

City of Lowell ETJ Relinquishment (ETJ21-01)

Request: To accept and zone the relinquished Extraterritorial Jurisdiction (ETJ) by the City of Lowell into the Gaston County Zoning Jurisdiction, and the recommended County Zoning Districts and Overlays.

Applicant: Gaston County Planning Board

Mailing Address Of Applicant: 128 West Main Avenue, Gastonia, NC 28053

Property Owner(s): Various

Parcel ID(s): Numerous (see attached)

General Location: Various

Current Zoning Districts (Lowell): (RS-8) Single Family 8,000 sq ft, (RS-12) Single Family 12,000 sq ft, (RS-20) Single Family 20,000 sq ft, (RMF) Residential Multi Family, (C-3) General Commercial, (I-2) General Industrial

Proposed Zoning Districts (County): (RS-8) Single Family 8,000 sq ft, (RS-12) Single Family 12,000 sq ft, (RS-20) Single Family 20,000 sq ft, (RMF) Residential Multi Family, (C-3) General Commercial, (I-2) General Industrial

Proposed Zoning District Information:

(RS-8) Single Family 8,000 sq ft – The purpose of the (RS-8) District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

(RS-12) Single Family 12,000 sq ft – The purpose of the (RS-12) District is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

(RS-20) Single Family 20,000 sq ft – The purpose of the (RS-20) District is primarily for the development of single family residential with a standard minimum lot size of twenty thousand (20,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and/or through the satisfaction of certain performance design and construction.

(RMF) Residential Multi Family – The purpose of this district is intended primarily as a residential district for the location of single family, two family and multi family dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of eight (8) units per acre are allowed subject to the issuance of a Conditional Use District (CD). This district should have access to public or community water and sewer utilities.

(C-3) General Commercial – The (C-3) District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the (C-2) district, the (C-3) district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

(I-2) General Industrial – The (I-2) District is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. (I-2) zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The (I-2) district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the (I-1) district. (I-2) districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e. terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the (I-2) district. Any areas that are rezoned to an (I-2) district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

Staff Comments: If approved, the accepted change would be effective Thursday, July 1, 2021 at 12:01 a.m., with the subject parcels being placed in various Gaston County Zoning Districts based on similar Lowell Zoning Districts in place prior to the relinquishment.

2035 Comprehensive Land Use Plan

Small Area Districts:

Area 3 – Riverfront Gaston / Northeast Gaston

Key issues for citizens in this area include: preservation of open space; road improvements and better connectivity to other areas of the County and throughout the region; increased job opportunities; maintaining the rural "feel" of the area; and, increased commercial opportunities.

Area 4 – The Garden Gaston / Southeast Gaston

Key issues for citizens in this area include: road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.

It is staff's opinion the request is consistent with the Comprehensive Land Use Plan.



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: **Z** ETJ21-01

Applicant ☐ Planning Board (Administrative) ☒ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: Gaston County Planning Board
(Print Full Name)
Mailing Address: 128 West Main Avenue, Gastonia, NC 28053
(Include City, State and Zip Code)
Telephone Numbers: (704)866-3195
(Area Code) Business (Area Code) Home
Email: _____

** If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

B. OWNER INFORMATION

Name of Owner: Various (see attached listing)
(Print Full Name)
Mailing Address: _____
(Include City, State and Zip Code)
Telephone Numbers: _____
(Area Code) Business (Area Code) Home
Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Various (see attached maps)
Parcel Identification (PID): Multiple
(RS-8)(RS-12)(RS-20)
Acreage of Parcel: 372.76 +/- Acreage to be Rezoned: 372.76 +/- Current Zoning: (RMF)(C-3)(I-2)
Current Use: Various Uses Proposed Zoning: (RS-8)(RS-12)(RS-20)(RMF)(C-3)(I-2)

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: <u>(see attached)</u>	Name of Property Owner: _____
Mailing Address: _____ (Include City, State and Zip Code)	Mailing Address: _____ (Include City, State and Zip Code)
Telephone: _____ (Area Code)	Telephone: _____ (Area Code)
Parcel: _____ (If Applicable)	Parcel: _____ (If Applicable)
_____ (Signature)	_____ (Signature)

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) _____ hereby give _____ consent to execute this proposed action.
(Name of Applicant)

(Signature)

(Date)

(Signature)

(Date)

I, _____, a Notary Public of the County of _____
State of North Carolina, hereby certify that _____
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and notarial seal, this the _____ day of _____, 20____.

Notary Public Signature

Commission Expiration

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.


Signature of Property Owner or Authorized Representative

June 14, 2021
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: _____ Fee: _____ N/A

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____

Date of Public Hearing: 06/22/2021

Planning Board Review: 06/14/2021 Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

