































**Applicant:** Kevin Billups Sr.  
**Owner:** Kevin Billups Sr.  
**Planning Comm Hearing:** August 8, 2024  
**Request:** R-1 (County) to RS-12 (City)  
**Ward:** 1  
**Total Tract Size:** approx. 3.97 acres  
**Parcel ID #:** 210239

 **Subject Property**


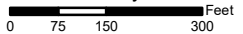
- Legend**
- Residential Zones**
-  RLD Residential Low Density
  -  RS-12 Residential 1200sqft lots
  -  RS-8 Residential 800sqft lots
  -  RMF Residential Multi-Family District
  -  PD Planned Development (Residential)
  -  PD Planned Development (Mixed Use)
- Commercial Zones**
-  C-1 Neighborhood 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**
-  R-1
- Other Symbols:**
-  City Boundary
  -  Floodway
  -  100yr Flood Zone
  -  500yr Flood Zone
  -  Streams
  -  Rivers
  -  Parcels
  -  Buildings

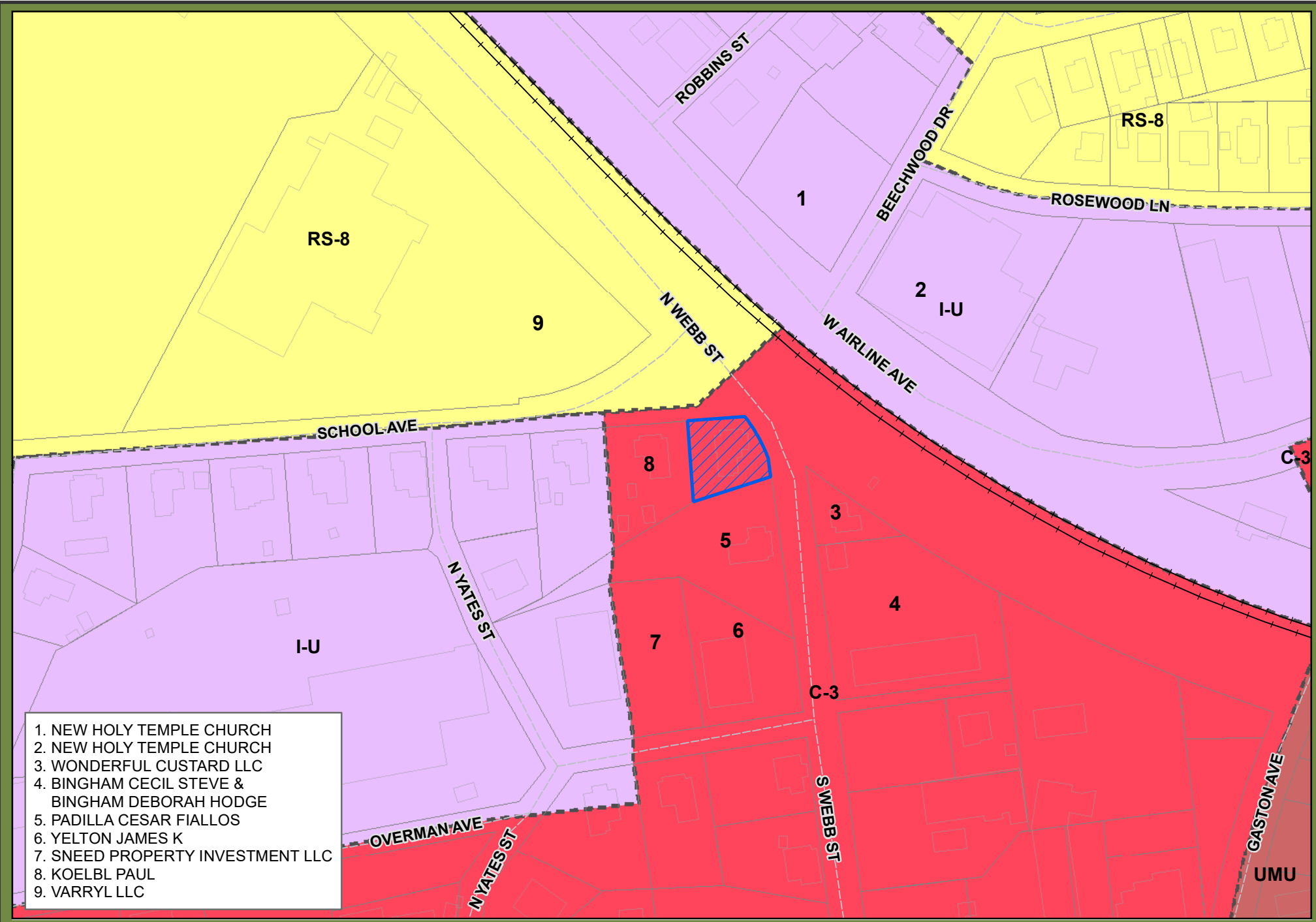
1. MENDENHALL MICHAEL & MENDENHALL REBECCA K
2. KELLAHER PATRICK MICHAEL JR & KELLAHER VERONICA E
3. BOLIN WILLIAM T
4. SCAMARDO PATRICIA N & SCAMARDO TIMOTHY H
5. PLANNERX LLC
6. PLANNERX LLC
7. DRB GROUP NORTH CAROLINA LLC
8. DJAHAN SAM
9. DJAHAN SAM
10. DJAHAN SAM

**Application**  
**PLMA202400228**

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 July 25, 2024.



