the Plan or any provisions of this Plan may seek relief from the strict requirements or may appeal interpretations of the Plan by officials by filing a petition with the Gastonia Board of Adjustment. A public hearing properly advertised must be held.

VIII. SUMMARY

The goals of this Urban Redevelopment Area Plan (URA) are to stimulate private investment, promote economic growth, eliminate blight, improve quality of life and the community's image. This plan is a roadmap of how to upgrade and sustain areas along and around West Franklin Boulevard that have fallen into disrepair and abandonment, thus creating an environment primed for investment. This is a collaborative effort involving elected officials, city staff, residents, businesses, and other organizations coming together to share ideas and make decisions regarding the future of this area. There are challenges with any form of redevelopment including future vision, buy-in, investment and funding. The end product should be one that the city is supportive of for the greater good of the present and future generations. If the Plan is approved and moves forward, the Urban Redevelopment Area will become a focal point of the future of Gastonia. Where the city now sees "Blight", this Plan should be viewed as a way to transform "Blight" to "Bright" and ultimately create a more "Vibrant" and "Sustainable" community.

IX. APPENDIX

1. Resolution Reaffirming Authority of City Council to Act as Redevelopment Commission
2. Mailed Public Hearing Notice to Consider West Franklin Redevelopment Plan
3. Affidavit of Publication (Note: September meeting was rescheduled to allow additional time to give proper notification for the Loray Mill property addition)
4. Second Affidavit of Publication (Note: Proper notice for rescheduled September meeting)
5. Minutes from 5/21/19 City Council Meeting
6. Signed Resolution to Adopt West Franklin Area Plan
7. Minutes from 10/15/19 City Council Meeting to Consider Approval of RD Plan
8. Map of West Franklin Redevelopment Area
9. Agenda/Minutes from 10/2/19 Planning Commission Meeting
10. Property Assessment Reports and Photos



**RESOLUTION REAFFIRMING THE GASTONIA CITY COUNCIL'S AUTHORITY
TO ACT AS A REDEVELOPMENT COMMISSION UNDER NCGS 160A-505**

WHEREAS, it is the public policy of the State of North Carolina to promote the health, safety, and welfare of municipal citizens by allowing municipalities to establish economic redevelopment commissions pursuant to Chapter 160A, Article 22 Urban Redevelopment Law in the North Carolina General Statutes; and

WHEREAS, there exist conditions within the central-city area which contribute to blight; and

WHEREAS, blight conditions pose an economic liability to the City of Gastonia and its citizens by depreciating property values, reducing tax revenues and damaging civic morale; and

WHEREAS, the establishment of an economic urban redevelopment zone will allow for the rehabilitation, conservation and reconditioning of lands, structures, and other improvements so as to eradicate and prevent blighted conditions; and

WHEREAS, City Council assumed the role of Redevelopment Commission in 1976, pursuant to NCGS 160A-505; and

WHEREAS, City Council wishes to reaffirm its authority to act as a Redevelopment Commission pursuant to NCGS 160A-505;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gastonia that the Council hereby designates itself to exercise the powers, duties, and responsibilities of a Redevelopment Commission pursuant to NCGS 160A-505; and

BE IT FURTHER RESOLVED pursuant to NCGS 160A-505, that the administration of redevelopment policies, programs, and plans is hereby assigned to the City Manager, the Assistant City Manager, and the Development Services Department.

This the 21 day of May 2019.

ATTEST:


Sherry H. Dunaway, City Clerk




Walker E. Reid, III, Mayor

GASTONIA CITY COUNCIL MEETING
MAY 21, 2019 – 6:00 P.M
GASTON COUNTY COURTHOUSE – PUBLIC FORUM ROOM - GASTONIA, NC

Mayor Walker E. Reid, III, called the meeting to order at 6:00 p.m. on May 21, 2019, in the Gaston County Courthouse, Public Forum Room. Mayor Reid. Councilman Robert Kellogg recognized Rev. Dwayne Burks to deliver the invocation. Mayor Reid led the audience in the Pledge of Allegiance. Ms. Sherry Dunaway, City Clerk, recorded the minutes.

PRESENT: Mayor Walker E. Reid, III

Council Members: Robert Kellogg
Jim Gallagher
Jennifer Stepp
David Humphries

Deputy City Manager Todd Carpenter
Assistant City Attorney Charles L. Graham

ABSENT: Mayor Pro Tem David R. Kirlin
Councilman Todd Pierceall

Mayor Reid requested a motion to approve the absence of Mayor Pro Tem Kirlin and Councilman Todd Pierceall. Councilwoman Stepp made a motion to approve the absences. Councilman Gallagher seconded the motion and Council approved it unanimously.

ADOPTION OF THE AGENDA

Councilman Kellogg made a motion to adopt the agenda. Councilman Gallagher seconded the motion and Council approved it unanimously.

APPROVAL OF THE MINUTES

D.1: Council Work Session - March 26, 2019

D.2: Regular Council Meeting – April 2, 2019

Councilman Humphries made a motion to approve the minutes of the March 26, 2019 Council Work Session and the Regular Council Meeting minutes of April 2, 2019. Councilman Gallagher seconded the motion and Council approved it unanimously.

REGULAR COUNCIL MEETING – MAY 21, 2019

AWARDS, CEREMONIES AND PROMOTIONS

E.1: MAYOR'S YOUTH LEADERSHIP COUNCIL SENIOR RECOGNITION

PRESENTER: MAYOR WALKER E. REID, III

Mayor Reid recognized Andy Stahr to assist with the presentation.

Mr. Stahr gave a brief history on the Mayor's Youth Leadership Council and highlighted some of the projects they have participated in. Mr. Stahr stated it is an honor to work with this group and recognize the seniors. Mr. Stahr recognized the seniors and then the members from Ashbrook, Forestview, Highland School of Technology, Hunter Huss, Gaston Christian and South Point as shown in the exhibits. Mr. Stahr asked each senior to state what college they will be attending in the fall.

Mayor Reid stated it has been an honor to have the opportunity to work with the seniors along with the other students noting they have been a wonderful group to work with.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 41).

E.2: 2019 STUDENT ACHIEVEMENT RECOGNITION

PRESENTER: COUNCILWOMAN JENNIFER M. STEPP

Mayor Reid recognized Councilwoman Stepp for this presentation.

Councilwoman Stepp stated she was honored to assist with this presentation noting that she was very proud of these students. Councilwoman Stepp recognized the principals and their students from Ashbrook, Grier Middle School, Highland School of Technology, Hunter Huss, Southwest Middle School, Webb Street School and York Chester Middle School as shown in the exhibits.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 42).

E.3: PROCLAMATION RECOGNIZING MAY 19 - 25, 2019 AS PUBLIC WORKS WEEK

RECIPIENT: DALE DENTON, DIRECTOR OF PUBLIC WORKS

PRESENTER: COUNCILMAN JIM GALLAGHER

Mayor Reid recognized Councilman Gallagher for this presentation.

Councilman Gallagher called Dale Denton and the linemen present to the podium where he read and presented the proclamation and thanked the staff for all the work they do for the City.

Mr. Denton stated that it is a privilege to work with this amazing group of men and women to serve the citizens of Gastonia and the customers of Two River Utilities noting that they are some of the most dedicated and hardworking people that he knows. Mr. Denton stated they work in all types of conditions and environments and always step up to help their co-workers. Mr. Denton.

REGULAR COUNCIL MEETING – MAY 21, 2019

On behalf of Joe Albright and the employees, thanked the Mayor and Council for this recognition and for their continued support of the Public Utilities and Public Works departments.

Mayor Reid thanked Mr. Denton and others that serve in these departments for all that they do noting that it means a lot.

Councilman Humphries made a motion to approve the proclamation. Councilman Gallagher seconded the motion and Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 43).

**E.4: RECOGNITION OF THE 2019 CITY OF
GASTONIA LEADERSHIP ACADEMY PARTICIPANTS**

PRESENTER: STEPHEN ALVEY, ASSISTANT DIRECTOR OF HUMAN RESOURCES

Mayor Reid recognized Stephen Alvey for this presentation. Mr. Alvey recognized the City of Gastonia's first Leadership Academy participants. Mr. Alvey stated the Leadership Academy began on March 6th through April 17th where participants met once a week for several weeks where they covered a variety of management topics. Mr. Alvey stated the next Academy is scheduled for the fall of 2019. Mr. Alvey recognized three participants who spoke on how the Leadership Academy impacted them. Mr. Alvey introduced Mr. Brian Potocki, Assistant Director of Public Utilities and how they enjoyed their experience. Mr. Potocki shared his thoughts about the Academy and how helpful it was to him in particular in reflection, roles and relationships. Mr. Potocki thanked the management team for developing the academy noting it was a great opportunity and shows the importance of developing leaders in the city. Mr. Alvey recognized Cindy Forrester, Division Manager of Equipment Services. Ms. Forrester reviewed her job history with the city and stated her participation in the Leadership Academy was a great experience since she is new to management. Ms. Forrester stated she started with an open mind and the material was explained in a relatable way. Ms. Forrester stated she was able to take away many things from the wealth of information she received. Ms. Forrester thanked the Mayor and Council and stated she was grateful to be included. Keith McCabe, Captain, Gastonia Police Department. Mr. McCabe stated he is a Captain with the Police Department and he also teaches leadership schools for the US Army Reserves. Mr. McCabe stated this Leadership Academy helped him with leadership here but also as a leader for the United States Army. Mr. McCabe stated he learned a

REGULAR COUNCIL MEETING – MAY 21, 2019

lot and he really enjoyed the tour, because he learned a great deal from the tours. Mr. McCabe stated this is a great opportunity and he hopes that we continue to do this for our leaders and he thinks it will continue to provide the best service for the City of Gastonia and our workforce.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 44).

PRESENTATIONS

GATEWAY PROGRAM

PRESENTER: ADINA RUTENBURG, VOLUNTEER, YMCA

Mayor Reid recognized Ms. Rutenburg.

Ms. Rutenburg discussed the Gateway and the services it can provide to the community noting it is people connecting people. Ms. Rutenburg presented a handout that has been incorporated into the exhibits.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 45).

GASTON COUNTY YMCA CHIEF EXECUTIVE OFFICER INTRODUCTION

PRESENTER: MS. SHARON PADGETT, CEO

No presentation.

PUBLIC EXPRESSION

Mayor Reid recognized Ada Cheng. Ada Cheng, 3204 Union Road, Gastonia. Ms. Cheng gave information about her restaurant, Asuka

Sushi & Hibachi, located at 3204 Union Road with an outside pet friendly patio. Ms. Cheng stated they have fresh sushi and hibachi and you can visit their website. Ms. Cheng thanked Council for the opportunity to speak.

CONSENT AGENDA

Councilman Kellogg made a motion to approve the Consent Agenda. Councilwoman Stepp seconded the motion and Council approved it unanimously.

H.1: Budget Amendment 19-036 \$3,280 Recognize Sponsorship Funds to Purchase Additional Equipment and Supplies for Athletic Programs and Activities

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 46).

H.2: Quit Claim Deed for Abandoned Force Main Utility Easement in Villages at Cramerton Mills

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 47).

REGULAR COUNCIL MEETING – MAY 21, 2019

H.3: Resolution Directing the Clerk to Investigate a Petition Received under GS 160A-31 and Resolution Setting a Date of Public Hearing of Annexation - 10.741 Acres, Hudson Boulevard (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 48).

H.4: Interlocal Agreement with Gaston County for Shared Communication Facilities (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 49).

H.5: Adoption of the 2019 - 2020 HUD Annual Action Plan (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 50).

H.6: Resolution reaffirming Gastonia City Council as the Redevelopment Commission for the Urban Redevelopment Plan Project (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 51).

REGULAR AGENDA

**I.1: PUBLIC HEARING - VOLUNTARY ANNEXATION OF 2.4684 ACRES,
FRIDAY PARK ROAD, PURSUANT TO N.C.G.S. 160A-31
PRESENTER: CHARLES GRAHAM, ASSISTANT CITY ATTORNEY**

&

**I.2: PUBLIC HEARING – STAN TYSON OF TYSON BROTHERS INC. (FILE # 9206)
SUBJECT HEARING INVOLVES A REQUEST (IN CONJUNCTION WITH ANNEXATION
REQUEST) TO ASSIGN CITY OF GASTONIA ZONING TO APPROXIMATELY 2.37
ACRES FROM RS-8 (GASTON COUNTY, RESIDENTIAL DISTRICT) TO I-2 (CITY OF
GASTONIA, GENERAL INDUSTRIAL DISTRICT). THE SUBJECT PROPERTY IS
LOCATED ON THE SOUTH SIDE OF FRIDAY PARK ROAD. THE PROPERTY IS
OWNED BY TYSON BROS INC.
PRESENTER: JANA MCMAKIN, AICP, SENIOR PLANNER**

Mayor requested Council entertain opening both public hearings noting they coincide with each other. Mayor Reid noted that Jason Thompson would also be presenting. Mayor Reid declared the public hearing open.

Mr. Graham stated no one has signed in for either public hearings these evening. Mr. Graham stated Tyson Brothers is requesting voluntary annexation and everything has been reviewed by staff as required by law; and, that zoning must be assigned.

Mr. Thompson stated if this is voted to be approved then the City must also vote to apply a zoning designation to the newly annexed area so that is why both of these Public Hearings are open together so that discussion can take place concurrently. Mr. Thompson stated the request is to

REGULAR COUNCIL MEETING – MAY 21, 2019

apply I-2 General Industrial zoning to the property as part of the annexation. Mr. Thompson noted that are asking not only to annex a piece of property but would also like the property that is in the City that is zoned RS-8 to be changed to I-2 General Industrial Zoning as well. Mr. Thompson further noted that it was voted to be approved by the Planning Commission at their most recent meeting. Mr. Thompson stated in terms of the annexation and application of zoning request, the Planning Commission did vote to send on a unanimous approval to the Council.

Councilman Humphries made a motion to close the Public Hearing and approve I.1 and I.2 as presented. Councilman Gallagher seconded the motion and Council approved it unanimously. (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 52).

**I.3: PUBLIC HEARING – AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
(FILE # 9225) SUBJECT HEARING INVOLVES A REQUEST TO
AMEND TABLE 7.1-1 TABLE OF USES, 7.3-1 BULK AND USE CHART,
AND SECTION 8.1.17.B.2 DWELLING, SINGLE FAMILY, ATTACHED.
PRESENTER: JASON THOMPSON, AICP, PLANNING DIRECTOR**

Mayor Reid recognized Mr. Thompson for this presentation and declared the Public Hearing open. Mr. Thompson stated this item was also heard by the Planning Commission at their most recent meeting and did receive a unanimous recommendation for approval. Mr. Thompson stated the bundle of amendments addresses several issues in the Unified Development Ordinance (UDO).

Mr. Thompson stated the first proposed change is to permit additional uses in the UMU (Urban Mixed Use) district. The second proposed change would also allow dimensional standards to be in keeping with those in close proximity in the TMU (Transitional Mixed Uses), O-1 (Office) and UMU (Urban Mixed Use Districts) as all of these districts permit residential uses and are located in the urban areas where lot widths are often more narrow than today's standards for new lots and the third change is a small amendment to a recent addition to the UDO for single-family, attached dwellings where developments can offer including one and two garages, no garage, etc.

Councilman Gallagher made a motion that we accept as proposed and close the Public Hearing. Councilman Kellogg seconded the motion and Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 53).

**I.4: PUBLIC HEARING/SPECIAL EVENT APPLICATION –
KELLY MILLER CIRCUS, MAY 22-23
PRESENTER: CHRISTINE CARLSON-EVENT PLANNER**

Mayor Reid recognized Ms. Carlson for this presentation.

REGULAR COUNCIL MEETING – MAY 21, 2019

Ms. Carlson presented the application for the Kelly Miller Circus as shown in the exhibits. Councilman Humphries made a motion to close the public hearing and approve the request as presented. Councilwoman Stepp seconded the motion and Council approved it unanimously. (Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 54).

**I.5: PUBLIC HEARING - ORDINANCE AMENDMENT TO
CITY CODE SECTION 5-22, THE PERMITTING OF
EVENTS, INCLUDING BUT NOT BEING LIMITED TO,
CARNIVALS, CIRCUSES AND RODEOS
PRESENTER: CHARLES GRAHAM, ASSISTANT CITY ATTORNEY**

Mayor Reid recognized Mr. Graham for the presentation. Mr. Graham stated this amendment does not change any of the permit requirements, public safety requirements but it does propose eliminating the public hearing requirement so that staff can review the applications and the permits and issue these without having to advertise and hold a public hearing. Mr. Graham noted the Events Coordinator would be charged with reviewing these and making sure they comply with the requirements of the ordinance and the purpose is to create a more simple process. Councilman Humphries stated that he is in favor of taking away the public hearing portion and placing the responsibility on the ones that are responsible. Councilwoman Stepp stated she thinks it should be left as a public hearing noting that she has confidence in the staff, but when citizens get upset they contact Council and as representatives they should have more say not less say noting they are elected to represent the people. Councilwoman Stepp further noted that if the guidelines are in place, the burden is upon the vendor to make sure these things are done on time. Councilman Kellogg asked what prompted this to become a public hearing in 1999. Mr. Graham stated he was not here then, but according to Mr. Smith's memo, at that time because of the way some carnivals were conducted, Council was receiving complaints and decided it would be a good idea to put public hearings in place. Mayor Reid stated that he remembered that in the 90's there was a problem but now there have not been issues. Councilman Gallagher stated if it is not broke, then why fix it. Councilman Gallagher stated he feels like Councilwoman Stepp, that Council will be receiving the phone calls and he doesn't want to break something that is working.

REGULAR COUNCIL MEETING – MAY 21, 2019

Councilman Humphries stated in 1999 there wasn't a mechanism in place to oversee the process like we have now noting we have dedicated staff that this is their job. Mayor Reid noted that no one was signed in to speak tonight. Further discussion ensued. Councilman Kellogg made a motion to remove the public hearing component and allow staff to coordinate and oversee these events as they see fit and also to close the public hearing. Councilman

Humphries seconded the motion. The motion passed 3-2 with Councilwoman Stepp and Councilman Gallagher opposing.
(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 55).

CITY ATTORNEY'S REPORT

Mr. Graham had no report.

CITY MANAGER'S REPORT

Mayor Reid welcomed Todd Carpenter, Deputy City Manager to tonight's meeting. Mr. Carpenter stated as a reminder that at the next Council meeting there will be an agenda item for the budget adoption for the upcoming fiscal year. Mr. Carpenter also stated there will be a meeting tomorrow at the Gastonia Conference Center with the Department of Transportation (DOT) regarding the proposed widening of I-85 from the US 321 interchange to NC 273 and he invited Council to attend. Mr. Carpenter also stated that there would be a Roll-In Ceremony for the new Engine 8 that will occur on June 18 at 4:00 on Carson Road at Station 8 noting this would be prior to the Council meeting.

CITY COUNCIL'S REPORT

Councilman Kellogg – stated he had the privilege of attending the grand opening of the Hilton Garden Inn which was a wonderful event and a great addition to our City. He also attended the Public Hearing concerning HUD and housing discrimination and learned a lot of good information and he is glad we have Vincent Wong and his staff that overlooks this and looks after the City's wellbeing. He also commented that Vincent Wong is so good to work with and always ready to meet noting that he met with him and answered his questions.

Councilman Gallagher – stated he received an award from the school board for putting art downtown and this year we are going to put student art in the conference center and he thanked

REGULAR COUNCIL MEETING – MAY 21, 2019

the school board for giving him that opportunity. He also attended Bug Day at the Schiele Museum and judged the Bug Eating Contest and the new champion is Jay Mayfield, a veteran. Councilman Gallagher stated that he recently wrote an article in the Gazette formally announcing that he would be running for re-election for Ward 3 on the City Council and he is privileged to have the opportunity to live here and raise his family for the past 30 years and he is running to keep Gastonia a place where families can be successful, safe and always know they have a voice on the City Council. Councilman Gallagher noted that he knows that we are facing new challenges with FUSE and he has been on Council since FUSE was initiated and he has watched and helped it grow into a vision and now he has an opportunity to see it through to its completion and he would love to do that with voter's choice. He further noted that he is aware that some people have reservations about it but he wants people to know that he hears them and more often than not he has found that those reservations stem from misunderstanding and misinformation and only a partial view of the total picture and we are working hard to fix that. FUSE can be a catalyst for new businesses and all types of development on the west side of Gastonia and downtown areas that have been neglected for years noting his goal is also to expand the tax base so we do not have to raise taxes. Councilwoman Stepp – extended her condolences to the family of M. O. Owens who was a pillar of our community and thanked them for all they have contributed to our city over these years. She attended some meetings with staff and constituents noting staff was a great help. She attended the grand opening of Hilton Garden Inn and she is excited about that and the growth it shows that is happening here in our city. She also attended the Gaston Art Guild's grand re-opening downtown and the Police Employee Appreciation event. She had another red-blue meeting and also attended the concert downtown which was a great time. She stated there are good things happening in our community with the announcement by Caromont this week in building hospitals and medical centers, Lora Mill bringing in 40-50 employees and actually having manufacturing back in that building. Councilwoman Stepp announced the African-American Museum has some summer reading and literacy enrichment programs that are free at the museum from 10:30-4:30 for grades K-10. She also noted there are some things at the Schiele Museum and the Police Department. She congratulated First in Flight, which had several gymnasts at the Junior National Olympics, and four of them medaled noting her son came in 11th overall in the nation and two 8th place finishes and a 6th place finish where he medaled in three different events noting they are putting Gastonia on the map nationally with their gymnastic programs. Councilwoman Stepp stated we had several Gastonia students represented at the Blumey Awards in Charlotte this weekend. GDT is finishing up their regular season and you can check them out on line for some summer class and the Little Theatre of Gastonia has A *Million Dollar Quartet* coming up which is a play about Johnny Cash and Jerry Lee Lewis. She also announced some camps that are going where auditions will be taking place and encouraged anyone interested to check it out. She also announced the symphony will be playing Memorial Day at the cemetery.

REGULAR COUNCIL MEETING – MAY 21, 2019

Councilman Humphries – reminded everyone that Monday is the 151st observance of Memorial Day. Councilman Humphries read an article about Memorial Day explaining that Memorial Day is a chance to pay homage to those that have sacrificed, in other words, those that gave their lives to make sure our nation remains safe and secure and also that Memorial Day became a federal holiday in 1968 and was first observed as a federal holiday in 1971, a day of celebration and grief.