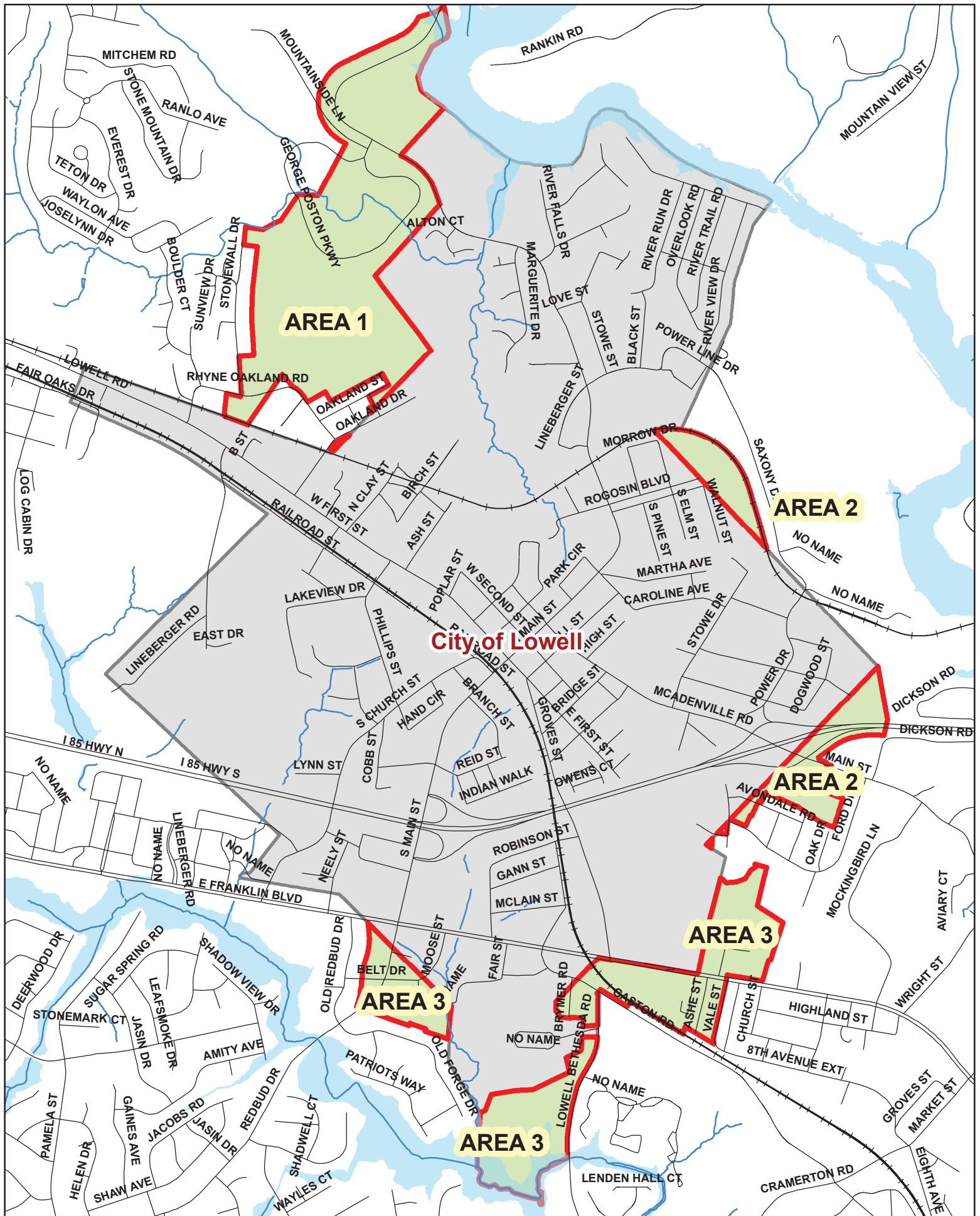
AKPAR	CALCAC	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_ADDR2	CURR_CITY	CURF	CURR_ZIPCO
116810	0.33	SHULER JOHN R	SHULER EMMA JANE	824 MCCALL COURT		GASTONIA	NC	280520000
116886	0.38	SHULER JOHN R	SHULER EMMA JANE	824 MCCALL COURT		GASTONIA	NC	280520000
116888	0.48	BRYANT DON E	BRYANT RACHEL H	3523 OLD REDBUD DR		GASTONIA	NC	28056
116889	0.53	BRYANT DON EDWARD		3523 OLD REDBUD DR		GASTONIA	NC	280569284
116891	0.82	HOFFMAN RALPH W JR		3525 OLD REDBUD DRIVE		GASTONIA	NC	280540000
116892	0.84	FARR KEVIN L		4633 TITMAN RD		GASTONIA	NC	28056
127183	1.09	JORDAN ROBERT CARY		PO BOX 789		LOWELL	NC	280980789
127193	0.24	MORTON SANDRA G		PO BOX 458		LOWELL	NC	28098
127194	0.26	MORTON SANDRA G		PO BOX 458		LOWELL	NC	280980000
127195	0.26	BRUZGIS JOHN J	MCKINNEY CATHY L	134 BURTON HILLS CIR		GASTONIA	NC	28054
127227	0.24	ISBILL JAMES W	ISBILL CHARLOTTE	PO BOX 7		LOWELL	NC	280980007
127633	0.84	MORROW NICKY GENE		118 N ELM ST		LOWELL	NC	280980000
127634	0.43	HUFFSTETLER GARY C	HUFFSTETLER MARTHA	114 N ELM ST		LOWELL	NC	280980000
127635	0.53	WALKER ALICE OVERCASH		177 CENTER ST		CRAMERTON	NC	280321400
127636	0.38	MINGES MICHAEL STEWART	MINGES DIANNAH B	1013 ROGOSIN BLVD		LOWELL	NC	280980000
127637	0.37	JOHNSON DIANNE CLONINGER		101 WALNUT ST		LOWELL	NC	280981264
127638	0.35	COON AMY N	COON GEOFFREY G	103 WALNUT ST		LOWELL	NC	280981264
127639	0.37	BARRETT GARY S	BARRETT REBECCA C	4132 BRANTLEY CIR		ROCKLEDGE	FL	329554719
128183	0.90	HELTON MICHAEL LYNN &	HELTON DEBRA S	903 MCADENVILLE AVE		LOWELL	NC	280981634
128186	0.51	PETTY GERALD T	PETTY BETTY H	904 MCADENVILLE AVE		LOWELL	NC	280980000
128189	0.68	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
128209	1.40	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
128254	1.95	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
128265	0.30	SHEPARDSON TYLER		827 FORD DR		LOWELL	NC	28098
128266	0.44	LYLES GENA G	KIMMONS DARLENE	831 FORD DR		LOWELL	NC	28098
128267	0.39	CURRY DARYL N	CURRY LINDA N	1013 FORD DR		LOWELL	NC	28098
128268	0.69	STEWART PROPERTY MGMT LLC		P O BOX 551325		GASTONIA	NC	28055
128270	0.46	SHI JING		1025 AVONDALE RD		LOWELL	NC	280981714
128271	0.39	JENNINGS BETHANY HOPE		1033 AVONDALE RD		LOWELL	NC	28098
128747	0.58	RAYFIELD TODD W	RAYFIELD LAURA H	122 FORD DRIVE EXT		LOWELL	NC	280981739
128753	0.70	WATTS JACK R JR	WATTS SHERRY P	832 FORD DR		LOWELL	NC	280980000
128774	2.11	GRICE JOHN W JR		2329 MONTICELLO DR		GASTONIA	NC	280540000
128780	1.14	LEWIS MOTORS INC		P O BOX 788		GASTONIA	NC	280530000
128790	1.98	GRAY FAMILY PROPERTIES LTD		2976 ROBINWOOD RD		GASTONIA	NC	280545885
128792	0.66	MEYER BARBARA JO		213 BELT DR		GASTONIA	NC	280560000
128796	0.23	JACKSON ROBERT LEE LIFE ESTATE		8170 JASBOW JCT		WEEKI WACHEE	FL	346134585
128797	0.73	COLLADO ANNETTE TAUSCHER	COLLADO ERIC	918 MOSSSE ST		GASTONIA	NC	280569478
128842	0.33	OWENS GARY W	OWENS TABITHA C	1622 WESTOVER ST		GASTONIA	NC	280567419
136557	2.51	TALLENT DRUM COMPANY		P O BOX 675		LOWELL	NC	280980000
136558	0.85	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056
136559	0.25	MCGINNIS DONALD HARRY		852 MARK WILSON DR		MT HOLLY	NC	281200000
136560	0.29	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056
136561	0.32	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056
136562	0.40	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056

