

1. GILLESPIE RODNEY & GILLESPIE KARIN H
2. TURNER BILLY WAYNE & TURNER GLENDA DIANE
3. TURNER JIMMY RAY & TURNER RUTH L
4. TURNER JIMMY RAY & TURNER RUTH L
5. CATAWBA LANDS CONSERVANCY
6. DIXON GOLDA B HEIRS
7. ASF TAP NC II LLC
8. HOWE R O HEIRS OF HOWE MARGARET HEIRS OF C/O CURTIS HOWE
9. HOWE MARGARET E HEIRS OF C/O CURTIS HOWE
10. ARMSTRONG LEONARD JR & ARMSTRONG MARY H
11. MCCUEN DAVID KEITH & MCCUEN JENNY F
12. GRIFFIN WILLIAM BRADY IV
13. MOORE ISAAC C & MOORE CYNTHIA P
14. MCINTOSH TED VANCE
15. QUINTERO JOSUE GUILLERMO LOPEZ & LOPEZ CAROLINA
16. KELLY MICHAEL S & KELLY RHONDA B
17. PAYNE GILL P & PAYNE ANNIE S
18. WILLIAMS DARREN & WILLIAMS HEATHER
19. COWARD NELLIE CRAIG & COWARD JOHN REID
20. STOWE TIMBER LLC
21. BAUCOM KENT & BAUCOM MICHELE
22. BAUCOM KENT & BAUCOM MICHELE
23. CLEMMER LARRY & NELSON ERIC
24. JOHNSON CLIFFORD C JR & JOHNSON TERRY M
25. JOHNSON JERAD B & JOHNSON KRISTEN M
26. ENGLAND BOBBY EUGENE
27. VENTURA JOHN G & VENTURA KAREEN
28. BISHOP KOREY DANE & BISHOP ANGELA TROUTMAN
29. GUNTER ERIC SHAWN & GUNTER JAMIE ELLEN
30. SAUNDERS JOHN C & SAUNDERS SARAH W
31. SAUNDERS JOHN CHARLES
32. GUYER RICHARD W & GUYER SYBIL V
33. WORLEY KENNETH ROBERT & WORLEY SANDRA SUE M
34. EAST ALYSIA MCKERN & EAST DAVID
35. LONG STEPHEN R & LONG AUDREY T
36. SMITH JEFFREY L & SMITH MARY JO
37. OLIVER DAVID E & OLIVER KATHY P
38. OLIVER DAVID E & OLIVER KATHY P
39. HOUSTON BREANNA GRACE & BUCKLEY PATRICK LANNING

Applicant: Meritage Homes of The Carolinas, Inc.

Owner: Walton North Carolina, LLC

Planning Comm Hearing: Feb. 8, 2024

Request: R-1 (Co.) to PD-RRDD (City)

Ward: County to 1 (City)

Total Tract Size: approx. 219.178 acres

Parcel ID #: 205616

Legend

 **Subject Property**

Residential Zones

-  RLD Residential Low Density
-  RS-12 Residential 12000sqft lots
-  RS-8 Residential 8000sqft lots
-  RMF Residential Multi-Family District
-  PD Planned Development (Residential)
-  PD Planned Development (Mixed Use)

Commercial Zones

-  C-1 Neighborhood Business District
-  C-2 Highway Business District
-  C-3 General Business District
-  CBD Central Business District
-  TMU Transitional Mixed Use
-  UMU Urban Mixed Use District

Office Zones

-  O-1 Office District
-  OLC Office Light Commercial
-  O-M Medical Office District

Industrial Zones

-  I-U Urban Industrial District
-  I-1 Light Industrial District
-  I-2 General Industrial District
-  I-3 Exclusive Industrial District

Other Zones

-  SP State Park District
-  AP Airport District

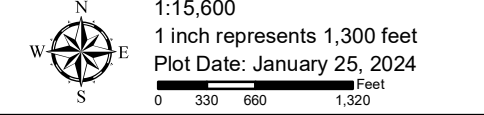
Gaston County Zoning

-  C-3
-  R-1

Map Symbols:

-  City Boundary
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Lakes
-  Rivers
-  Parcels
-  Buildings

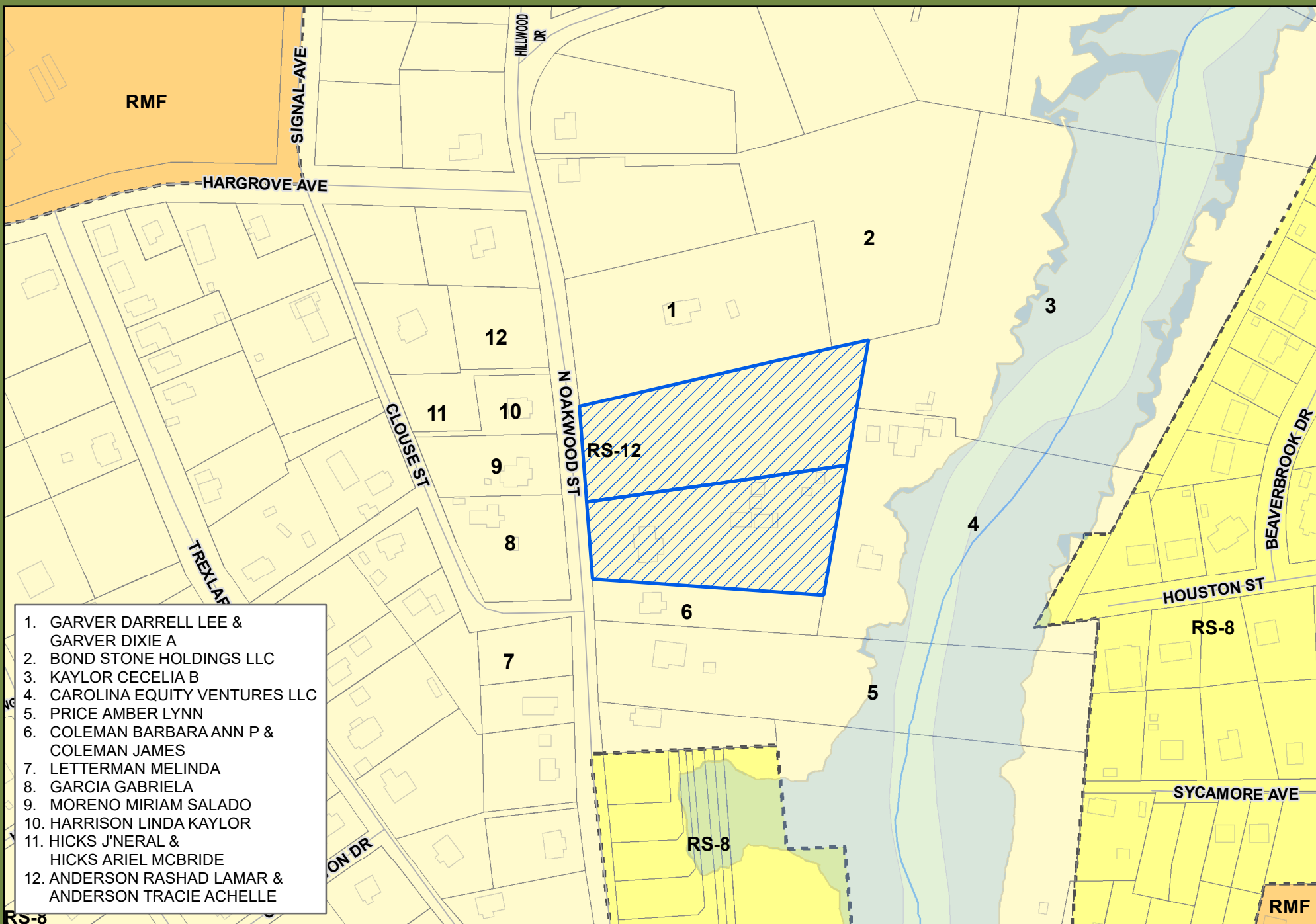
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



Page 9
Application
PLMAC202300408

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 January 26, 2023.