Councilman Humphries attended the Police Awards banquet noting a lot of awards were given out as shown in the exhibits. He noted that Civilian of the Year was Dawn Cross and Officer of the Year was Sergeant Doug Carpenter. Councilman Humphries also discussed the Police Explorers and the program.

Councilman Humphries welcomed new firefighters, Jason Hudson and Joshua Pierce and also congratulated Capt. Kenny Griffin and Battalion Chief Jody Blanton on their retirement. He also recognized promotions of Lucas Rollins to Fire Engineer, Charles Morrow to Captain, Chip Hawkins to Captain and Capt. Matthew Young to Battalion Chief.

Councilman Humphries asked everyone to remember our military and first responders and also their families in your thoughts and prayers and please give a thought or moment of silence on Memorial Day at 3:00 p.m.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 56).

ANNOUNCEMENTS

Mayor Reid read the announcements as shown in the exhibits. Mayor Reid thanked Chief Rutherfordton and Gastonia firefighters noting that his wife experienced some car trouble and Ladder 1 on B shift assisted her during that dilemma and he recognized Captain Michael Carpenter, Firefighters Nicholas Bumgardner, Andrew Hiscox and Blake Wilkey for their efforts in assisting and calming her. Mayor Reid stated he also had a dilemma where Rescue 1 from C Shift responded Captain Brian Robinson, Engineer Andrew Hammond and Firefighters Mark Wright and Dalton Jenkins were there to assist him and he thanked them for their efforts noting they were all very professional in both incidents and it says a lot about our departments.

(Reference as contained in Exhibit Book 5 to Minute Book 108 at Page 57).

ADJOURNMENT

Mayor Reid adjourned the meeting at 7:49 p.m.

Mayor Walker E. Reid, III

REGULAR COUNCIL MEETING – MAY 21, 2019

Charles L. Graham, Assistant City Attorney

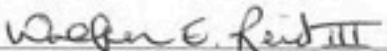
Sherry H. Dunaway, City Clerk


rc052119

5. The acquisition, preparation and sale, sound re-planning, and redevelopment of blighted properties within the redevelopment project area will accomplish, in conformance with the general plan, a coordinated, adjusted and harmonious development of the community and its environs, which will in accordance with present and future needs promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangements, the wise and efficient expenditure of public funds, the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, slums, or conditions or blight.

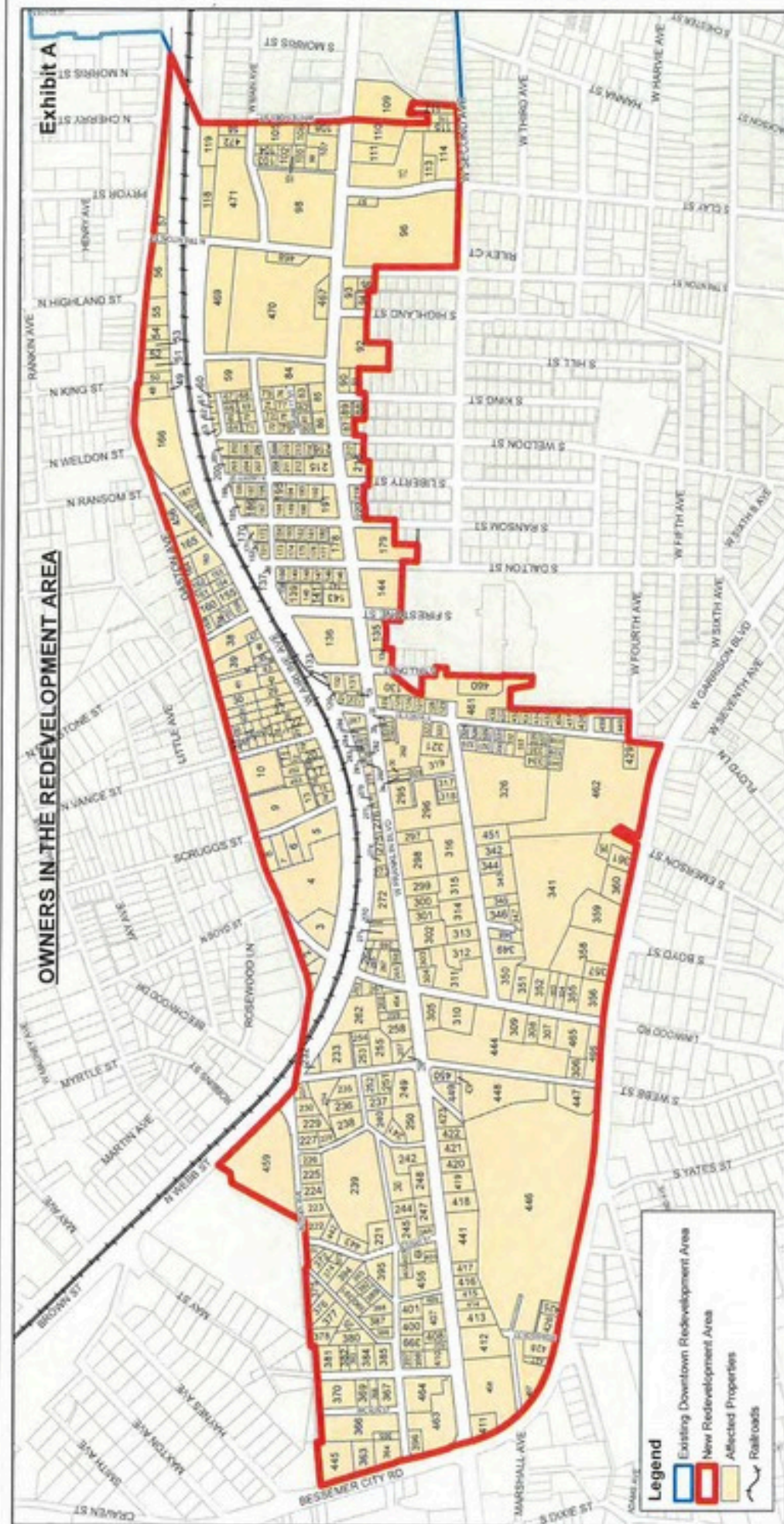
BE IT FURTHER RESOLVED that the boundary of this area as shown on the map labeled as Exhibit A and is certified to encompass the general area bounded by Gaston Avenue to the North; Whitesides Street to the East; West Garrison Boulevard and South Vance Street to the South; and Bessemer City Road to the West.

This the 15th day of October 2019.


Walker E. Reid, III, Mayor

ATTEST:

Sherry Dunnaway, City Clerk
Candice G. Owenby - Deputy



West Franklin
Redevelopment A

Redevelopment Area

Adopted by the Gastonia City Council on October 15, 2019



SEE ATTACHED TABLE

GASTONIA CITY COUNCIL MEETING
October 15, 2019 – 6:00 P.M
Gaston County Courthouse – Public Forum Room - Gastonia, NC

Mayor Walker E. Reid, III, called the meeting to order at 6:00 p.m. on October 15, 2019, in the Gaston County Courthouse, Public Forum Room. Mayor Reid recognized Councilman Robert Kellogg to deliver the invocation. Mayor Reid led the audience in the Pledge of Allegiance. Ms. Sherry Dunaway, City Clerk, recorded the minutes.

PRESENT: Mayor Walker E. Reid, III
Mayor Pro Tem David Kirlin

Council Members: Robert Kellogg
Jim Gallagher
Todd Pierceall
Jennifer Stepp
David Humphries

City Manager Michael C. Peoples

City Attorney L. Ashley Smith

ABSENT: None

ADOPTION OF THE AGENDA

Councilman Pierceall made a motion to approve the agenda. Councilman Gallagher seconded the motion. Council approved it unanimously.

APPROVAL OF THE MINUTES

Regular Council Meeting – September 17, 2019

Regular Council Meeting – October 1, 2019

Councilman Humphries made a motion to approve the minutes of September 17 and October 1, 2019. Councilman Kellogg seconded the motion. Council approved it unanimously.

AWARDS, CEREMONIES AND PROMOTIONS

E.1: PROCLAMATION RECOGNIZING OCTOBER 23-31 2019
AS RED RIBBON WEEK

REGULAR COUNCIL MEETING – October 15, 2019

RECIPIENTS: YOUNG MARINE CORPORAL CHRIS FORE AND
RECRUIT MARSHALL DUGGAN
PRESENTER: COUNCILMAN DAVID HUMPHRIES

Mayor Reid recognized Councilman David Humphries for this presentation.

Councilman Humphries read the proclamation recognizing Red Ribbon Week.

Mayor Pro Tem Kirlin made a motion to accept the proclamation. Councilman Pierceall seconded the motion and Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 1).

E.2: PROCLAMATION RECOGNIZING THE 60TH CELEBRATION OF
THE ETA MU LAMBDA CHAPTER OF ALPHA PHI ALPHA FRATERNITY, INC.
RECIPIENT: MR. LUICO HOLLAND AND MEMBERS OF THE
ETA MU LAMBDA CHAPTER
PRESENTER: MAYOR WALKER E. REID, III

Mayor Reid recognized Councilwoman Stepp for this presentation. Councilwoman Stepp thanked the Eta Mu Lambda Chapter of Alpha Phi Alpha Fraternity for all the work they do and have done in the community. Councilwoman Stepp read and presented the proclamation to Mr. Luico Holland and members present. Mayor Reid stated he had the opportunity to celebrate the 60th anniversary and noted it was a first class act. Mayor Reid also commended them for what they do in the community and encouraged them to keep up the good work. Mayor Reid noted that our Assistant City Manager, Quentin McPhatter, is a member of this fraternity. Mayor Pro Tem Kirlin made a motion to accept the proclamation. Councilman Pierceall seconded the motion and Council approved it unanimously. (Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 2).

E.3: PROCLAMATION RECOGNIZING SAPREX ADVANCED SOLUTIONS
RECIPIENT: MR. BOB GOULET
PRESENTER: COUNCILMAN ROBERT KELLOGG

Mayor Reid recognized Councilman Kellogg for this presentation.

REGULAR COUNCIL MEETING – October 15, 2019

Councilman Kellogg read and presented the proclamation to Mr. Bob Goulet congratulating him and the Saprex Advanced Solutions company on their success.

Councilman Gallagher made a motion to accept the proclamation. Mayor Pro Tem Kirlin seconded the motion and Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 3).

E.4: PROCLAMATION RECOGNIZING OCTOBER AS DYSLEXIA AWARENESS MONTH

RECIPIENT: MS. ELIZABETH MARTIN

PRESENTER: COUNCILMAN ROBERT KELLOGG

Mayor Reid recognized Councilman Kellogg for this presentation. Councilman Kellogg read and presented the proclamation to Ms. Elizabeth Martin along with her guests. Ms. Jennifer McBee stated she was the spokesperson for this evening. Ms. McBee thanked Council for recognizing October as Dyslexia Awareness Month noting she is a parent and advocate for those with Dyslexia. Ms. McBee presented information and statistics about Dyslexia noting it is a big problem and change is happening but they need everyone's help to continue. Councilman Pierceall made a motion to accept the proclamation. Councilwoman Stepp seconded the motion and Council approved it unanimously. (Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 4).

PRESENTATION

**F.1: PRESENTATION OF INFORMATION ON THE UNITED WAY
OF GASTON COUNTY ANNUAL CAMPAIGN**

PRESENTER: MS. LEIGH SPACH, CAMPAIGN AND DONOR RELATIONS MANAGER
MR. GLENN FRIED, CITY OF GASTONIA CAMPAIGN CHAIR

Mayor Reid recognized Ms. Leigh Spach and Mr. Glenn Fried.

Ms. Spach discussed United Way and that it has strived for 66 years to be a trusted resource to give people the tools they need to live a productive life. Ms. Spach stated all funding raised in Gaston County supports programs in Gaston County unless a donor request the donation go to another community. Ms. Spach introduced Glenn Fried as the new city employee Campaign Coordinator. Ms. Spach stated the campaign will be kicked off on November 4th and it will end on November 18th. Ms. Spach noted that investments in the campaign are made in quality programs that impact education, financial stability and health in Gaston County. Ms. Spach

REGULAR COUNCIL MEETING – October 15, 2019

announced that Joel and Steven Long with GSM Services are the Campaign Chairs. Ms. Spach discussed some of the programs that are funded by United Way. Ms. Spach thanked Councilman Gallagher for inviting her to come speak to the Council and audience.

**F.2: CITY OF GASTONIA ELECTRIC CUSTOMER SATISFACTION
RESEARCH RESULTS**

**PRESENTER: JOE ALBRIGHT, PUBLIC UTILITIES DIRECTOR
KELSEY LAWHEAD, SENIOR PRODUCT MARKETING SPECIALIST,
ELECTRICITIES OF NORTH CAROLINA**

Mayor Reid recognized Joe Albright and Andy Fusco with Electricities. Mr. Albright stated that in April 2019, Gastonia Electric partnered with Electricities and commissioned GreatBlue Research to contact some of the residential and commercial customers to gauge the level of satisfaction. Mr. Albright introduced Andy Fusco, Vice President of Member Services and Corporate Planning with Electricities. Mr. Fusco congratulated Gastonia and its Electric Utility Department for participating noting this is a very big step in understanding your customer's needs and continuing to meet those needs in the future. Mr. Fusco noted that the results were excellent. He further noted that the first survey began in 2017, now in 2019 and each year they have had ten of their member cities participate in the survey and Gastonia was one of the ten this year in 2019. Mr. Fusco said there were over a hundred questions and three thousand customers answered those questions. Mr. Fusco reviewed the results as shown in the exhibits. Councilman Gallagher stated this was great information. Councilman Gallagher discussed the COG TRU app that the City of Gastonia has available noting it gives information on outages and is very helpful.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 5).

PUBLIC EXPRESSION

Mayor Reid recognized Sgt. Laura Hamilton. Ms. Hamilton, 107 Bristlecone Court, Gastonia. Ms. Hamilton stated she is with the Toys for Tots Campaign noting she is one of the coordinators for Gaston County. Ms. Hamilton stated if anyone needs toys for their children, they should visit the website toysfortots.org and you can register there to receive toys, whether it is for you or a family member or for any non-profits who to help

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distribute the toys, they can sign up as well. Ms. Hamilton stated if you would like to make a donation you can also visit the website. Ms. Hamilton noted that boxes have been delivered and if there is a company or organization that would like a collection box placed, they can email toysfortots.glenn@gmail.com. Ms. Hamilton noted that no orders will be taken to receive toys after Thanksgiving. Ms. Hamilton stated they would love to have volunteers to help with this endeavor. Ms. Hamilton noted there are 1500 children signed up through the website to receive toys so far. Ms. Hamilton stated on the website you will want to search for the local Toys for Tots group and select Gaston County, North Carolina.

CONSENT AGENDA

Mayor Reid stated under ITEM H.7: in addition to the \$611,823.25, he also thanked the Department of Transportation and our delegation for an additional \$146,805.00 which gave us a grand total of \$709,000. Mayor Reid stated he just wanted to point that out to Council and we are very grateful for that.

Councilman Pierceall made a motion to approve the entire Consent Agenda H.1 – H.8.

Councilman Gallagher seconded the motion and Council approved it unanimously.

H.1: Resolution to Approve Final Recording Plat Maycroft Phase 3 (near Huffstetler Road)
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 6).

H.2: Resolution Rejecting Bids for the Southeast Sewer Project - Baltimore Sewer FERC
Crossing
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 7).

H.3: Traffic Ordinance Establishing Speed Limits, Stop Control, and on Street Parking in New
Phases of Bethesda Oaks
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 8).

H.4: Resolution Authorizing the Execution and Delivery of an Installment Financing Agreement,
a Security Agreement and Related Documents in Connection with the Financing of Various
Vehicles and Equipment for \$3,110,000 at 1.8418%
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 9).

H.5: Proclamation Recognizing the 75th Anniversary of Unity Baptist Church
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 10).

H.6: Resolution to Approve ArchiveSocial as a Sole Source Vendor
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 11).

H.7: Resolution to Award Contracts for the Airport Taxiway Lighting and Signage Rehabilitation
Project to Precision Approach, LLC for \$611,823.25 and to Talbert, Bright and Ellington

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for \$146,805.75. Recognize North Carolina Department of Transportation - Division of Aviation Grant for the Airport Taxiway Lighting and Signage Rehabilitation Project in the Amount of \$709,000 and Budget Amendment 2020014
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 12).

H.8: Resolution to Approve an Amendment of the Telecommunications Dispatch and Public Safety Systems Computer Support Interlocal Agreement
(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 13).

REGULAR AGENDA _____

PUBLIC HEARING AND CONSIDERATION TO APPROVE A RESOLUTION OF
ADOPTION FOR THE WEST FRANKLIN URBAN REDEVELOPMENT PLAN
PRESENTER: QUENTIN T. MCPHATTER, ICMA-CM, ASSISTANT CITY MANAGER

Mayor Reid recognized Quentin T. McPhatter, Assistant City Manager. Mayor Reid declared the Public Hearing open.

Mr. McPhatter stated this item before you is in the form of a Public Hearing as state law requires as you consider this redevelopment plan. Mr. McPhatter gave some background noting that as part of our continued economic development efforts for the FUSE District also known as Franklin Urban Sports Entertainment area. Mr. McPhatter stated we are looking at various tools to foster private investment in this area and one of those tools is the consideration of a Redevelopment Plan that will provide a tool to solicit private investment to revitalize West Gastonia in particular.

Mr. McPhatter further noted that the establishment of a redevelopment area is one of the 52 Goals and Objectives as part of our 2019-2021 Strategic Plan under Economic Vitality.

Mr. McPhatter stated this draft Urban Redevelopment Plan was presented at the Tuesday, October 2nd Planning Commission where it was unanimously approved (6-0) and certified to be in conformance with the Gastonia 2025 Comprehensive Plan as required by state law.

Mr. McPhatter stated that the recommendation of staff as this time is that the City Council approve the Resolution of Adoption for West Franklin Urban Redevelopment Area Plan.

Mr. McPhatter stated that Mr. Richard Smith with McGill Associates is also present this evening.

Mr. Smith presented an overview of the project and discussed the expansion. Mr. Smith stated from the 2025 plan, this redevelopment plan is a focused area plan that actually accomplishes that vision. Mr. Smith reviewed the map and plan as shown in the exhibits. Mr. Smith stated the best part is moving from blight to bright.

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Councilman Kellogg stated this is great to see all of this attention given to the west side of Gastonia. Councilman Kellogg stated that some people have the idea that we are going to be pushing people out and that we are not talking about people's homes that have been kept up well. Mr. Smith stated the plan is not intended on doing any acquisition of property as he pointed out earlier as shown in the slides in the exhibit. Mr. Smith stated this concentrates the city's efforts to that area so that it can be exemplified and that is more change in a positive direction and there is no intent for the city to take any properties or anything like that by any means. Mr. McPhatter stated in terms of the housing, basically if it doesn't meet building code, then that is what we consider blight, but if it is structurally sound, has running water and the proper utilities and in good shape, then it is not considered blight. Mr. McPhatter stated it is not the city's intent to purchase property, in fact our goal is to put property back on the tax rolls and certainly not to go out and condemn multiple properties within this respective area. Councilman Gallagher asked about the South Dalton Street section noting it doesn't look developed. Mr. McPhatter stated that property is currently Loray Mill, Phase I and would not help in this project because it is not blight, but they did however include Phase II in this project because it technically right now meets the definition of blight. Councilman Gallagher asked if we could get on a state list to promote economic growth because he would really like to see something happen to the Parkdale Mill area off Garrison. Mr. McPhatter stated he didn't know if we could get on a state list and we can put that information out there; however, we have been in discussion with some various lending agencies who foster economic development particularly new market tax credits and they have indicated to us that they like to fund projects in new market tax credits eligible areas so that would kind of put us on the radar for development. Councilman Humphries stated this is going to be huge for Ward 6, Ward 4 and some of Ward 5. Councilman Humphries noted that he has been waiting on this for a long time and it is going to be great. He stated he has received some phone calls recently from some commercial property owners that want to be assured that this has nothing to do with the extension of the MSD Tax District and he has assured them that this has nothing to do with MSD but he would like to get that on the record. Mr. McPhatter stated we can definitely clarify that this particular project has nothing to do with tax rate or anything like that. MSD is totally separate and to do anything on that requires a whole new process including a public hearing. Councilman Humphries asked why did we stop at Bessemer City Road and not go on out to Myrtle School Road or include Dixie Village, that area?

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Mr. McPhatter stated we barely met the threshold for blight as configured right now at this time, but certainly if you all want to look at it, we can down the road. Further discussion ensued. Mr. McPhatter stated for the record that should the City Council decide to extend this particular area, it will require a mail notice as well as two published notices in the newspaper. Councilwoman Stepp stated those were the same questions she was going to ask due to some phone calls she received as well. Councilwoman Stepp stated she is excited to see progress going forward since she grew up in this area and she is excited that Parkdale Mill is on that map because she has discussed that for two years. Mayor Pro Tem Kirlin made a motion to close the public hearing and to approve the Resolution of Adoption for the West Franklin Urban Redevelopment Plan. Councilman Pierceall seconded. Mayor Reid stated one person has signed in to speak. Mayor Pro Tem Kirlin rescinded his motion along with Councilman Pierceall. Mayor Reid recognized Ms. Tammy Nix. Tammy Nix, 206 S. Vance Street, Gastonia. Ms. Nix stated her concern and the majority of residents are also concerned about this revitalization of the west end with homeless people living in tents near their homes and thefts and drug use that they say accompany these without jobs, educational programs and places to stay. Ms. Nix discussed the issues with the homeless and stated she thinks we should take care of the homeless on the west end first before we spend millions on a ballfield. Ms. Nix discussed what she was told at the Planning meeting about homes that need work. Ms. Nix stated she is confused about what a blight area is. Councilman Pierceall asked Mr. McPhatter to explain exactly what minimum housing code is noting when we say minimum, it is minimum. Mr. McPhatter stated as part of this project, they took a visual observation around the neighborhood and they have a scorecard to do for the properties that were part of this. Mr. McPhatter stated on page 260 of the agenda is the actual score card but essentially anything having over a six is considered blight. Mr. McPhatter noted the criteria for blight is structural defects, abandoned electrical and mechanical conditions, noting severe conditions are what make for blight. Mayor Pro Tem Kirlin stated she mentioned things that are of concern that the city would be coming through and inspecting every home and deeming them demolition quality but that is not how the city typically does business. Mayor Pro Tem Kirlin asked Mr. McPhatter to briefly explain

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so that the people can understand what the purpose is, how the city will use this as a tool and how the people that live in this community will be impacted by it in a very specific way and how it is not to harm anyone who is there, but only to help them. Mr. McPhatter stated the purpose of this plan is really to stimulate private investment and obviously the FUSE District is part of this area which is how the initiative was started and that is what the goal is which is to stimulate private investment. Mr. McPhatter stated we have a number of agencies to fund projects, especially commercial projects who like redevelopment areas for funding. Mayor Pro Tem Kirlin stated it is not the city's intent to go door to door with a squad of inspectors to inspect every home in this neighborhood, then shut them down and kick them out. Mayor Pro Tem Kirlin stated sometimes things are miscommunicated or misunderstood so that is why it is very important you understand this now and everyone understands this now because this is not big brother or big government coming down and trying to clear out all the bad things in the community because that is not the point. Mayor Pro Tem Kirlin emphasized that it is a reinvestment tool to bring more money into the area so it can be redeveloped so that is a very positive thing. Mayor Pro Tem Kirlin stated there could be some people living in substandard housing that could possibly have to move out if a complaint is registered that people are living in uninhabitable conditions, but that happens throughout the whole city, not just this portion of the city. Mr. McPhatter stated this is complex and I have given Ms. Nix my business card and I will be more than happy to discuss this and meet with her and answer questions. Mayor Pro Tem Kirlin restated his motion to close the public hearing and to request approval for the Resolution for the West Franklin Urban Redevelopment Plan as presented. Councilman Pierceall seconded the motion and Council approved it unanimously. (Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 14).