136563	0.58	TALLENT DORIS		PO BOX 675		LOWELL	NC	280980000
136565	4.41	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056
136566	4.23	TALLENT DORIS B		2306 RYAN CONLEY CT		GASTONIA	NC	28056
148011	10.13	GASTON COUNTY		PO BOX 1578		GASTONIA	NC	280531578
148012	328.82	GASTON COUNTY		PO BOX 1578		GASTONIA	NC	280531578
148038	0.23	SBILL JAMES W	ISBILL CHARLOTTE	PO BOX 7		LOWELL	NC	280980007
148039	0.25	NORMAN JESSIE D	NORMAN BRITTANY N	213 OAKLAND ST		LOWELL	NC	28098
148055	0.28	JORDAN MARK G		216 S OAKLAND DRIVE		LOWELL	NC	28098
148057	0.75	IBEX CAROLINAS LLC		PO BOX 954		LOWELL	NC	280980954
183037	0.70	MORROW NICKY GENE	MORROW VANESSA LOWE	117 N ELM ST		LOWELL	NC	280980000
183038	0.43	TRAPP DONALD		305 RANKIN AVE		LOWELL	NC	280980000
183039	0.43	TRAPP DONALD		305 RANKIN AVE		LOWELL	NC	280980000
183040	0.75	MT CALVARY BAPTIST CH LOWELL		P O BOX 23		LOWELL	NC	280980000
183041	1.08	DUKE ENERGY CORPORATION		422 S CHURCH ST		CHARLOTTE	NC	282420900
183042	0.45	JOHNSON DIANNE CLONINGER		101 WALNUT ST		LOWELL	NC	280981264
183043	0.27	BRIDGES RUSSELL A	BRIDGES DARLA S	118 N ELM ST		LOWELL	NC	280981203
185129	0.55	MCINTYRE RONALD S	MCINTYRE JUDY S	514 MCLEAN ST		LOWELL	NC	280980000
185132	4.92	FOSTER JAMES JOSEPH JR		268 DILLON RD		KINGS MOUNTAIN	NC	28086
185133	2.01	FOSTER KATHY ALEXANDER		913 FORD RD		LOWELL	NC	280981738
185134	4.04	JOHNSON ESTELLA		215 FURR STREET		GASTONIA	NC	28056
185140	2.37	JOHNSON SHANNON WAYNE		215 FURR ST		GASTONIA	NC	280568295
185145	0.66	HERRERA MAXIMINA TAPIA		834 FORD DR		LOWELL	NC	280981667
185148	1.03	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185149	0.97	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185150	0.50	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185151	0.50	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185152	0.81	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185153	0.16	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185154	6.58	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185171	0.10	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185172	0.09	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185173	0.09	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185174	0.10	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185175	0.11	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185176	0.11	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185177	0.11	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185178	0.10	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185179	0.10	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185180	0.09	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185181	0.08	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185182	0.08	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185183	0.07	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185184	0.53	BELMONT LAND & INVESTMENT CO		PO BOX 1939		MC ADENVILLE	NC	281011939
185207	0.44	SHULER JOHN R		524 MCCALL CT		GASTONIA	NC	28054
185208	0.37	SHULER JOHN R		824 MCCALL CT		GASTONIA	NC	280520000
185209	1.51	BOBBY & IVA HUFFMAN REVC LV TR		2905 ANGELA CT		GASTONIA	NC	280567553

185212	0.29	MATHIS MAURICE LEE JR			4101 HANKS CREEK LN		BELMONT	NC	280127521
185213	0.11	MATHIS MAURICE LEE JR			4101 HANKS CREEK LN		BELMONT	NC	280127521
185214	0.56	BETHEL BAPTIST CHURCH			2412 REDBUD DR		GASTONIA	NC	280560000
185215	0.33	BETHEL BAPTIST CHURCH			2412 REDBUD DR		GASTONIA	NC	280560000
185216	0.23	BETHEL BAPTIST CHURCH			2412 REDBUD DR		GASTONIA	NC	280560000
185217	0.25	GASTONIA ORNAMENTAL WELDING			PO BOX 748		MT HOLLY	NC	281200000
185218	0.48	FARR KEVIN L			4633 TITMAN RD		GASTONIA	NC	28056
185219	0.30	CERSOSIMO JEFFRY L			3409 REDBUD DR		GASTONIA	NC	280569480
185220	0.32	TURNER FRANCES P			404 S HIGHLAND ST		GASTONIA	NC	280520000
185221	0.29	MILDRED P BUMGARDNER REV LV TR			1374 BELLEMEADE LN		CHARLOTTE	NC	282709759
185224	1.07	MYERS JENNIFER			202 BELT DR		GASTONIA	NC	28056
185225	0.97	MYERS LEONARD CHRISTOPHER			326 DOVER RD		KINGS MOUNTAIN	NC	280868697
185226	0.21	MEYER BARBARA JO			213 BELT DR		GASTONIA	NC	280560000
185228	0.59	MEYER BARBARA JO			213 BELT DR		GASTONIA	NC	280560000
185230	1.46	SAMS CLOYD EARL &		SAMS AUNDREAUNA IRENE	301 BELT DR		GASTONIA	NC	280569477
185231	3.75	SAMS CLOYD E		SAMS CAROL A	301 BELT DR		GASTONIA	NC	280560000
185232	0.08	GASTONIA CITY OF			P O BOX 1748		GASTONIA	NC	280531748
185234	0.26	PENDLETON DARRELL D		PENDLETON SHELIA B	4316 OLD FORGE DR		GASTONIA	NC	280560000
185236	0.20	ERICKSON TODD MICHAEL			4332 OLD FORGE DR		GASTONIA	NC	28056
185237	0.16	FULLER TIMOTHY W		FULLER CAROL J	4340 OLD FORGE DRIVE	4348 OLD FORGE DRIVE	GASTONIA	NC	280540000
185238	0.19	COOPER WALTER A III			SABRINA G		GASTONIA	NC	280540000
185239	0.36	WALDROP JOHN W JR		WALDROP SARAH L	4356 OLD FORGE RD		GASTONIA	NC	280560000
185241	0.33	ERICKSON TODD MICHAEL			4332 OLD FORGE DR		GASTONIA	NC	28056
185242	0.91	WALDROP JOHN W		WALDROP SARAH L	4356 OLD FORGE DR		GASTONIA	NC	28056
185243	0.43	FULLER TIMOTHY W		FULLER CAROLE J	4340 OLD FORGE DR		GASTONIA	NC	28056
185244	0.50	COOPER WALTER A II		COOPER SABRINA	4348 OLD FORGE DR		GASTONIA	NC	28056
185246	0.87	LEWIS MOTORS INC			P O BOX 788		GASTONIA	NC	280530000
185248	9.14	COCHRAN WILLIAM 1/2		PENNELL HEATHER L 1/2	1745 LOWELL BETHESDA RD		GASTONIA	NC	280569463
185249	12.14	HARLEY B GASTON JR FAMILY TRST		BATES MARGARET G	1328 CHADSFORD PLACE		CHARLOTTE	NC	28211
185250	0.42	HARLEY B GASTON JR FAMILY TRST		BATES MARGARET G	1328 CHADSFORD PLACE		CHARLOTTE	NC	28211
185251	0.51	GOSNELL VINCENT LEGRAND			428 MISTY LANE		GASTONIA	NC	280520000
185252	0.37	HARLEY B GASTON JR FAMILY TRST		SCHENCK JOANNE G	1328 CHADSFORD PLACE		CHARLOTTE	NC	28211
185253	0.21	HARLEY B GASTON JR FAMILY TRST		SCHENCK JOANNE G	1328 CHADSFORD PLACE		CHARLOTTE	NC	28211
185255	0.44	HUNNICUTT J DARRYL			1669 LOWELL BETHESDA		GASTONIA	NC	280560000
185258	0.30	MILLER STEPHEN D &		MILLER TAMELA LEIGH	121 BRYMER RD		GASTONIA	NC	280560000
185260	0.23	TURSUNBOEV TOKHIR I		TURSUNBOEV BRIDGET N	120 BRYMER RD		GASTONIA	NC	28056
185261	0.25	EVANSEK LEWIS ANTHONY			PO BOX 671		MC ADENVILLE	NC	281010671
185262	0.31	KATSULERIS JAMIE N			224 E CATAWBA AVE		MT HOLLY	NC	281200000
185263	0.35	SEAY SARAH J			C/O SARAH J BURCHFIELD	PO BOX 288	MCADENVILLE	NC	281010000
185264	0.35	ROJAS GREGORIA O		ROJAS MARCO T	110 BRYMER RD		GASTONIA	NC	280540000
185265	0.37	WEST DAVID			1702 WESTOVER ST		GASTONIA	NC	280567418
185266	0.38	HOPE SELMA SEAY			11579 BIG COVE RD		CHEROKEE	NC	28719
185267	0.40	BURCHFIELD SARAH JENKINS			PO BOX 288		MC ADENVILLE	NC	281010288
185268	0.20	BURCHFIELD SARAH JENKINS			PO BOX 288		MC ADENVILLE	NC	281010288
185269	0.62	BURCHFIELD SARAH JENKINS			PO BOX 288		MC ADENVILLE	NC	281010288
185270	0.21	BOSTIAN CLARENCE L III LIFE ES			260 TANGLEWOOD DR		ATHENS	GA	306060000