1. GARVER DARRELL LEE & GARVER DIXIE A
2. BOND STONE HOLDINGS LLC
3. KAYLOR CECELIA B
4. CAROLINA EQUITY VENTURES LLC
5. PRICE AMBER LYNN
6. COLEMAN BARBARA ANN P & COLEMAN JAMES
7. LETTERMAN MELINDA
8. GARCIA GABRIELA
9. MORENO MIRIAM SALADO
10. HARRISON LINDA KAYLOR
11. HICKS J'NERAL & HICKS ARIEL MCBRIDE
12. ANDERSON RASHAD LAMAR & ANDERSON TRACIE ACHELLE

Applicant: Kenneth Bell

Owner: KB Holdings LLC

Planning Comm Hearing: Feb. 8, 2024




















Request: RS-12 to PD-RRDD

Ward: 4

Total Tract Size: approx. 3.152 acres

Parcel ID #: 137046, 137047

 **Subject Property**

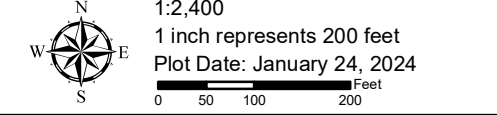
- Legend**
- Residential Zones**
-  RLD Residential Low Density
 -  RS-12 Residential 12000sqft lots
 -  RS-8 Residential 8000sqft lots
 -  RMF Residential Multi-Family District
 -  PD Planned Development (Residential)
 -  PD Planned Development (Mixed Use)
- Commercial Zones**
-  C-1 Neighborhood Business District
 -  C-2 Highway Business District
 -  C-3 General Business District
 -  CBD Central Business District
 -  TMU Transitional Mixed Use
 -  UMU Urban Mixed Use District
- Office Zones**
-  O-1 Office District
 -  OLC Office Light Commercial
 -  O-M Medical Office District
- Industrial Zones**
-  I-U Urban Industrial District
 -  I-1 Light Industrial District
 -  I-2 General Industrial District
 -  I-3 Exclusive Industrial District
- Other Zones**
-  SP State Park District
 -  AP Airport District
- Other Symbols**
-  Roads
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone
 -  Streams
 -  Buildings
 -  Parcels

