

1. JEJ LIMITED LIABILITY LIMITED PARTNERSHIP 3
2. SRISAI GROUP INC
3. SRISAI GROUP INC
4. 311 PARK AVENUE ORTHODONTIC OFFICE SPACE LLC
5. SIMPSON ROBERT & WILLIAMS ELIZABETH
6. LYLE LAURAA

**Applicant:** Tyler Toney

**Owner:** Norris D. Lamb Jr.

**Planning Comm Hearing:** April 6, 2023

**Request:** I-2 to C-2

**Ward:** 4

**Total Tract Size:** approx. 0.97 acres

**Parcel ID #:** 137650 & 137651

**Subject Property**

**Legend**

- |  |  |  |               |
|--|--|--|---------------|
|  | AP Airport   |  | City Boundary |
|  | C-1 Light Commercial                               |  | Roads         |
|  | C-2 Highway Commercial                             |  | Railroad      |
|  | C-3 General Commercial                             |  | Streams       |
|  | 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                       |  |               |

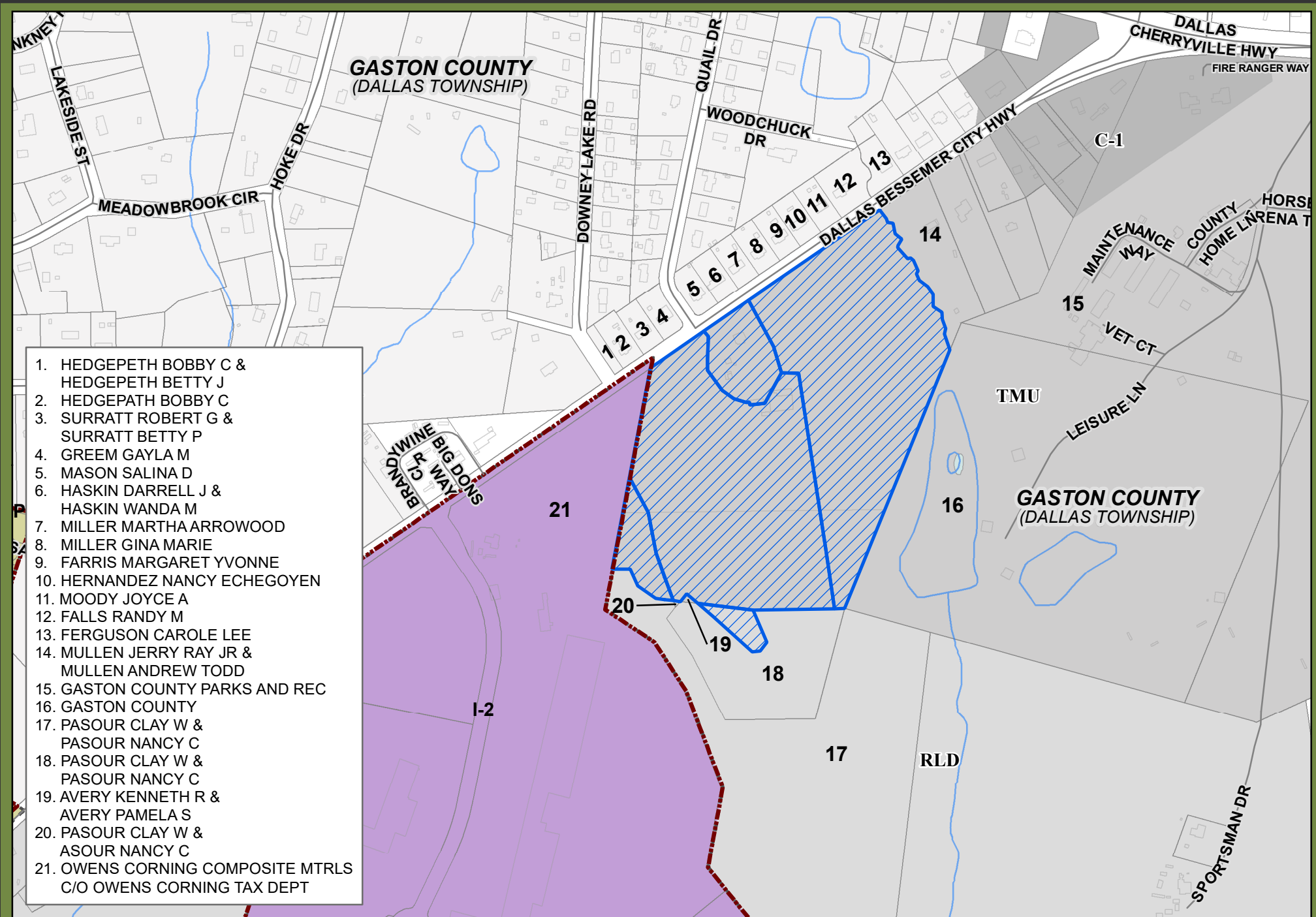
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**Application**  
**PLMA202200544**