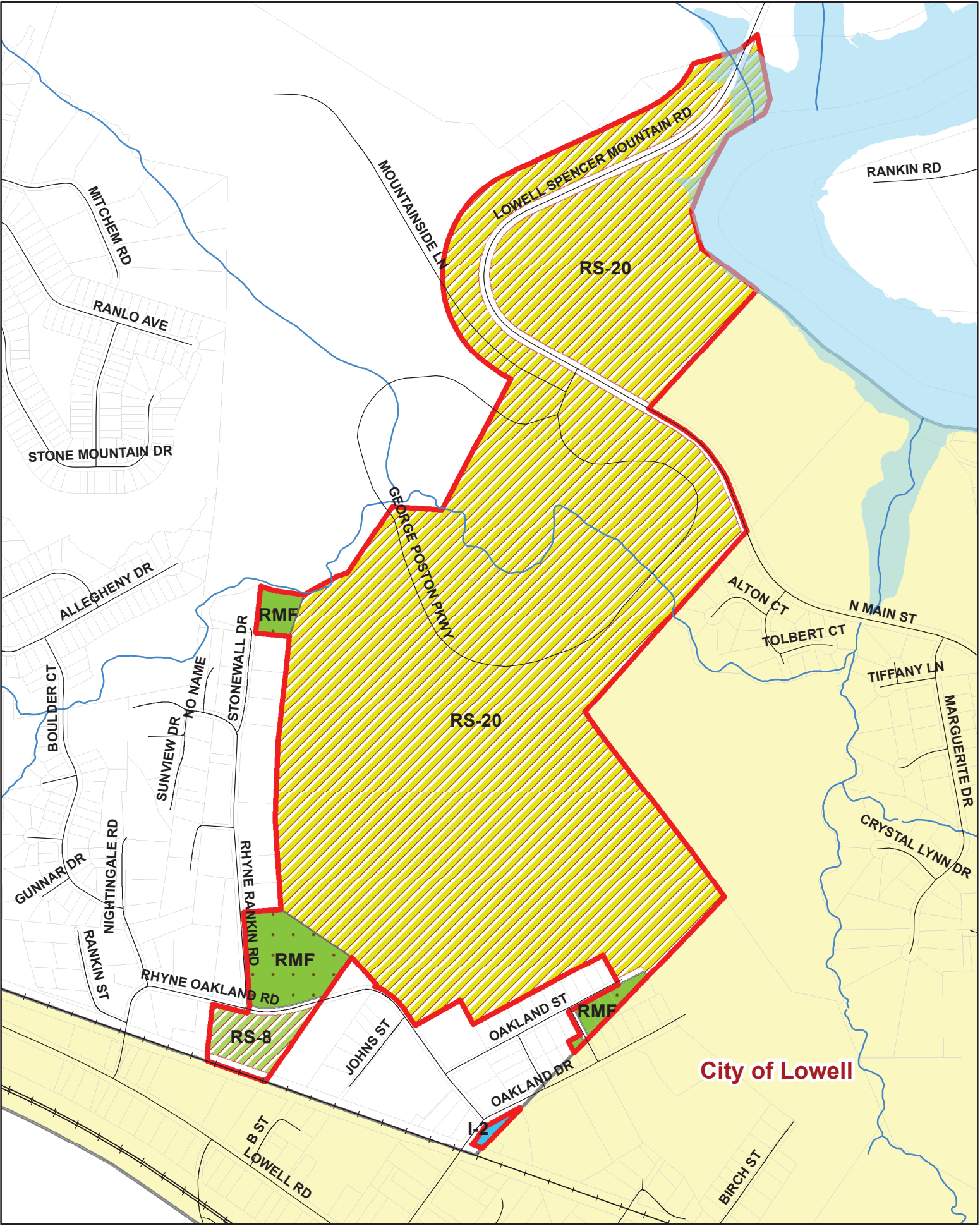
185271	0.44	LYMAN VICKY NEELY		1609 LOWELL BETHESDA RD	GASTONIA	NC	280569496
185272	0.56	SMITH JOCK MARCELLUS SR &	SMITH JOCK MARCELLUS JR	1613 LOWELL BETHESDA RD	GASTONIA	NC	280560000
185273	0.35	GASTON CHRISTIAN SCHOOLS INC		1625 LOWELL BETHESDA RD	GASTONIA	NC	280569496
185277	0.95	BARNES TIMOTHY RAY		1631 LOWELL BETHESDA RD	GASTONIA	NC	28056
185278	0.58	HOLCOMBE JOSHUA B		728 HOVIS RD	STANLEY	NC	281641221
185279	0.21	PENLEY IRIS G		C/O IRIS P. APPERSON	139 BLUEWING LANE MOORESVILLE	NC	281170000
185280	0.48	SPRINKLES HAROLD D	SPRINKLES DIANNE	1649 LOWELL BETHESDA	GASTONIA	NC	280560000
185283	1.15	SPRINKLES HAROLD D		1649 LOWELL BETHESDA RD	GASTONIA	NC	280560000
185288	0.50	GRICE JOHN W JR		2329 MONTICELLO DR	GASTONIA	NC	280540000
185291	0.03	JACKSON H EDWARD		PO BOX 1062	GASTONIA	NC	280531062
185293	3.13	BIG ISLAND LOWELL LLC		617 N MAIN ST	BELMONT	NC	280120000
185354	4.96	BRILEY INVESTMENTS LLC		313 WOODBRIAR TRL	GASTONIA	NC	280568879
185376	3.68	GUNTER DENORMA SMITH		1351 ROBINWOOD RD APT B 314	GASTONIA	NC	28054
185377	0.46	PEARSON COLON BIRL		103 FURR ST	GASTONIA	NC	280560000
185378	0.44	BYRUM CHRISTINA MCLAUGHLIN	BYRUM ANTHONY DEVIN	105 FURR ST	GASTONIA	NC	280568214
185379	0.58	WHALEN BARNEY W	WHALEN SHARON L	109 FURR STRET	GASTONIA	NC	28056
185381	0.31	CROWELL KAARMEL		205 FURR ST	GASTONIA	NC	28056
185382	0.44	MCKENZIE DELIC D &	KAPOWITZ MEAGAN A	207 FURR ST	GASTONIA	NC	280560000
185383	0.44	NANCE JOHN D	NANCE BONITA D	209 FURR STREET	GASTONIA	NC	28056
185384	0.26	ALEXANDER MALIA		104 FURR ST	GASTONIA	NC	280568213
185385	0.38	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185386	0.49	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185388	0.34	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185389	0.80	WINFIELD COMPANY INC		9900 LAMPKIN WAY	CHARLOTTE	NC	282690000
185390	1.57	WHITLEY ANDREW A	WHITLEY SHERI D	2945 SOUTH POINT RD	BELMONT	NC	28012
185391	1.06	HARSH INVESTORS LLC		8703 KENTUCKY DERBY DR	WAXHAW	NC	281736592
185392	1.57	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185393	0.18	JOHNSON LINDSAY HEIRS OF		C/O SARA J HILL	GASTONIA	NC	280540000
185394	0.12	JOHNSON LINDSAY		C/O STEVE JOHNSON	757 NIBLICK DRIVE P O BOX 105	NC	280320000
185395	0.17	JOHNSON KATHERINE B HEIRS		PO BOX 105	CRAMERTON	NC	280320105
185397	0.19	JOHNSON JAMES		PO BOX 105	CRAMERTON	NC	280320000
185398	0.43	JOHNSON JAMES R		P O BOX 105	CRAMERTON	NC	28032
185399	0.51	JOHNSON STEVE A		PO BOX 105	CRAMERTON	NC	280320000
185400	0.89	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185401	0.30	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185402	0.20	WEBER GEOFFREY BRIAN		PO BOX 339	STANLEY	NC	281640339
185403	0.19	HOWARD DANIEL WADE		2705 CHESSER AVE	GASTONIA	NC	280541444
185405	0.37	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	280980008
185406	0.89	ISBILL JAMES W	ISBILL CHARLOTTE	PO BOX 7	LOWELL	NC	280980007
185407	0.23	SWAYNEY PAT		520 PARK CIRCLE APT. 2	LOWELL	NC	280980000
185408	1.02	WEBER GEOFFREY BRIAN		PO BOX 339	STANLEY	NC	281640339
198473	0.67	WHITLEY ANDREW A	WHITLEY SHERI D	2945 SOUTH POINT RD	BELMONT	NC	28012
202774	185.96	BELMONT LAND & INVESTMENT CO		PO BOX 1939	MC ADENVILLE	NC	281011939
203512	0.29	REID MACIE J HEIRS OF		C/O JAMES R JOHNSON	P O BOX 105	NC	28032
203513	0.06	REID MACIE J HEIRS OF		C/O JAMES R JOHNSON	P O BOX 105	NC	28032
208566	9.53	ENDEAVOR ENTERPRISES OF GC LLC		50 LINEBERGER ST	LOWELL	NC	280981271