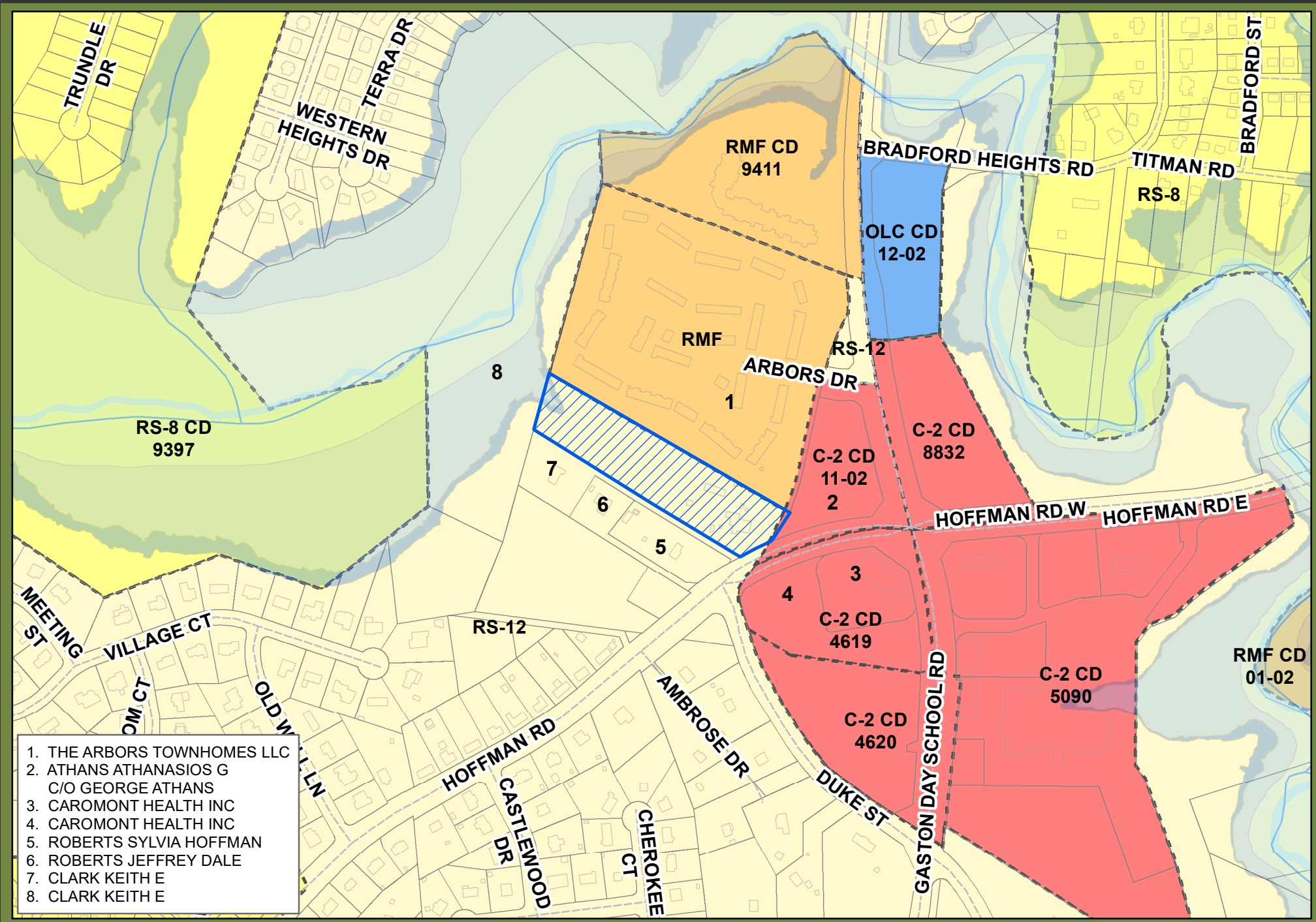
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

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Application
PLMAC202300361









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 January 26, 2023.





Applicant: Gary McCaslin
Owner: McCaslin Gary Clee Life Est
Planning Comm Hearing: Feb. 8, 2024
Request: RS-12 to C-2
Ward: 3
Total Tract Size: approx. 3.75 acres
Parcel ID #: 140098

 **Subject Property**

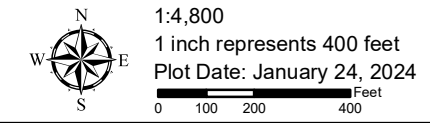
- Legend**
- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">  RLD Residential Low Density  RS-12 Residential 12000sqft lots  RS-8 Residential 8000sqft lots  RMF Residential Multi-Family District  PD Planned Development (Residential)  PD Planned Development (Mixed Use) | <ul style="list-style-type: none">  City Streets - ALL SERVSTAT  In Service  Floodway  100yr Flood Zone  500yr Flood Zone  Streams  Lakes  Rivers  Buildings  Parcels |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
- Commercial Zones**
 C-1 Neighborhood Business District
 C-2 Highway Business District
 C-3 General Business District
 CBD Central Business District
 TMU Transitional Mixed Use
 UMU Urban Mixed Use District
- Office Zones**
 O-1 Office District
 OLC Office Light Commercial
 O-M Medical Office District
- Industrial Zones**
 I-U Urban Industrial District
 I-1 Light Industrial District
 I-2 General Industrial District
 I-3 Exclusive Industrial District
- Other Zones**
 SP State Park District
 AP Airport District