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 March 23, 2023.



1 : 2,400  
1 inch represents 200 feet  
Plot Date: March 22, 2023



1. HEDGEPEETH BOBBY C & HEDGEPEETH BETTY J
2. HEDGEPEETH BOBBY C
3. SURRATT ROBERT G & SURRATT 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

**Owners:** Kenneth R & Pamela S Avery;  
Charles E. Pasour

**Planning Comm Hearing:** April 6, 2023

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

**Ward:** County to 4

**Total Tract Size:** approx. 32.41 acres

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

**Subject Property**

**Legend**

	AP Airport		City Boundary
	C-1 Light Commercial		Streams
	C-2 Highway Commercial		Lakes
	C-3 General Commercial		PARCELS_VW
	CBD Central Business District		Buildings
	I-U Urban Industrial		
	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		

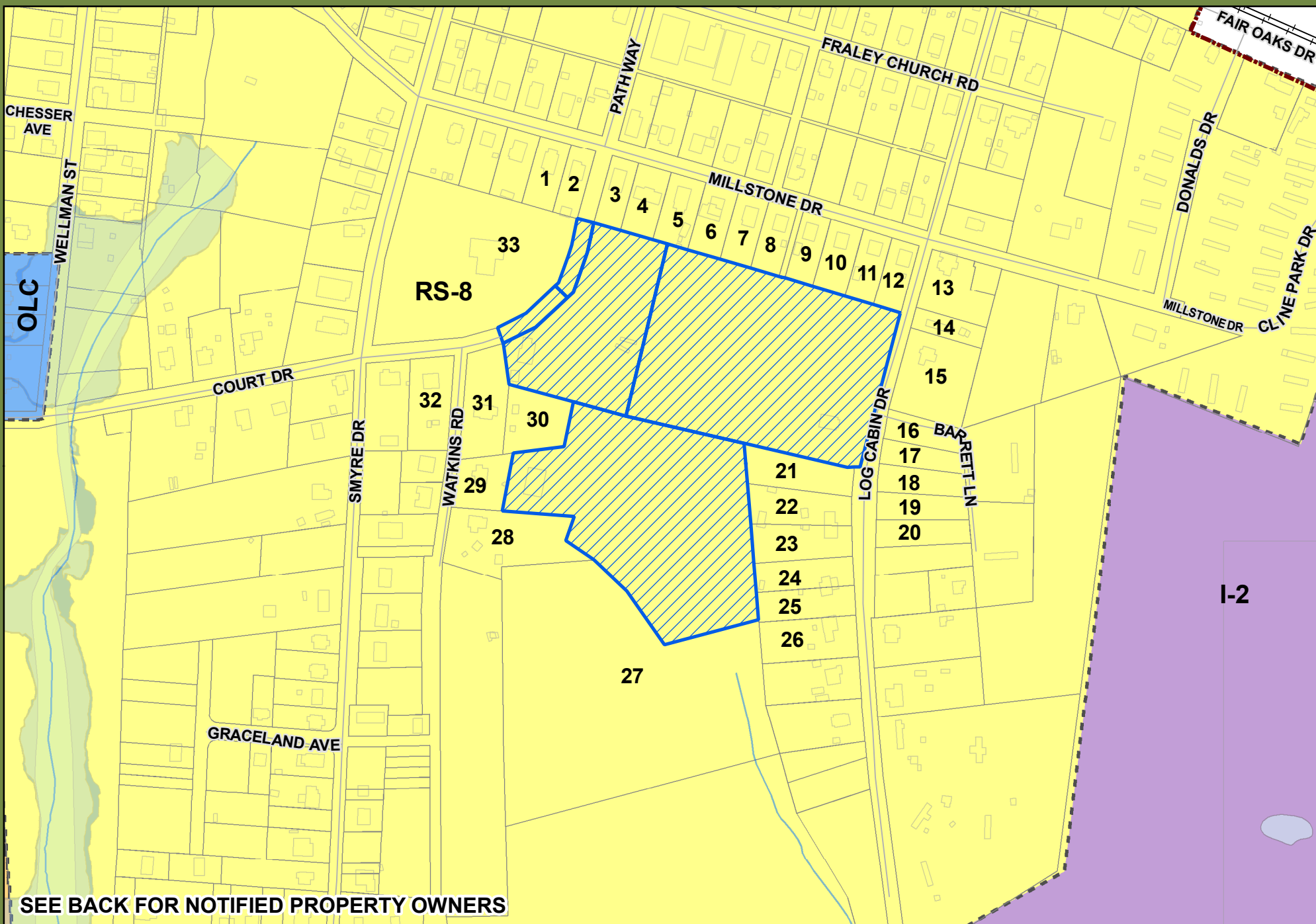
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

