

**Applicant:** INDUS Realty Trust, Inc.  
Paul Duran

**Owner:** 185 Highway 29/74 LLC 94.18605% INT  
Overcash Christa 5.81395% INT

**Planning Comm Hearing:** October 5, 2023

**Request:** I-1 (County) to I-1 (City)



















































**Ward:** County to 6 (City)

**Total Tract Size:** approx. 230.41 acres

**Parcel ID #:** 205044

 **Subject Property**

**Legend**

- |                                                                                                                                          |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  AP Airport                                           |  City Boundary          |
|  C-1 Light Commercial                                 |  Roads                  |
|  C-2 Highway Commercial                               |  Bessemer City Boundary |
|  C-3 General Commercial                               |  Floodway               |
|  CBD Central Business District                        |  100yr Flood Zone       |
|  I-U Urban Industrial                                 |  500yr Flood Zone       |
|  I-1 Light Industrial                                 |  Streams                |
|  I-2 General Industrial                               |  Lakes                  |
|  I-2 General Industrial                               |  Rivers                 |
|  O-1 Office                                           |  Parcels                |
|  OLC Office/Light Commercial                         |  Buildings             |
|  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                       |                                                                                                            |
- 
- |                             |                                                                                           |                                                                                           |                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Gaston County Zoning</b> |  C-1 |  I-1 |  R-1 |
|                             |  C-3 |  I-2 |                                                                                           |
- 
- |                             |                                                                                          |                                                                                           |                                                                                            |
|-----------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Bessemer City Zoning</b> |  C2 |  OLC |  RS12 |
|                             |  I1 |  R1  |  RS8  |
|                             |  C3 |  I2  |  TMU  |

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.

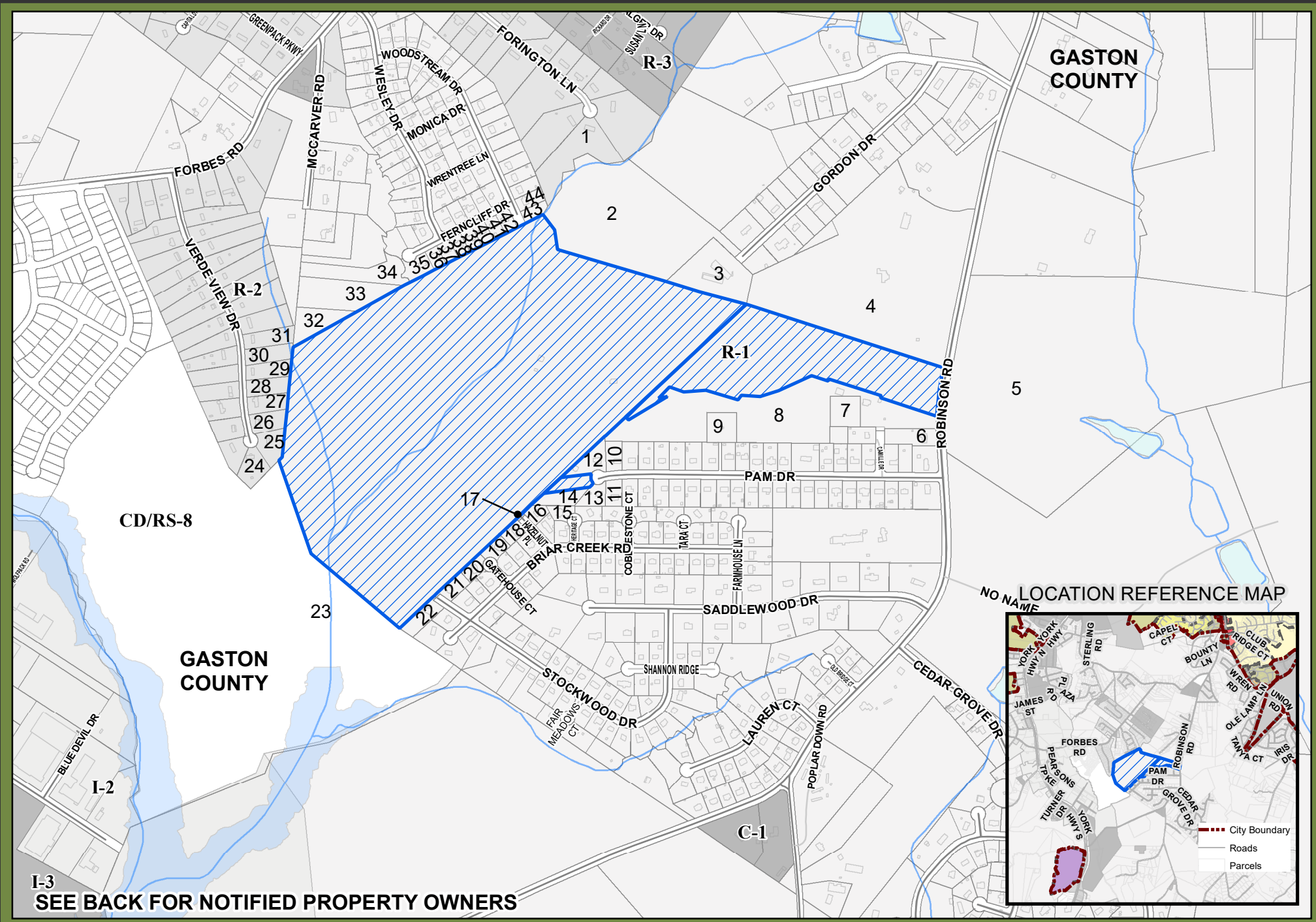
SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application  
**PLMA202300273**