218064	0.97	RIC REDBUD APARTMENTS INC		PO BOX 2466	GASTONIA	NC	280530000
218393	0.23	MILDRED P BUMGARDNER REV LV TR		1374 BELLEMEADE LN	CHARLOTTE	NC	282709756
218621	0.77	BARKER RUSTY L		4400 OLD FORGE DR	GASTONIA	NC	280565996
218765	0.51	GILBERT DANIEL J	GILBERT BRENDA MARIE	4324 OLD FORGE DR	GASTONIA	NC	280560000
218784	1.42	DOTTS CHRISTINA		1655 LOWELL BETHESDA RD	GASTONIA	NC	280569496
218786	0.81	SPRINKLES HAROLD D		1649 LOWELL BETHESDA RD	GASTONIA	NC	280540000
218799	2.35	SALRAY PROPERTIES LLC		PO BOX 708	BELMONT	NC	280120000
218800	1.38	SALRAY PROPERTIES LLC		PO BOX 708	BELMONT	NC	280120000
221699	4.02	GASTON CHRISTIAN SCHOOLS INC		1625 LOWELL BETHESDA RD	GASTONIA	NC	280569496
226729	3.88	HUNNICUTT JIMMY DARRYL	HUNNICUTT PEGGY C	1669 LOWELL BETHESDA RD	GASTONIA	NC	280569496
226730	3.63	GASTON CHRISTIAN SCHOOLS INC		1625 LOWELL BETHESDA RD	GASTONIA	NC	280569496
302373	261.60	BELMONT LAND & INVESTMENT CO		PO BOX 1939	MC ADENVILLE	NC	281011939