 1:3,600  
 1 inch represents 300 feet  
 Plot Date: July 8, 2024  




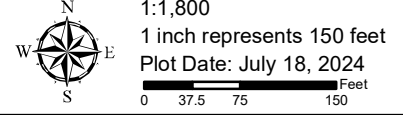
1. NEW HOLY TEMPLE CHURCH
2. NEW HOLY TEMPLE CHURCH
3. WONDERFUL CUSTARD LLC
4. BINGHAM CECIL STEVE & BINGHAM DEBORAH HODGE
5. PADILLA CESAR FIALLOS
6. YELTON JAMES K
7. SNEED PROPERTY INVESTMENT LLC
8. KOELBL PAUL
9. VARRYL LLC

**Applicant:** Badami Shawn Phillip  
**Owner:** Badami Shawn Phillip  
**Planning Comm Hearing:** August 8, 2024  
**Request:** C-3 to C-1  
**Ward:** 4  
**Total Tract Size:** approx. 0.17 acres  
**Parcel ID #:** 106307

 **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
-  Railroad
-  Parcels
-  Buildings

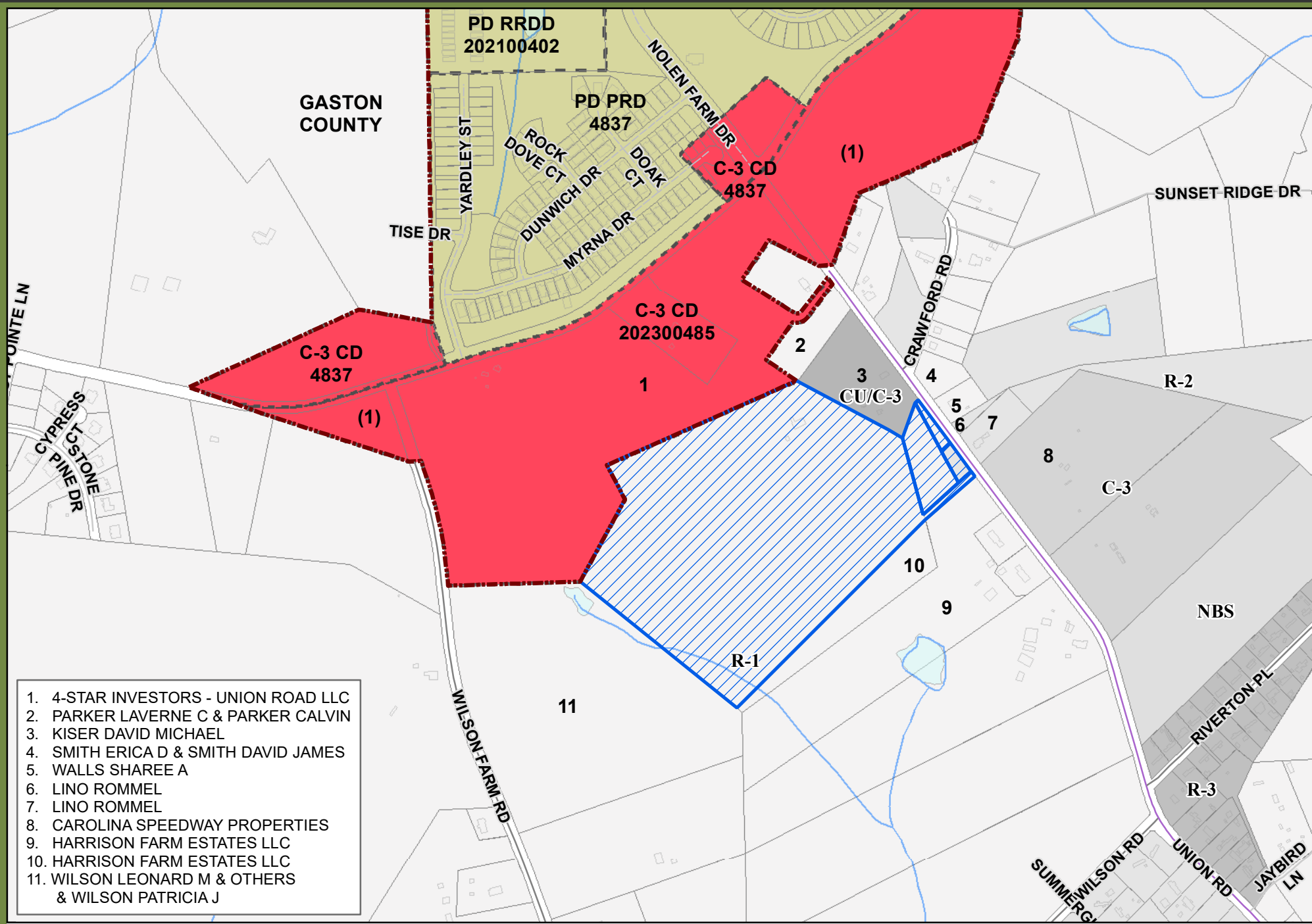
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



**Application**  
**PLMA202400295**

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 July 25, 2024.