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 September 22, 2023.


































1:12,000  
1 inch represents 1,000 feet  
Plot Date: September 13, 2023  
0 250 500 1,000 Feet









**Applicant: Mattamy Homes**  
**Owner: Robinson Road Investments LLC**  
**Planning Comm Hearing: October 5, 2023**  
**Request: R-1 (County) to PD RRDD (City)**  
**Ward: County to 5 (City)**  
**Total Tract Size: approx. 122.047 acres**  
**Parcel ID #: 147319, 147051, 147052**

 **Subject Property**

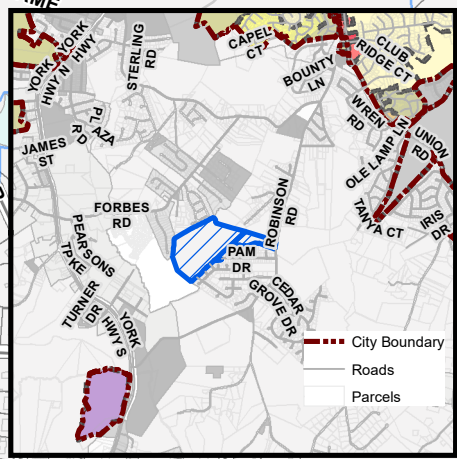
**Legend**

- |                                                                                       |                                                    |                                                                                     |                  |
|---------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|------------------|
|    | AP Airport                                         |  | Roads            |
|    | C-1 Light Commercial                               |  | 100yr Flood Zone |
|    | 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
  -  I-2
  -  I-3
  -  R-1
  -  R-2
  -  R-3

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.