1 : 6.000  
1 inch represents 500 feet  
Plot Date: March 22, 2023

**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 March 23, 2023.







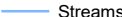
































SEE BACK FOR NOTIFIED PROPERTY OWNERS


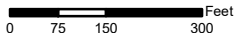
**Applicant:** Wynnefield Forward, LLC  
**Owner:** Jerry W. Woods & Alice K. Woods  
**Planning Comm Hearing:** April 6, 2023  
**Request:** RS-8 to RMF-CD  
**Ward:** 2  
**Total Tract Size:** approx. 12.64 acres  
**Parcel ID #:** 137850, 136838, 136839, 208198, 208199

 **Subject Property**

- Legend**
- |   |                  |
|---|------------------|
|  | City Boundary    |
|  | Roads            |
|  | Railroad         |
|  | Floodway         |
|  | 100yr Flood Zone |
|  | 500yr Flood Zone |
|  | Streams          |
|  | Lakes            |
|  | Parcels          |
|  | Buildings        |
-  AP Airport
  -  C-1 Light Commercial
  -  C-2 Highway Commercial
  -  C-3 General Commercial
  -  CBD Central Business District
  -  I-U Urban Industrial
  -  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

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.

1 : 3,600  
 1 inch represents 300 feet  
 Plot Date: March 20, 2023

**Application**  
**PLMAC202300050**

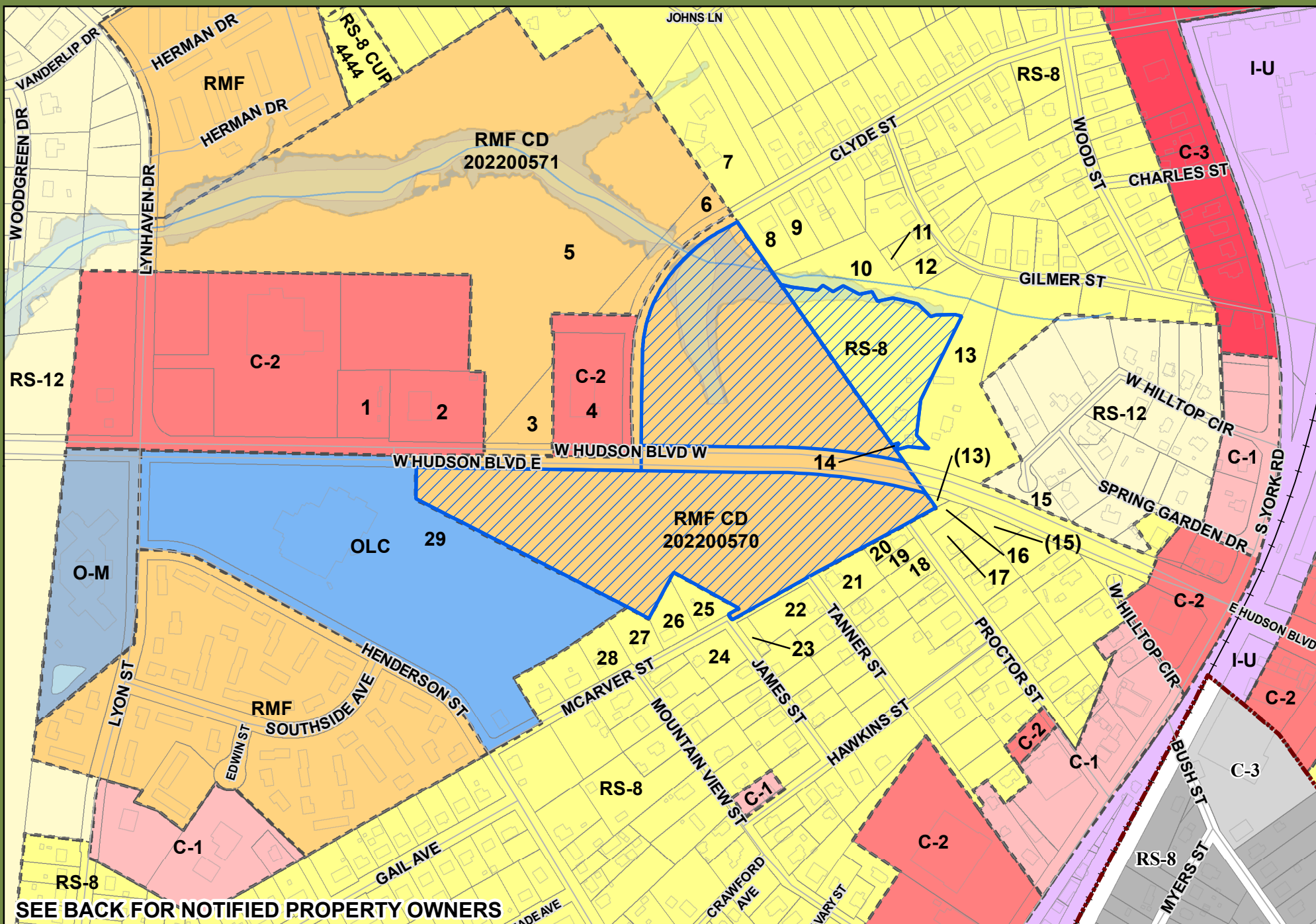
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on March 23, 2023.



**PLMAC202300050**

1. MORTON SANDRA G
2. HOVIS LESTER R & HOVIS VIRGINIA G
3. RIOS EMILY & JOHNSON RONALD LELAND
4. AUTEN JAMES REGINALD
5. COOPER BRIAN CARL SR & COOPER JOY S
6. SPURLING ROY E & SPURLING NELTA M
7. LOVE MARK DELANE
8. THE ELO GROUP LLC
9. DAVIS MINNIE ESTATE OF
10. MATHIS H D HEIRS C/O KENNETH E MATHIS