1. 4-STAR INVESTORS - UNION ROAD LLC
2. PARKER LAVERNE C & PARKER CALVIN
3. KISER DAVID MICHAEL
4. SMITH ERICA D & SMITH DAVID JAMES
5. WALLS SHAREE A
6. LINO ROMMEL
7. LINO ROMMEL
8. CAROLINA SPEEDWAY PROPERTIES
9. HARRISON FARM ESTATES LLC
10. HARRISON FARM ESTATES LLC
11. WILSON LEONARD M & OTHERS & WILSON PATRICIA J

**Applicant:** K&D Land Holdings, LLC  
**Owner:** K&D Land Holdings, LLC  
**Planning Comm Hearing:** August 8, 2024  
**Request:** R-1 & R-2 (Co.) to PD-RRDD (City)  
**Ward:** County to 1  
**Total Tract Size:** approx. 44.6478 acres  
**Parcel ID #:** 193028, 193045, 193043, 308193

**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

**Gaston UDO Zoning**

- C-3
- CU/C-3
- NBS
- R-1
- R-2
- R-3

**Subject Property**

**City Boundary**

**Streams**

**Lakes**

**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.

1:7,800  
 1 inch represents 650 feet  
 Plot Date: July 18, 2024

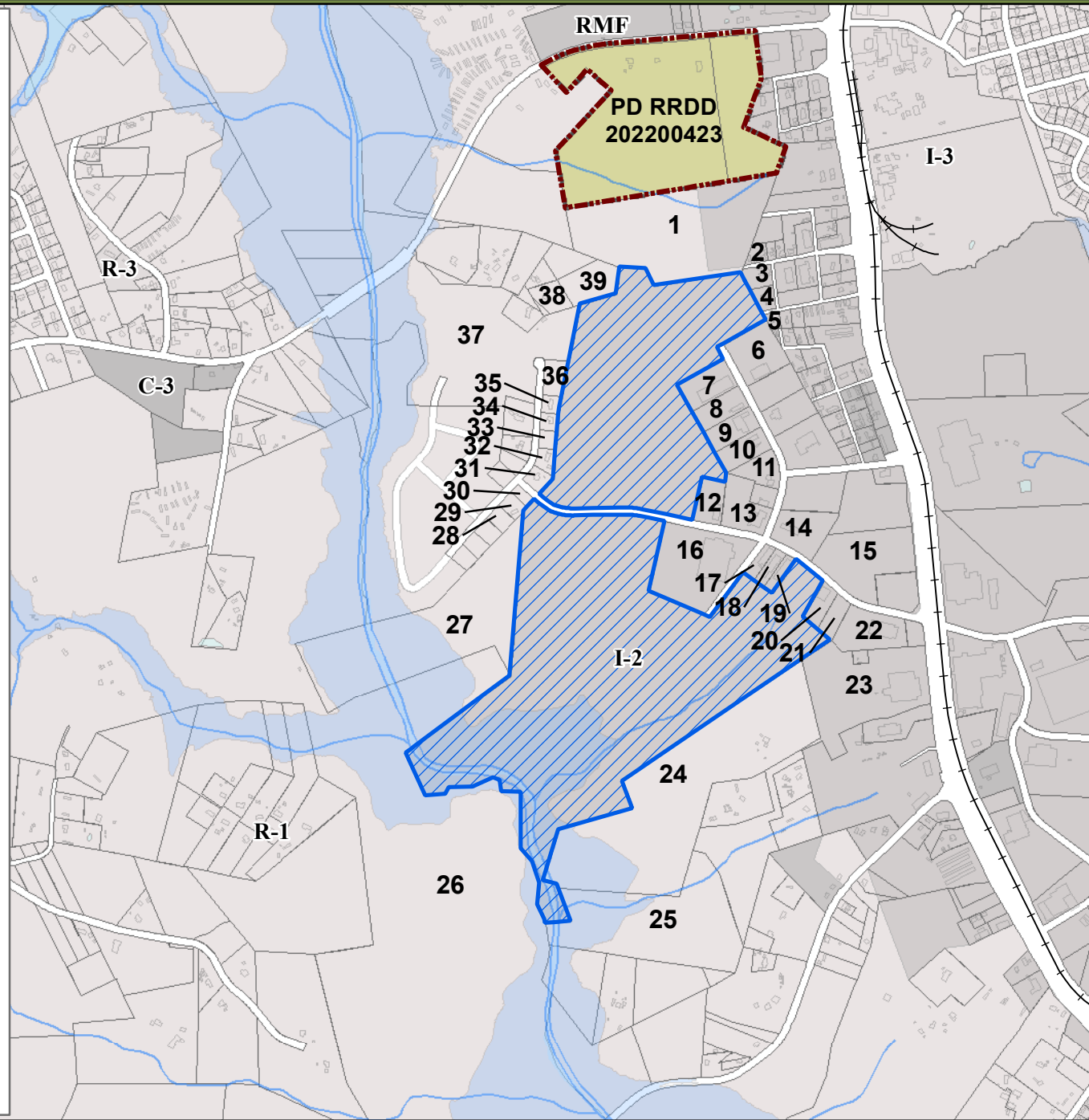
**Application**  
**PLMAC202400060**

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 July 25, 2024.