ITEM I.2

**PUBLIC HEARING AND CONSIDERATION TO APPROVE
THE PROPOSED VOLUNTARY ANNEXATION ORDINANCE - 8.694 ACRES,
NEAL HAWKINS ROAD - AS REQUESTED BY
KENT OLSON, DEVELOPMENT SOLUTIONS GROUP
PRESENTER: MR.L. ASHLEY SMITH, CITY ATTORNEY**

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 15).

ITEM I.3

**PUBLIC HEARING - KENT OLSON, DEVELOPMENT SOLUTIONS GROUP
SUBJECT HEARING INVOLVES A REQUEST TO ZONE
(IN CONJUNCTION WITH ANNEXATION REQUEST FILE 9318)
APPROXIMATELY 8.694 ACRES FROM RS-12 (GASTON COUNTY, SINGLE-FAMILY
RESIDENTIAL DISTRICT, MINIMUM 12,0000 SQ. FT. LOTS) TO RMF CD**

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(CITY OF GASTONIA, MULTI-FAMILY CONDITIONAL RESIDENTIAL DISTRICT).
THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF NEAL HAWKINS
ROAD. THE PROPERTY IS OWNED BY RGP FAMILY LIMITED PARTNERSHIP
AND RICKY CREEDMORE. (FILE #9280)
PRESENTER: JASON THOMPSON, AICP, PLANNING DIRECTOR

Mayor Reid noted the above two public hearings are (I.2) Consideration to Approve the Proposed Voluntary Annexation Ordinance – 8.694 Acres, Neal Hawkins Road as Requested by Kent Olson, Development Solutions Group where Attorney Ash Smith and Jason Thompson will be the Presenters and we will also hear (I.3) Public Hearing – Ken Olson’s Development Solutions Group. Subject Hearing Involves a Request to Zone (in conjunction with annexation request File 9318) Approximately 8.694 Acres from RS-12 (Gaston County, Single-family Residential District, Minimum 12,000 sq. ft. lots) to RMF CD (City of Gastonia, Multi-family Conditional Residential District). The Subject Property is located on the North Side of Neal Hawkins Road. The Property is owned by RGP Family Limited Partnership and Ricky Creedmore. (File #9280). Mayor Reid declared the public hearings open and stated we will hear from City Attorney Ash Smith and Jason Thompson, Planning Director. Mr. Smith stated his part of the presentation is with regard to the voluntary annexation noting these are three lots that come to about 8.7 acres on Neal Hawkins Road next to the Hawks Ridge neighborhood and city staff has reviewed the properties in regard to providing necessary city services once they become part of the city and there is no objection on the part of the staff to do so; therefore, if you choose to annex the property, staff recommends that it become effective tomorrow October 16th and of course you would need to approve the zoning to change it from County to City. Mr. Thompson stated this is a voluntary annexation request that is accompanied by an application of zoning to rezone the property to permit a townhome development on the site. Mr. Thompson stated the map is in the exhibits that shows the area of the rezoning. Mr. Thompson reviewed the site plan as shown in the exhibits noting it was very conceptual at this stage. Mr. Thompson stated should Council decide to annex this property and to apply this zoning designation, then staff would go through this very diligently and ensuring that all of those detailed requirements are met,

Mr. Thompson stated Kent Olson cannot be issued.

Development Solutions Group, is on the sign in sheet and he can answer any questions. Mr.

Thompson stated the zoning conditions that are written into the staff report are binding as well.

Mr. Thompson stated the Planning Commission voted unanimously at their meeting to recommend approval of this project and staff is also recommending approval.

Mayor Pro Tem Kirlin asked who will be providing electric to this site.

Mr. Thompson stated that has not been determined at this stage.

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Councilman Humphries asked if the developer is aware of all of the restrictions? Mr. Thompson stated that they are as they are currently working on another project in the city. Councilman

Pierceall stated multi-family is definitely something that is going into this area and being used in this area and Mr. Olson is a Developer that brings high standards with his development and this is something he thinks will fit into the area well and he further noted we appreciate the request for annexation.

Mayor Pro Tem Kirlin asked if there has been any cost analysis done of the water and sewer extensions that may be required at this property and is that ever a point of consideration and negotiation at this point in time.

Mr. Thompson referred to the site plan and noted that this something everyone is aware of and he discussed the existing sewer with Mr. Olson and he is very much aware and accommodating it by indicating here on the site plan. Mr. Thompson deferred the financial aspect to Mr. Olson.

Councilman Pierceall referred to the surrounding areas that have city water and sewer and the other developments will tap into that and getting water should be easy.

Further discussion ensued.

Mayor Reid recognized Shirley Thomas and Mr. Kent Olson if necessary.

Shirley Thomas, 2491 Hawk Ridge Drive, stated she has lived in Hawks Ridge for over twenty years and her concern is the connecting of the communities noting it would cause a serious problem for the rest of them on Neal Hawkins. Ms. Thomas asked if a retaining wall to separate the properties will be built because now she has a privacy fence up to separate her property from the adjoining property so she wants to know if a permanent retaining wall would be built. Ms. Thomas also stated she heard something when she went to the Planning meeting there was talk of meeting with the residents and she asked if you are still planning on having a meeting.

Mr. Olson stated they had that meeting approximately six weeks ago.

Ms. Thomas stated she missed it. Mr. Olson stated he would be happy to answer any questions.

Mr. Olson stated his company is Development Solutions Group, 11121 Carmel Commons Boulevard in Charlotte. Mr. Olson thank Council for their service and thanked them for the opportunity to bring this exciting project to their attention and annexation. Mr. Olson stated they have worked with staff for over three months on this project and they are excited about the opportunity to be annexed into the city and after working closely with Planning, they felt like with multi-family coming to the west and north of us, that this would be a great transition from the single family to that multi-family, so a lot of thought and effort was put into this project as well as

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put into the commitments that they made working closely with planning staff to be sure they met all of the ordinances. Mr. Olson stated he has been in this area since 1984 and done over seven communities in the Lake Wylie and over 3,000 lots in Charlotte noting he was proud of all of them. He also worked with Councilman Pierceall to make sure he was aware and we appreciate his input very much. Mr. Olson also noted that the community meeting was well received and they are excited to be unanimously approved by planning. Mr. Olson stated their intent is not to build a retaining wall and there may be an instance in the back of this property that may have to have a wall to control the run-off into the retention pond but as far as walls around the community, we will have buffers and trees to maintain privacy, but outside of that he is hopeful that people are walking back and forth through the communities in a friendly manner. Councilman Pierceall made a motion that we close the public hearing for I.2 and I.3 and he made a motion that we approve the voluntary annexation and also the zoning request along with the statement of Reasonableness and Consistency that is included in the exhibit. Councilman Gallagher seconded the motion Mayor Pro Tem Kirlin asked for Mr. Thompson to explain the concept of buffering and what the city will require in terms of buffering. Mr. Thompson stated the city's base ordinance requirement for buffering these types of developments from adjacent single family development requires a Type C Buffer. Their option for achieving a Type C Buffer, one would be 25 feet of area adjacent to the other neighborhood of just plantings or it can be reduced to 15 feet of areas with plantings and a fence. Mr. Thompson noted in these materials right now is with a six-foot-tall opaque fence, which could be wood or vinyl along with a specific schedule of plantings, tree and shrubs so the options exist but as it is drawn up right now it shows a fence. Mr. Olson stated based on her comments and to Mr. Thompson's point earlier about the site plan being a rough draft, he stated he would like to make the commitment to do the larger buffer without the fence and the new site plan will address that. Mr. Thompson stated we could just add that to the list of conditions that it can be the 25-foot buffer in lieu of the 15-foot option. Mayor Reid stated we have a motion and a second. Council voted unanimously to approve. (Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 16).

PUBLIC HEARING – AMENDING THE UNIFIED DEVELOPMENT ORDINANCE
SUBJECT HEARING INVOLVES A REQUEST TO AMEND THE UNIFIED
DEVELOPMENT ORDINANCE TABLE
12.4-6 OF CHAPTER 12 SIGNS TO CLARIFY MULTI-TENANT SIGNAGE
BASED ON GROSS FLOOR AREA. (FILE#9338)
PRESENTER: JASON THOMPSON, AICP, PLANNING DIRECTOR

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Mayor Reid recognized Jason Thompson, Planning Director and declared the public hearing open. Mr. Thompson stated the UDO has a chapter about regulating signs. Mr. Thompson stated this amendment is focused on large multi-tenant developments, industrial and commercial and how much detached multi-tenant signage square footage is allowed. Mr. Thompson stated this is aimed to slightly increasing the amount of allowed multi-tenant signage in the large multi-tenants' development, 250,000 square feet of leasable area or greater. Mr. Thompson gave examples to illustrate some situations that have already taken place where this could have been beneficial. Mr. Thompson stated these amendments will bring clarification as well as allow additional signage for multitenant developments with more than 250,000 sq. ft. and if approved this ordinance amendment would allow an increase of commercial and industrial multitenant signage. Councilman Pierceall made a motion to close the public hearing and to approve the Amendment to the Unified Development Ordinance. Councilwoman Stepp seconded the motion and Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 17).

**CONSIDERATION TO APPROVE A RESOLUTION FOR THE MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF GASTONIA AND
US DEVELOPMENTS LLC-EASTRIDGE MALL PROPERTY
PRESENTER: QUENTIN T. MCPHATTER, ICMA-CM, ASSISTANT CITY MANAGER**

Mayor Reid recognized Quentin McPhatter, Assistant City Manager. Mr. McPhatter stated they have been working with US Developments on the Eastridge Mall redevelopment project and the proposed MOU is to basically assist US Developments in its efforts to further their initiative in regard to acquiring this site and also to further demonstrate that we are partnering with them as they work to embark on this transformational project as negotiations continue on that site. Mr. McPhatter noted the approval of the MOU with US Developments will allow city staff to work with the developer as they prepare a more comprehensive plan for redevelopment at the site as shown in the exhibits. Mr. McPhatter noted that the redevelopment of the Eastridge Mall site represents a significant private investment project and is in line with the City's 2019-2021 Strategic Plan which cites partnering with the site owners and management companies as they invest and attempt to redevelop the properties to maximize value and this is just to signify the partnership that we have. Mr. McPhatter answered various questions from Council. Councilman Pierceall made the motion to approve the Resolution for a Memorandum of Understanding between the City of Gastonia and US Development LLC-Eastridge Mall Properties.

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Councilman Kellogg seconded the motion. Mayor Pro Tem Kirlin asked if anyone wanted to make any comments. Mr. Stephen Rosenburgh stated he would be very amiss if he did not thank the City staff, City Manager, City Attorney, City Planning Director and each and every member of staff that they have met with on multiple occasions noting to come before you with this memorandum took months of work, noting it started more than a year ago so it is not something that is easily dealt with but in order to do this they wanted to deal with a lot of the details. Mr. Rosenburgh noted the staff has been amazing to work with and very encouraging and if the staff weren't we wouldn't be here because we won't fight city hall. Mr. Rosenburgh stated if they can fit into the vision that you have for the community then they want to be part of that. Mr. Rosenburgh stated he thinks this vision has merit and it is not easy and a long way from being done. Mr. Rosenburgh stated they do have a vision book for Council to view. Mr. Rosenburgh discussed the type of facilities they hope to see so they are trying to be creative. Council voted unanimously to approve. (Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 18).

**CONSIDERATION TO APPROVE A RESOLUTION FOR THE MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF GASTONIA AND
DMD INVESTORS - FUSE DISTRICT BREWERY
PRESENTER: KRISTY CRISP, DIRECTOR OF ECONOMIC DEVELOPMENT**

Mayor Reid recognized Ms. Kristy Crisp. Ms. Crisp stated when the FUSE project began, they talked about it being an economic development project and the importance of having private development partners build alongside with us. Ms. Crisp stated this is the second private development partner, DMD Investors since starting FUSE and it is a portion of the Coca-Cola building and they are interested in a brewery concept. Ms. Crisp stated Zach Boshamer will answer questions. Councilman Kellogg stated everything heard tonight has been years and years of hard work from our city staff, Councilmembers and Mayor and everything is coming together this past year. Councilman Kellogg thanked the city staff that when others were saying this should be written off, the staff has fought for this and they should be happy of what they have accomplished. Councilman Kellogg noted again that lots of work has gone into this and we are now seeing the fruits of our labor. Councilman Humphries asked if this was the building out back with the roll-up doors. Ms. Crisp replied that it was that part of the building.

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Mr. Boshamer, 510 S. York Street, Gastonia. Mr. Boshamer stated they have a ton of pride for this area, as he has lived here all of his life. Mr. Boshamer stated they want to see this area succeed and he thinks it will be nice to have a brewery and a place to enjoy.

Councilman Galloway asked if he brews the beer or is an investor setting it up.

Mr. Boshamer stated that personally he is just an investor. Mr. Boshamer stated they are involved with the brewery and this is who primarily brew the beer.

Mayor Pro Tem Kirlin asked about his project time line with the opening of FUSE.

Mr. Boshamer stated that they would like to move very quickly, so ideally they will be ahead of the city's schedule for the FUSE stadium noting they would like to become a staple in the area and be an attraction that people come to before the ballpark is even open.

Councilman Pierceall made a motion that we approve the MOU presented before us and

Councilwoman Stepp seconded the motion. Council approved it unanimously.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 19).

COMMITTEE REPORTS

**CENTRAL CITY REVITALIZATION & HOUSING COMMITTEE
PRESENTER: COUNCILMAN TODD PIERCEALL, CHAIRMAN**

Mayor Reid recognized Councilman Todd Pierceall, Chairman, for this presentation. Councilman Pierceall stated Items 2:A, 2:B, 2:C, and 2:D are all in-kind services. Councilman Pierceall recognized Mr. Jason Ramey and Mr. Gerald Tate for comments as shown under their respective items. Councilman Pierceall reviewed these in-kind services items and stated the Committee voted on all of these (3-0) to approve as requested and he made that in form of a motion. Councilman Gallagher seconded the motion and Council approved it unanimously.

ITEM 2:A: Resolution to Approve In-Kind Services Summer Concert Series Dates 2020 ITEM 2:B: Resolution to Approve In-Kind Services Rotary Chili Cook-off Fundraiser for Permanent Restrooms Jason Ramey, 3073 Cloninger Road, Dallas, NC stated the Chili-Cook-off is part of the Rotary restroom fundraiser for downtown, we are partnering with them noting right now and we have 20

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registered and would like to have about 10 more and the entry fee is \$35.00. Mr. Ramey stated the Gastonia East Rotary Club has a Facebook page that has links.

ITEM 2:C: Resolution to Approve In-Kind Services Gastonia Toys for Tots on November 24, 2020

Mr. Gerald Tate, 313 Pryor Street, stated this is for needy children and this is the Toys for Tots motorcycle run and this will be their 33rd run. Mr. Tate noted that together with the City that he thinks they are doing a great job and with the spin-off from this run, there should not be any kids left behind and they are very proud of it. Mr. Tate thanked the city and he appreciates the city's commitment to it.

Mr. Gallagher requested the date and time of the run.

Mr. Tate stated it will be Sunday, November 24th at 1:00 and will start at the Erwin Community Center, 913 Pryor Street. Mr. Tate stated you could sign up at the Salvation Army or at the Gaston County Social Services to receive these toys noting they assist with this.

Mr. Gallagher thanked Mr. Tate along with Mayor Reid and Councilman Pierceall.

ITEM 2:D: Resolution to Approve In-Kind Services Veterans Day Parade on November 11, 2019

ITEM 2:E: Resolution to Approve Lease Agreement with United Way of Gaston County – Parking Partnership

Councilman Pierceall stated this proposed lease agreement is for 99 years and in return the City does the landscaping and upkeep but it provides a unique opportunity to add some additional parking spaces downtown and staff also feels that this is a very good way to add additional parking. The Committee voted unanimously (3-0) to recommend approval of the lease agreement as presented and he made that in the form of a motion. Councilman Gallagher seconded the motion.

Further discussion ensued. Council approved the motion unanimously.

ITEM 2:F: Resolution to Approve IDEAL Grant Request by United Way of Gaston County

Councilman Pierceall stated this also the United Way of Gaston County and is an IDEAL Grant application for a Façade improvements amount request \$10,000 and in addition United Way also requested \$10,000 to help fund mural project noting that the ElectriCities Downtown Grant award received by the city could go toward this project.

Councilman Pierceall stated the Committee voted unanimously (3-0) to recommend approval of the IDEAL grant as present and the \$10,000 ElectriCities Downtown Grant and he made that in the form of a motion. Councilman Kellogg seconded the motion.

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Further discussion ensued. Council then approved the motion unanimously. ITEM 2:G: Resolution

to Approve Proposed Memo of Understanding for the Center City

Crossings Project 147 W. Main Avenue/Keuster Development

Councilman Pierceall stated the Committee voted unanimously (3-0) to recommend approval of the proposed Memorandum of Understanding as presented and put that in the form of a motion. Councilman Gallagher seconded the motion. Council approved it unanimously.

ITEM 3: Other Matters

3.A Downtown Art Verbal Update – staff presented an update on Downtown Art stating that the Downtown Art Committee has voted to move the art piece “Ghillie Dhu” in Center City Park to the front of the Garland Center. Councilman Pierceall noted this item was for information only.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 20).

CITY ATTORNEYS REPORT

Mr. Smith stated that it has taken a long time for some of these projects noting that the City started with the property that is going to be the Kuester property twenty years and that was part of the 1999 Urban Redevelopment Plan and when we acquired that property no one thought it would take twenty years to redevelop it, but this is what we were shooting for so this agreement is really significant to those of us that have worked on this for such a long time.

Mayor Reid stated that has been the missing piece of the puzzle downtown that we have been waiting for a number of years, is to have people downtown after 5:00 p.m., living, working and supporting the businesses there.

CITY MANAGERS REPORT

Mr. Peoples stated Excess Trash Week was held and it was extremely popular and it set records again. Mr. Peoples noted there is a lot of overtime involved and the event does cost approximately \$18,000 that includes the disposal and overtime that it takes to do that. Mr. Peoples noted that there were 466 tons collected, 8% more than in the Spring and 32% more than in the Fall. Mr. Peoples thanked all of Solid Waste and also Marketing and Communications in getting that message out to people to make it such a popular event.

Mr. Peoples stated the FUSE project is underway if you haven't been by or you can go to

_____ and there is a live cam link that you can watch this action all the time.

Mr. Peoples stated there is a No Shave November-December event coming up and the department enjoys this, as it raises money for Special Olympics and in December they will be raising money

REGULAR COUNCIL MEETING – October 15, 2019

for injured Highway Patrolman Chris Wooten so if you would like to participate with that group, that would be \$40. Mr. Peoples stated we are looking forward to the November and December No Shave events coming up. Mr. Peoples stated resurfacing is also going on noting a lot of work is being done on Second Avenue at the present and that is a great project. Mr. Peoples stated there is a brief video on Water Treatment Plant dedication for viewing now. Mr. Peoples thanked all of the departments that participated in the dedication event.

CITY COUNCIL'S REPORT

Councilman Humphries – thanked Councilman Pierceall for inviting him to the meeting last night to his Talk of the Town Community meeting last night. He also thanked the staff, Rusty Bost, Kristy Crisp and Vincent Wong for the work they did. Councilman Humphries reminded everyone about the Shop with a Cop fundraiser sponsored by the Gastonia Police Foundation which will allow 50 children to shop for Christmas with an officer. As part of this fundraiser, you can purchase ornaments from the Foundation or you can make a donation at the police department noting it is a great opportunity to make a difference in a child's life. He stated this event is very touching and the children buy more for their families than themselves. Councilman Humphries stated his veterans group will be meeting Saturday, October 19th, 10:00 a.m. – 1:30 p.m. at the Adult Recreation Center where lunch will be served to the first 40 attendees and there will be some good speakers. There will also be a Veteran's Day Recognition video that we will watch. Also, Councilman Humphries requested everyone to keep the first responders, military, and their families in your prayers noting they are out there doing their duty so that we can sleep safe at night. Councilwoman Stepp – was able to attend Trooper Wooten's fundraiser and it was amazing to see how many people came together for such a great cause. She also attended the ground breaking at FUSE and it was a great event and a wonderful time even though it was very hot. She also attended the Water Plant Dedication where staff did an awesome job of getting both of those together and it was exciting to be a part of it. She also attended the Highland Family Reunion this past Saturday and also attended the reception for the new County Manager, Kim Eagle to welcome her noting she is excited to work with her and see how we can work with her and other municipalities. Councilwoman Stepp stated Better Angels will be meeting November 16th and if you are interested please let her or Dr. Mark Epstein know about that.

REGULAR COUNCIL MEETING – October 15, 2019

The Little Theatre has the play *Same Time Next Year* coming up and will run November, 8, 9, 15 and 16 at 7:30 and a Sunday Matinee at 2:30 and Councilwoman Stepp encouraged everyone to attend. She also noted that the Gastonia Concert Association has a concert on Friday, November 8th at 7:30 at First Assembly on Myrtle School Road. Also, the Gaston County Art Guild the miniature art show will be starting at the Library November 4-27 and that is artwork 5x7 and she encouraged everyone to go out and support our arts.

