





































Applicant: Dennis Terry
Owner: South Oak Partners LLC
Planning Comm Hearing: Oct. 6, 2022
Request: O-1 (Co.) to PD RRDD (City)
Ward: County to 5 (City)
Total Tract Size: approx. 1.46 acres
Parcel ID #: 144046 & 144047

 **Subject Property**

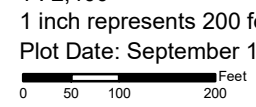
Legend

- | | |
|--|--|
|  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 | |
|  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-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.

1 : 2,400
 1 inch represents 200 feet
 Plot Date: September 16, 2022



SEE BACK FOR NOTIFIED PROPERTY OWNERS

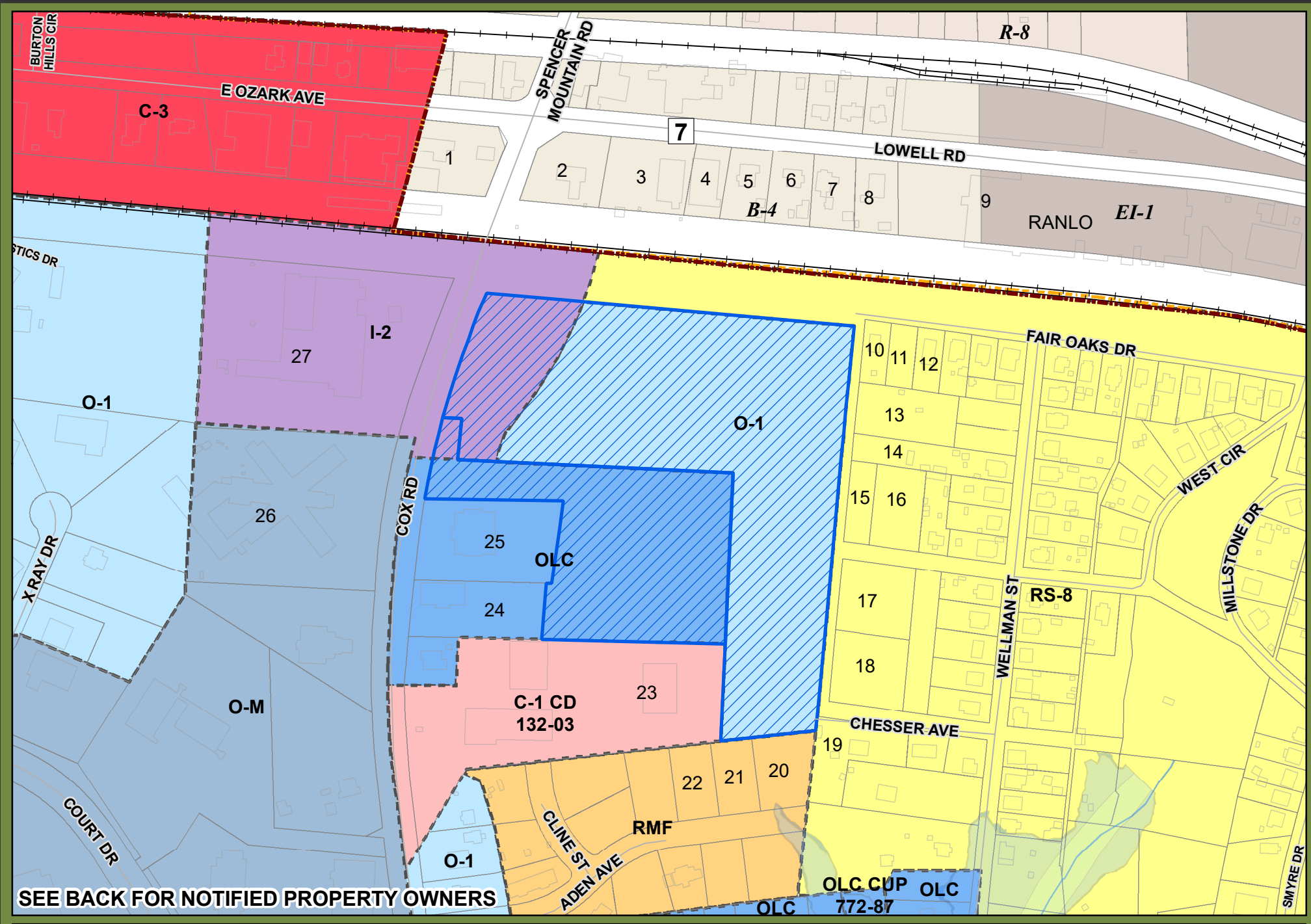
Application
PLMAC202200487

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 Sept. 20, 2022.