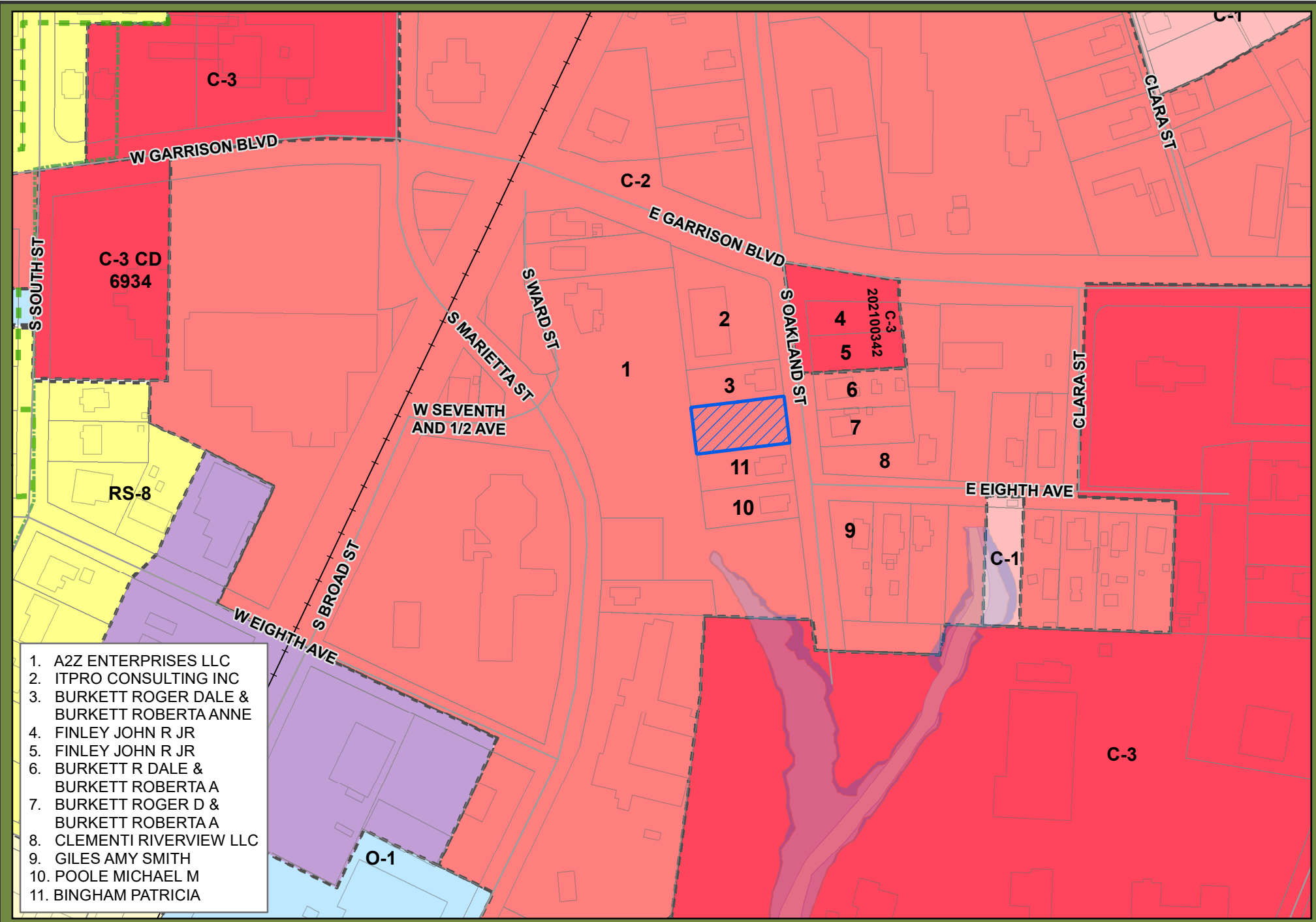
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

1. THE ARBORS TOWNHOMES LLC
2. ATHANS ATHANASIOS G C/O GEORGE ATHANS
3. CAROMONT HEALTH INC
4. CAROMONT HEALTH INC
5. ROBERTS SYLVIA HOFFMAN
6. ROBERTS JEFFREY DALE
7. CLARK KEITH E
8. CLARK KEITH E

Application
PLMA202300461

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 January 26, 2023.