Councilman Pierceall – thanked staff for the work they did with the Talk of the Town meeting noting it was his 20th Talk of the Town meeting he has had since being elected so there was some celebration. Councilman Pierceall stated he was amazed at the depth of the questions in this one. Councilman Pierceall noted it was a very good meeting and they were able to answer a lot of good questions.

Councilman Pierceall stated there is street repaving going on in his neighborhood and he is excited to have the new payment.

Councilman Gallagher – stated the water treatment plant was excellent and it was set up by ~~Christine Carlson~~ and she did a good job along with all the other staff involved. He also attended the fundraiser for Trooper Wooten.

He was invited to speak to the ninth graders at Cramerton Christian to speak and present information on the Constitution and its history and also on elections and he enjoyed it.

Councilman Gallagher stated he didn't want anyone to be confused noting this stadium is going to do three things: 1) be great entertainment to our town from baseball, soccer and football games to concert events and festivals; 2) it will connect Loray Mill to downtown and revitalize everything in between; and 3) it is an economic driver which we have been looking for noting we already have three developers investing in our downtown. Councilman Gallagher noted that one is from Florida which has purchased the Trenton Mill and will invest \$15M dollars and create 75 apartments. Another from Charlotte is looking to put in 100 apartments and invest \$25M and most recently a Texas company wants to build a hotel next to the Conference Center which would be an additional \$15M dollars investment for a total of \$55M dollars of private money being invested in our downtown for the first time in decades. FUSE is already starting to achieve the goal we have all been waiting for, a vibrant downtown that we will all want to live, work, and play in.

Mayor Pro Tem Kirlin – stated it has been a very uplifting couple of weeks between the FUSE ~~groundbreaking and the~~ water treatment plant dedication, noting that these were some of the most special times that he has experienced along with many other staff members noting it wasn't always this good but it has taken a lot of work. Mayor Pro Tem Kirlin stated that our City Manager, Michael Peoples has done a special job of hiring noting there are a lot of new people here and he has seen firsthand they have all been spot on in terms of their hire and he further stated that Mr. Peoples has created such a special team working on this economic driver and everything is in place to make this thing go now so that things are really starting to click! He further noted that all of

REGULAR COUNCIL MEETING – October 15, 2019

our visitors who attend these functions see how professional and the high quality of what we do and they realize the professionalism involved.

Mayor Pro Tem Kirlin discussed the United Way Campaign and he challenged everyone to contribute something this year as a show of leadership of this Council that we do support United Way even if it is in some very small fashion and that is his challenge to all of Council.

Councilman Kellogg – stated the FUSE Groundbreaking was hot but well worth it. He also noted that Highland Family Reunion Saturday morning was a great event he attended with Councilwoman Stepp there and stated that time flew while there and they had a great time.

He also discussed a letter to the editor that Deacon John Weisenhorn wrote discussing homelessness and how we all have to share in that responsibility of trying to help those that are in need. He noted there are a lot of people working on this issue and he encouraged everyone to keep doing what we can do noting he is excited about what we are doing but when he sees a group of homeless people going down the street passing our new developments being built, it concerns him. He further noted that he is thankful for the conversations he has had with Michael Peoples and other city staff who understand the issues, how deep they are and that they can't be fixed overnight but he we put our heads and hearts together and partner with others we can come up with something so as we celebrate our successes let's say a prayer for those who are hurting, who do not have homes and are on the outside looking in.

Mayor Reid thanked Councilman Kellogg for acknowledging what is happening in our city and our concerns and needs and where we need to be focused.

ANNOUNCEMENTS

Mayor Reid read the announcements as shown in the exhibits. Mayor Reid thanked Candice

Owenby and Suzanne Gibbs for filling in tonight. He also thanked

Mary Elliott and her staff for the positive reports they are putting out about our city and he thinks that is great.

Mayor Reid declared the meeting adjourned at 8:41 p.m.

(Reference as contained in Exhibit Book 5 to Minute Book 109 at Page 20).

Mayor Walker E. Reid, III

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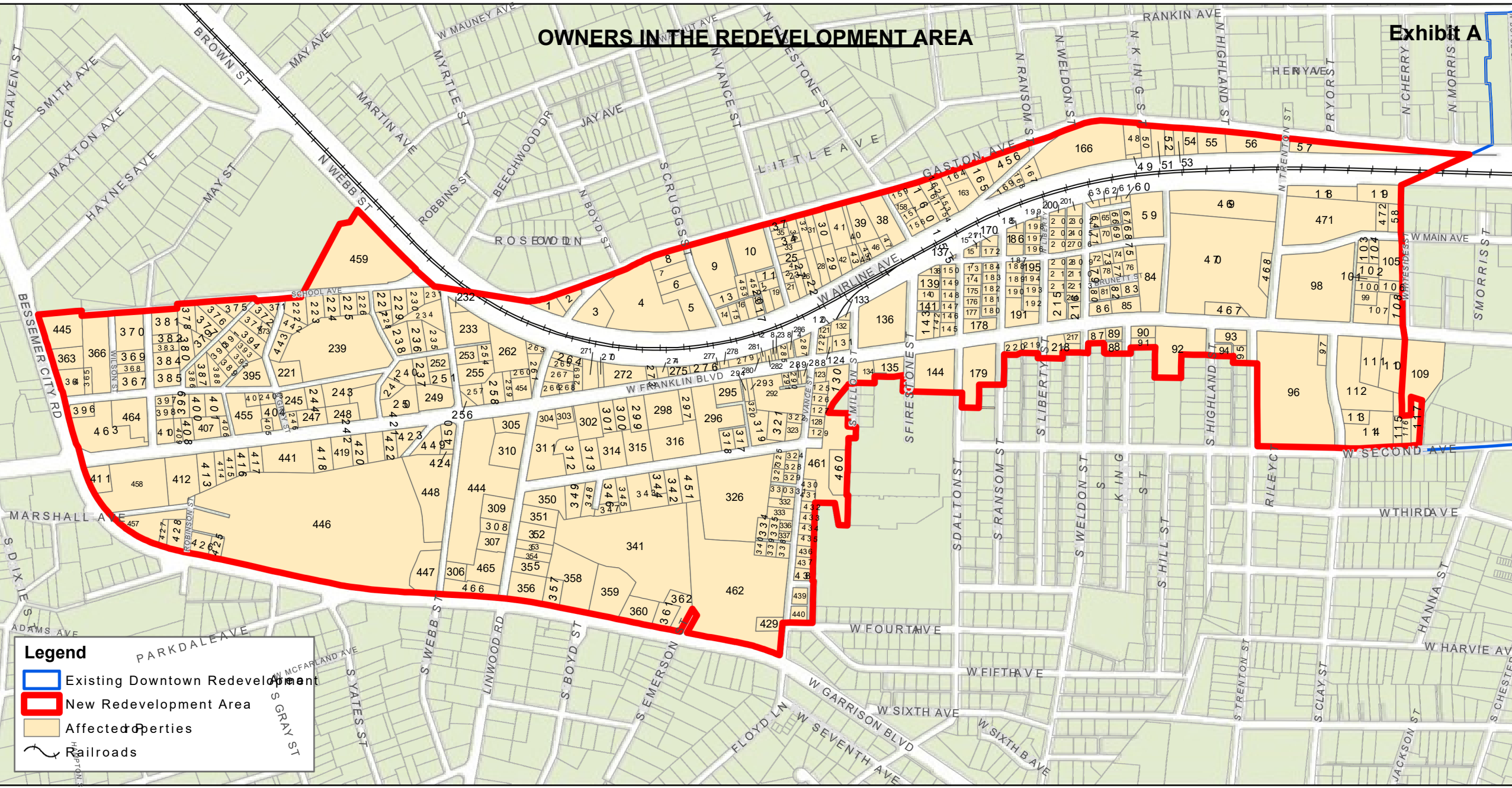
L. Ashley Smith, City Attorney

Candice Owenby, Deputy City Clerk

rc101519

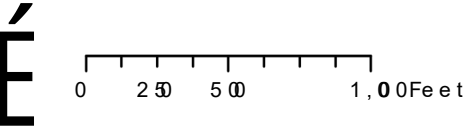
OWNERS IN THE REDEVELOPMENT AREA

Exhibit A



Legend

- Existing Downtown Redevelopment
- New Redevelopment Area
- Affected Properties
- Railroads



West Franklin
Redevelopment Area

SEE ATTACHED TABLE



Adopted by the Gastonia City Council on 05, 2019

Date: 10/23/2019

West Franklin New Redevelopment Area
(Adopted by the Gastonia City Council on October 15, 2019)

1	C/O HOLLI D WATKINS&WATKINSANGELAB HEIRS	123	1159WEST FRANKLIN LLC	245	ELLISDONALD E & ELLIS PATRICIA	375	REECE CAPITAL MGMT GROUP LLC
2	SHIV RAJ JANKI LLC	124	FIRESTONE FIBERS & TEXT COLL	246	WEASE BETHW & WEASE BILLY R	376	BRADY SARAH JANE
3	INDUSTRIAL ELECTROPLATING CO	125	WILLIAMS MARSHA H	247	WEASE ELIZABETH W & WEASE BILLY R JR	377	CARPENTER JAMES ALVIN
4	PRESCOTT AMELIA & PRESCOTT WALTER C	126	NIX TAMMY DARLENE	248	YELTON JAMES K & YELTON RITA V	378	TEO DONALD L & WINSTEAD CARRIE D
5	DAYLE GUFFEY PROPERTIES LLC	127	RAMSEY GERALD	249	STARS INVESTMENTS COMPANY LLC	379	SPENCER JERRY CURTIS
6	DAYLE GUFFEY PROPERTIES LLC	128	EURO PROPERTY DEVELOPMENT INC	250	GOMEZ BLANCA L	380	AVILA VIRGINIA GUZMAN & VARGAS REGULO RUIZ
7	CARVER EVA KATHLEEN	129	MCCLURE JOHN LEWIS	251	STARS INVESTMENTS COMPANY LLC		OKONKWO DESTINY & CAROLINA MERCY
8	TREECE GAYNEL V & TREECE MARVIN R	130	HOUSER PROPERTY INVESTORS LLC	252	ADAIR JACK DOUGLAS & ADAIR LISA REVELS	381	MEDICAL CLINIC*
9	BLACK LOYDE E & BLACK MARY S & C/O RO'S BAR-B-Q DISTRIBUTING	131	LORAY BAPTIST CHURCH	253	ALEXANDER MACHINE CO INC		OKONKWO CORNELIUS
	PENTECOSTAL REFRMD CH GOD INC & C/O	132	LORAY BAPTIST CHURCH	254	GIBSON LISA DUREN	382	STAMEY KARLA PAIGE
10	LOGAN MCCASKILL	133	LORAY BAPTIST CHURCH	255	ARTHUR EMILY R		WALKER RANDY E
	CROSHAW STEVEN LESLIE JR & CROSHAW JULIE	134	JACOBS EDWARD G JR & JACOBS RHONDA K	256	ALEXANDER MACHINE CO INC	383	OKONKWO DESTINY & CAROLINA MERCY
11	ANNETTE GANTT	135	LENIHAN PROPERTIES LLC C/O JOSEPH LENIHAN	257	ALEXANDER MACHINE CO INC	384	MEDICAL CLINIC*
	BROMMER DANNY RAY HEIRS & C/O ROBIN BROMMER	136	LORAY BAPTIST CHURCH	258	ALEXANDER MACHINE CO INC	385	WOODY ROGER & WOODY DORIS
12	GOODSON ALBERT L & GOODSON SHARON L	137	GIBSON KIMBERLY MICHELLE	259	ALEXANDER MACHINE CO INC		K & D RENOVATIONS INC
	CHRISTIAN RODGER & CHRISTIAN TATIANA Y MCLEAN DOROTHY J	138	LORAY BAPTIST CHURCH	260	ALEXANDER MACHINE CO INC	386	BLACK DANIEL J C/O BRINDA BLACK
13	TONEY FAMILY TRUST & WEASE BILLY R JR & ELIZABETH	139	LORAY BAPTIST CHURCH	261	ALEXANDER MACHINE CO INC	387	WEAVER ALEX D
14	TONEY FAMILY TRUST & WEASE BILLY R JR & ELIZABETH	140	LORAY BAPTIST CHURCH	262	ALEXANDER MACHINE CO INC	388	SALDANA JOSE ANTONIO
15	TONEY FAMILY TRUST & WEASE BILLY R JR & ELIZABETH	141	LORAY BAPTIST CHURCH	263	ALEXANDER MACHINE CO INC	389	SMART BUILDING GROUP LLC
16	TONEY FAMILY TRUST & WEASE BILLY R JR & ELIZABETH	142	LORAY BAPTIST CHURCH	264	WILSON DAVID A & WILSON KATHRYN P	390	IRA CLUB FBO ERIC M ORENSTEIN IRA 1001954
17	MCCLURE ROGER ODELL	143	LORAY BAPTIST CHURCH	265	WILSON DAVID A & WILSON KATHRYN P	391	NC ASSET MANAGEMENT GROUP LLC
	BROMMER DONNA & BROMMER JAMES L	144	STAMEY JAMES SCOTT	266	WILSON DAVID A & WILSON KATHRYN P	392	BYRD STEVEN LYNN
18	BROMMER DONNA & BROMMER JAMES L	145	LORAY BAPTIST CHURCH	267	WILSON DAVID A & WILSON KATHRYN P	393	MOORE ROY S & MOORE JUANITA G
19	WILKINS ANDER LEE III	146	LORAY BAPTIST CHURCH	268	WILSON DAVID A	394	MOORE BRENT
20	SORASEUN KHAMPHAY & SORASEUN VILAILACK	147	SERRANO PROPERTIES LLC	269	WILSON DAVID A	395	HOUSES4RENT LLC
21	ESCALANTE JOHANA MEJIA & IZAGUIRRE DEL CID EDWIN G	148	SERRANO PROPERTIES LLC	270	WILSON DAVID A	396	STAMEY JAMES SCOTT
22	WARREN CHRISTOPHER CASS	149	BORMANN DAVID WILLIAM	271	D & M ASSOCIATES LLC	397	HOUSES4RENT LLC
23	ERWIN DORIS & ERWIN WILLIAM	150	SERRANO PROPERTIES LLC	272	WILSON DAVID A	398	BLACK BRINDA
	KEENAN BRANDON R & KEENAN YESICA	151	STEPHENS LEON	273	BEARDCO PROPERTIES LLC	399	RUSSELL DAVID A & RUSSELL DEBORAH
24	KEENAN BRANDON R & KEENAN YESICA	152	JUSTICE KEITH WAYNE	274	YELTON JAMES K & YELTON RITA V	400	WHITESIDES DARRELL RICHARD
	ROLAND CHARLES W JR	153	TREECE DEBRA W & TREECE ROGER D	275	YELTON JAMES K	401	ELLIS DONALD E & ELLIS PATRICIA
25	TRUST #11011138120618 PROPERTY HOLDINGS	154	HOWARD WILLIAM HENRY	276	DOCKERY MATTHEW BRYON	402	MEEK HELEN H
26	ENTERPRISE REAL ESTATE LLC	155	BELL DENNIS W & BELL VICKIE D	277	ELLE PROPERTIES LLC	403	THOMAS PHYLLIS HOWARD
27	MCLEAN LYNN LESLIE JR	156	DAY TERESA STARLENE M & SPANN SHARON M	278	ELLE PROPERTIES LLC	404	RUSSELL DAVID A & RUSSELL DEBORAH
28	MCLEAN LYNN L JR	157	EDA HOLDINGS LLC	279	ELLE PROPERTIES LLC	405	RUSSELL DAVID A & RUSSELL DEBORAH A
29	THE DEXTER GROUP TRUST & C/O WILMINGTON	158	SPEARMAN KIM MORRIS & SPEARMAN KIMBERLY ROBERTSON	280	YELTON JAMES K & YELTON RITA V	406	CHILDRESS SAVONNE H
30	SVG FD SOCIETY		SPEARMAN KIM MORRIS & SPEARMAN KIMBERLY ROBERTSON	281	YELTON JAMES K & YELTON RITA V	407	STAMEY JAMES SCOTT
31	CLARK KIMBERLY SUE	159	BELL DENNIS W & BELL VICKIE R	282	YELTON JAMES K & YELTON RITA V	408	LEE HUI CHING & LEE PING KIN
32	HOLLAR JOYCE WITHERS		MOLE KAREN	283	YELTON JAMES K & YELTON RITA V	409	KNAPP BRENDA LEE & KNAPP THEODORE DAVID
33	HUFFSTETLER PHYLLIS W & C/O PHYLLIS U'REN		VICTORIA BREEDLOVE PROPERTIES LLC	284	YELTON JAMES K & YELTON RITA V	410	JR
34	GASTONIA CITY OF	160	TREECE GAYNELLA A	285	YELTON JAMES K & YELTON RITA V	411	HALL NANCY W & HALL WILLIAM Y
35	HUDSON REAL ESTATE LLC	161	DIMEO JAMES J	286	YELTON JAMES K & YELTON RITA V	412	HALL NANCY W & HALL WILLIAM Y
36	LAMB ROBERT J	162	EDWARDS ANN B & EDWARDS CHARLES D	287	PIONEER MACHINE WORK INC		BENITO NOEMI RODRIGUEZ & RAMIREZ
37	LAMB WILLIAM JACKSON JR	163	CAPITOL FUNDS INC C/O TAX DEPT	288	PIONEER MACHINE WORK INC	413	FACUMDO GUERRERO
38	LAMB ROBERT J	164	EDWARDS CHARLES D	289	PIONEER MACHINE WORKS INC	414	MOORE JUANITA G & MOORE ROY S
39	LE LANG THI DAO & LE MAN VAN	165	INTUITION MANAGEMENT CO LLC	290	S & C REAL ESTATE GROUP LLC	415	BIGGERSTAFF LLC
40	WEATHERS SHEILA BRIMER	166	INTUITION MANAGEMENT CO LLC	291	STYERS C NEIL & STYERS W WESLEY		ALLIANCE REAL ESTATE III INC
41	TREECE DEBRA W & TREECE ROGER D	167	SIFFORD AMY MICHELLE & SIFFORD MICHAEL STEPHEN	292	STYERS C NEIL & STYERS W WESLEY	416	ALLIANCE REAL ESTATE III INC
42	TREECE DEBRA W & TREECE R DALE	168	SIFFORD AMY MICHELLE & SIFFORD MICHAEL STEPHEN	293	MULLINAX GEORGIA F	417	ALLIANCE REAL ESTATE III INC
43	TREECE DEBRA W & TREECE R DALE	169	SIFFORD AMY MICHELLE & SIFFORD MICHAEL STEPHEN	294	WILLIAM WESLEY STYERS REV TR	418	ALLIANCE REAL ESTATE III INC
44	RAMSEY GERALD C JR	170	MESSER BILLY W & MESSER TAMMY P	295	MCLEAN DAVID L & MCLEAN PAMELA L	419	ALLIANCE REAL ESTATE III INC
45	CAPITOL FUNDS INC & C/O TAX DEPT		SMITH SHARLENE TERESE	296	WILLIAM WESLEY STYERS REV TR	420	WHITE TOMMY LEE
46	GASTONIA CITY OF	171	WANG YUNYAO XU JIAN & OWENS CHARLES D & OWENS JOHN D	297	GRANT EXTERMINATING CO INC	421	ALLIANCE REAL ESTATE III INC
47	CHAVEZ ERUBIEL RAMIREZ & SALADO MIRIAN MORENO &	172	MCLEAN DOROTHY J	298	GRANT EXTERMINATING CO INC	422	C/O DBO USA LLP & PARKDALE MILLS INC
48	ROBBINS JOE L	173	AKSHARPURSHOTTAM LLC	299	GRANT EXTERMINATING CO INC	423	ALLIANCE REAL ESTATE III INC
49	YELTON JAMES K & YELTON RITA V	174	AKSHARPURSHOTTAM LLC	300	GRANT EXTERMINATING CO INC	424	ALLIANCE REAL ESTATE III INC
50	YELTON JAMES K & YELTON RITA V	175	WEST AVENUE PRESBYTERIAN CH	301	GRANT EXTERMINATING CO INC	425	ALLIANCE REAL ESTATE III INC
	QUALITY LEADERS IN MANAGEMENT INC	176	AKSHARPURSHOTTAM LLC	302	GRANT EXTERMINATING CO INC	426	ALLIANCE REAL ESTATE III INC
	CHRISTIANS AND JEWS INC & CRISIS ASSISTANCE	177	FLAT STONE PROPERTIES LLC	303	GRANT EXTERMINATING CO INC	427	ALLIANCE REAL ESTATE III INC
51	MINISTRY OF	178	TODD MARCIA A	304	GRANT EXTERMINATING CO INC	428	ALLIANCE REAL ESTATE III INC
52	GASTONIA CITY OF	179	JACOBS ANTHONY P	305	GRANT EXTERMINATING CO INC	429	ALLIANCE REAL ESTATE III INC
53	BAUCOM DAVID & BAUCOM JOSETTE C	180	NOLES PROPERTIES LLC	306	GRANT EXTERMINATING CO INC	430	ALLIANCE REAL ESTATE III INC
54	WELLMAN DUKE E & WELLMAN MARILYN	181	WALLACE FERDINAND JR & WALLACE PRISCILLA	307	GRANT EXTERMINATING CO INC	431	ALLIANCE REAL ESTATE III INC
55	GASTONIA CITY OF	182	KING LISA G & KING MARK JASON	308	GRANT EXTERMINATING CO INC	432	ALLIANCE REAL ESTATE III INC
56	GASTONIA CITY OF	183	POGORZELSKI CONRAD ROY JR	309	GRANT EXTERMINATING CO INC	433	ALLIANCE REAL ESTATE III INC
57	GASTONIA CITY OF	184	DOG HOUSE PARTNERS	310	GRANT EXTERMINATING CO INC	434	ALLIANCE REAL ESTATE III INC
58	GASTONIA CITY OF	185	SMITH DETRI ALEXANDRIA	311	GRANT EXTERMINATING CO INC	435	ALLIANCE REAL ESTATE III INC
59	GASTONIA CITY OF	186	PROSPERITY INVESTMENTS LLC	312	GRANT EXTERMINATING CO INC	436	ALLIANCE REAL ESTATE III INC
60	GASTONIA CITY OF	187	BOBBY HARRILL FAMILY TRST ½ & HARRILL	313	GRANT EXTERMINATING CO INC	437	ALLIANCE REAL ESTATE III INC
61	GASTONIA CITY OF	188	MARTHA W 1/2 INT & C/O MARTHA HARRILL	314	GRANT EXTERMINATING CO INC	438	ALLIANCE REAL ESTATE III INC
62	GASTONIA CITY OF	189	CAFFEE MARILYN I & CAFFEE RAYMOND O SR	315	GRANT EXTERMINATING CO INC	439	ALLIANCE REAL ESTATE III INC
63	GASTONIA CITY OF	190	OWENS MARTHA PRICE	316	GRANT EXTERMINATING CO INC	440	ALLIANCE REAL ESTATE III INC
64	GASTONIA CITY OF	191	PHILLIPS BLANCHE BEVERLY & PHILLIPS CLYDE	317	GRANT EXTERMINATING CO INC	441	ALLIANCE REAL ESTATE III INC
65	GASTONIA CITY OF		SYLVESTER	318	GRANT EXTERMINATING CO INC	442	ALLIANCE REAL ESTATE III INC
66	GASTONIA CITY OF		CORBIN NIKKI	319	GRANT EXTERMINATING CO INC	443	ALLIANCE REAL ESTATE III INC
67	GASTONIA CITY OF		KAJI LLC	320	GRANT EXTERMINATING CO INC	444	ALLIANCE REAL ESTATE III INC
68	GASTONIA CITY OF		CRUSE BERNARD WILLIAM III	321	GRANT EXTERMINATING CO INC	445	ALLIANCE REAL ESTATE III INC
69	GASTONIA CITY OF	192	BRADSHAW BARRETT K SR	322	GRANT EXTERMINATING CO INC	446	ALLIANCE REAL ESTATE III INC
70	GASTONIA CITY OF	193	GASTONIA CITY OF	323	GRANT EXTERMINATING CO INC	447	ALLIANCE REAL ESTATE III INC
71	GASTONIA CITY OF	194	GASTONIA CITY OF	324	GRANT EXTERMINATING CO INC	448	ALLIANCE REAL ESTATE III INC
72	GASTONIA CITY OF		FORTUNE ADAM	325	GRANT EXTERMINATING CO INC	449	ALLIANCE REAL ESTATE III INC
73	GASTONIA CITY OF	195	LONDON GENERAL CONTRACTORS INC	326	GRANT EXTERMINATING CO INC	450	ALLIANCE REAL ESTATE III INC
74	GASTONIA CITY OF	196	LEACH DASHA	327	GRANT EXTERMINATING CO INC	451	ALLIANCE REAL ESTATE III INC
75	GASTONIA CITY OF	197	W & B RENTALS LLC C/O LILLIAN VILLANOVA	328	GRANT EXTERMINATING CO INC	452	ALLIANCE REAL ESTATE III INC
76	GASTONIA CITY OF	198	ATYP LLC	329	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
77	GASTONIA CITY OF	199	POGORZELSKI CONRAD ROY JR	330	GRANT EXTERMINATING CO INC	453	ALLIANCE REAL ESTATE III INC
78	GASTONIA CITY OF	200	RAMSEY GERALD C JR	331	GRANT EXTERMINATING CO INC	454	ALLIANCE REAL ESTATE III INC
79	GASTONIA CITY OF	201	LONDON BOBBY A & LONDON CAROLYN K	332	GRANT EXTERMINATING CO INC	455	ALLIANCE REAL ESTATE III INC
80	GASTONIA CITY OF	202	YATES RONDALL FORREST HEIRS	333	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
81	GASTONIA CITY OF	203	NUNEZ ALDO	334	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
82	GASTONIA CITY OF	204	PHILLIPS BLANCHE & PHILLIPS CLYDE	335	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
83	GASTONIA CITY OF	205	PHILLIPS BLANCHE BEVERLY & PHILLIPS CLYDE	336	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
84	GASTONIA CITY OF	206	SYLVESTER	337	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
85	GASTONIA CITY OF	207	MORRIS LARRY N	338	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
86	GASTONIA CITY OF	208	RODRIGUEZ JOSE D FLORES	339	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
87	GASTONIA CITY OF	209	PATE TIMOTHY KELLEY	340	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
88	GASTONIA CITY OF	210	PATE TIMOTHY KELLEY	341	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
89	GASTONIA CITY OF	211	PATE TIMOTHY KELLEY	342	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
90	GASTONIA CITY OF	212	PATE TIMOTHY KELLEY	343	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
91	GASTONIA CITY OF		LOWDERMILK HOMER L & LOWDERMILK JUDITH	344	GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
92	GASTONIA CITY OF		TEDDER		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
93	GASTONIA CITY OF		VASQUEZ MOISES & CASTILLO SILVIA		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
94	GASTONIA CITY OF	213	CBS REALTY LLC		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
95	GASTONIA CITY OF	214	HEDRICK FRANKIE		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
96	GASTONIA CITY OF	215	CANDELARIO SANTOS ANTONIO		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
97	GASTONIA CITY OF	216	DOW FRANCES B HEIRS C/O TONY DOW		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
98	GASTONIA CITY OF	217	SMITH JOYCE M		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
99	GASTONIA CITY OF		MCGRANEY		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
100	GASTONIA CITY OF		PHILLIPS LINDA LOUISE		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
101	GASTONIA CITY OF		ENTERPRISE REAL ESTATE LLC		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
102	GASTONIA CITY OF		ASBURY DIANA L		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
103	GASTONIA CITY OF		PRUITT DANNY B & PRUITT LOIS		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
104	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
105	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
106	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
107	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
108	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
109	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
110	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
111	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
112	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
113	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
114	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
115	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
116	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
117	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
118	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
119	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
120	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
121	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC
122	GASTONIA CITY OF		YELTON JAMES K & YELTON RITA V		GRANT EXTERMINATING CO INC		ALLIANCE REAL ESTATE III INC