1. PENEGAR MARK R & PENEGAR LUCY R
2. HERNANDEZ TANIA IVONNE FLORES
3. HALL EARL M JR & HUDDLESTON THOMAS W
4. HALL EARL M JR & HUDDLESTON THOMAS W
5. LEWIS RUSSELL ALLEN
6. R P R RENTALS
7. ABD JAMES LLC
8. ROBERT & YVONNE VAN SLEEN LV T
9. G11 HOLDINGS LLC ATTN ROBERT GOULET
10. JONES JAMES C
11. CMS REAL ESTATE HOLDINGS LLC
12. 219 SSR LLC
13. R A SERAFINI INC
14. DAVID B DAVIS IRREVOCABLE TRUST & SANDRA G DAVIS IRREVOCABLE TRUST
15. MCGIRT STEPHEN P & MCGIRT ROBERT H
16. HESTER THOMAS L & HESTER JANET S
17. LAMM ROBERT VERNOM
18. BRYCLIFFE LLC
19. HALK DAVID W & HALK DORCAS K
20. TURLINGTON W DENNIS JR & TURLINGTON BRENDA F C/O TRAC PLASTICS
21. A B CARTER INC
22. A B CARTER INC
23. BINGHAM PROPERTIES LLC
24. WADE TIMOTHY EARL & WADE CRYSTAL H
25. BRASWELL JAMES M JR & HUMPHRIES KRISTY B
26. MOSS KAY K
27. BAKER JAMES STROUP
28. MILLER NICHOLAS MARSHON & MILLER DANYETTA RODGERS
29. BAKER JAMES S
30. SMITH MATTHEW C
31. CASACHAHUA OSCAR & ROBINSON CASSANDRA HEIRS 50%
32. SMITH MATTHEW COLEMAN & DAWSEY LAUREN KELLY
33. SMITH MATTHEW COLEMAN & DAWSEY LAUREN KELLY
34. LOMICK MARLON E & LOMICK VERNELL P
35. GRIGGS ZACHERY PAUL & GRIGGS COURTNEY NICOLE
36. LARKHAVEN DEVELOPMENT CO LLC C/O MARK HOLLAND
37. CLONINGER ROBERT MICHAEL & CLONINGER KNOXIE STOWE
38. STEWART ALEX D & STEWART ASHLEY C
39. ROSDAHL LLOYD V JR



**Applicant:** Kyle DiPretoro

**Owner:** Durboraw Irrev Trust 6.66%  
C/O Southeast Land MGT LLC

**Planning Comm Hearing:** August 8, 2024

**Request:** I-2 (County) to PD RRDD (City)

**Ward:** County to 6 (City)

**Total Tract Size:** approx. 170.89 acres

**Parcel ID #:** 208861 & 216253

**Legend**

**Subject Property** (Blue hatched box)

**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-1
- C-3
- I-2
- I-3
- R-1
- R-2
- R-3
- RMF

**Other Symbols:**

- City Boundary (Red dashed line)
- Railroad (Black line with cross-ticks)
- 100yr Flood Zone (Light blue area)
- Streams (Blue lines)
- Lakes (Light blue shapes)
- Rivers (Blue lines)
- Parcels (Thin black lines)
- Buildings (White shapes with black outlines)

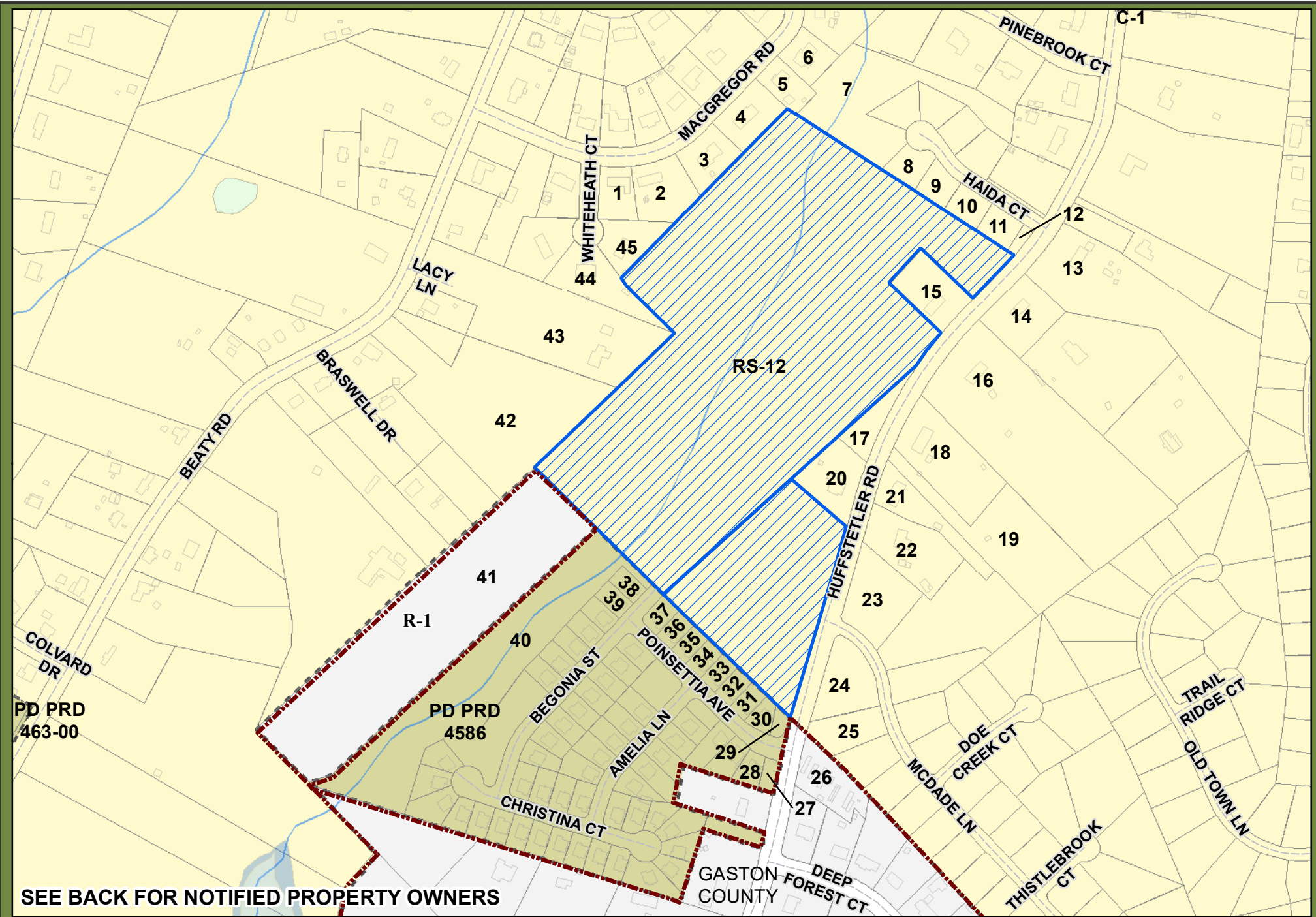
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Scale: 1:15,600  
1 inch represents 1,300 feet  
Plot Date: July 14, 2024

**Application**  
**PLMAC202400105**

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 July 25, 2024.