**LOCATION REFERENCE MAP**



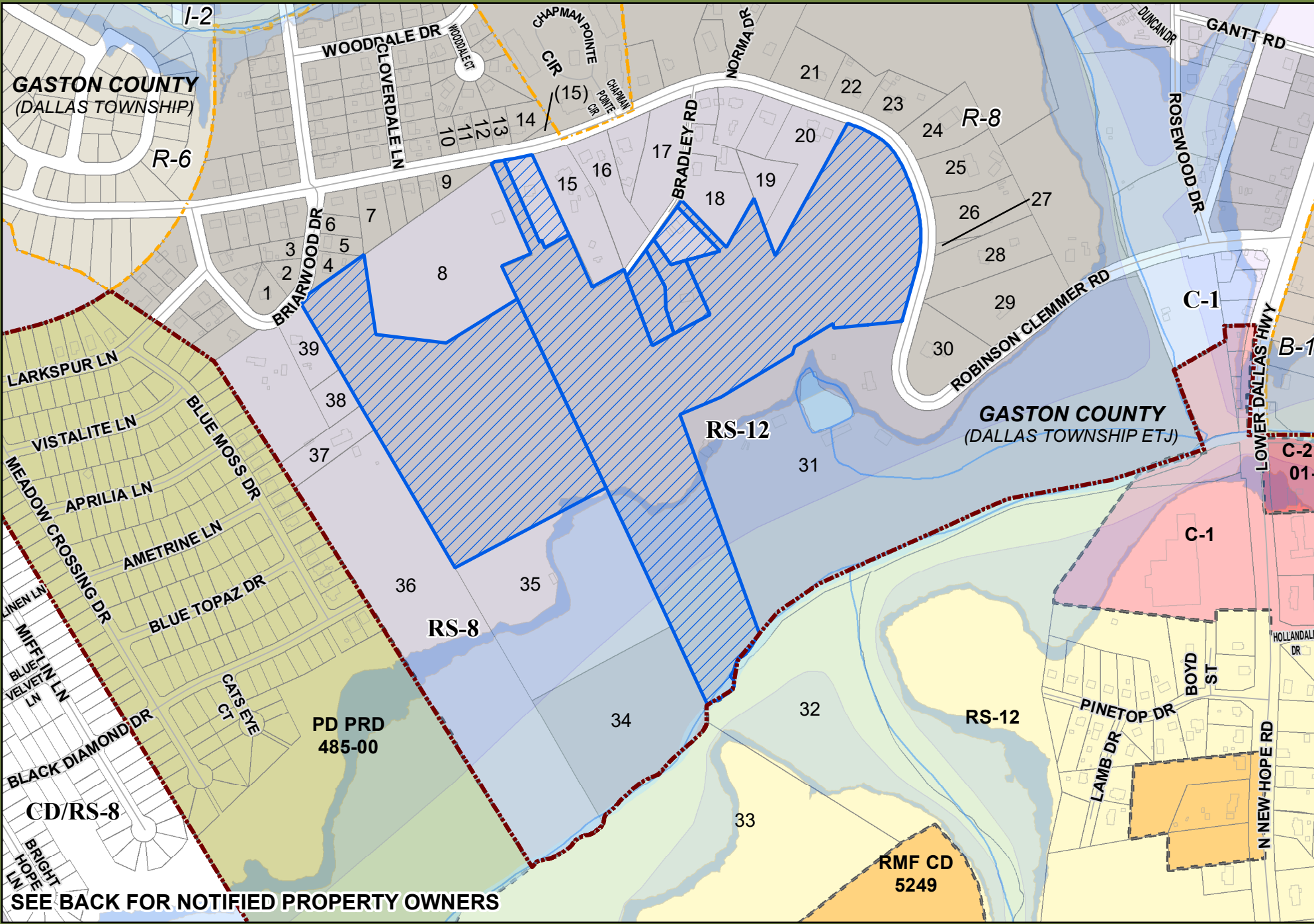
**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

Page 11  
**Application**  
**PLMAC202200613**

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 September 22, 2023.



















1 : 8,400  
 1 inch represents 700 feet  
 Plot Date: September 18, 2023  
 0 215 430 860 Feet



**Applicant:** Hopper Communities, Inc.  
**Owner:** Robert J Neunzig  
**Planning Comm Hearing:** October 5, 2023  
**Request:** RS-12 & RS-8 (County)  
to PD RRDD (City)  
**Ward:** County to 4 (City)  
**Total Tract Size:** approx. 48.897 acres  
**Parcel ID #:** 203278, 210508, 212415  
304250, 304251, 172396

 **Subject Property**

**Legend**

	City Boundary		Dallas Town Limit
	Roads		Floodway
	100yr Flood Zone		500yr Flood Zone
	Streams		Lakes
	Rivers		Parcels
	Buildings		B-1
	C-1		RS-12
	B-1		RS-8

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

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

Page 20  
**Application**  
**PLMAC202200661**

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 September 22, 2023.



1:6,000  
1 inch represents 500 feet  
Plot Date: September 13, 2023  
