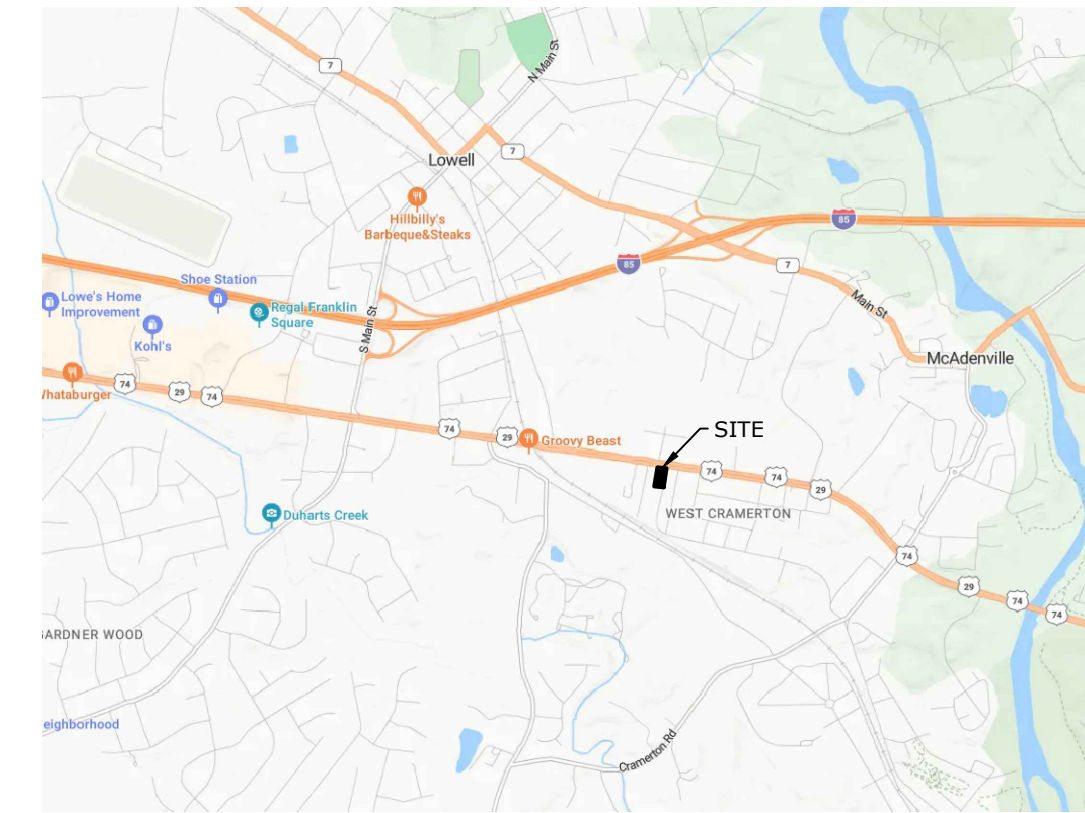


APPROVED
FOR PUBLIC HEARING PURPOSES ONLY
by Peyton Wiggins on 1/16/2026



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'
<u>BUILDING SETBACKS</u>			
FRONT		30'	
SIDE		10'	
REAR		20'	
MAX. BUILDING HEIGHT		50'	
<u>PARKING</u>		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

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



POB
Engineering
16439 Bastille Dr.
Charlotte, NC 28278
704-564-3824
Frank.Cantrell@pobengineering.com

NORTH CAROLINA COL
P-1888

January 15, 2026

SHEET NUMBER

CD-1