PLMAC202100487

1. BELTON RICHARD P JR & ANTHONY KELLY B
2. SERAFINI ROBERT A & SERAFINI DORIS
3. PEN LLP
4. CASABIANCA REALTY LLC
5. BINGHAM JOSEPH WALTER
6. BINGHAM JOSEPH WALTER
7. WALLACE DEBORAH
8. BARNETT RONALD
9. HUFFSTETLER EDDIE J & HUFFSTETLER MOZELLE



Applicant: Strategic Real Estate Partners LLC
JR Wright

Owner: Bala Palani LLC;
Iclub Investments LLC

Planning Comm Hearing: Nov. 3, 2022










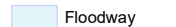

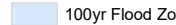

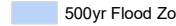






















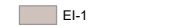
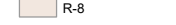
Request: O-1, I-2 & OLC to I-1 CD

Ward: 2

Total Tract Size: approx.16.4970 acres

Parcel ID #: 205164 & 301907

 **Subject Property**

- Legend**
-  AP Airport
 -  City Boundary
 -  C-1 Light Commercial
 -  Roads
 -  C-2 Highway Commercial
 -  Ranlo Town Limit
 -  C-3 General Commercial
 -  Railroad
 -  CBD Central Business District
 -  Floodway
 -  I-U Urban Industrial
 -  100yr Flood Zone
 -  I-1 Light Industrial
 -  500yr Flood Zone
 -  I-2 General Industrial
 -  Streams
 -  I-3 Exclusive Industrial
 -  O-1 Office
 -  PARCELS_VW
 -  OLC Office/Light Commercial
 -  Buildings
 -  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
- Municipalities Zoning**
-  **Town of Ranlo** B-4
 -  EI-1
 -  R-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.


SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202200473

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 October 20, 2022.