**Applicant:** Shaun Gasparini-True Homes  
**Owner:** Horsley Forests, LLC  
**Planning Comm Hearing:** August 8, 2024  
**Request:** RS-12 to PD-RRDD  
**Ward:** 1  
**Total Tract Size:** approx. 29.29 acres  
**Parcel ID #:** 188793, 211119

**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

**Gaston County Zoning**

- R-1

**Other Symbols:**

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

SEE BACK FOR NOTIFIED PROPERTY OWNERS

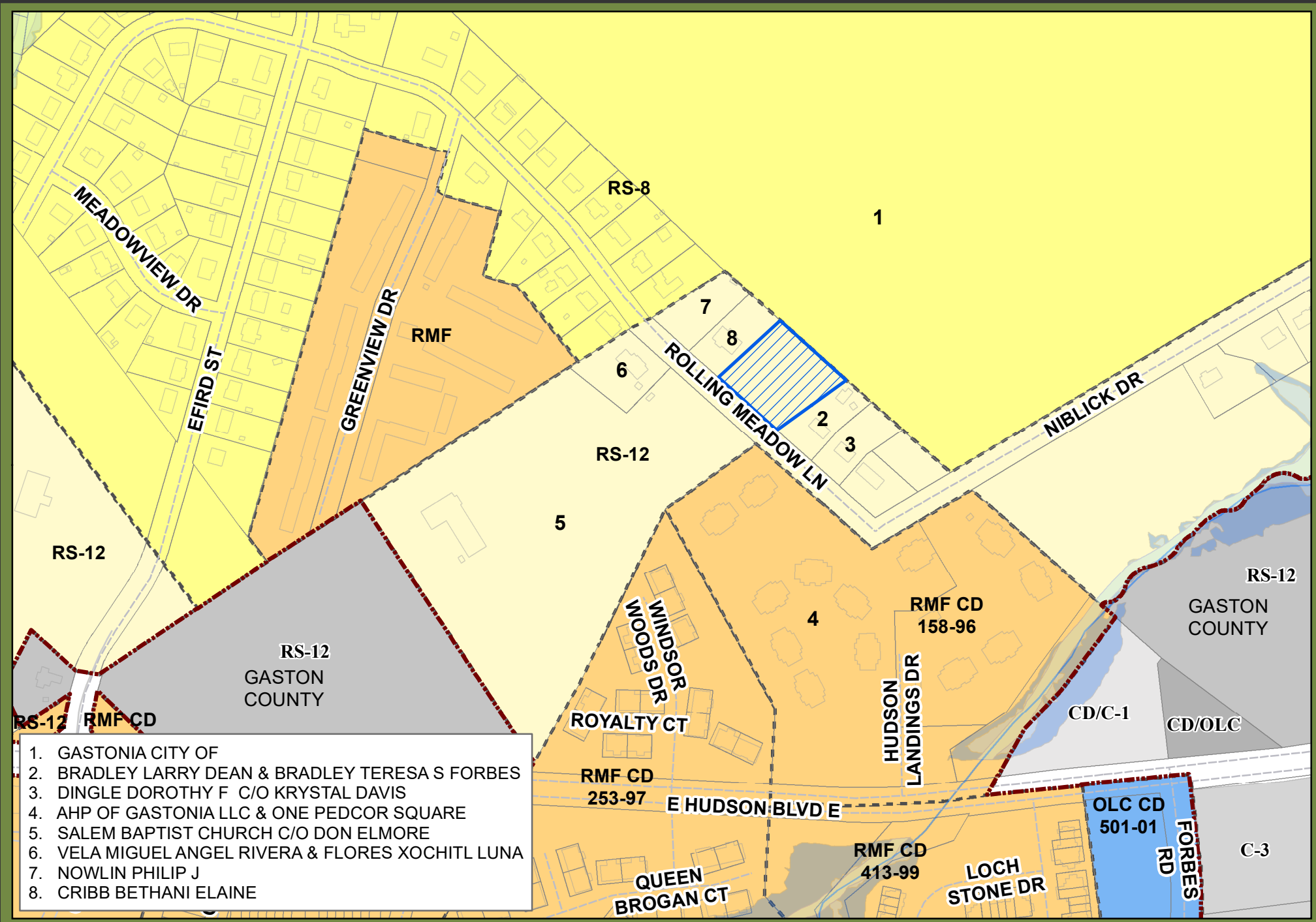
**Application**  
**PLMAC202400209**

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 July 25, 2024.



Scale: 1:4,800  
 1 inch represents 400 feet  
 Plot Date: July 15, 2024







**Applicant: Varela Hemerson**  
**Owner: Varela Hemerson**  
**Planning Comm Hearing: August 8, 2024**  
**Request: RS-12 to RS-8 CD**  
**Ward: 5**  
**Total Tract Size: approx. 0.923 acres**  
**Parcel ID #: 139526**

 **Subject Property**

**Legend**

	City Boundary
	Floodway
	100yr Flood Zone
	500yr Flood Zone
	Streams
	Parcels
	Buildings
	Streets

	AP Airport		C-3 Light Commercial
	C-1 Highway Commercial		C-2 General Commercial
	CBD Central Business District		I-U Urban Industrial
	I-1 Light 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

**Gaston County Zoning**

	C-3
	CD/C-1
	CD/OLC
	RS-12

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.


