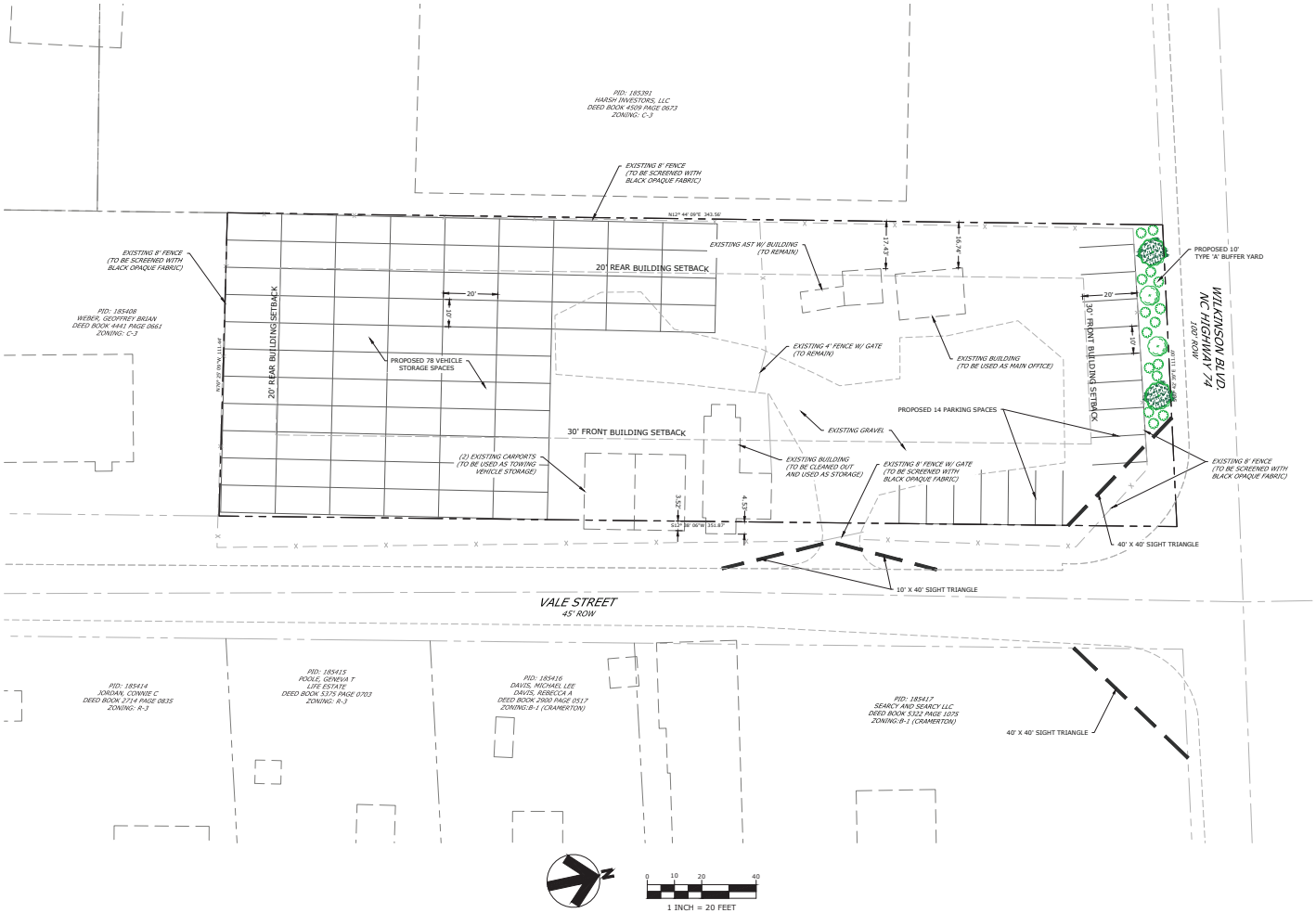

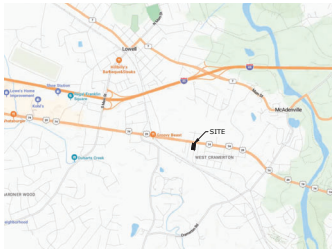

VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

OWNER:	ISBILL, JAMES WILLIAM JR.
DEVELOPER INFO:	CROWN TOWING, LLC
CONTACT:	CHUCK ARMEEN
EMAIL:	CROWNTOWING@GMAIL.COM
PHONE	704-975-8087
SITE ADDRESS:	4904 WILKINSON BLVD., GASTONIA, NC 28056
GROSS SITE AREA:	0.89 AC
PARCEL No.:	185406
PIN #	3575-53-7968
DEED BOOK / PAGE	2022E/0855
EXISTING ZONING:	C-3 (GENERAL COMMERCIAL)
EXISTING USE:	PRE-OWNED AUTO SALES
PROPOSED ZONING	CD/C-3
PROPOSED USE:	AUTOMOBILE TOWING AND WRECKER SERVICE

PROPOSED CD/C-3 ZONING

	EXISTING	PROPOSED
PARKING REQUIREMENTS		
VEHICLE STORAGE AREA MAX.	25	78
OUTDOOR VEHICLE STORAGE SETBACKS:		
FROM RESIDENTIAL ZONING	300'	45'
FROM STREET RIGHT OF WAY	100'	0'
BUILDING SETBACKS		
FRONT	30'	
SIDE	10'	
REAR	20'	
MAX. BUILDING HEIGHT	50'	

PARKING		REQUIRED	PROPOSED
1 SPACE PER EMPLOYEE PLUS 1 PER VEHICLE USED IN THE OPERATION PLUS TWO FOR VISITORS	6 EMPLOYEES; 6 OPERATION VEHICLES	14	14

POB Engineering
16439 Bastile Dr.
Charlotte, NC 28278
704-564-3021
Frank.Cantrell@pobengineering.com

NORTH CAROLINA COL
P-1888

February 23, 2026

CONDITIONAL REZONING PLAN
4904 WILKINSON BLVD.
CROWN TOWING
GASTONIA, GASTON COUNTY, NORTH CAROLINA

DATE	DESCRIPTION	BY

DRAWN | MH
DESIGNED | MH
CHECKED | MH

SHEET NUMBER
CD-1

Plot Stamp: 2/23/2026 3:04:35 PM - Miles Hamilton
File: Z:\Shared\Projects\Crown Towing\Wilkinson Lot\Cwl\DWG\01_Base\Sketch Plan\WILKINSON_SUP SITE PLAN.dwg, Tab: 24x36