11. BRADLEY JERRY L & BRADLEY ELIZABETH H
12. PHILLIPS LASHEBRA T
13. BEAVER RONNIE LEE HEIRS C/O CRYSTAL B SERRETT
14. WALKER TERRY LEE & WALKER CYNTHIA B
15. KEEPEES DANIEL EDWARD & KEEPEES NANCY L
16. BETTER PATH HOMES LLC
17. BETTER PATH HOMES LLC
18. THAODARA TONY & PHONGSA CHANTHAY
19. MARRIOTT PETER J & MARRIOTT JESSICA
20. WARNER JAMES & PATTON-WARNER DAPHNE
21. SPENCER BERRY INVESTMENTS LLC
22. SPENCER BERRY INVESTMENTS LLC
23. SPENCER BERRY INVESTMENTS LLC
24. KING CLAYVONNE
25. RINCAN SHIRLEY JANEL & BERRIOS ALLAN DAVID ACOSTA
26. ESCUDERO PATRICIA
27. SEXTON CAROLYN WATKINS & FARMER MARGARET W & OTHER
28. SEXTON CAROLYN W
29. WOODS FRANKIE P
30. HAMLIN STEVEN
31. HAMLIN STEVEN
32. WATTS CARROLL S
33. STUDIO L LLC 24% & OTHERS & CCL HOLDINGS LLC 23%





SEE BACK FOR NOTIFIED PROPERTY OWNERS

**Applicant:** Wynnefield Forward, LLC  
 Davis Ray

**Owner:** Apel Jon Matthew & Apel Peyton;  
 Usmani Holdings LLC

**Planning Comm Hearing:** April 6, 2023





























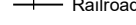




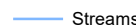

**Request:** RMF-CD & RS-8 to RMF-CD

**Ward:** 6



**Total Tract Size:** approx. 22.28 acres

**Parcel ID #:** 114414, 217095

 **Subject Property**

- Legend**
-  AP Airport
  -  C-1 Light Commercial
  -  C-2 Highway Commercial
  -  C-3 General Commercial
  -  CBD Central Business District
  -  I-U Urban Industrial
  -  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
  -  City Boundary
  -  Roads
  -  Railroad
  -  Floodway
  -  100yr Flood Zone
  -  500yr Flood Zone
  -  Streams
  -  Lakes
  -  Parcels
  -  Buildings

**Gastonia County Zoning**

-  C-3
-  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.