1. A2Z ENTERPRISES LLC
2. ITPRO CONSULTING INC
3. BURKETT ROGER DALE & BURKETT ROBERTA ANNE
4. FINLEY JOHN R JR
5. FINLEY JOHN R JR
6. BURKETT R DALE & BURKETT ROBERTA A
7. BURKETT ROGER D & BURKETT ROBERTA A
8. CLEMENTI RIVERVIEW LLC
9. GILES AMY SMITH
10. POOLE MICHAEL M
11. BINGHAM PATRICIA

Applicant: Bond Stone Holdings, LLC

Owner: Bond Stone Holdings, LLC

Planning Comm Hearing: Feb. 8, 2024

Request: C-2 to C-1

Ward: 5

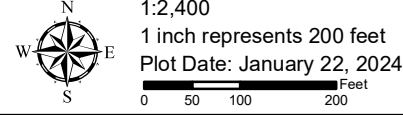
Total Tract Size: approx. 0.26 acres

Parcel ID #: 109012

Subject Property

- Legend**
- Residential Zones**
- RLD Residential Low Density
 - RS-12 Residential 12000sqft lots
 - RS-8 Residential 8000sqft lots
 - RMF Residential Multi-Family District
 - PD Planned Development (Residential)
 - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business District
 - C-2 Highway Business District
 - C-3 General Business District
 - CBD Central Business District
 - TMU Transitional Mixed Use
 - UMU Urban Mixed Use District
- Office Zones**
- O-1 Office District
 - OLC Office Light Commercial
 - O-M Medical Office District
- Industrial Zones**
- I-U Urban Industrial District
 - I-1 Light Industrial District
 - I-2 General Industrial District
 - I-3 Exclusive Industrial District
- Other Zones**
- SP State Park District
 - AP Airport District
- Other Symbols:**
- Roads
 - Railroad
 - Floodway
 - 100yr Flood Zone
 - 500yr Flood Zone
 - York-Che... Local Historic District
 - Parcels
 - Buildings

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.