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
1	103156	C/O HOLLI D WATKINS	WATKINS ANGELA B HEIRS	1409 W AIRLINE AVE	0.31		Commercial Land	\$20,260.00
2	103157	SHIV RAJ JANKI LLC		1406 GASTON AVE	0.24	CONVENIENCE STORE	Conv Store/Gas Station	\$109,110.00
3	103158	INDUSTRIAL ELECTROPLATING CO		1411 GASTON AVE	0.67	TRUCK TERMINAL	Warehouse	\$114,720.00
4	103159	PRESCOTT AMELIA	PRESCOTT WALTER C	1401 GASTON AVE	2.94	INDUSTRIAL	Industrial	\$183,040.00
5	103160	DAYLE GUFFEY PROPERTIES LLC		1250 W AIRLINE AVE	0.90		Vacant	\$7,600.00
6	103161	DAYLE GUFFEY PROPERTIES LLC		219 N SCRUGGS ST	0.36		Vacant	\$5,000.00
7	103162	CARVER EVA KATHLEEN		221 N SCRUGGS ST	0.34	CONVENTIONAL	Residential 1 Family	\$18,300.00
8	103163	TREECE GAYNEL V	TREECE MARVIN R	1321 GASTON AVE	0.35	LAUNDRY	Laundry/Cleaners	\$131,730.00
9	103273	BLACK LOYDE E & BLACK MARY S	C/O RO'S BAR-B-Q DISTRIBUTING	1315 GASTON AVE	1.38	OFFICE - WAREHOUSE	Distribution Warehouse	\$447,310.00
10	103275	PENTECOSTAL REFRMD CH GOD INC	C/O LOGAN MCCASKILL	1303 GASTON AVE	1.17	CHURCH	Church/Religious	\$0.00
11	103277	CROSHAW STEVEN LESLIE JR	CROSHAW JULIE ANNETTE GANTT	209 N VANCE ST	0.14	BUNGALOW	Residential 1 Family	\$21,670.00
12	103278	BROMMER DANNY RAY HEIRS	C/O ROBIN BROMMER	207 N VANCE ST	0.14	BUNGALOW	Residential 1 Family	\$40,860.00
13	103281	GOODSON ALBERT L	GOODSON SHARON L	218 N SCRUGGS ST	0.26	RANCH	Residential 1 Family	\$37,380.00
14	103282	CHRISTIAN RODGER	CHRISTIAN TATIANA Y	1242 W AIRLINE AVE	0.15	CONVENTIONAL	Residential 1 Family	\$34,620.00
15	103283	MCLEAN DOROTHY J		1238 W AIRLINE AVE	0.12		Vacant	\$5,000.00
16	103284	TONY FAMILY TRUST &	WEASE BILLY R JR & ELIZABETH &	1234 W AIRLINE AVE	0.13		Vacant	\$1,600.00
17	103285	TONY FAMILY TRUST &	WEASE BILLY R JR & ELIZABETH &	1230 W AIRLINE AVE	0.13		Vacant	\$5,000.00
18	103286	MCCLURE ROGER ODELL		1220 W AIRLINE AVE	0.11		Vacant	\$5,000.00
19	103287	BROMMER DONNA	BROMMER JAMES L	1202 W AIRLINE AVE	0.16		Vacant	\$5,000.00
20	103288	BROMMER DONNA	BROMMER JAMES L	1204 W AIRLINE AVE	0.14		Vacant	\$5,000.00
21	103289	WILKINS ANDER LEE III		1154 W AIRLINE AVE	0.15		Vacant	\$5,000.00
22	103290	SORASEUN KHAMPHAY	SORASEUN VILAILACK	1152 W AIRLINE AVE	0.14		Vacant	\$5,000.00
23	103291	ESCALANTE JOHANA MEJIA	IZAGUIRRE DEL CID EDWIN G	206 N VANCE ST	0.13	BUNGALOW	Residential 1 Family	\$33,740.00
24	103292	WARREN CHRISTOPHER CASS		208 N VANCE ST	0.12	BUNGALOW	Residential 1 Family	\$30,800.00
25	103293	ERWIN DORIS	ERWIN WILLIAM	210 N VANCE ST	0.19		Vacant	\$5,000.00
26	103294	KEENAN BRANDON R		W AIRLINE AVE	0.23		Vacant	\$5,000.00
27	103295	KEENAN BRANDON R	KEENAN YESICA	1148 W AIRLINE AVE	0.26		Residential 1 Family	\$41,260.00
28	103296	ROLAND CHARLES W JR	KEENAN YESICA	1146 W AIRLINE AVE	0.25	BUNGALOW	Residential 1 Family	\$42,090.00
29	103297					BUNGALOW		
30	103298	TRUST #11011138120618 PROPERTY		1138 W AIRLINE AVE	0.32	CONVENTIONAL	Residential 1 Family	\$40,080.00
31	103299	HOLDINGS		1205 GASTON AVE	0.34		Residential 1 Family	\$58,760.00
		ENTERPRISE REAL ESTATE LLC		1207 GASTON AVE	0.23	Conventional	Commercial Land	\$10,020.00
		MCLEAN LYNN LESLIE JR						

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
32	103300	MCLEAN LYNN L JR		GASTON AVE	0.23		Commercial Land	\$10,020.00
33	103301	THE DEXTER GROUP TRUST	C/O WILMINGTON SVG FD SOCIETY	212 N VANCE ST	0.18	CONVENTIONAL	Residential 1 Family	\$31,330.00
34	103302	CLARK KIMBERLY SUE		214 N VANCE ST	0.17	CONVENTIONAL	Residential 1 Family	\$32,810.00
35	103303	HOLLAR JOYCE WITHERS		216 N VANCE ST	0.11	CONVENTIONAL	Residential 1 Family	\$34,470.00
36	103304	HUFFSTETLER PHYLLIS W	C/O PHYLLIS U'REN	1211 GASTON AVE	0.12		Commercial Land	\$5,230.00
37	103305	GASTONIA CITY OF		N VANCE ST	0.10		Government	\$0.00
38	103351	HUDSON REAL ESTATE LLC		1101 GASTON AVE	0.84	Ranch	Residential 1 Family	\$154,630.00
39	103352	LAMB ROBERT J		1107 GASTON AVE	0.60	OFFICE - WAREHOUSE	Mixed Use Commercial	\$113,500.00
40	103353	LAMB WILLIAM JACKSON JR		GASTON AVE	0.14		Parking Lot	\$4,000.00
41	103354	LAMB ROBERT J		1105 GASTON AVE	0.58	SERVICE SHOP	Mixed Use Commercial	\$66,680.00
42	103356	LE LANG THI DAO	LE MAN VAN	1136 W AIRLINE AVE	0.23	CONVENTIONAL	Residential 1 Family	\$43,480.00
43	103357	WEATHERS SHEILA BRIMER		1126 W AIRLINE AVE	0.16	CONVENTIONAL	Residential 1 Family	\$23,080.00
44	103358	TREECE DEBRA W	TREECE ROGER D	1124 W AIRLINE AVE	0.06		Vacant	\$1,600.00
45	103359	TREECE DEBRA W	TREECE R DALE	W AIRLINE AVE	0.10		Vacant	\$1,600.00
46	103360	TREECE DEBRA W	TREECE R DALE	1106 W AIRLINE AVE	0.19	CONVENTIONAL	Residential 1 Family	\$39,310.00
47	103361	RAMSEY GERALD C JR		1104 W AIRLINE AVE	0.09	CONVENTIONAL	Residential 1 Family	\$26,370.00
48	105914	CAPITOL FUNDS INC		901 W AIRLINE AVE	0.38		Commercial Land	\$16,550.00
49	105915	GASTONIA CITY OF	C/O TAX DEPT	W AIRLINE AVE	0.05		Government	\$0.00
50	105916	CHAVEZ ERUBIEL RAMIREZ		819 W AIRLINE AVE	0.25		Residential 1 Family	\$38,290.00
51	105918	ROBBINS JOE L	SALADO MIRIAN MORENO &	817 W AIRLINE AVE	0.30	Conventional	Mixed Use Commercial	\$37,480.00
52	105920	YELTON JAMES K		815 W AIRLINE AVE	0.19	Conventional	Residential 1 Family	\$29,600.00
53	105921	YELTON JAMES K	YELTON RITA V	813 W AIRLINE AVE	0.19	Bungalow	Residential 1 Family	\$31,740.00
			YELTON RITA V			Bungalow		
54	105923	QUAILTY LEADERS IN MANAGEMENT INC		805 W AIRLINE AVE	0.27	OFFICE - WAREHOUSE	Mixed Use Commercial	\$94,550.00
55	105925	CHRISTIANS AND JEWS INC		801 W AIRLINE AVE	0.48	OFFICE - WAREHOUSE	Church/Religious	\$0.00
56	105929	GASTONIA CITY OF	CRISIS ASSISTANCE MINISTRY OF	715 W AIRLINE AVE	0.72		Government	\$0.00
57	105954	GASTONIA CITY OF		701 W AIRLINE AVE	0.86		Government	\$0.00
58	105966	BAUCOM DAVID		512 W MAIN AVE	0.27		Entertainment	\$249,800.00
59	105973	WELLMAN DUKE E	BAUCOM JOSETTE C	902 W MAIN AVE	1.04	REST/LOUNGE	Vehicle Repair	\$145,810.00
60	105975	GASTONIA CITY OF	WELLMAN MARILYN	904 WARBURTON AVE	0.04	SERVICE GARAGE	Government	\$0.00
61	105976	GASTONIA CITY OF		906 WARBURTON AVE	0.06		Government	\$0.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
62	105977	GASTONIA CITY OF		908 Warburton Ave	0.06		Government	\$0.00
63	105978	GASTONIA CITY OF		910 Warburton Ave	0.05		Government	\$0.00
64	105979	W & B Rentals LLC	C/O Lillian Villanova	911 Warburton Ave	0.10		Vacant	\$6,000.00
65	105980	1231201790801 Gastonia Prsv Tr		907 Warburton Ave	0.11	Bungalow	Residential 1 Family	\$26,610.00
66	105981	W & B Rentals LLC	C/O Lillian Villanova	905 Warburton Ave	0.10		Vacant	\$6,000.00
67	105982	Bungalow Properties LLC		903 Warburton Ave	0.11		Vacant	\$6,000.00
68	105983	STILES FAMILY HOMES LLC C/O WILLIAM D STILES		904 W Main Ave	0.13	Conventional	Residential 1 Family	\$44,360.00
69	105984							
70	105985	LITTLEJOHN ROSE MARIE		906 W Main Ave	0.13	Bungalow	Residential 1 Family	\$95,340.00
71	105986	BORMANN DAVID W		908 W Main Ave	0.13	Conventional	Residential 1 Family	\$41,810.00
72	105987	WHITE JERRY C		910 W Main Ave	0.11	Bungalow	Residential 1 Family	\$43,770.00
73	105988	ONS PROPERTY MGMT GROUP LLC		909 W Main Ave	0.14	Conventional	Residential 1 Family	\$54,150.00
74	105989	EATMON TAMELA J		907 W Main Ave	0.11	Bungalow	Residential 1 Family	\$40,370.00
75	105990	ALLIANCE REALTY INVMTS LLC		905 W Main Ave	0.12	RES 1 STORY	Residential 1 Family	\$38,500.00
76	105991	PRICE GENEVIEVE C	PRICE MARVIN T	903 W Main Ave	0.13	Conventional	Residential 1 Family	\$55,780.00
77	105992	MCCASKILL MARCELLA DENISE		904 Brunett St	0.15	Conventional	Residential 1 Family	\$46,990.00
78	105993	BROWN ROBERT E		906 Brunett St	0.11	Conventional	Residential 1 Family	\$48,590.00
79	105994	ARTHURS CARL LEON	ARTHURS CINDY BEES	908 Brunett St	0.13	Bungalow	Residential 1 Family	\$17,980.00
80	105995	MCMELLON PAUL J		910 Brunett St	0.12	Conventional	Residential 1 Family	\$54,290.00
81	105996	PALOUMPAS DIMITRIOS	HOUSIADAS PAVLOS	911 Brunett St	0.10		Vacant	\$6,000.00
82	105997	WALL RESIDENTIAL RENTALS LLC		907 Brunett St	0.11	Conventional	Residential 1 Family	\$39,260.00
83	105998	TRULL VANDER C JR	TRULL TABETHA L	905 Brunett St	0.11	Bungalow	Residential 1 Family	\$43,530.00
84	105999	MICHAELS BARBARA SUE		816 W Franklin Blvd	0.17	Retail	General Retail	\$44,090.00
85	106000	MORAN FOODS INC	ATTN: PROPERTY TAX	814 W Franklin Blvd	1.18	Super Market	General Retail	\$837,240.00
86	106001	MICHAELS FRANK HEIRS		820 W Franklin Blvd	0.32	Service Garage	Vehicle Repair	\$113,320.00
87	106002	HOUSIADAS PAVLOS G	C/O BARBARA MICHAELS	908 W Franklin Blvd	0.22	Restaurant	Restaurant	\$117,610.00
88	106019	COLETTA RENTALS		909 W Franklin Blvd	0.16	Retail General	Mixed Use Commercial	\$134,600.00
89	106020	COLETTA RENTALS		907 W Franklin Blvd	0.15	Retail General	General Retail	\$167,780.00
90	106021	COLETTA RENTALS		W Franklin Blvd	0.15		Parking Lot	\$42,020.00
91	106022	WORTMAN JEFFREY LEE		W Franklin Blvd	0.22		Parking Lot	\$60,810.00
92	106042	WORTMAN JEFFREY LEE	WORTMAN PAMELA J	817 W Franklin Blvd	0.18		Vehicle Repair	\$91,870.00
93	106046	COVENANT METHODIST CHURCH	WORTMAN PAMELA J	801 W Franklin Blvd	1.51	Service Garage	Church/Religious	\$0.00
		BEAM & PUTNAM INC		701 W Franklin Blvd	0.33	Church	General Retail	\$204,970.00
						Retail General		