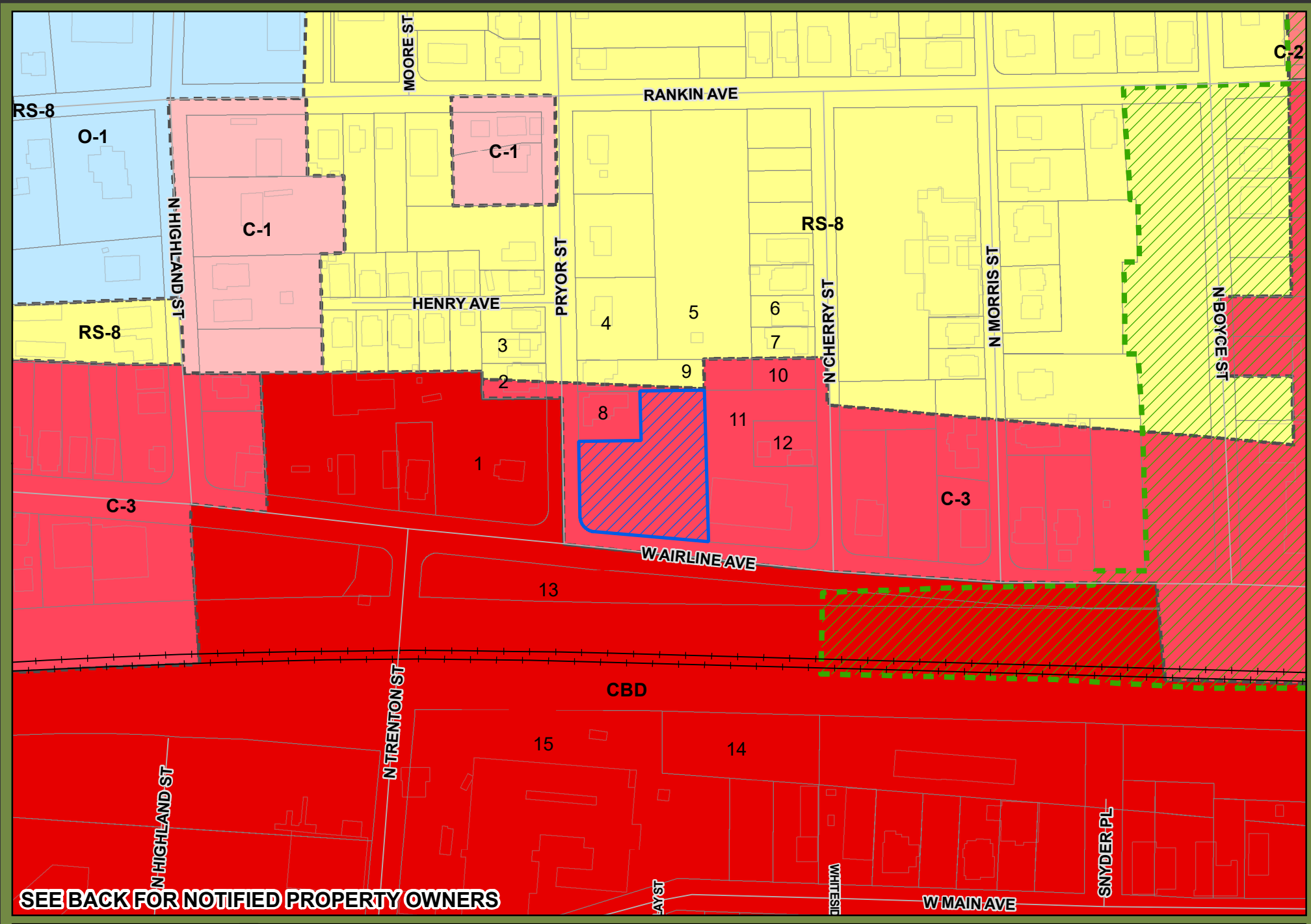


1 : 3,600
 1 inch represents 300 feet
 Plot Date: October 17, 2022



PLMAC202200473

1. SIMONDS LARRY G SR & SIMONDS SANDRA J
2. DO/28 INVESTMENTS LLC
3. HBR REAL ESTATE HOLDINGS LLC
4. SEXTON CLARANCE ROBERT II
5. HURTADO JUSTO RAMOS & SALDANA DIANA CIRILA MORALES
6. BARRETT BRANDON DEAN
7. VALDEZ MARTIN
8. CONRAD SHIRLEY VICKERS 99% & PENDLETON JOHN L 1%
9. RJK PROPERTY LLC
10. CANIPE BOBBY RAY JR
11. JCP PROPERTIES GROUP LLC
12. JCP PROPERTIES GROUP LLC
13. JCP PROPERTIES GROUP LLC
14. BINGHAM JAMES DANIEL & BINGHAM ROXANNE MARIE
15. SCRUGGS KATHY HARBIN
16. MEJIA JAVIER & MEZA NANCY MARIELA NUNEZ
17. STOWE RUBY H C/O DAN STOWE JR
18. GROSE JODIE LEIGH & HARBIN DALE RAY
19. CHESSER WILLIAM F & CHESSER GLORIA
20. CLINE RAYMOND S & CLINE WANDA
21. CLINE RAYMOND S & CLINE WANDA
22. CLINE RAYMOND S & CLINE WANDA
23. ROIB COX ROAD LLC C/O REALOP INVESTMENTS LLC
24. GARDNER JERRY RYAN & GARDNER MELISSA ANNE
25. WELLTOWER OM GROUP LLC
26. SMV GASTONIA LLC C/O CAMMEBY'S INTL LTD
27. ARNOLD FOOD COMPANY INC C/O RYAN LLC



Applicant: Black Titan of NC, LLC
C. Derrick Harris

Owner: Black Titan of NC, LLC
C. Derrick Harris

Planning Comm Hearing: Dec. 8, 2022































Request: C-3 to CBD

Ward: 4

Total Tract Size: approx. 0.90 acres

Parcel ID #: 103726

 **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
-  Roads
 -  Railroad
 -  Gateway
 -  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.


SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMA202200523

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 Nov. 23, 2022.