City of Lowell ETJ Relinquish
Area Map

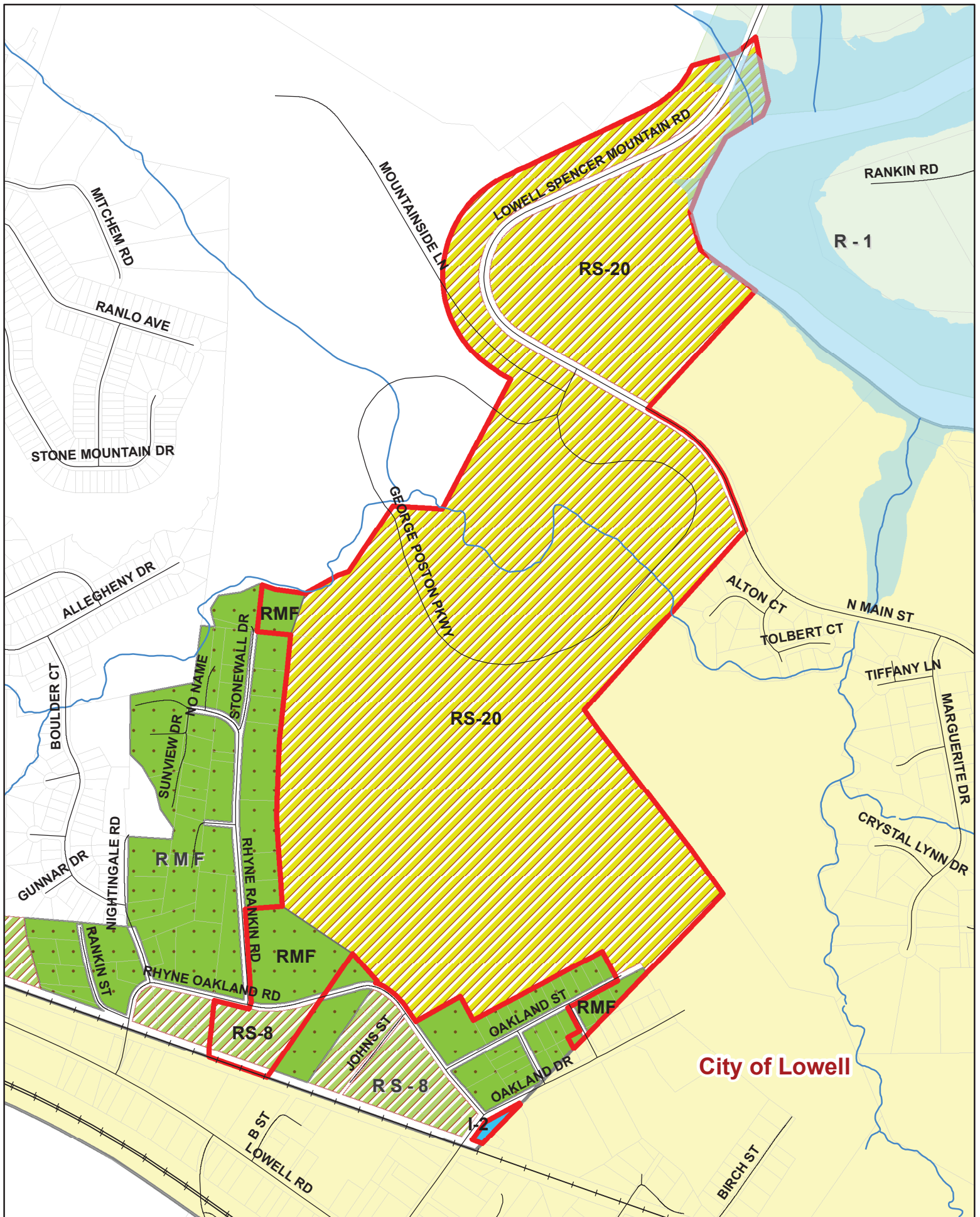
 ETJ Relinquish Area



AREA 1 - City of Lowell ETJ Relinquish

ETJ Relinquish Area

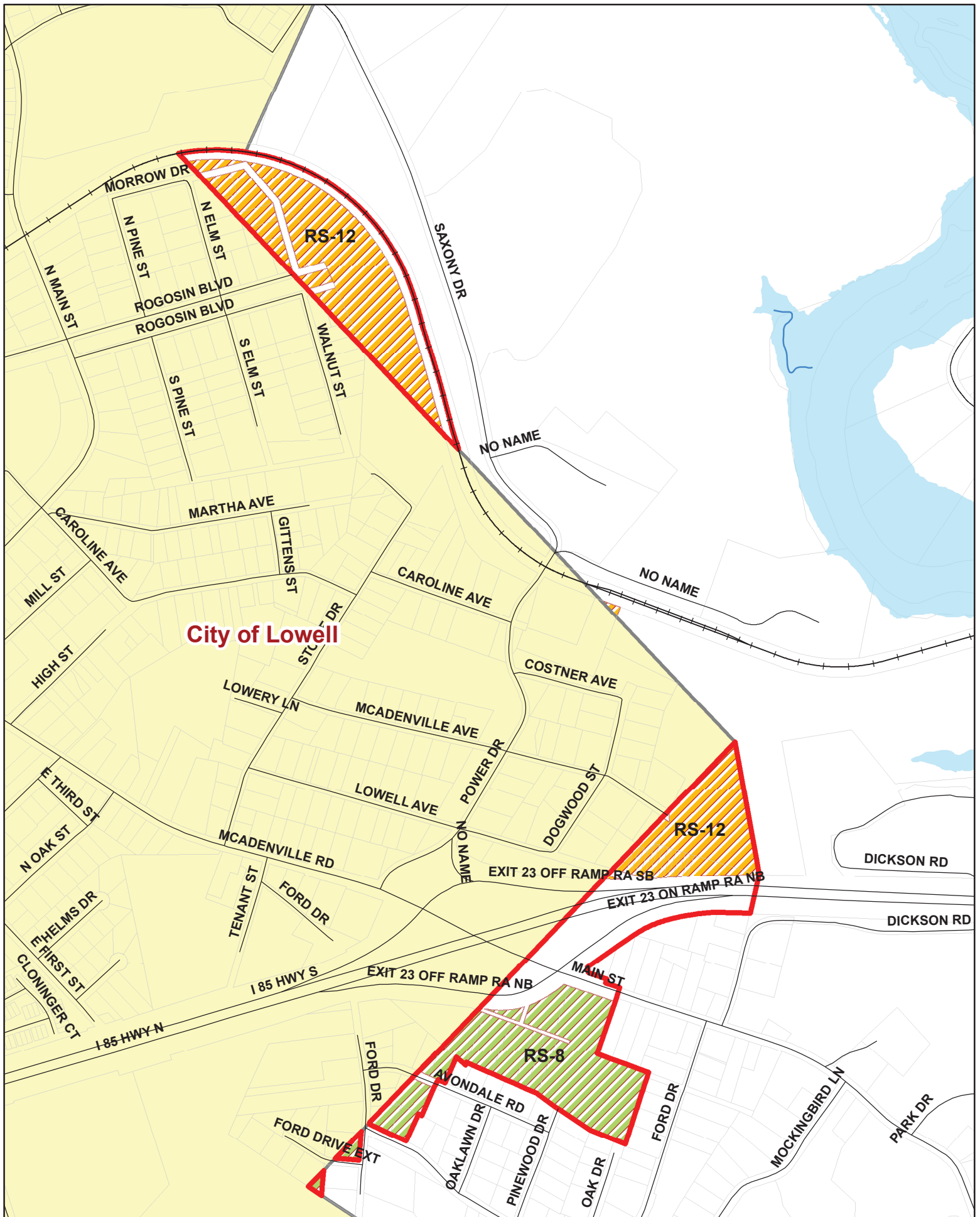
- RS-8 Residential 8,000 sq.ft.
- RS-20 Residential 20,000 sq.ft.
- RMF Residential Multi Family
- I-2 General Industrial