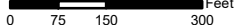
1. GASTONIA CITY OF
2. BRADLEY LARRY DEAN & BRADLEY TERESA S FORBES
3. DINGLE DOROTHY F C/O KRystal DAVIS
4. AHP OF GASTONIA LLC & ONE PEDCOR SQUARE
5. SALEM BAPTIST CHURCH C/O DON ELMORE
6. VELA MIGUEL ANGEL RIVERA & FLORES XOCHITL LUNA
7. NOWLIN PHILIP J
8. CRIBB BETHANI ELAINE

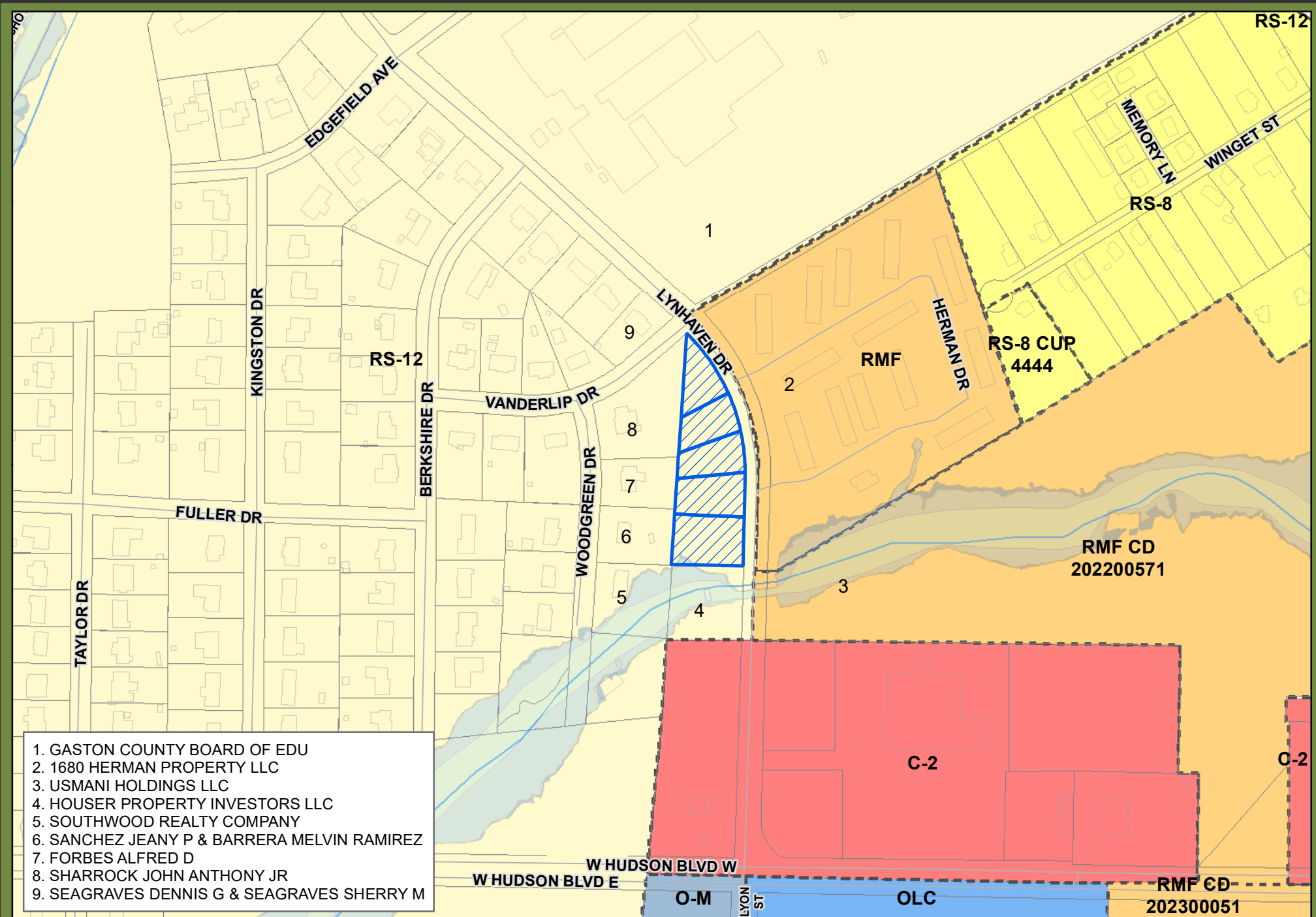
**Application**  
**PLMAC202300489**

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 July 25, 2024.



1:3,600  
 1 inch represents 300 feet  
 Plot Date: July 11, 2024






































**Applicant:** Edison Sandrini  
**Owner:** Smart Building Group, LLC  
**Planning Comm Hearing:** August 8, 2024  
**Request:** RS-12 to PD RRDD  
**Ward:** 6  
**Total Tract Size:** approx. 1.678 acres  
**Parcel ID #:** 114325, 114327, 114328, 114329, 114330

 **Subject Property**

**Legend**

 AP Airport	 Roads
 C-1 Light Commercial	 Floodway
 C-2 Highway Commercial	 100yr Flood Zone
 C-3 General Commercial	 500yr Flood Zone
 CBD Central Business District	 Streams
 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	
 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	