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
94	106047	BEAM & PUTNAM INC		S HIGHLAND ST	0.15		Parking Lot	\$28,550.00
95	106062	STANFORD LLC		201 S TRENTON ST	0.17	OFFICE - GENERAL	Office	\$131,570.00
96	106063	GASTON COUNTY FAMILY YMCA INC		615 W FRANKLIN BLVD	5.95	OFFICE - GENERAL	Charitable	\$0.00
97	106067	GASTON COUNTY CHAMBER OF *		601 W FRANKLIN BLVD	0.20	OFFICE - GENERAL	Office	\$299,900.00
98	106068	GASTONIA CITY OF		620 W FRANKLIN BLVD	3.84	INDUSTRIAL	Government	\$0.00
99	106069	WILLIAM E RHYNE SR REV TRUST		118 S CLAY ST	0.24	WAREHOUSE	Warehouse	\$75,200.00
100	106070	WILLIAM E RHYNE SR REV TRUST		S CLAY ST	0.17		Commercial Land	\$14,540.00
101	106071	WILLIAM E RHYNE SR REV TRUST		S CLAY ST	0.08		Commercial Land	\$6,800.00
102	106072	RHYNE VIRGINIA R HEIRS	C/O LILA C RHYNE	104 S CLAY ST	0.23		Commercial Land	\$19,550.00
103	106073	WILLIAM E RHYNE SR REV TRUST		529 W MAIN AVE	0.20		Commercial Land	\$17,000.00
104	106074	WILLIAM E RHYNE SR REV TRUST		W MAIN AVE	0.17		Parking Lot	\$14,850.00
105	106075	WILLIAM E RHYNE SR REV TRUST		517 W MAIN AVE	0.70		Parking Lot	\$67,060.00
106	106076	WILLIAM E RHYNE SR REV TRUST		WHITESIDES ST	0.22		Parking Lot	\$19,210.00
107	106077	WILLIAM E RHYNE SR REV TRUST		516 W FRANKLIN BLVD	0.63	OFFICE - WAREHOUSE	General Retail	\$235,910.00
108	106078	FRENCH NAOMI C	FRENCH TIMOTHY M	500 W FRANKLIN BLVD	0.31	AUTO REPAIR	Vehicle Repair	\$195,880.00
109	106093	POWELL REALTY & TRADING CO INC		429 W FRANKLIN BLVD	1.91		Parking Lot	\$205,530.00
110	106094	FUSE STORAGE LLC		507 W FRANKLIN BLVD	0.90	OFFICE - WAREHOUSE	Warehouse	\$232,880.00
111	106095	TRAN DE MINH	TRAN MY NGOC PHUNG	511 W FRANKLIN BLVD	0.71	RETAIL GENERAL	General Retail	\$236,740.00
112	106096	GASTONIA CITY OF		519 W FRANKLIN BLVD	1.86	ARMORY	Government	\$0.00
113	106097	GASTONIA LITTLE THEATER INC		238 S CLAY ST	0.28	Auditorium	Government	\$0.00
114	106098	THE LITTLE THEATRE OF GASTONIA		S CLAY ST	1.10		Misc. Exempt/Exclusion	\$0.00
115	106100	SMITH KRISTEN LANIER	SMITH TIMOTHY RAYT	520 W SECOND AVE	0.20	CONVENTIONAL	Residential 1 Family	\$202,050.00
116	106101	GUILLAN REY R		518 W SECOND AVE	0.21	CONVENTIONAL	Residential 1 Family	\$115,000.00
117	106102	WAMSLEY KURT N &	WAMSLEY WILLIAM J & WIFE	516 W SECOND AVE	0.34	CONVENTIONAL	Residential 1 Family	\$120,550.00
118	106120	CITY OF GASTONIA		118 N TRENTON ST	0.65		Commercial Land	\$24,860.00
119	106123	TOBACCO TAGS LIMITED *		W MAIN AVE	0.60		Parking Lot	\$66,150.00
120	106124	YELTON JAMES K	YELTON RITA V	102 S VANCE ST	0.01	Conventional	House on Commercial Site	\$29,570.00
121	106125	ALLISON HATTIE B		104 S VANCE ST	0.10	Conventional	House on Commercial Site	\$39,380.00
122	106126	HULLETT TRACY SCOTT		1160 W FRANKLIN BLVD	0.12	Retail Warehouse	General Retail	\$146,960.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
123	106127	1159 WEST FRANKLIN LLC		1151 W FRANKLIN BLVD	0.13	RETAIL GENERAL	General Retail	\$141,530.00
124	106128	FIRESTONE FIBERS & TEXT CO LLC		1156 W FRANKLIN BLVD	0.06		Commercial Land	\$6,530.00
125	106129	WILLIAMS MARSHA H		204 S VANCE ST	0.13	BUNGALOW	Residential 1 Family	\$47,550.00
126	106130	NIX TAMMY DARLENE		206 S VANCE ST	0.13	CONVENTIONAL	Residential 1 Family	\$63,730.00
127	106131	RAMSEY GERALD		208 S VANCE ST	0.13	CONVENTIONAL	Residential 1 Family	\$56,130.00
128	106132	EURO PROPERTY DEVELOPMENT INC		210 S VANCE ST	0.13		Vacant	\$6,000.00
129	106133	MCCLURE JOHN LEWIS		212 S VANCE ST	0.11	BUNGALOW	Residential 1 Family	\$40,760.00
130	106137	HOUSER PROPERTY INVESTORS LLC		201 S MILLON ST	0.53	OFFICE - OPEN	Office	\$118,340.00
131	106138	LORAY BAPTIST CHURCH		1150 W FRANKLIN BLVD	0.21		Church/Religious	\$0.00
132	106139	LORAY BAPTIST CHURCH		107 S MILLON ST	0.21		Church/Religious	\$0.00
133	106140	LORAY BAPTIST CHURCH		105 S MILLON ST	0.05	CHURCH - FELLOWSHIP HALL	Church/Religious	\$0.00
134	106145	JACOBS EDWARD G JR	JACOBS RHONDA K	1135 W FRANKLIN BLVD	0.31	SERVICE GARAGE	Vehicle Repair	\$170,950.00
135	106152	LENIHAN PROPERTIES LLC	C/O JOSEPH LENIHAN	1129 W FRANKLIN BLVD	0.37	RETAIL GENERAL	Mixed Use Commercial	\$237,360.00
136	106153	LORAY BAPTIST CHURCH		1128 W FRANKLIN BLVD	1.80	CHURCH	Church/Religious	\$0.00
137	106160	GIBSON KIMBERLY MICHELLE		N DALTON ST	0.01	BUNGALOW	Residential 1 Family	\$61,200.00
138	106162	LORAY BAPTIST CHURCH		102 S FIRESTONE ST	0.11	CONVENTIONAL	Residential 1 Family	\$44,860.00
139	106163	LORAY BAPTIST CHURCH		104 S FIRESTONE ST	0.22	CONVENTIONAL	Residential 1 Family	\$0.00
140	106164	LORAY BAPTIST CHURCH		108 S FIRESTONE ST	0.19	CONVENTIONAL	Residential 1 Family	\$0.00
141	106165	LORAY BAPTIST CHURCH		110 S FIRESTONE ST	0.16		Vacant	\$6,000.00
142	106166	LORAY BAPTIST CHURCH		1108 W FRANKLIN BLVD	0.12	SERVICE SHOP	General Retail	\$47,140.00
143	106167	LORAY BAPTIST CHURCH		1114 W FRANKLIN BLVD	0.35	SERVICE GARAGE	Vehicle Repair	\$133,470.00
144	106168	STAMEY JAMES SCOTT		1101 W FRANKLIN BLVD	1.19	RETAIL	Mixed Use Commercial	\$562,040.00
145	106170	LORAY BAPTIST CHURCH		1104 W FRANKLIN BLVD	0.15		Commercial Land	\$35,940.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
146	106171	LORAY BAPTIST CHURCH		S DALTON ST	0.11		Commercial Land	\$23,960.00
147	106172	SERRANO PROPERTIES LLC		107 S DALTON ST	0.12	RES 1 STORY	Residential 1 Family	\$42,760.00
148	106173	SERRANO PROPERTIES LLC		105 S DALTON ST	0.12	RANCH	Residential 1 Family	\$62,200.00
149	106174	BORMANN DAVID WILLIAM		103 S DALTON ST	0.13	CONVENTIONAL	Residential 1 Family	\$40,340.00
150	106175	SERRANO PROPERTIES LLC		101 S DALTON ST	0.14	BUNGALOW	Residential 1 Family	\$36,100.00
151	106176	STEPHENS LEON		102 N DALTON ST	0.12	CONVENTIONAL	Residential 1 Family	\$40,520.00
152	106177	JUSTICE KEITH WAYNE		N DALTON ST	0.01	BUNGALOW	Residential 1 Family	\$39,040.00
153	106179	TREECE DEBRA W	TREECE ROGER D	1030 W AIRLINE AVE	0.17	Conventional	Residential 1 Family	\$51,080.00
154	106180	HOWARD WILLIAM HENRY		1032 W AIRLINE AVE	0.17	Conventional	Residential 1 Family	\$50,390.00
155	106181	BELL DENNIS W	BELL VICKIE D	1034 W AIRLINE AVE	0.26		Commercial Land	\$16,030.00
156	106182	DAY TERESA STARLENE M &	SPANN SHARON M	200 N FIRESTONE ST	0.17	SERVICE GARAGE	Vehicle Repair	\$28,800.00
157	106183	EDA HOLDINGS LLC		204 N FIRESTONE ST	0.12	Bungalow	Residential 1 Family	\$20,730.00
158	106184	SPEARMAN KIM MORRIS	SPEARMAN KIMBERLY ROBERTSON	206 N FIRESTONE ST	0.12	Bungalow	Residential 1 Family	\$24,820.00
159	106185	SPEARMAN KIM MORRIS	SPEARMAN KIMBERLY ROBERTSON	GASTON AVE	0.17		Commercial Land	\$8,150.00
160	106186	BELL DENNIS W	BELL VICKIE R	1031 GASTON AVE	0.31	SERVICE SHOP	Vehicle Repair	\$107,040.00
161	106187	MOLE KAREN		1029 GASTON AVE	0.18	Bungalow	Residential 1 Family	\$40,710.00
162	106188	VICTORIA BREEDLOVE PROPERTIES LLC		1025 GASTON AVE	0.18	Conventional	Residential 1 Family	\$40,350.00
163	106189	TREECE GAYNELL A		1026 W AIRLINE AVE	0.47	SERVICE GARAGE	Vehicle Repair	\$82,420.00
164	106190	DIMEO JAMES J		1019 GASTON AVE	0.22	OFFICE - OPEN	Vehicle Repair	\$53,060.00
165	106191	EDWARDS ANN B	EDWARDS CHARLES D	1020 W AIRLINE AVE	0.47		Commercial Land	\$25,340.00
166	106195	CAPITOL FUNDS INC	C/O TAX DEPT	907 W AIRLINE AVE	2.55	OFFICE - GENERAL	Warehouse	\$90,890.00
167	106196	EDWARDS CHARLES D		1007 W AIRLINE AVE	0.26		Parking Lot	\$17,840.00
168	106198	INTUITION MANAGEMENT CO LLC		1011 W AIRLINE AVE	0.10		Commercial Land	\$2,180.00
169	106200	INTUITION MANAGEMENT CO LLC		1015 W AIRLINE AVE	0.13		Commercial Land	\$2,830.00
170	106202	SIFFORD AMY MICHELLE	SIFFORD MICHAEL STEPHEN	N RANSOM ST	0.00		Vacant	\$30.00
171	106204	SIFFORD AMY MICHELLE	SIFFORD MICHAEL STEPHEN	103 N RANSOM ST	0.12	BUNGALOW	Residential 1 Family	\$37,230.00
172	106205	MESSER BILLY W	MESSER TAMMY P	101 N RANSOM ST	0.12	CONVENTIONAL	Residential 1 Family	\$49,280.00
173	106206	SMITH SHARLENE TERESE		102 S DALTON ST	0.14	CONVENTIONAL	Residential 1 Family	\$66,990.00
174	106207	WANG YUNYAO	XU JIAN &	104 S DALTON ST	0.14	CONVENTIONAL	Residential 1 Family	\$51,860.00
175	106208	OWENS CHARLES D	OWENS JOHN D	106 S DALTON ST	0.14	BUNGALOW	Residential 1 Family	\$62,410.00
176	106209	MCLEAN DOROTHY J		108 S DALTON ST	0.13	RES 1.5 STORY	Residential 1 Family	\$54,210.00
177	106210	AKSHARPURSHOTTAM LLC		110 S DALTON ST	0.14		Vacant	\$6,000.00
178	106211	AKSHARPURSHOTTAM LLC		1024 W FRANKLIN BLVD	0.32	CONVENIENCE STORE	Conv Store/Gas Station	\$186,880.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
1791	106221	WEST AVENUE PRESBYTERIAN CH		1015 W FRANKLIN BLVD	1.28	CHURCH	Church/Religious	\$0.00
1801	106222	AKSHARPURSHOTTAM LLC		109 S RANSOM ST	0.12	BUNGALOW	Residential 1 Family	\$46,890.00
181	106223	FLAT STONE PROPERTIES LLC		107 S RANSOM ST	0.12	CONVENTIONAL	Residential 1 Family	\$47,510.00
1821	106224	TODD MARCIA A		105 S RANSOM ST	0.12	CONVENTIONAL	Residential 1 Family	\$48,980.00
183	106225	JACOBS ANTHONY P		103 S RANSOM ST	0.12	BUNGALOW	Residential 1 Family	\$54,440.00
184	106226	NOLES PROPERTIES LLC		101 S RANSOM ST	0.10	CONVENTIONAL	Residential 1 Family	\$46,470.00
1851	106227	WALLACE FERDINAND JR	WALLACE PRISCILLA	106 N RANSOM ST	0.09	RES 1 STORY	Residential 1 Family	\$46,750.00
186	106228	KING LISA G	KING MARK JASON	104 N RANSOM ST	0.14	CONVENTIONAL	Residential 1 Family	\$34,980.00
187	106229	POGORZELSKI CONRAD ROY JR		102 N RANSOM ST	0.14	CONVENTIONAL	Residential 1 Family	\$46,030.00
188	106230	DOG HOUSE PARTNERS		102 S RANSOM ST	0.14	CONVENTIONAL	Residential 1 Family	\$45,030.00
1891	106231	SMITH DETRI ALEXANDRIA		104 S RANSOM ST	0.16		Vacant	\$7,130.00
1901	106232	PROSPERITY INVESTMENTS LLC		106 S RANSOM ST	0.14	CONVENTIONAL	Residential 1 Family	\$33,000.00
1911	106234	BOBBY HARRILL FAMILY TRST 1/2	HARRILL MARTHA W 1/2 INT &C/O MARTHA HARRILL	1002 W FRANKLIN BLVD	0.52	RETAIL	General Retail	\$269,460.00
1921	106236	CAFFEE MARILYN I	CAFFEE RAYMOND O SR	111 S LIBERTY ST	0.18	CONVENTIONAL	Residential 1 Family	\$41,220.00
1931	106237	OWENS MARTHA PRICE		107 S LIBERTY ST	0.14	BUNGALOW	Residential 1 Family	\$39,280.00
194	106238	PHILLIPS BLANCHE BEVERLY	PHILLIPS CLYDE SYLVESTER	105 S LIBERTY ST	0.13	CONVENTIONAL	Residential 1 Family	\$38,340.00
195	106239	CORBIN NIKKI		103 S LIBERTY ST	0.16	CONVENTIONAL	Residential 1 Family	\$55,540.00
196	106240	KAJI LLC		101 N LIBERTY ST	0.11	CONVENTIONAL	Residential 1 Family	\$37,970.00
1971	106241	CRUSE BERNARD WILLIAM III		103 N LIBERTY ST	0.13	CONVENTIONAL	Residential 1 Family	\$37,330.00
1981	106242	BRADSHAW BARRETT K SR		105 N LIBERTY ST	0.15	BUNGALOW	Residential 1 Family	\$36,200.00
199	106243	GASTONIA CITY OF		109 N LIBERTY ST	0.02		Government	\$0.00
200	106244	GASTONIA CITY OF		N LIBERTY ST	0.06		Government	\$0.00
2011	106245	FORTUNE ADAM		109 N WELDON ST	0.12		Vacant	\$6,000.00
202	106246	LONDON GENERAL CONTRACTORS INC		105 N WELDON ST	0.14		Residential 1 Family	\$39,650.00
203	106247	LEACH DASHA		106 N LIBERTY ST	0.14	BUNGALOW	Residential 1 Family	\$39,410.00
2041	106248	W & B RENTALS LLC		104 N LIBERTY ST	0.14	BUNGALOW	Vacant	\$6,000.00
205	106249	ATYP LLC	C/O LILLIAN VILLANOVA	103 N WELDON ST	0.14		Residential 1 Family	\$33,750.00
206	106250	POGORZELSKI CONRAD ROY JR		101 N WELDON ST	0.13	CONVENTIONAL	Residential 1 Family	\$40,550.00
2071	106251	RAMSEY GERALD C JR		102 N LIBERTY ST	0.17	CONVENTIONAL	Residential 1 Family	\$38,480.00
208	106252	LONDON BOBBY A		102 S LIBERTY ST	0.12	CONVENTIONAL	Residential 1 Family	\$36,790.00
209	106253	YATES RONDALL FORREST HEIRS	LONDON CAROLYN K	101 S WELDON ST	0.14	CONVENTIONAL	Residential 1 Family	\$39,210.00
210	106254	NUNEZ ALDO		103 S WELDON ST	0.13	CONVENTIONAL	Residential 1 Family	\$56,490.00
						CONVENTIONAL		

