

1. HEDGEPEETH BOBBY C & HEDGEPEETH BETTY J
2. HEDGEPEETH BOBBY C
3. SURRETT ROBERT G & SURRETT BETTY P
4. GREEM GAYLA M
5. MASON SALINA D
6. HASKIN DARRELL J & HASKIN WANDA M
7. MILLER MARTHA ARROWOOD
8. MILLER GINA MARIE
9. FARRIS MARGARET YVONNE
10. HERNANDEZ NANCY ECHEGOYEN
11. MOODY JOYCE A
12. FALLS RANDY M
13. FERGUSON CAROLE LEE
14. MULLEN JERRY RAY JR & MULLEN ANDREW TODD
15. GASTON COUNTY PARKS AND REC
16. GASTON COUNTY
17. PASOUR CLAY W & PASOUR NANCY C
18. PASOUR CLAY W & PASOUR NANCY C
19. AVERY KENNETH R & AVERY PAMELA S
20. PASOUR CLAY W & PASOUR NANCY C
21. OWENS CORNING COMPOSITE MTRLS C/O OWENS CORNING TAX DEPT

**Applicant:** JIK Holdings LLC - Kyle diPretoro

**Owner:** Kenneth R & Pamela S Avery;  
Charles Pasour

**Planning Comm Hearing:** May 4, 2023

**Request:** TMU & RLD (County) to  
PD RRDD (City)

**Ward:** County to 4

**Total Tract Size:** approx. 32.42 acres

**Parcel ID #:** 171132, 171133, 171134,  
203611, 203613

**Subject Property**

**Legend**

|  |  |  |                   |
|--|--|--|-------------------|
|  | AP Airport   |  | City Boundary     |
|  | C-1 Light Commercial                               |  | Dallas Town Limit |
|  | C-2 Highway Commercial                             |  | Streams           |
|  | C-3 General Commercial                             |  | Lakes             |
|  | CBD Central Business District                      |  | Parcels           |
|  | I-U Urban Industrial                               |  | Buildings         |
|  | I-1 Light Industrial                               |  |                   |
|  | I-2 General Industrial                             |  |                   |
|  | I-2 General Industrial                             |  |                   |
|  | O-1 Office   |  |                   |
|  | OLC Office/Light Commercial                        |  |                   |
|  | O-M Medical Office                                 |  |                   |
|  | PD IRD Planned District Infill Res Devt            |  |                   |
|  | PD PRD Planned District Planned Res Devt           |  |                   |
|  | PD RRDD Planned District Revised Res Devt District |  |                   |
|  | PD PUD Planned District Planned Unit Devt          |  |                   |
|  | PD TND Planned Dist Traditional Neighborhood Devt  |  |                   |
|  | RLD Residential Low Density                        |  |                   |
|  | RS-12 Residential 12000sqft lots                   |  |                   |
|  | RS-8 Residential 8000sqft per lot                  |  |                   |
|  | R-A Rural Agricultural                             |  |                   |
|  | RMF Residential Multi-Family District              |  |                   |
|  | SP State Park District                             |  |                   |
|  | TMU Transitional Mixed Use                         |  |                   |
|  | UMU Urban Mixed Use District                       |  |                   |