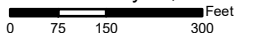
1. GASTON COUNTY BOARD OF EDU
2. 1680 HERMAN PROPERTY LLC
3. USMANI HOLDINGS LLC
4. HOUSER PROPERTY INVESTORS LLC
5. SOUTHWOOD REALTY COMPANY
6. SANCHEZ JEANY P & BARRERA MELVIN RAMIREZ
7. FORBES ALFRED D
8. SHARROCK JOHN ANTHONY JR
9. SEAGRAVES DENNIS G & SEAGRAVES SHERRY M

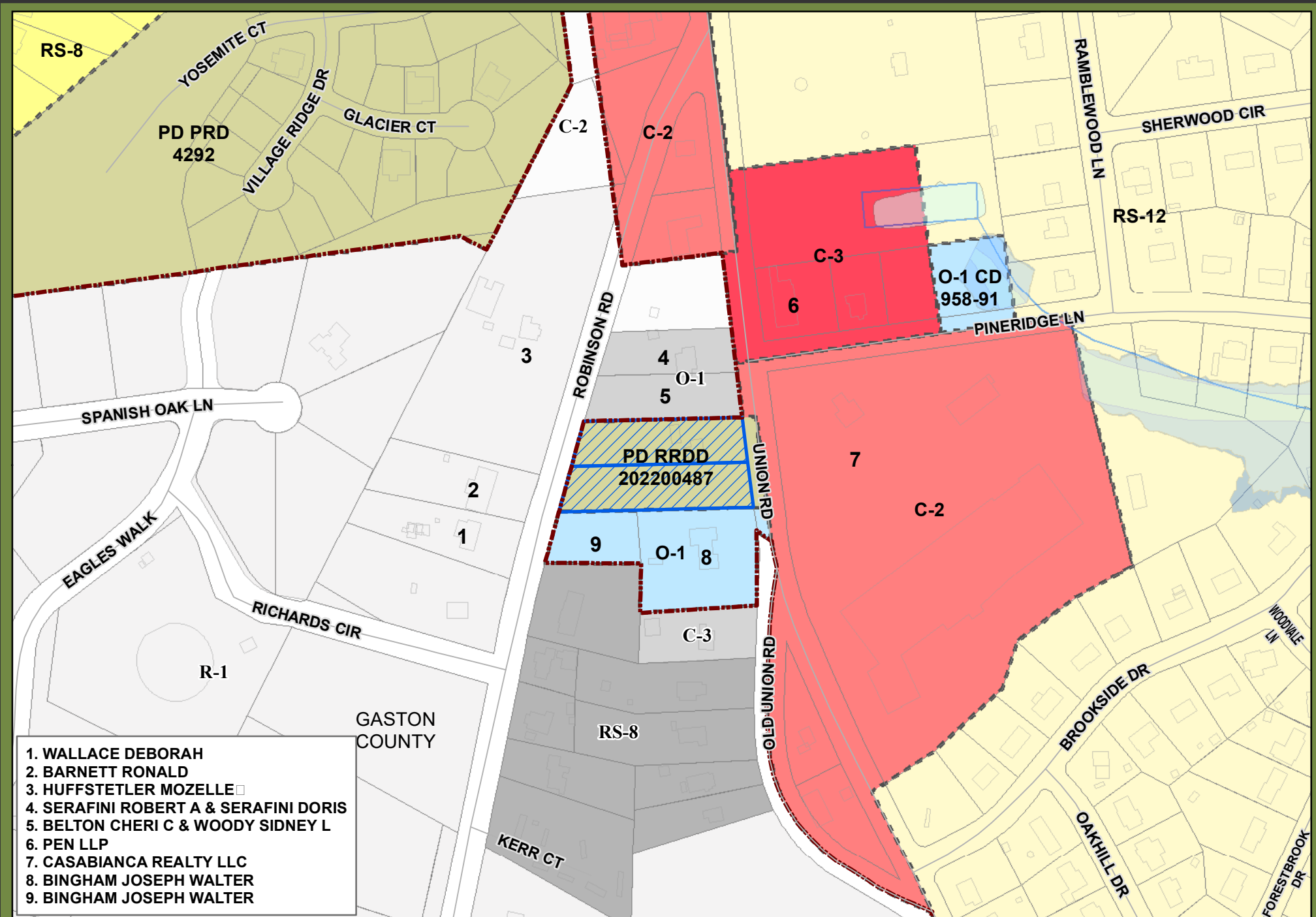
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

**Application**  
**PLMAC202300216**

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 July 25, 2024.



1:3,600  
 1 inch represents 300 feet  
 Plot Date: July 11, 2024  
  




1. WALLACE DEBORAH
2. BARNETT RONALD
3. HUFFSTETLER MOZELLE
4. SERAFINI ROBERT A & SERAFINI DORIS
5. BELTON CHERI C & WOODY SIDNEY L
6. PEN LLP
7. CASABIANCA REALTY LLC
8. BINGHAM JOSEPH WALTER
9. BINGHAM JOSEPH WALTER

**Applicant:** South Oak Partners, LLC  
**Owner:** South Oak Partners, LLC  
**Planning Comm Hearing:** August 8, 2024  
**Request:** PD RRDD to PD RRDD  
 Amend Conditional District  
**Ward:** 5  
**Total Tract Size:** approx. 1.45 acres  
**Parcel ID #:** 144046, 144047

**Subject Property**

**Legend**

	AP Airport		City Boundary
	C-1 Light Commercial		Roads
	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		Lakes
	I-2 General Industrial		Parcels
	I-2 General Industrial		Buildings
	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		

	C-2
	C-3
	O-1
	R-1
	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.