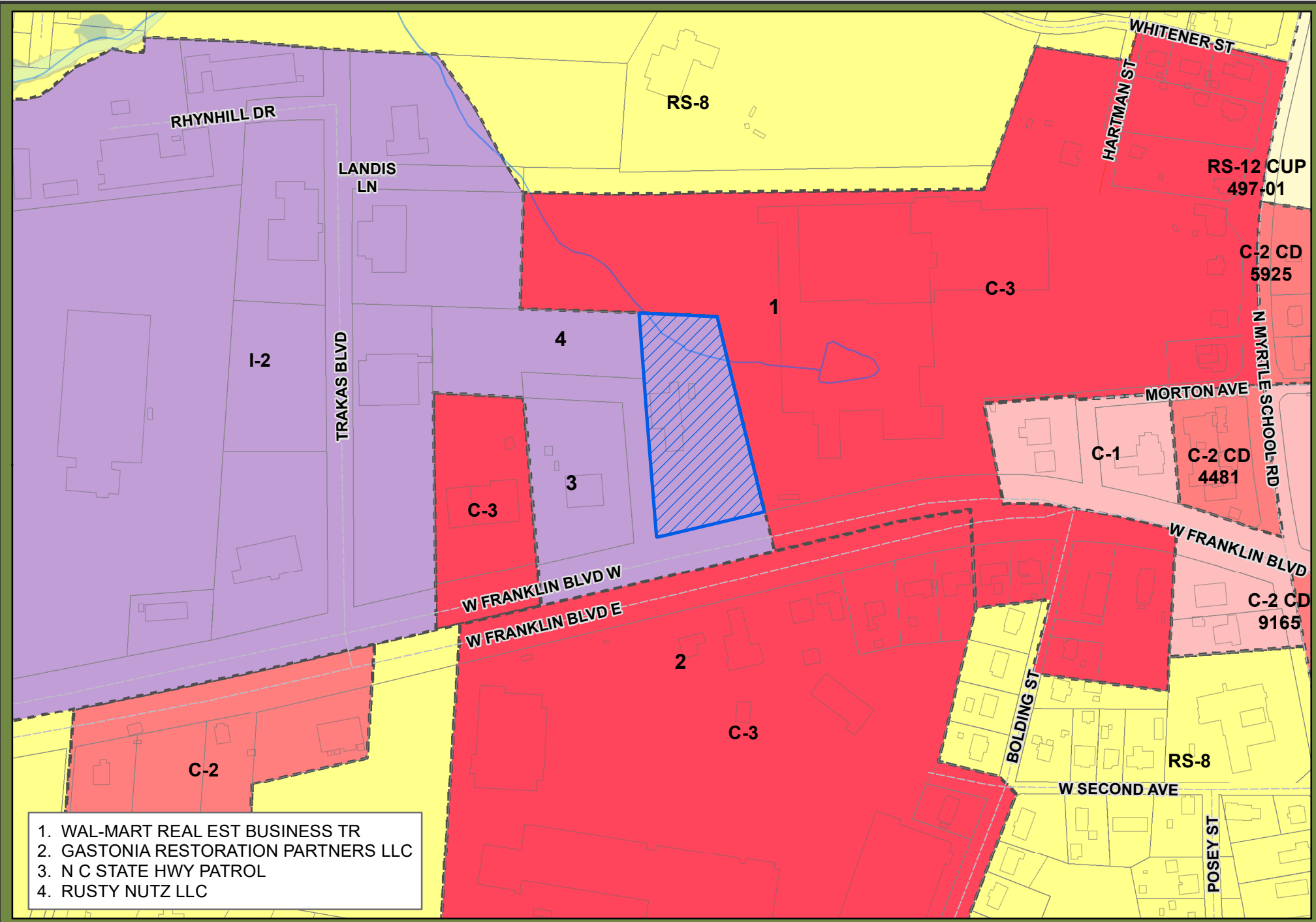


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Application
PLMA202300502

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 January 26, 2024.





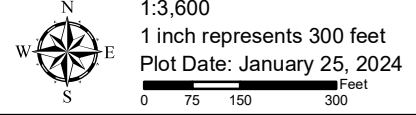
1. WAL-MART REAL EST BUSINESS TR
2. GASTONIA RESTORATION PARTNERS LLC
3. N C STATE HWY PATROL
4. RUSTY NUTZ LLC

Applicant: Bobby L. Heffner
Owner: Rusty Nutz, LLC
Planning Comm Hearing: Feb. 8, 2024
Request: I-2 to C-3
Ward: 4
Total Tract Size: approx. 2.62 acres
Parcel ID #: 138153

Subject Property

- Legend**
- Residential Zones**
- RLD Residential Low Density
 - RS-12 Residential 12000sqft lots
 - RS-8 Residential 8000sqft lots
 - RMF Residential Multi-Family District
 - PD Planned Development (Residential)
 - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business District
 - C-2 Highway Business District
 - C-3 General Business District
 - CBD Central Business District
 - TMU Transitional Mixed Use
 - UMU Urban Mixed Use District
- Office Zones**
- O-1 Office District
 - OLC Office Light Commercial
 - O-M Medical Office District
- Industrial Zones**
- I-U Urban Industrial District
 - I-1 Light Industrial District
 - I-2 General Industrial District
 - I-3 Exclusive Industrial District
- Other Zones**
- SP State Park District
 - AP Airport 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
PLMA202400010

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 January 26, 2024.