**Application**  
 PLMAC202300051

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 March 23, 2023.

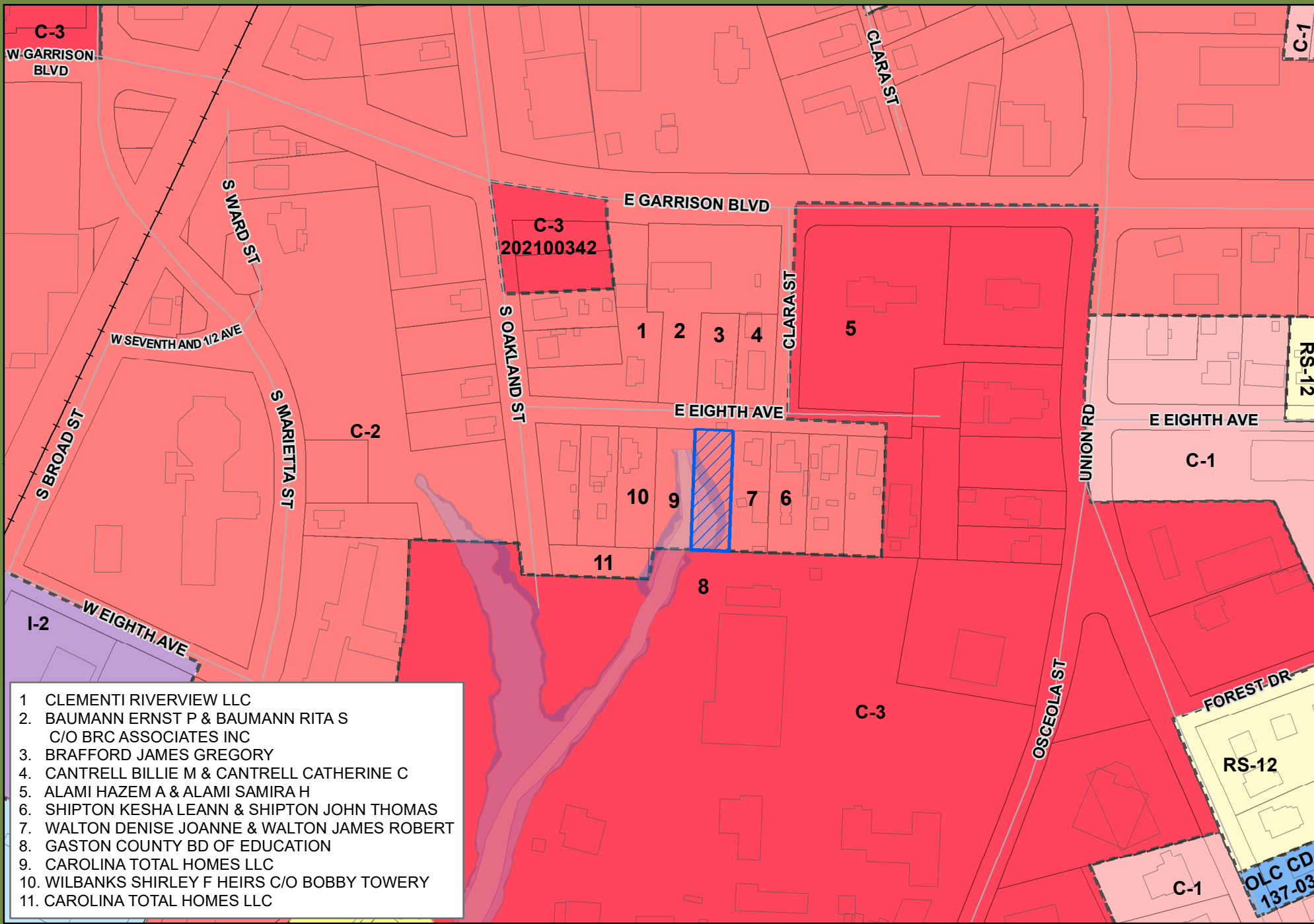


1 : 4,800  
 1 inch represents 400 feet  
 Plot Date: March 21, 2023



**PLMAC202300051**

1. SAVERA INVESTMENTS LLP
2. GASTONIA CITY OF
3. USMANI HOLDINGS LLC
4. AEI ACCRTD INVESTOR FUND VI &  
AEI NATL INCOME PROP FUND VII & 1300 WELLS FARGO CENTER
5. USMANI HOLDINGS LLC
6. USMANI HOLDINGS LLC
7. COMMUNITY APT CORP OF GASTON
8. 651 CLYDE STREET LLC
9. TOUVELL BEVERLY JANE
10. GASTONIA CITY OF
11. GASTONIA CITY OF
12. MILLER ESTATE LLC
13. AUTON TIMOTHY LEE & DRAWDY ELIZABETH CHER
14. N C DEPT OF TRANSPORTATION R/W DEPT
15. N C DEPT OF TRANSPORTATION R/W DEPT
16. TEJEDA SUACER MARMOLEJOS & MARMOLEJOS SUACER HERIBERTO
17. TEJEDA SUACER MARMOLEJOS & MARMOLEJOS SUACER HERIBERTO
18. ANDERSON DONNA S
19. WENG BINBIN
20. WENG BINBIN
21. LAMAR GLENDA M
22. ZETA REALTY INVESTMENTS LLC
23. GALVAN ABEL SANDOVAL & TREJO JUAREZ MARCELA
24. BOLYNN DANIEL RAY
25. MITCHELL LAUREN
26. BEAVER CARINA C
27. BROOKS MAURICE A & BROOKS ALICE L
28. JONES SELINA V