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
211	106255	PHILLIPS BLANCHE	PHILLIPS CLYDE	104 S LIBERTY ST	0.15	CONVENTIONAL	Residential 1 Family	\$75,930.00
212	106256	PHILLIPS BLANCHE BEVERLY	PHILLIPS CLYDE SYLVESTER	106 S LIBERTY ST	0.15	BUNGALOW	Residential 1 Family	\$41,820.00
21310	6257	MORRIS LARRY N		105 S WELDON ST	0.13	CONVENTIONAL	Residential 1 Family	\$37,670.00
214	106258	RODRIGUEZ JOSE D FLORES		109 S WELDON ST	0.10	CONVENTIONAL	Residential 1 Family	\$52,410.00
21510	6259	PATE TIMOTHY KELLEY		920 W FRANKLIN BLVD	0.38	SERVICE SHOP	Vehicle Repair	\$124,130.00
21610	6260	PATE TIMOTHY KELLEY		914 W FRANKLIN BLVD	0.14	SERVICE SHOP	Vehicle Repair	\$45,680.00
21710	6261	LOWDERMILK HOMER L	LOWDERMILK JUDITH TEDDER	911 W FRANKLIN BLVD	0.13	Conventional	House on Commercial Site	\$61,560.00
21810	6262	VASQUEZ MOISES	CASTILLO SILVIA	913 W FRANKLIN BLVD	0.40	OFFICE - GENERAL	Mixed Use Commercial	\$109,940.00
219	106263	CBS REALTY LLC		1001 W FRANKLIN BLVD	0.19	OFFICE - GENERAL	Office	\$125,300.00
220	106264	HEDRICK FRANKIE		1005 W FRANKLIN BLVD	0.17	SERVICE GARAGE	Vehicle Repair	\$75,580.00
221	106295	CANDELARIO SANTOS ANTONIO		1650 OVERMAN AVE	0.47	Service Garage	Vehicle Repair	\$146,900.00
22210	6298	DOW FRANCES B HEIRS	C/O TONY DOW	1617 SCHOOL AVE	0.36	CONVENTIONAL	Residential 1 Family	\$49,580.00
22310	6299	SMITH JOYCE M		1611 SCHOOL AVE	0.33		Vacant	\$6,000.00
22410	6300	MCCRANEY CLUADE G LIFE ESTATE	C/O STEVEN MCCRANEY	1609 SCHOOL AVE	0.26	CONVENTIONAL	Residential 1 Family	\$58,540.00
225	106301	PHILLIPS LINDA LOUISE		1605 SCHOOL AVE	0.29	CONVENTIONAL	Residential 1 Family	\$43,960.00
226	106302	ENTERPRISE REAL ESTATE LLC		1601 SCHOOL AVE	0.20	CONVENTIONAL	Residential 1 Family	\$59,800.00
227	106303	ASBURY DIANA L		1513 SCHOOL AVE	0.27	CONVENTIONAL	Residential 1 Family	\$56,600.00
228	106304	PRUITT DANNY B	PRUITT LOIS	104 N YATES ST	0.17	CONVENTIONAL	Residential 1 Family	\$34,240.00
22910	6305	YELTON JAMES K	YELTON RITA V	1509 SCHOOL AVE	0.36	CONVENTIONAL	Residential 1 Family	\$46,440.00
230	106306	HACHEY SHIRLEY SLAGLE		1505 SCHOOL AVE	0.28		Residential 2 Family	\$6,000.00
23110	6307	ISOM GARY LAVAIN		1501 SCHOOL AVE	0.17		Vacant	\$440.00
23210	6308	LAWING DON	LAWING DOROTHY	110 N WEBB ST	0.12	Conventional	Residential 1 Family	\$27,480.00
23310	6309	BINGHAM CECIL STEVE	BINGHAM DEBORAH HODGE	104 N WEBB ST	0.79	INDUSTRIAL	Industrial	\$184,200.00
234	106310	BOOTH HULDA JANE		109 N WEBB ST	0.55	Conventional	Residential 1 Family	\$54,580.00
23510	6311	YELTON JAMES K		101 N WEBB ST	0.37	SERVICE SHOP	Mixed Use Commercial	\$92,400.00
23610	6312	YELTON JAMES K	YELTON RITA V	1506 OVERMAN AVE	0.36		Industrial Land	\$23,520.00
23710	6313	STARS INVESTMENTS COMPANY LLC		1505 OVERMAN AVE	0.30	Conventional	House on Commercial Site	\$45,700.00
23810	6314	YELTON JAMES K		102 N YATES ST	0.47	OFFICE - WAREHOUSE	Warehouse	\$166,500.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
239	106315	YELTON INVESTMENTS LLC		101 N YATES ST	3.85	Warehouse General	Warehouse	\$296,900.00
240	106316	STARS INVESTMENTS COMPANY LLC		1507 OVERMAN AVE	0.37	Conventional	House on Commercial Site	\$55,280.00
241	106317	STARS INVESTMENTS COMPANY LLC		108 S YATES ST	0.25	OFFICE - WAREHOUSE	Warehouse	\$98,640.00
242	106318	RUSSELL DAVID A	RUSSELL DEBORAH A	1600 W FRANKLIN BLVD	0.52	OFFICE - OPEN	Mixed Use Commercial	\$171,590.00
243	106319	YELTON JAMES K	YELTON RITA V	OVERMAN AVE	0.69		Commercial Land	\$26,340.00
244	106320	ELLIS DONALD EUGENE	ELLIS PATRICIA WEATHERS	1607 OVERMAN AVE	0.30	SERVICE SHOP	Vehicle Repair	\$42,890.00
245	106321	ELLIS DONALD E	ELLIS PATRICIA	110 S GRAY ST	0.39	RETAIL GENERAL	Mixed Use Commercial	\$120,170.00
246	106322	WEASE BETH W	WEASE BILLY R	1614 W FRANKLIN BLVD	0.12	RETAIL GENERAL	General Retail	\$94,480.00
247	106323	WEASE ELIZABETH W	WEASE BILLY R JR	1612 W FRANKLIN BLVD	0.37	OFFICE - OPEN	Office	\$81,810.00
248	106324	YELTON JAMES K	YELTON RITA V	1608 W FRANKLIN BLVD	0.42	CAR WASH -SELF SERVICE	Car Wash	\$152,030.00
249	106326	STARS INVESTMENTS COMPANY LLC		1502 W FRANKLIN BLVD	0.63	Service Garage	Automobile Sales	\$293,060.00
250	106327	GOMEZ BLANCA L		1504 W FRANKLIN BLVD	0.64	OFFICE - OPEN	Automobile Sales	\$241,830.00
251	106328	STARS INVESTMENTS COMPANY LLC		103 S WEBB ST	0.26	Conventional	House on Commercial Site	\$59,670.00
252	106329	ADAIR JACK DOUGLAS	ADAIR LISA REVELS	101 S WEBB ST	0.25	Conventional	House on Commercial Site	\$40,740.00
253	106330	ALEXANDER MACHINE CO INC		100 S WEBB ST	0.28		Commercial Land	\$23,800.00
254	106331	GIBSON LISA DUREN		1413 OVERMAN AVE	0.18	Bungalow	Residential 1 Family	\$42,340.00
255	106332	ARTHUR EMILY R		108 S WEBB ST	0.54	RETAIL GENERAL	General Retail	\$189,000.00
256	106333	ALEXANDER MACHINE CO INC		1430 W FRANKLIN BLVD	0.09	RETAIL GENERAL	General Retail	\$48,030.00
257	106334	ALEXANDER MACHINE CO INC		W FRANKLIN BLVD	0.26		Parking Lot	\$54,700.00
258	106335	ALEXANDER MACHINE CO INC		1414 W FRANKLIN BLVD	0.44	RETAIL GENERAL	Mixed Use Commercial	\$158,660.00
259	106336	ALEXANDER MACHINE CO INC		1410 W FRANKLIN BLVD	0.18		Commercial Land	\$30,790.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
260	106339	ALEXANDER MACHINE CO INC		W FRANKLIN BLVD	0.11	Com/Ind Building	Commercial Land	\$5,250.00
261	106340	ALEXANDER MACHINE CO INC		GASTON AVE	0.23		Commercial Land	\$11,540.00
262	106341	ALEXANDER MACHINE CO INC		GASTON AVE	1.01	Com/Ind Building	Industrial Land	\$97,960.00
263	106342	ALEXANDER MACHINE CO INC		GASTON AVE	0.12		Commercial Land	\$3,830.00
264	106343	WILSON DAVID A	WILSON KATHRYN P	GASTON AVE	0.18		Commercial Land	\$13,770.00
265	106344	WILSON DAVID A	WILSON KATHRYN P	1550 GASTON AVE	0.15	Conventional	House on Commercial Site	\$48,560.00
266	106345	BIGGERSTAFF ROBERT W HEIRS		1342 W FRANKLIN BLVD	0.17	SERVICE SHOP	Vehicle Repair	\$56,440.00
267	106346	WILSON DAVID A	WILSON KATHRYN P	GASTON AVE	0.28		Commercial Land	\$21,420.00
268	106347	TRIANGLE REAL ESTATE GAST INC		1330 W FRANKLIN BLVD	0.10	OFFICE - GENERAL	Office	\$58,150.00
269	106348	TRIANGLE REAL ESTATE GAST INC		W FRANKLIN BLVD	0.17		Parking Lot	\$39,060.00
270	106349	WILSON DAVID A		W FRANKLIN BLVD	0.11		Parking Lot	\$28,010.00
271	106350	D & M ASSOCIATES LLC		1326 W FRANKLIN BLVD	0.34	OFFICE - GENERAL	Office	\$129,390.00
272	106351	WILSON DAVID A		1316 W FRANKLIN BLVD	0.60	SERVICE GARAGE	Vehicle Repair	\$402,000.00
273	106354	BEARDCO PROPERTIES LLC		1312 W FRANKLIN BLVD	0.10	Office General	Office	\$95,430.00
274	106355	YELTON JAMES K	YELTON RITA V	1310 W FRANKLIN BLVD	0.09	AUTO REPAIR	Vehicle Repair	\$63,700.00
275	106356	YELTON JAMES K		1306 W FRANKLIN BLVD	0.14		Parking Lot	\$24,010.00
276	106357	DOCKERY MATTHEW BRYON		1302 W FRANKLIN BLVD	0.14	OFFICE - WAREHOUSE	General Retail	\$66,610.00
277	106358	ELLE PROPERTIES LLC		W FRANKLIN BLVD	0.02		Commercial Land	\$3,270.00
278	106359	ELLE PROPERTIES LLC		1248 W FRANKLIN BLVD	0.05		Commercial Land	\$8,170.00
279	106361	ELLE PROPERTIES LLC		1242 W FRANKLIN BLVD	0.18	SERVICE GARAGE	Vehicle Repair	\$78,310.00
280	106362	YELTON JAMES K	YELTON RITA V	1236 W FRANKLIN BLVD	0.03		Commercial Land	\$4,900.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
281	106363	YELTON JAMES K	YELTON RITA V	1234 W FRANKLIN BLVD	0.04		Commercial Land	\$6,530.00
282	106364	YELTON JAMES K	YELTON RITA V	1224 W FRANKLIN BLVD	0.05	RETAIL GENERAL	General Retail	\$33,880.00
283	106365	YELTON JAMES K	YELTON RITA V	1222 W FRANKLIN BLVD	0.03	RETAIL GENERAL	General Retail	\$24,670.00
284	106366	YELTON JAMES K	YELTON RITA V	1220 W FRANKLIN BLVD	0.03	RETAIL GENERAL	General Retail	\$25,420.00
285	106367	YELTON JAMES K	YELTON RITA V	1216 W FRANKLIN BLVD	0.11	RETAIL GENERAL	General Retail	\$67,980.00
286	106368	YELTON JAMES K	YELTON RITA V	1210 W FRANKLIN BLVD	0.06		Parking Lot	\$13,070.00
287	106369	YELTON JAMES K	YELTON RITA V	1202 W FRANKLIN BLVD	0.22	Retail Strip Center	Mixed Use Commercial	\$162,230.00
288	106370	PIONEER MACHINE WORK INC		1201 W FRANKLIN BLVD	0.06	Warehouse General	Industrial	\$45,070.00
289	106371	PIONEER MACHINE WORK INC		1209 W FRANKLIN BLVD	0.04	Warehouse General	Industrial	\$22,830.00
290	106372	PIONEER MACHINE WORK INC		1211 W FRANKLIN BLVD	0.08	Warehouse General	Industrial	\$55,250.00
291	106373	PIONEER MACHINE WORKS INC		1217 W FRANKLIN BLVD	0.07	Warehouse General	Industrial	\$27,750.00
292	106376	S & C REAL ESTATE GROUP LLC		1233 W FRANKLIN BLVD	1.18	RETAIL GENERAL	General Retail	\$379,340.00
293	106377	STYERS C NEIL	STYERS W WESLEY	1239 W FRANKLIN BLVD	0.09	OFFICE - WAREHOUSE	Mixed Use Commercial	\$53,500.00
294	106378	STYERS C NEIL	STYERS W WESLEY	1241 W FRANKLIN BLVD	0.08	OFFICE - WAREHOUSE	Mixed Use Commercial	\$49,290.00
295	106380	MULLINAX GEORGIA F		1243 W FRANKLIN BLVD	0.43	OFFICE - WAREHOUSE	Mixed Use Commercial	\$149,940.00
296	106383	WILLIAM WESLEY STYERS REV TR		1297 W FRANKLIN BLVD	1.51	OFFICE - GENERAL	Mixed Use Commercial	\$373,860.00
297	106386	MCLEAN DAVID L	MCLEAN PAMELA L	1305 W FRANKLIN BLVD	0.32	RETAIL GENERAL	General Retail	\$129,500.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
2981	06387	WILLIAM WESLEY STYERS REV TR		1309 W FRANKLIN BLVD	0.92	OFFICE - OPEN	Office	\$393,100.00
2991	06388	WILLIAM WESLEY STYERS REV TR		1315 W FRANKLIN BLVD	0.46	CHURCH - FELLOWSHIP HALL	Mixed Use Commercial	\$169,000.00
3001	06389	GRANT EXTERMINATING CO INC		1321 W FRANKLIN BLVD	0.33	Office General	Office	\$201,790.00
3011	06390	GRANT EXTERMINATING CO		1323 W FRANKLIN BLVD	0.34	SERVICE GARAGE	Mixed Use Commercial	\$124,380.00
3021	06391	DURHAM THOMAS S		1325 W FRANKLIN BLVD	0.65	RESTAURANT	Restaurant	\$302,440.00
303	106392	STINES DAVID L SR	STINES PATRICIA F	1335 W FRANKLIN BLVD	0.21	SERVICE GARAGE	Vehicle Repair	\$69,540.00
3041	06393	D & M ASSOCIATES LLC		1337 W FRANKLIN BLVD	0.24	RETAIL GENERAL	Commercial Land	\$82,840.00
3051	06395	MULLINAX GEORGIA F		1403 W FRANKLIN BLVD	0.44	Retail Warehouse	General Retail	\$267,790.00
3061	06404	B & P INVESTMENTS LLP		S WEBB ST	0.27		Parking Lot	\$27,770.00
3071	06407	PRESCOTT AMELIA J	PRESCOTT WALTER C	317 LINWOOD RD	0.39	INDUSTRIAL	Industrial	\$455,320.00
3081	06408	B & P INVESTMENTS LLP		311 LINWOOD RD	0.29	INDUSTRIAL	Industrial	\$141,140.00
3091	06409	B & P INVESTMENTS LLP		307 LINWOOD RD	0.54	INDUSTRIAL	Industrial	\$217,050.00
3101	06411	TAYLOR DEVELOPMENT CO INC		221 LINWOOD RD	0.78	Warehouse General	Warehouse	\$188,720.00
3111	06415	CTA INVESTMENT LLC		226 LINWOOD RD	1.37	Industrial	Industrial	\$264,090.00
3121	06416	CTA INVESTMENT LLC		1330 W SECOND AVE	0.55		Parking Lot	\$25,800.00
3131	06417	J & G FENCE COMPANY		1326 W SECOND AVE	0.42	OFFICE - GENERAL	Office	\$54,280.00
3141	06419	CHURCH OF THE FIRST BORN WRITT		1318 W SECOND AVE	0.68	Conventional	Church/Religious	\$0.00
315	106421	STYERS C NEIL		1314 W SECOND AVE	0.65	OFFICE - WAREHOUSE	Mixed Use Commercial	\$132,340.00
3161	06422	KIOWA LEASING GROUP LLC		1312 W SECOND AVE	1.19		Industrial Land	\$69,060.00
3171	06424	KIOWA LEASING GROUP LLC		W SECOND AVE	0.20		Parking Lot	\$16,010.00
3181	06425	KIOWA LEASING GROUP LLC		1228 W SECOND AVE	0.21	OFFICE - WAREHOUSE	Mixed Use Commercial	\$80,300.00
3191	06428	WILLIAM WESLEY STYERS REV TR		1216 W SECOND AVE	0.49		Industrial Land	\$19,600.00
3201	06429	WILLIAM WESLEY STYERS REV TR		W SECOND AVE	0.09		Parking Lot	\$5,650.00
3211	06430	WILLIAM WESLEY STYERS REV TR		W SECOND AVE	0.39		Industrial Land	\$15,600.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
3221	106431	PALMER HAROLD G		211 S VANCE ST	0.10		Commercial Land	\$6,530.00
3231	106432	PALMER HAROLD G		1202 W SECOND AVE	0.19	SERVICE GARAGE	Vehicle Repair	\$24,780.00
3241	106433	ONS PROPERTY MGMT GROUP LLC		301 S VANCE ST	0.10	MULTI FAMILY	Residential 3 Family	\$91,000.00
3251	106434	WALL RESIDENTIAL RENTALS LLC		1207 W SECOND AVE	0.15	CONVENTIONAL	Residential 1 Family	\$76,070.00
3261	106435	PIONEER MACHINE WORK INC		1221 W SECOND AVE	4.02	INDUSTRIAL	Industrial	\$529,940.00
327	106436	LEASE PURCHASE INC		1208 PHILLIPS CT	0.12	BUNGALOW	Residential 1 Family	\$73,870.00
3281	106437	JONES AIMEE T		305 S VANCE ST	0.12	CONVENTIONAL	Residential 1 Family	\$36,310.00
329	106438	BLIZZARD BYRON		313 S VANCE ST	0.10	CONVENTIONAL	Residential 1 Family	\$120,710.00
3311	106439	DOG HOUSE PARTNERS		1207 PHILLIPS CT	0.13	BUNGALOW	Residential 1 Family	\$41,630.00
		CHARLOTTE WALKER PROPERTIES LLC		319 S VANCE ST	0.10	CONVENTIONAL	Residential 1 Family	\$62,410.00
332	106441	HEFFNER SARA		325 S VANCE ST	0.20	BUNGALOW	Residential 1 Family	\$0.00
335	106442	CURRIER ALYSSA SUSAN		329 S VANCE ST	0.23	Conventional	Residential 1 Family	\$131,230.00
3361	106443	B DALTON LLC		1210 CAVNEY CT	0.19		Vacant	\$6,000.00
3371	106444	B DALTON LLC		1208 CAVNEY CT	0.16	BUNGALOW	Residential 1 Family	\$51,980.00
3381	106447	JONES AIMEE T		335 S VANCE ST	0.10	CONVENTIONAL	Residential 1 Family	\$31,800.00
		CEDILLO IMELDA	CEDILLO PRUDENCIO	341 S VANCE ST	0.09	CONVENTIONAL	Residential 1 Family	\$36,680.00
		BEAVER CARL JAMES		351 S VANCE ST	0.14	CONVENTIONAL	Residential 1 Family	\$52,130.00
339	106448	K & P RENTALS LLC		1207 CAVNEY CT	0.11	CONVENTIONAL	Residential 1 Family	\$40,540.00
3411	106449	K & P RENTALS LLC		1209 CAVNEY CT	0.13	CONVENTIONAL	Residential 1 Family	\$33,580.00
		OPTIMIST CLUB OF GASTONIA		326 S BOYD ST	6.42	SPECIAL PURPOSE	Fraternal/Veteran Org	\$0.00
342	106455	PLYLER ESTHER B HEIRS OF		1309 W SECOND AVE	0.37	Bungalow	Residential 1 Family	\$48,890.00
343	106456	CHURCH OF THE FIRST BORN *		1315 W SECOND AVE	0.76	CHURCH - FELLOWSHIP HALL	Church/Religious	\$0.00
344	106457	JACKSON FRANKLIN ROOSEVELT	JACKSON JUANITA C	1313 W SECOND AVE	0.25	Ranch	Residential 1 Family	\$122,370.00
3451	106460	NORRIS LISA MICHELLE		1319 W SECOND AVE	0.28	Conventional	Residential 1 Family	\$123,640.00
346	106461	PINNIX INC		1321 W SECOND AVE	0.29	WAREHOUSE	Warehouse	\$48,100.00
3471	106462	WEST GASTONIA BOYS & GIRLS		310 S BOYD ST	0.20		Charitable	\$0.00
3481	106463	WRAY MICHAEL FRED		1325 W SECOND AVE	0.28	Conventional	Residential 1 Family	\$93,340.00
3491	106464	OPTIMIST CLUB OF GASTONIA		1327 W SECOND AVE	0.44		Fraternal/Veteran Org	\$0.00
3501	106465	TAYLOR DEVELOPMENT CO INC		1335 W SECOND AVE	0.62	INDUSTRIAL	Industrial	\$68,380.00
3511	106466	CHRISTOPHER PATSY W		304 LINWOOD RD	0.48		Commercial Land	\$20,910.00
352	106467	DICKSON RALPH III		308 LINWOOD RD	0.50	OFFICE WAREHOUSE	Office Warehouse	\$64,330.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
3531	06468	YELTON JAMES K	YELTON RITA V	312 LINWOOD RD	0.24		Industrial Land	\$10,450.00
3541	06469	B & P INVESTMENTS LLP		314 LINWOOD RD	0.24		Parking Lot	\$22,680.00
3551	06470	LIPSCOMB JOEL	LIPSCOMB LISA	316 LINWOOD RD	0.41	Conventional	Residential 1 Family	\$75,980.00
3561	06471	KINGSWAY PROPERTIES LLC		1418 W GARRISON BLVD	0.73	FULL SERVICE CAR WASH	Conv Store/Gas Station	\$438,740.00
3571	06473	YELTON JAMES K	YELTON RITA V	1416 W GARRISON BLVD	0.36	Conventional	House on Commercial Site	\$74,660.00
3581	06474	YELTON JAMES K		W GARRISON BLVD	1.68		Commercial Land	\$113,900.00
359	106475	AURCO LLC	C/O CAR MASTERS	1350 W GARRISON BLVD	1.29	SERVICE GARAGE	Vehicle Repair	\$236,470.00
3601	06477	KFW HOLDINGS LLC		1334 W GARRISON BLVD	0.63	OFFICE - OPEN	Automobile Sales	\$96,810.00
3611	06478	KFW HOLDINGS LLC		W GARRISON BLVD	0.38		Commercial Land	\$34,300.00
3621	06479	KFW HOLDINGS LLC		W GARRISON BLVD	0.47	Com/Ind Building	Commercial Land	\$30,140.00
3631	06546	COMMUNITYONE BANK NA		210 BESSEMER CITY RD	0.51		Vacant	\$7,650.00
3641	06547	COMMUNITYONE BANK NA		202 BESSEMER CITY RD	0.50		Vacant	\$7,500.00
3651	06548	COMMUNITYONE BANK NA		1922 OVERMAN AVE	0.16		Vacant	\$8,400.00
3661	06549	COMMUNITYONE BANK NA		1914 OVERMAN AVE	1.39		Vacant	\$9,010.00
3671	06550	OKONKWO DESTINY	CAROLINA MERCY MEDICAL CLINIC*	1908 OVERMAN AVE	0.37	CONVENTIONAL	Res Multiple Homes	\$95,010.00
368	106551	GIBSON GENEVIEVE		105 N WASHINGTON ST	0.19	CONVENTIONAL	Residential 1 Family	\$41,800.00
3691	06552	UPPER ROOM TABERNACLE CHURCH		107 N WASHINGTON ST	0.27	CHURCH	Church/Religious	\$0.00
3701	06553	OKONKWO DESTINY	CAROLINA MERCY MEDICAL CLINIC*	109 N WASHINGTON ST	0.80	CONVENTIONAL	Res Multiple Homes	\$103,790.00
371	106568	LONDON ANTHONY A	LONDON KRISTY W	118 DRAKE ST	0.15	CONVENTIONAL	Residential 1 Family	\$40,410.00
372	106569	BYRD STEVEN LYNN		116 DRAKE ST	0.23	CONVENTIONAL	Residential 1 Family	\$33,170.00
373	106570	CARTER KENNETH E		109 N GRAY ST	0.13	CONVENTIONAL	Residential 1 Family	\$28,530.00
3741	06571	CABRERA ANIBAL MARROQUIN		114 DRAKE ST	0.22	CONVENTIONAL	Residential 1 Family	\$44,550.00
3751	06572	REECE CAPITAL MGMT GROUP LLC		113 DRAKE ST	0.30	MULTI FAMILY	Residential 3 Family	\$108,510.00
376	106573	BRADY SARAH JANE		111 DRAKE ST	0.35	CONVENTIONAL	Residential 1 Family	\$59,000.00
3771	06574	CARPENTER JAMES ALVIN		109 DRAKE ST	0.39		Vacant	\$6,000.00
378	106575	TEO DONALD L &	WINSTEAD CARRIE D	109 DRAKE ST	0.32	CONVENTIONAL	Residential 1 Family	\$58,020.00
379	106576	SPENCER JERRY CURTIS		107 DRAKE ST	0.20	CONVENTIONAL	Residential 1 Family	\$42,570.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
380	106577	AVILA VIRGINIA GUZMAN	VARGAS REGULO RUIZ	105 DRAKE ST	0.42	CONVENTIONAL	Residential 1 Family	\$45,510.00
381	106578	OKONKWO DESTINY	CAROLINA MERCY MEDICAL CLINIC*	118 N WASHINGTON ST	0.48	RANCH	Residential 1 Family	\$75,830.00
382	106579	OKONKWO CORNELIUS		114 N WASHINGTON ST	0.17	CONVENTIONAL	Residential 1 Family	\$42,620.00
383	106580	STAMEY KARLA PAIGE		112 N WASHINGTON ST	0.17	CONVENTIONAL	Residential 1 Family	\$32,090.00
384	106581	WALKER RANDY E		108 N WASHINGTON ST	0.34	CONVENTIONAL	Residential 1 Family	\$42,110.00
385	106582	OKONKWO DESTINY	CAROLINA MERCY MEDICAL CLINIC*	1810 OVERMAN AVE	0.34	CONVENTIONAL	Res Multiple Homes	\$77,060.00
386	106583	WOODY ROGER	WOODY DORIS	1808 OVERMAN AVE	0.16	CONVENTIONAL	Residential 1 Family	\$57,260.00
387	106584	K & D RENOVATIONS INC		1806 OVERMAN AVE	0.29	CONVENTIONAL	Residential 1 Family	\$43,850.00
388	106586	BLACK DANIEL J	C/O BRINDA BLACK	103 GRANT ST	0.28	CONVENTIONAL	Residential 1 Family	\$23,530.00
389	106587	WEAVER ALEX D		105 GRANT ST	0.19	CONVENTIONAL	Residential 1 Family	\$30,770.00
390	106588	SALDANA JOSE ANTONIO		108 DRAKE ST	0.21	CONVENTIONAL	Residential 1 Family	\$24,320.00
391	106589	SMART BUILDING GROUP LLC		110 DRAKE ST	0.20		Vacant	\$6,000.00
392	106590	IRA CLUB FBO ERIC M ORENSTEIN IRA 1001954		107 GRANT ST	0.13	CONVENTIONAL	Residential 1 Family	\$29,200.00
393	106591	NC ASSET MANAGEMENT GROUP LLC		109 GRANT ST	0.20	CONVENTIONAL	Residential 1 Family	\$21,440.00
394	106592	BYRD STEVEN LYNN		112 DRAKE ST	0.40		Vacant	\$6,000.00
395	106593	MOORE ROY S	MOORE JUANITA G	101 N GRAY ST	0.57	CONVENTIONAL	Residential 1 Family	\$34,860.00
396	106936	MOORE BRENT		110 BESSEMER CITY RD	0.26	Bungalow	Res Multiple Homes	\$159,910.00
397	106941	HOUSES4RENT LLC		102 S WASHINGTON ST	0.14	CONVENTIONAL	Residential 1 Family	\$45,490.00
398	106942	STAMEY JAMES SCOTT		104 S WASHINGTON ST	0.17		Automobile Sales	\$37,780.00
399	106943	HOUSES4RENT LLC		1809 OVERMAN AVE	0.29	CONVENTIONAL	Residential 1 Family	\$50,080.00
400	106944	BLACK BRINDA		1805 OVERMAN AVE	0.28	CONVENTIONAL	Residential 1 Family	\$50,650.00
401	106945	RUSSELL DAVID A	RUSSELL DEBORAH	1803 OVERMAN AVE	0.32	CONVENTIONAL	Residential 1 Family	\$39,120.00
402	106949	WHITESIDES DARRELL RICHARD		1706 OVERMAN AVE	0.14	CONVENTIONAL	Residential 1 Family	\$34,460.00
403	106950	ELLIS DONALD E	ELLIS PATRICIA	1704 OVERMAN AVE	0.13		Vacant	\$6,000.00
404	106952	MEEK HELEN H		1702 W FRANKLIN BLVD	0.25		Automobile Sales	\$45,610.00
405	106953	THOMAS PHYLLIS HOWARD		1704 W FRANKLIN BLVD	0.11	Bungalow	House on Commercial Site	\$23,720.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
406	106956	RUSSELL DAVID A	RUSSELL DEBORAH	1802 W FRANKLIN BLVD	0.14		Automobile Sales	\$30,870.00
407	106957	RUSSELL DAVID A	RUSSELL DEBORAH A	1804 W FRANKLIN BLVD	0.43	OFFICE - OPEN	Automobile Sales	\$107,780.00
408	106958	CHILDRESS SAVONNE H		1818 W FRANKLIN BLVD	0.20	RETAIL GENERAL	General Retail	\$64,970.00
409	106959	CHILDRESS SAVONNE H		1826 W FRANKLIN BLVD	0.14		Commercial Land	\$30,490.00
410	106960	STAMEY JAMES SCOTT		106 S WASHINGTON ST	0.32	Retail General	Automobile Sales	\$111,330.00
411	106969	LEE HUI CHING	LEE PING KIN	1863 W FRANKLIN BLVD	0.45	RESTAURANT	Restaurant	\$340,430.00
412	106976	KNAPP BRENDA LEE	KNAPP THEODORE DAVID JR	1823 W FRANKLIN BLVD	1.09	SERVICE GARAGE	Vehicle Repair	\$385,540.00
413	106977	HALL NANCY W	HALL WILLIAM Y	1811 W FRANKLIN BLVD	0.47	OFFICE - WAREHOUSE	Automobile Sales	\$117,780.00
414	106978	HALL NANCY W	HALL WILLIAM Y	1807 W FRANKLIN BLVD	0.23	Bungalow	House on Commercial Site	\$40,000.00
415	106979	BENITO NOEMI RODRIGUEZ	RAMIREZ FACUMDO GUERRERO	1801 W FRANKLIN BLVD	0.25		Commercial Land	\$10,630.00
416	106980	MOORE JUANITA G	MOORE ROY S	1709 W FRANKLIN BLVD	0.26	Bungalow	House on Commercial Site	\$39,660.00
417	106981	BIGGERSTAFF LLC		W FRANKLIN BLVD	0.25		Commercial Land	\$19,130.00
418	106985	BIGGERSTAFF LLC		W FRANKLIN BLVD	0.49		Parking Lot	\$51,670.00
419	106986	ALLIANCE REAL ESTATE III INC		1607 W FRANKLIN BLVD	0.48		Commercial Land	\$36,720.00
420	106987	ALLIANCE REAL ESTATE III INC		1605 W FRANKLIN BLVD	0.34		Commercial Land	\$26,010.00
421	106988	ALLIANCE REAL ESTATE III INC		1601 W FRANKLIN BLVD	0.38		Commercial Land	\$29,070.00
422	106989	ALLIANCE REAL ESTATE III INC		1525 W FRANKLIN BLVD	0.28		Commercial Land	\$23,800.00
423	106990	WAYCASTER RICKY A	WAYCASTER SHANNON L	1507 W FRANKLIN BLVD	0.36	OFFICE - OPEN	Vehicle Repair	\$55,770.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
424	106992	WHITE TOMMY LEE		211 S WEBB ST	0.05	OFFICE - GENERAL	Mixed Use Commercial	\$34,570.00
425	107010	ALLIANCE REAL ESTATE III INC		1764 W GARRISON BLVD	0.21		Commercial Land	\$17,850.00
426	107011	C/O DBO USA LLP	PARKDALE MILLS INC	1770 W GARRISON BLVD	0.31		Commercial Land	\$26,350.00
427	107015	ALLIANCE REAL ESTATE III INC		W GARRISON BLVD	0.14		Commercial Land	\$11,900.00
428	107016	ALLIANCE REAL ESTATE III INC		309 ROBINSON ST	0.40		Commercial Land	\$34,000.00
429	107484	PROSIDIAN CONSULTING LLC		409 S VANCE ST	0.28	CHURCH	Office	\$87,200.00
430	107556	LORAY MILL RDVLMPT PH II LLC		316 S VANCE ST	0.11		Vacant	\$6,000.00
431	107557	LORAY MILL RDVLMPT PH II LLC		322 S VANCE ST	0.11		Vacant	\$6,000.00
432	107558	HISTORIC PRES FNDTN OF NC INC		326 S VANCE ST	0.12		Vacant	\$0.00
433	107559	LORAY MILL RDVLMPT PH II LLC		332 S VANCE ST	0.13		Vacant	\$6,000.00
434	107560	CHARLOTTE WALKER PROPERTIES LLC		336 S VANCE ST	0.13	CONVENTIONAL	Residential 1 Family	\$20,650.00
435	107561	BEIGHTOL STEVE J		342 S VANCE ST	0.13	CONVENTIONAL	Residential 1 Family	\$78,970.00
436	107562	WILSON FRANK	WILSON LILLIAN M	354 S VANCE ST	0.14	CONVENTIONAL	Residential 1 Family	\$51,620.00
437	107563	GASTONIA CITY OF		S VANCE ST	0.15		Government	\$0.00
438	107564	GASTONIA CITY OF		S VANCE ST	0.17		Government	\$0.00
439	107565	MORRIS ROBERT LEE		1129 W THIRD AVE	0.19	CONVENTIONAL	Residential 1 Family	\$67,440.00
440	107566	B DALTON LLC		1128 W FOURTH AVE	0.20	CONVENTIONAL	Residential 1 Family	\$62,700.00
441	205281	BIGGERSTAFF LLC		1701 W FRANKLIN BLVD	1.11	Retail Warehouse	General Retail	\$401,400.00
442	206430	PRICE SHAYLA L		112 N GRAY ST	0.25	Conventional	Residential 1 Family	\$70,600.00
443	206432	MATHIS DOROTHY B	MATHIS RICHARD T	N GRAY ST	0.30		Industrial Land	\$6,000.00
444	207146	BRADLEY MEMORIAL METHODIST CH		1425 W FRANKLIN BLVD	3.90	CHURCH - FELLOWSHIP	Church/Religious	\$0.00
445	208846	COMMUNITYONE BANK NA		228 BESSEMER CITY RD	1.04	HALL	Vacant	\$15,300.00
446	209840	C/O DBO USA LLP	PARKDALE MILLS INC	1630 W GARRISON BLVD	17.00		Commercial Land	\$1,436,320.00
447	209841	ALLIANCE REAL ESTATE III INC		325 S WEBB ST	0.79		Commercial Land	\$124,300.00
448	209842	ALLIANCE REAL ESTATE III INC		215 S WEBB ST	2.08	Conventional	House on Commercial Site	\$175,590.00
449	210769	MORRISON NORMA JEAN		1503 W FRANKLIN BLVD	0.40	OFFICE - WAREHOUSE	Vehicle Repair	\$73,450.00