AREA 1 - City of Lowell ETJ Relinquish with existing County Zoning Districts



ETJ Relinquish Area

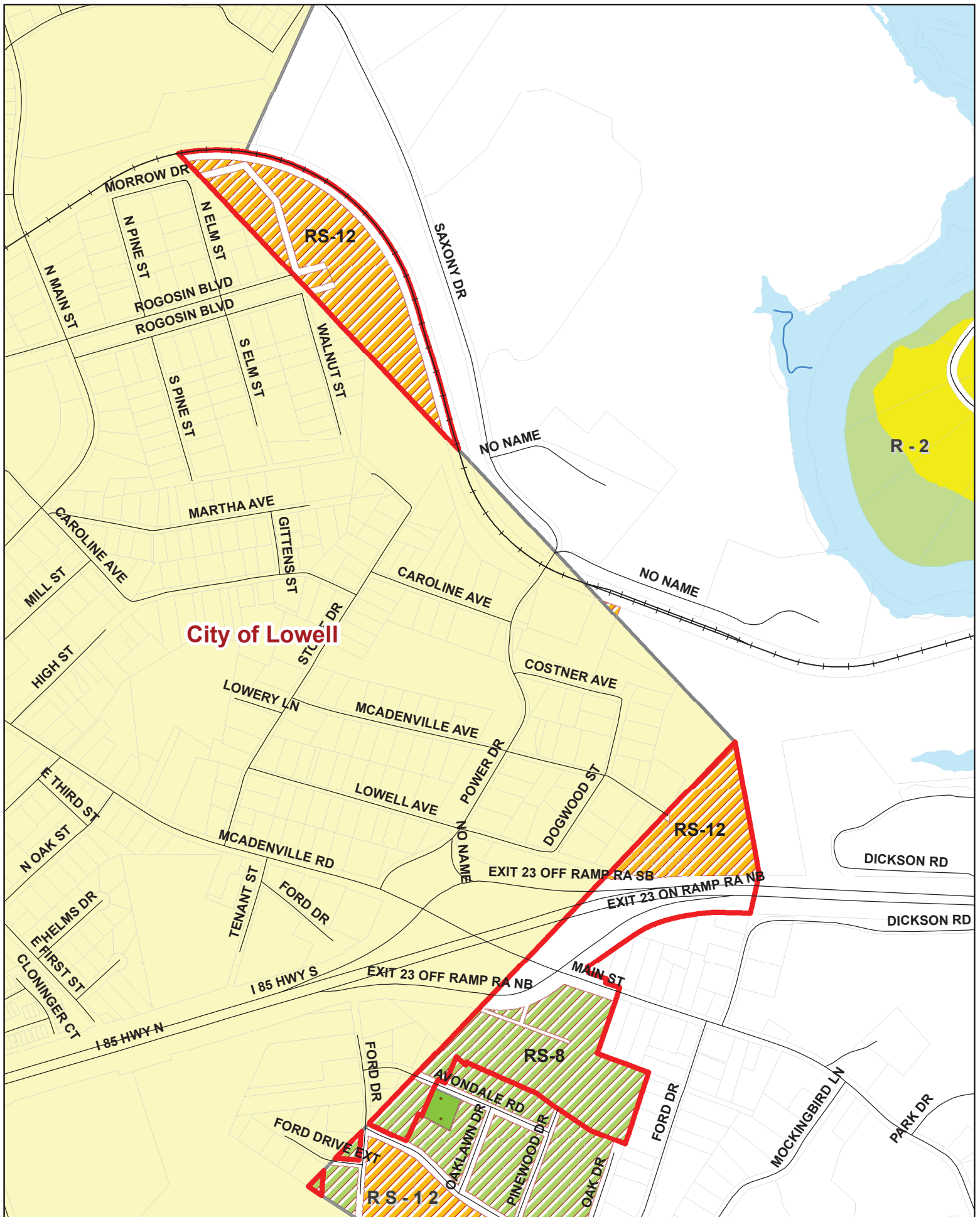
- RS-8 Residential 8,000 sq.ft.
- RS-20 Residential 20,000 sq.ft.
- RMF Residential Multi Family
- I-2 General Industrial