29. GASTON COUNTY



1. CLEMENTI RIVERVIEW LLC
2. BAUMANN ERNST P & BAUMANN RITA S  
C/O BRC ASSOCIATES INC
3. BRAFFORD JAMES GREGORY
4. CANTRELL BILLIE M & CANTRELL CATHERINE C
5. ALAMI HAZEM A & ALAMI SAMIRA H
6. SHIPTON KESHA LEANN & SHIPTON JOHN THOMAS
7. WALTON DENISE JOANNE & WALTON JAMES ROBERT
8. GASTON COUNTY BD OF EDUCATION
9. CAROLINA TOTAL HOMES LLC
10. WILBANKS SHIRLEY F HEIRS C/O BOBBY TOWERY
11. CAROLINA TOTAL HOMES LLC

**Applicant:** Helmsman Homes, LLC  
**Owner:** Helmsman Homes, LLC  
**Planning Comm Hearing:** April 6, 2023  
**Request:** C-2 to C-1  
**Ward:** 5  
**Total Tract Size:** approx. 0.26 acres  
**Parcel ID #:** 109137

**Subject Property**

**Legend**

	AP Airport		Roads
	C-1 Light Commercial		Railroad
	C-2 Highway Commercial		Floodway
	C-3 General Commercial		100yr Flood Zone
	CBD Central Business District		500yr Flood Zone
	I-U Urban Industrial		Parcels
	I-1 Light Industrial		Buildings
	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		
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	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**  
**PLMA202300062**