**Gaston County Zoning**

- C-1
- R-1
- RLD
- TMU

**Dallas Zoning Zone Type**

- R-12

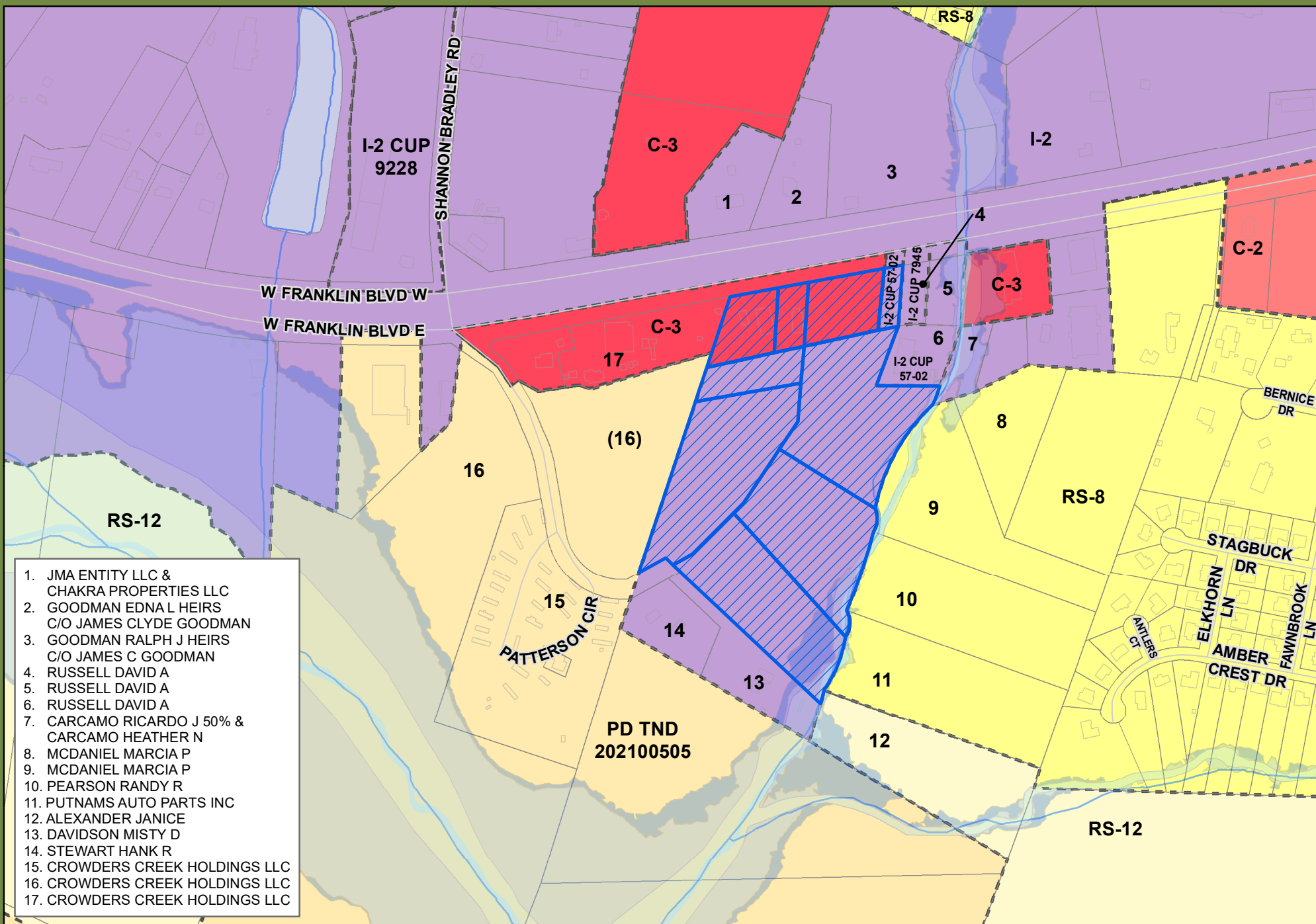
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**Application**  
**PLMAC202200615**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 20, 2023.



1 : 4,800  
1 inch represents 400 feet  
Plot Date: April 19, 2023



1. JMA ENTITY LLC & CHAKRA PROPERTIES LLC
2. GOODMAN EDNA L HEIRS C/O JAMES CLYDE GOODMAN
3. GOODMAN RALPH J HEIRS C/O JAMES C GOODMAN
4. RUSSELL DAVID A
5. RUSSELL DAVID A
6. RUSSELL DAVID A
7. CARCAMO RICARDO J 50% & CARCAMO HEATHER N
8. MCDANIEL MARCIA P
9. MCDANIEL MARCIA P
10. PEARSON RANDY R
11. PUTNAMS AUTO PARTS INC
12. ALEXANDER JANICE
13. DAVIDSON MISTY D
14. STEWART HANK R
15. CROWDERS CREEK HOLDINGS LLC
16. CROWDERS CREEK HOLDINGS LLC
17. CROWDERS CREEK HOLDINGS LLC

**Applicant:** Crowders Creek Commons, LLC  
**Owner:** Smith, Martha P. & Putnam, Dean A.  
**Planning Comm Hearing:** May 4, 2023  
**Request:** C-3, I-2, & I-2 CUP to PD RRDD  
**Ward:** 6  
**Total Tract Size:** approx. 16.31 acres  
**Parcel ID #:** 138076, 138077, 138078, 138079, 138080, 138089, 138090, 138099, 138101

**Subject Property**

**Legend**

|  |  |  |                  |
|--|--|--|------------------|
|  | AP Airport   |  | Roads            |
|  | C-1 Light Commercial                               |  | Floodway         |
|  | C-2 Highway Commercial                             |  | 100yr Flood Zone |
|  | C-3 General Commercial                             |  | 500yr Flood Zone |
|  | CBD Central Business District                      |  | Streams          |
|  | I-U Urban Industrial                               |  | Lakes            |
|  | I-1 Light Industrial                               |  | Rivers           |
|  | I-2 General Industrial                             |  | Parcels          |
|  | I-2 General Industrial                             |  | Buildings        |
|  | O-1 Office   |  |                  |
|  | OLC Office/Light Commercial                        |  |                  |
|  | O-M Medical Office                                 |  |                  |
|  | PD IRD Planned District Infill Res Devt            |  |                  |
|  | PD PRD Planned District Planned Res Devt           |  |                  |
|  | PD RRDD Planned District Revised Res Devt District |  |                  |
|  | PD PUD Planned District Planned Unit Devt          |  |                  |
|  | PD TND Planned Dist Traditional Neighborhood Devt  |  |                  |
|  | RLD Residential Low Density                        |  |                  |
|  | RS-12 Residential 12000sqft lots                   |  |                  |
|  | RS-8 Residential 8000sqft per lot                  |  |                  |
|  | R-A Rural Agricultural                             |  |                  |
|  | RMF Residential Multi-Family District              |  |                  |
|  | SP State Park District                             |  |                  |
|  | TMU Transitional Mixed Use                         |  |                  |
|  | UMU Urban Mixed Use District                       |  |                  |

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

**Application**  
**PLMAC202300052**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 20, 2023.



1 : 4,800  
 1 inch represents 400 feet  
 Plot Date: April 19, 2023