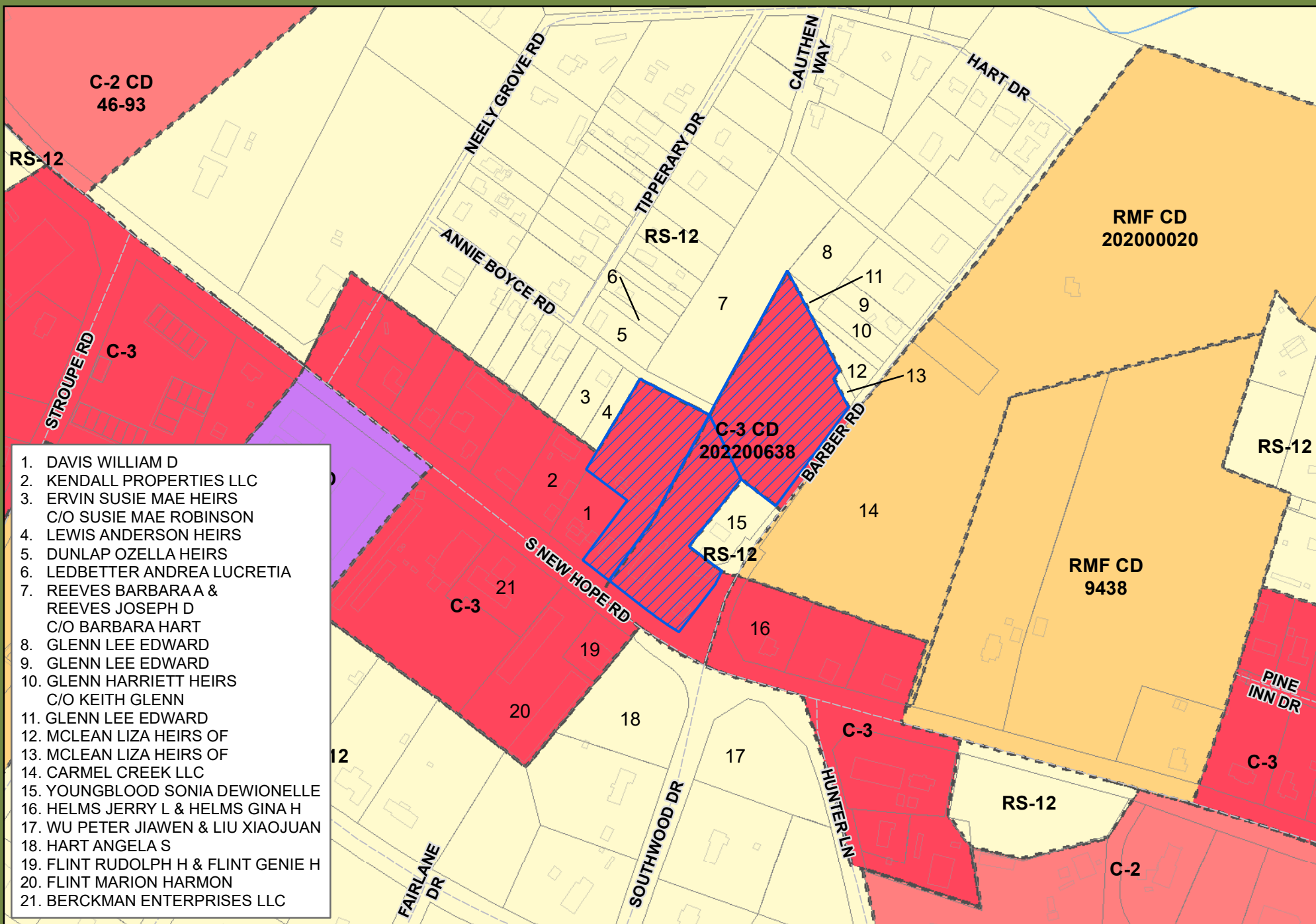
**Application**  
**PLMAC202300213**

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 July 25, 2024.



1:3,000  
 1 inch represents 250 feet  
 Plot Date: July 10, 2024





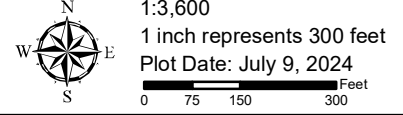
1. DAVIS WILLIAM D
2. KENDALL PROPERTIES LLC
3. ERVIN SUSIE MAE HEIRS  
C/O SUSIE MAE ROBINSON
4. LEWIS ANDERSON HEIRS
5. DUNLAP OZELLA HEIRS
6. LEDBETTER ANDREA LUCRETIA
7. REEVES BARBARA A &  
REEVES JOSEPH D  
C/O BARBARA HART
8. GLENN LEE EDWARD
9. GLENN LEE EDWARD
10. GLENN HARRIETT HEIRS  
C/O KEITH GLENN
11. GLENN LEE EDWARD
12. MCLEAN LIZA HEIRS OF
13. MCLEAN LIZA HEIRS OF
14. CARMEL CREEK LLC
15. YOUNGBLOOD SONIA DEWIONELLE
16. HELMS JERRY L & HELMS GINA H
17. WU PETER JIAWEN & LIU XIAOJUAN
18. HART ANGELA S
19. FLINT RUDOLPH H & FLINT GENIE H
20. FLINT MARION HARMON
21. BERCKMAN ENTERPRISES LLC

**Applicant:** Mark Epstein  
**Owner:** Pen, LLP  
**Planning Comm Hearing:** August 8, 2024  
**Request:** C-3 & C-3 CD to C-3 CD  
**Ward:** 1  
**Total Tract Size:** approx. 5.23 acres  
**Parcel ID #:** 148891, 221551, 221553

**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
- Streams
- Lakes
- 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.*



**Application**  
**PLMAC202400255**

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 July 25, 2024.