AREA 2 - City of Lowell ETJ Relinquish



 ETJ Relinquish Area

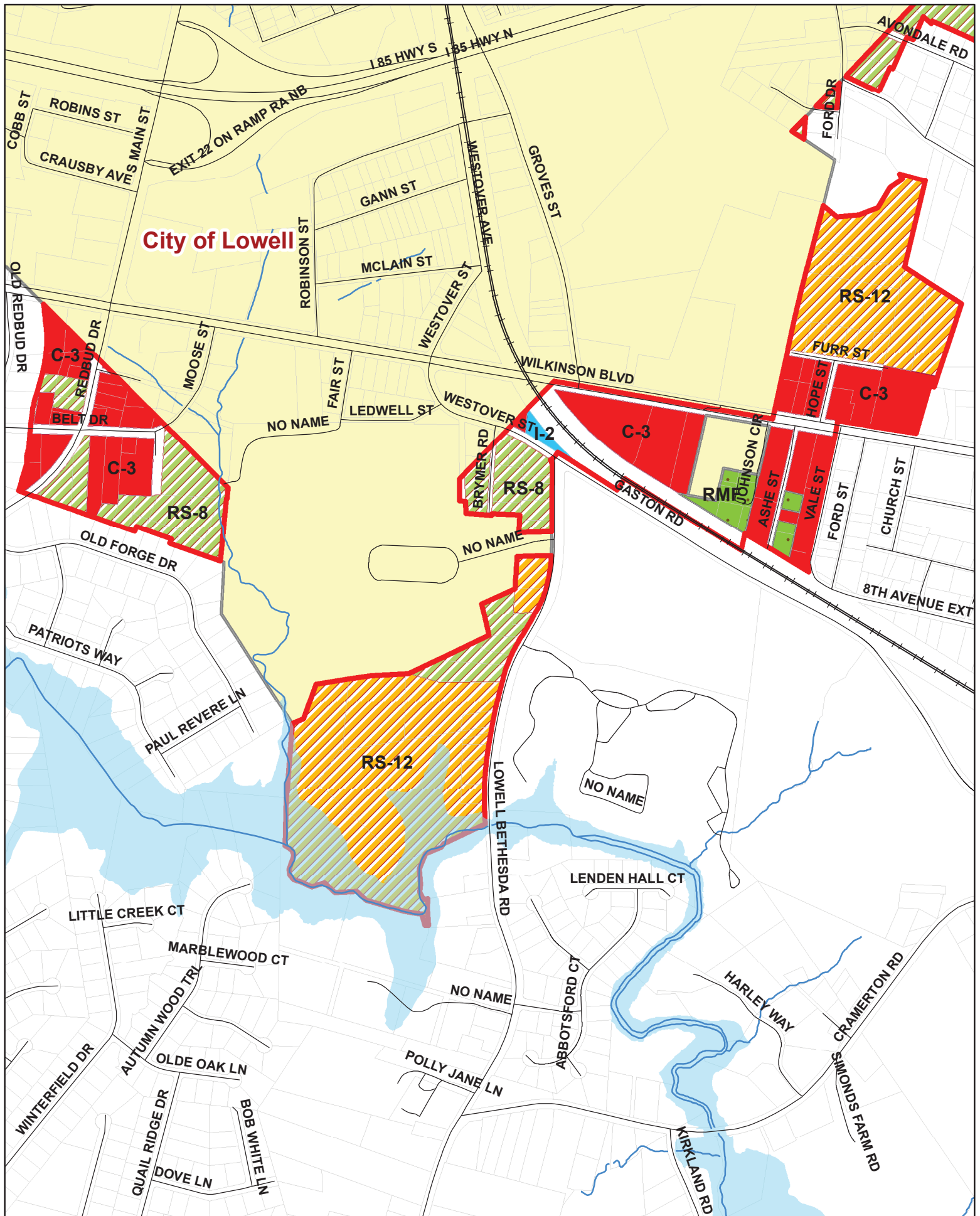
 RS-8 Residential 8,000 sq.ft.
 RS-12 Residential 12,000 sq.ft.



**AREA 2 - City of Lowell ETJ Relinquish
with existing County Zoning Districts**

 ETJ Relinquish Area

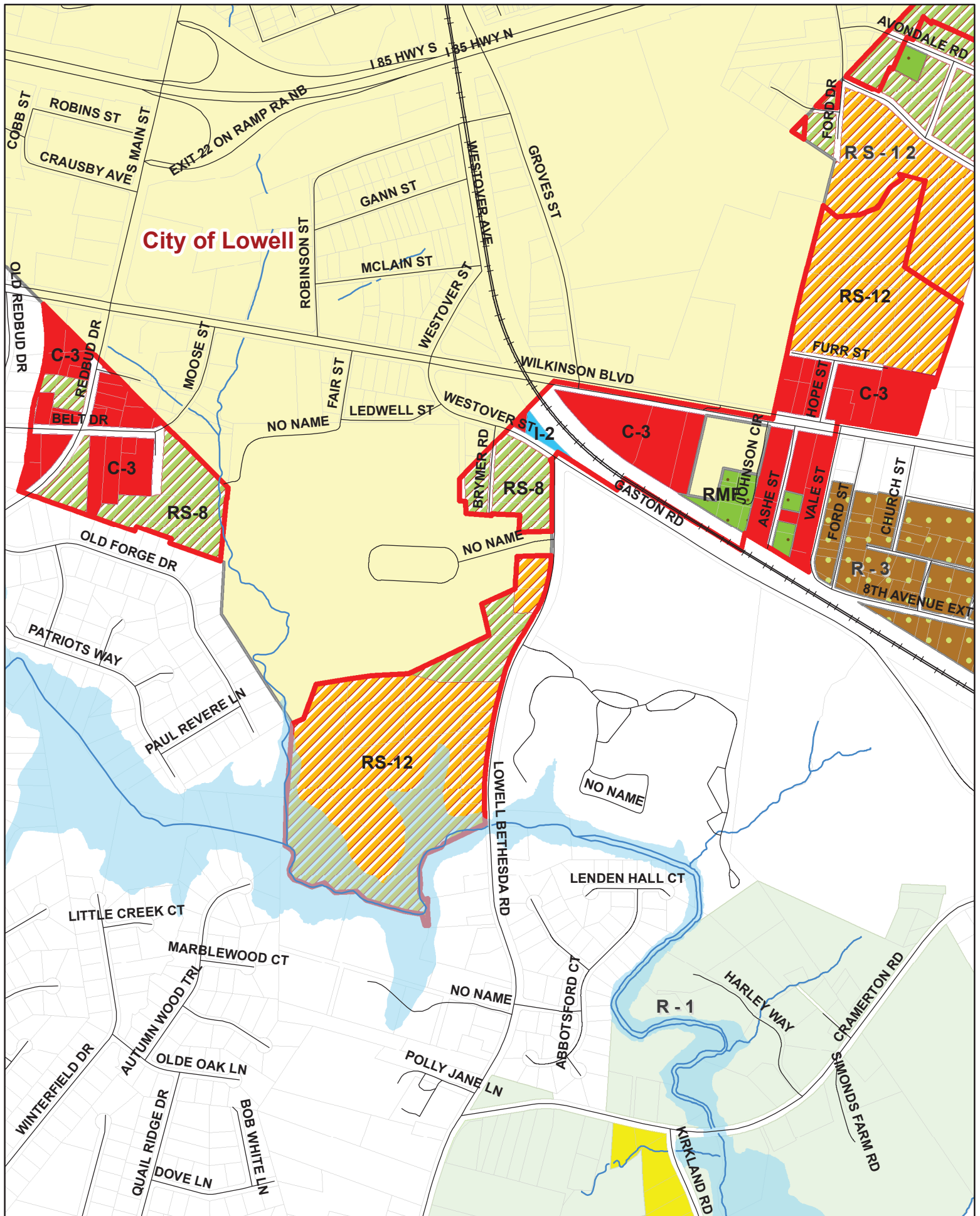
 RS-8 Residential 8,000 sq.ft.
 RS-12 Residential 12,000 sq.ft.



AREA 3 - City of Lowell ETJ Relinquish

ETJ Relinquish Area

- C-3 General Commercial
- RS-8 Residential 8,000 sq.ft.
- RS-12 Residential 12,000 sq.ft.
- RMF Residential Multi Family
- I-2 General Industrial



AREA 3 - City of Lowell ETJ Relinquish with existing County Zoning Districts

ETJ Relinquish Area

- C-3 General Commercial
- RS-8 Residential 8,000 sq.ft.
- RS-12 Residential 12,000 sq.ft.
- RMF Residential Multi Family
- I-2 General Industrial