OWNERS IN THE REDEVELOPMENT AREA

Num	PID	OWNER 1	OWNER 2	PHYSICAL ADDRESS	ACREAGE	STRUCTURE TYPE	DISCRIPTION	TOTAL VALUE
450	210770	MORRISON NORMA JEAN		1501 W FRANKLIN BLVD	0.27	SERVICE GARAGE	Vehicle Repair	\$65,160.00
451	214471	BETTER LIFE ESTATES LLC		1307 W SECOND AVE	0.48	Conventional	Residential 1 Family	\$40,320.00
452	217549	BROMMER DANNY RAY HEIRS	C/O ROBIN BROMMER	W AIRLINE AVE	0.20		Vacant	\$3,750.00
453	217550	WILKINS ANDER LEE III		W AIRLINE AVE	0.18		Vacant	\$3,750.00
454	218120	ALEXANDER MACHINE CO INC		1402 W FRANKLIN BLVD	0.32	RETAIL GENERAL	General Retail	\$137,190.00
455	218204	AGREE LIMITED PARTNERSHIP	C/O O'REILLY AUTO PARTS	1750 W FRANKLIN BLVD	0.80	RETAIL-AUTO PARTS	General Retail	\$844,270.00
456	218549	EDWARDS CHARLES D		1001 GASTON AVE	0.56	SERVICE SHOP	Vehicle Repair	\$85,040.00
457	220221	WILSON DAVID A	WILSON KATHRYN P	W GARRISON BLVD	0.86		Commercial Land	\$36,550.00
458	220486	HILLENDALE III LLC	C/O QUIKTRIP	1843 W FRANKLIN BLVD	2.19	CONVENIENCE/RESTAUR ANT	Conv Store/Gas Station	\$1,923,910.00
459	220755	VARRYL LLC		1519 N WEBB ST	3.52	OLD ARLINGTON ELEMENTARY Apartments	Mixed Use Commercial Apt Complex/Multi-	\$235,390.00
460	221248	LORAY MILL REDEVELOPMENT PHASE II LLC		W SECOND AVE	0.62		Family	\$1,129,590.00
461	221250	LORAY MILL OWNERS ASSOC INC		W SECOND AVE	1.84		Parking Lot	\$237,880.00
462	221304	GASTONIA CITY OF		359 S VANCE ST	7.01		Government	\$0.00
463	221600	DJM NNN IV LLC		1850 W FRANKLIN BLVD	1.61	RETAIL-DRUG STORE	General Retail	\$2,162,630.00
464	221602	AMERICAN IRA LLC		1840 W FRANKLIN BLVD	0.88	RESTAURANT - FAST FOOD	Restaurant	\$716,670.00
465	226897	PRESCOTT AMELIA J		319 LINWOOD RD	0.80	Industrial	Industrial	\$611,430.00
466	227866	INDUSTRIAL ELECTROPLATING CO		323 LINWOOD RD	0.58	WAREHOUSE	Warehouse	\$544,660.00
467	301022	GASTONIA CITY OF		W FRANKLIN BLVD	0.38		Government	\$0.00
468	301023	GASTONIA CITY OF		S TRENTON ST	0.31		Default	\$0.00
469	301024	GASTONIA CITY OF		N TRENTON ST	2.08		Default	\$0.00
470	301025	GASTONIA CITY OF		700 W MAIN AVE	6.81		Default	\$0.00
471	301165	GASTONIA CITY OF		618 W MAIN AVE	2.73		Government	\$0.00
472	301166	BAUCOMS INVESTMENT PROPERTY LLC		516 W MAIN AVE	0.26	OFFICE - GENERAL	Government	\$0.00
TOTAL ACREAGE					219.71	TOTAL VALUE\$40,816,760.00		



***Gastonia Planning Commission
Meeting Schedule
November 7, 2019***

5:00 – UNTIL DINNER
(City Hall – City Council Conference Room 201)

5:30 – UNTIL PLANNING COMMISSION MEETING
(City Hall – City Council Chamber)

Gastonia Planning Commission
City Council Chamber, City Hall
November 7, 2019 – 5:30 pm

ITEM 1a: ROLE CALL / SOUND CHECK

ITEM 1b: CALLS/CONTACTS TO PLANNING COMMISSION MEMBERS

ITEM 1c: APPROVAL OF OCTOBER 2, 2019 MINUTES

ITEM 2: PUBLIC HEARING – Rafael Alberto Lendos, Lendos Homes Inc. (File #9350)

Subject hearing involves a request to rezone approximately .63 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots). The subject property is located on the northwest corner of Modena Street and Harrison Avenue (703 N. Modena Street). The property is owned by Lendos Homes Inc.

Staff Presentation: Jana McMakin, AICP, Senior Planner

ITEM 3: PUBLIC HEARING – Life After Forty, LLC; Don Doctor, Mgr. (File #9351)

Subject hearing involves a request to rezone approximately 2.63 acres from O-1 CD (Office Conditional District) to C-1 CD (Neighborhood Commercial Conditional District). The subject property is located at 3372 Robinwood Road. The property is owned by Life After Forty, LLC.

Staff Presentation: Jana McMakin, AICP, Senior Planner

ITEM 4: PUBLIC HEARING – James C. Windham, Jr. (File #9352)

Subject hearing involves a request to rezone approximately 8.28 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) and RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to C-1 (Neighborhood Commercial District). The subject property is located on the east side of McLean Street and on the west side of Redbud Drive. The property is owned by Donald E. Ellis, Patricia W. Ellis, and Paul E. Parker.

Staff Presentation: Jana McMakin, AICP, Senior Planner

ITEM 5: OTHER BUSINESS

Update on Council Votes
Representative for November 19th City Council Meeting (if needed)

UPCOMING IMPORTANT DATES

November 11th –City Offices Closed
November 19th – Regular City Council Meeting – GastonCounty Courthouse Public Forum Room at 6:00 p.m.
November 28th & 29th–City Offices Closed
December 5th – Gastonia Planning Commission Meeting – City Hall Council Chamber at 5:30 p.m.

Gastonia Planning Commission

October 2, 2019 Minutes

Chairperson Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:31 pm on Wednesday, October 2, 2019, in the Council Chamber at City Hall.

Present: Commissioners Jerry Fleeman, Kristie Ferguson, Anthony Gallant, Pamela Goode, Bob Cinq-Mars, and Jim Stewart

Absent: Commissioner Rodney Armstrong

Staff Members Present: Charles Graham, Assistant City Attorney; Quentin McPhatter, Assistant City Manager; Jason Thompson, Planning Director; Jana McMakin, Senior Planner; and Chrystal Howard, Secretary

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners Fleeman and Cinq-Mars each received one contact. The remaining commissioners stated there were no contacts.

Chairperson Goode explained the rules of procedure and time limitations.

Commissioner Cinq-Mars made a motion to reorder the agenda and Commissioner Stewart seconded the motion. The motion was unanimously approved (6-0).

Item 3: Public Hearing – Kent Olson (File # 9280)

Subject hearing involves a request to zone (in conjunction with annexation request File 9318) approximately 8.694 acres from RS-12 (Gaston County, Single-family Residential District, minimum 12,000 sq. ft. lots) to RMF CD (City of Gastonia, Multi-family Conditional Residential District). The subject property is located on the north side of Neal Hawkins Road. The property is owned by RGP Family Limited Partnership and Ricky Creedmore.

Chairperson Goode opened the public hearing and recognized Ms. Jana McMakin, AICP, Senior Planner for the purpose of staff presentation.

Ms. McMakin began by displaying the zoning map while providing the site description and background. Ms. McMakin stated this request is accompanying an annexation request and explained the process and timeline of an annexation filed with the City. The applicant has also submitted a corresponding annexation petition and the request is to assign the City of Gastonia's RMF CD (Residential Multi-family Conditional) zoning district. The applicant submitted a site plan and color renderings of building products, as well as, held a neighborhood meeting. Ms. McMakin briefly explained and displayed the site plan. The request is for two-story townhomes with front garages and a maximum of 80 units. She referred the commissioners to their packets to review the proposed zoning conditions in their agenda. Ms. McMakin explained adjoining properties and land use trends. She stated the Future Land Use Map in the 2025 Comprehensive

Plan indicates residential use for the subject property and surrounding properties. Staff recommended the request be approved as presented.

Brief discussion ensued on nearby properties.

Mr. Thompson commented on the site plan as conceptual providing a general layout.

Chairperson Goode recognized Mr. Kent Olson, 11121 Carmel Commons Boulevard of Charlotte.

Mr. Olson, applicant, thanked the commissioners for the opportunity. He commented how the townhomes, referred to as single-family attached, would be a good transition in this area and that the product would fit and complement the area. Working with staff, his company committed to the proposed conditions.

Commissioner Cinq-Mars asked if the homes will be townhomes or condominiums and Mr. Olson replied that these are single-family attached townhomes. Commissioner Cinq-Mars asked if these were rental units and Mr. Olson was unsure if they would be rental or for sale. Mr. Thompson explained meeting the definition of a single-family attached.

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Brief discussion ensued on the required and proposed parking spaces, as well as open space. Clarification was made on the site plan requirement as 1 additional space per 10 units (8 spaces) and the proposed as 10 spaces (on-street). Mr. Olson reminded the commissioners that the site plan was conceptual and all the ordinance requirements would be met. Mr. Thompson commented that the Technical Review Committee and staff will review to ensure compliance with the details including open space.

Chairperson Goode called Ms. McMakin to the dais and Ms. McMakin referred the commissioners to the proposed zoning conditions.

Commissioner Cinq-Mars made a motion to accept the proposal (move forward a favorable recommendation) with the statement of consistency and reasonableness and Commissioner Stewart seconded the motion. The motion was approved (6-0).

Mr. Thompson reminded the public and commissioners that this item will move forward to Gastonia City Council on Tuesday, October 15th meeting.

Item 4: Public Hearing – Amending the Unified Development Ordinance (File #9338)

Subject hearing involves a request to amend the Unified Development Ordinance Table 12.46 of Chapter 12 Signs to clarify multitenant signage based on gross floor area.

Chairperson Goode opened the public hearing and recognized Mr. Jason Thompson, AICP, Planning Director for the purpose of staff presentation.

Mr. Thompson commented that this amendment was aimed at flexibility to multitenant developments. He shared examples of businesses splitting a building, such as Academy Sports and Burlington, the old Target building, as well as a former Harris Teeter site. Mr. Thompson stated the ordinance currently regulates the overall area that a multitenant obtains and this amendment is aimed to help facilitate signage in these situations. He shared that businesses support this amendment.

Chairperson Goode stated this was definitely welcome and she asked if this allows each entity the same amount of signage. Mr. Thompson replied that this will allow them the same amount of potential increase, and to think about it within the context of the entire multitenant development and the multitenant development gets a cap.

Commissioner Cinq-Mars asked if there were any height limitations on freestanding signage. Mr. Thompson replied that there are height restrictions and this was not changing.

Commissioner Ferguson made a motion to approve (move forward a favorable recommendation) the request with the statement of consistency and reasonableness and Commissioner Stewart seconded the motion. The motion was approved (6-0).

Item 1c: Approval of September 5, 2019 Meeting Minutes

Commissioner Fleeman made the motion to approve the September 5, 2019 minutes as written and Commissioner Cinq-Mars seconded the motion. The motion was approved (6-0).

Item 2: Public Hearing – West Franklin Urban Redevelopment Plan

Subject hearing involves the creation of the West Franklin Urban Redevelopment Plan to be undertaken by the Gastonia City Council, serving as the Redevelopment Commission, in the general area bounded by Gaston Avenue to the North; Whitesides Street to the East; West Garrison Boulevard and South Vance Street to the South; and Bessemer City Road to the West.

Chairperson Goode opened the public hearing and recognized Mr. Quentin T. McPhatter, ICMA-CM, Assistant City Manager for the purpose of staff presentation.

Mr. McPhatter updated the commission about the various tools available to utilize for economic development purposes at the last meeting. This presentation is in the form of a public hearing of

the West Franklin Urban Redevelopment Plan.

He summarized the background in his memorandum provided in the agenda page 2-1. Mr. McPhatter clarified the following; this plan does not change zoning, the City is not looking to acquire additional properties in this area, the

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goal and intent is to put properties on the tax rolls, and this plan does not change the tax status of the properties in the effective area.

Mr. McPhatter introduced Mr. Greg Kelly, Business Services Manager and Mr. Richard Smith, Business Services Director with McGill & Associates.

Mr. Smith began with his background working with the City and the need for this plan in the western region. He reiterated that this plan does not change zoning, the City is not looking to acquire additional properties in this area, the goal and intent is to put properties on the tax rolls, and this plan does not change the tax status of the properties in the effective area. Mr. Smith recognized Mr. Kelly to begin the presentation.

Mr. Kelly gave a quick overview of the West Franklin Redevelopment Plan. His ultimate goal is to move a redevelopment area from blight to bright, vibrant and sustainable. His presentation covered an introduction and an area description (general boundaries, zoning districts, historic overlay protection). He displayed and briefly explained the Proposed Redevelopment area, Zoning map, and Future Land Use Map. The presentation continued by covering four main goals to accomplish in a redevelopment plan, objectives, redevelopment controls, cost estimates, funding opportunities, modifications to the plan, and potential impediments to the completion of the project. He summarized the goals of the Urban Redevelopment Area (URA), the plan as a roadmap, and collaborative effort. He finished his presentation with transforming from blight to bright, to create a vibrant and sustainable community on the west side of Gastonia.

Mr. Smith briefly explained meeting a specific threshold of urban blight in order to qualifying to have a redevelopment plan.

Chairperson Goode recognized Ms. Tammy Nix, 206 S. Vance Street of Gastonia, NC. Ms. Nix was concerned about acquisition and asked if this related to properties that are not to city code or remodeled to historic standards. Mr. Thompson explained that York-Chester and Brookwood are the two local regulatory historic designations within the City of Gastonia. Other types of historic districts located in the City of Gastonia are non-regulatory national registered historic districts. Brief discussion ensued on a non-profit group that acquired properties fallen in disrepair and has rehabbed the homes to help with new investment into the Loray Village. Mr. McPhatter replied that this plan does not require residents to meet historic designation, but the plan does make homeowners meet basic building codes – health, safety and welfare.

Commissioner Cinq-Mars asked for confirmation that a large area has been designated that is viable for redevelopment and Mr. McPhatter replied as eligible for redevelopment. Commissioner Cinq-Mars asked if it was possible that there are projects within this general area that would come before the Planning Commission for its approval and Mr. McPhatter replied that he was correct. Commissioner Cinq-Mars asked who was on the Gastonia Redevelopment Commission and Mr. McPhatter replied that the Gastonia City Council will serve as the redevelopment commission. Commissioner Cinq-Mars asked what makes this proposal a better success than what happened a couple years ago. Mr. McPhatter was unable to speak on past proposals. He commented on the economy and private investment interest. He stated that this plan will place the city in a better position to obtain some private investment in the proposed area and the intent of this project is to spur private investment.

Brief discussion ensued on improvements on Franklin Boulevard, relocations, the criteria of standard housing dwelling units, and legal requirements.

Mr. McPhatter and Mr. Thompson remarked that through public hearings, mail notices, speaking to citizens and being available to answer any questions offers opportunity for community involvement and engagement. Chairperson Goode and Commissioner Gallant shared their concern of this plan as possibly complex, confusing, and difficult for some to comprehend. Mr. Thompson shared that the City's long term plan has not changed and the community involvement with the long term plan.

Commissioner Stewart made a recommendation to approve the draft and that the Gastonia Planning Commission certifies the plan is in conformance with the 2025 Comprehensive Plan. Commissioner Fleeman seconded the motion. The motion was approved (6-0).

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Item 4: Other Business Commissioner Fleeman commented that Walter Kimble contacted him and he shared Mr. Kimble's concern of terrorists using vehicles as weapons. Mr. Kimble requested this issue be brought to the Gastonia Planning Commission's attention and he also requested this matter be considered and addressed when reviewing detailed plans, such as the FUSE and other public spaces. Bollards at entrances was an example given to stop a vehicle. Commissioner Fleeman noted that Mr. Kimble would be willing to provide a presentation. Commissioner Stewart stated there are other issues

that also need to be associated with this safety concern. Discussion ensued on terrorist attacks and security measures. Mr. Thompson commented on the large team of city staff members that will take this matter into consideration. He shared proposed elements on the two main entrances to the FUSE stadium and streetscape enhancement designs that would provide dual purpose. Mr. Thompson reiterated that he is available if anyone has questions regarding the proposed redevelopment area. He reminded everyone that the FUSE groundbreaking ceremony will take place on Thursday, October 3rd at 5:00 p.m.

Representative for October 15th City Council Meeting (if needed)

Mr. Thompson stated these three agenda items recommended for approval will be presented to City Council on Tuesday, October 15th.

There being no further business, Chairperson Goode adjourned the meeting at 6:58 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pam Goode, Chairperson