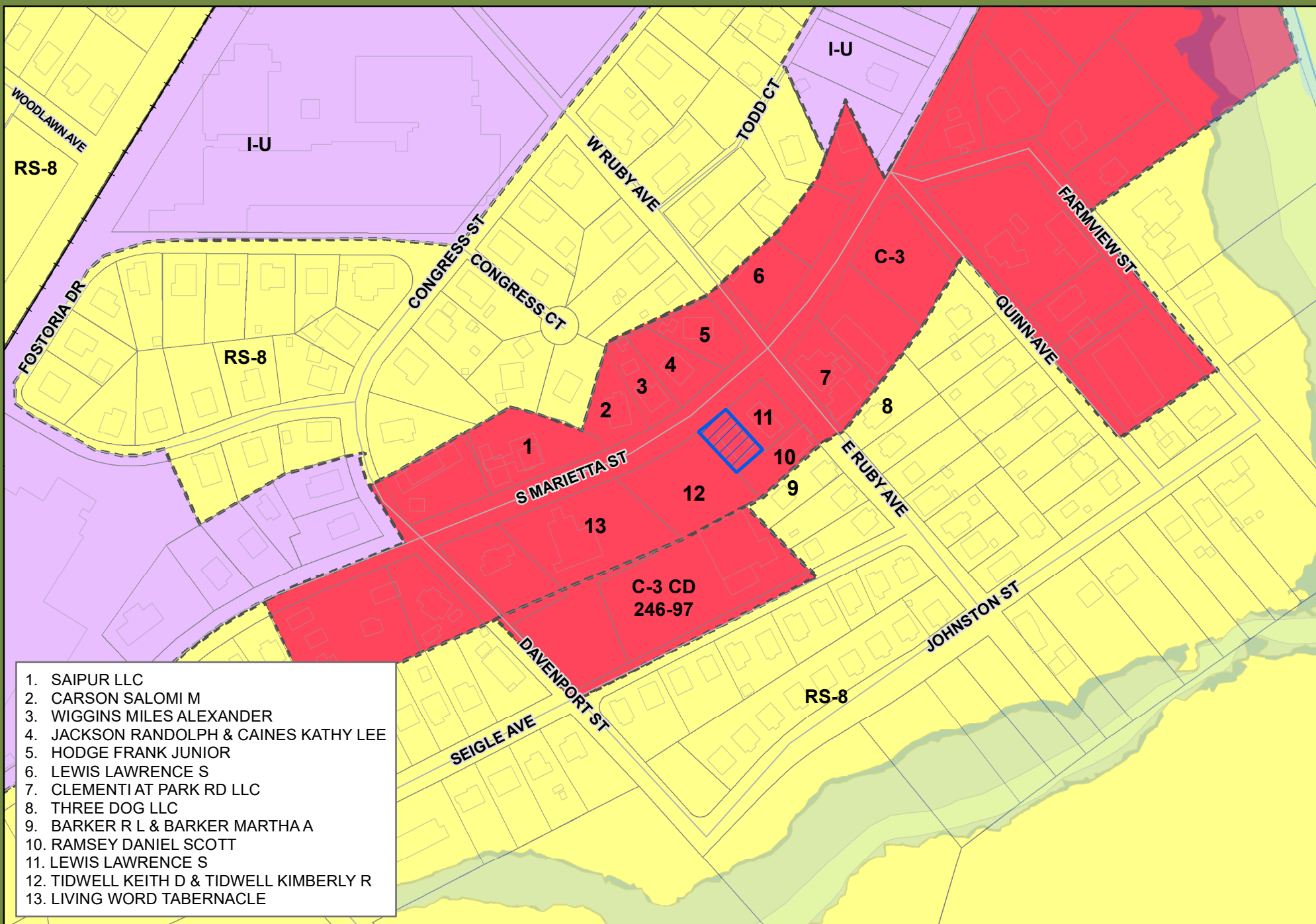
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on March 23, 2023.



1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: March 13, 2023



**Applicant:** Helmsman Homes, LLC  
**Owner:** Helmsman Homes, LLC  
**Planning Comm Hearing:** April 6, 2023  
**Request:** C-2 to C-1  
**Ward:** 5  
**Total Tract Size:** approx. 0.11 acres  
**Parcel ID #:** 112974



1. SAIPUR LLC
2. CARSON SALOMI M
3. WIGGINS MILES ALEXANDER
4. JACKSON RANDOLPH & CAINES KATHY LEE
5. HODGE FRANK JUNIOR
6. LEWIS LAWRENCE S
7. CLEMENTI AT PARK RD LLC
8. THREE DOG LLC
9. BARKER R L & BARKER MARTHA A
10. RAMSEY DANIEL SCOTT
11. LEWIS LAWRENCE S
12. TIDWELL KEITH D & TIDWELL KIMBERLY R
13. LIVING WORD TABERNACLE

**Subject Property**

**Legend**

	AP Airport		Roads
	C-1 Light Commercial		Railroad
	C-2 Highway Commercial		Floodway
	C-3 General Commercial		100yr Flood Zone
	CBD Central Business District		500yr Flood Zone
	I-U Urban Industrial		Streams
	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		
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	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**  
**PLMA202300063**

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 March 23, 2023.



1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: March 13, 2023