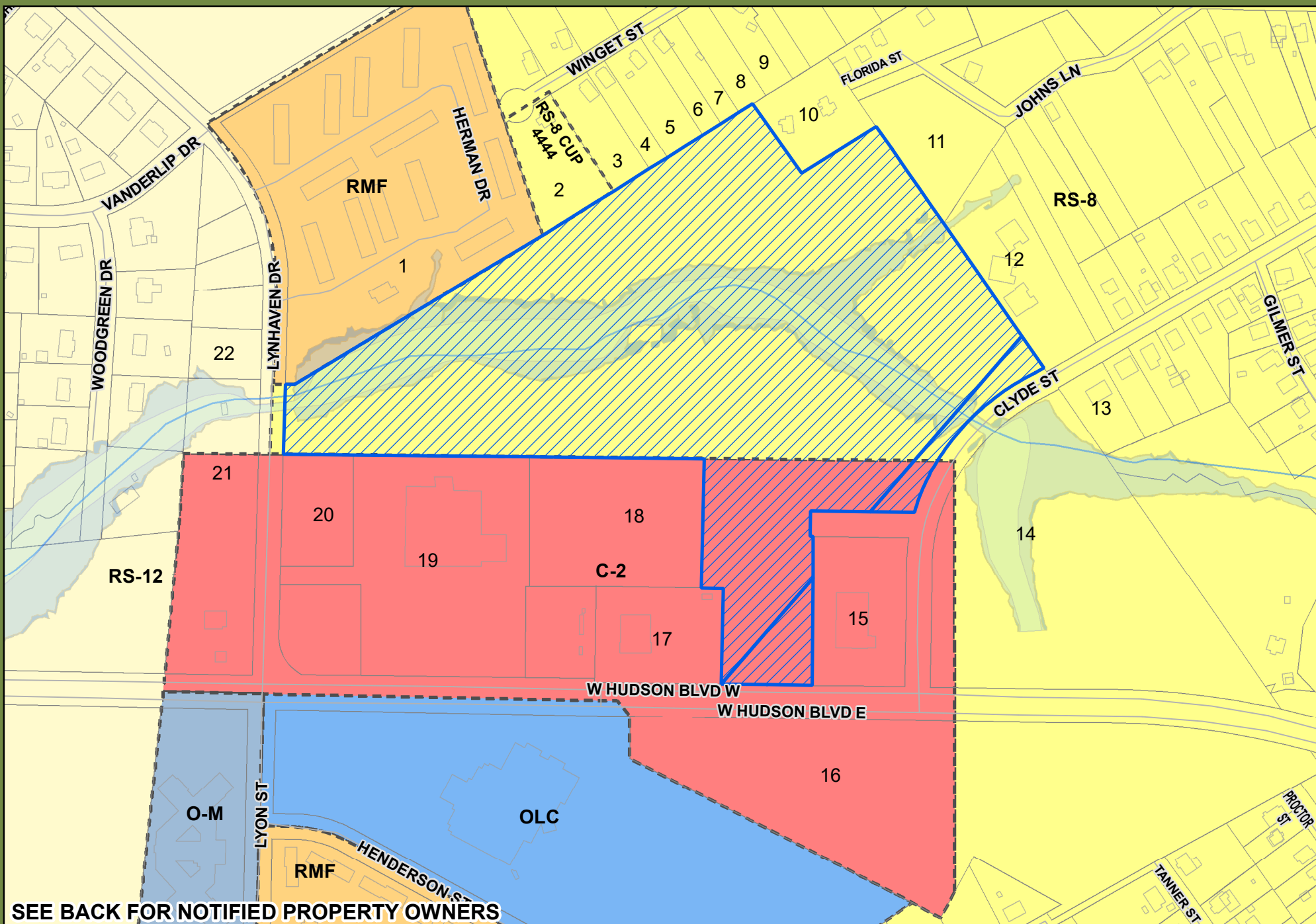


1 : 2,400
 1 inch represents 200 feet
 Plot Date: Nov. 18, 2022



PLMA202200523

1. BIRD DOG HOLDINGS LLC
2. BRYAN KENT LLC
3. BIGELOW TASHMA AYKEIL
4. SMITH ALISSA ROCHELLE
5. ONE BLUE SKY INVESTMENTS LLC
6. SAFE REFUGE TRUST
7. DREHER GERTRUDE R HEIRS C/O TORAIL DREHER
8. ADAMS CHRISTOPHER
9. ROBINSON MICHAEL A & ROBINSON JACQUELINE P
10. NEW GETHSEMANE BAPTIST CH INC
11. RUEHLEN PROPERTIES LLC
12. SMITH JAMES EDWARD
13. GASTONIA CITY OF
14. TOBACCO TAGS LIMITED
15. TM LOFTS LLC



Applicant: Wynnefield Forward, LLC
Owner: Usmani Holdings, LLC
Planning Comm Hearing: Dec. 8, 2022
Request: C-2 & RS-8 to RMF CD
Ward: 4
Total Tract Size: approx. 24.97 acres
Parcel ID #: 222499, 221855, 221856

 **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 | |

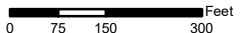
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202200571

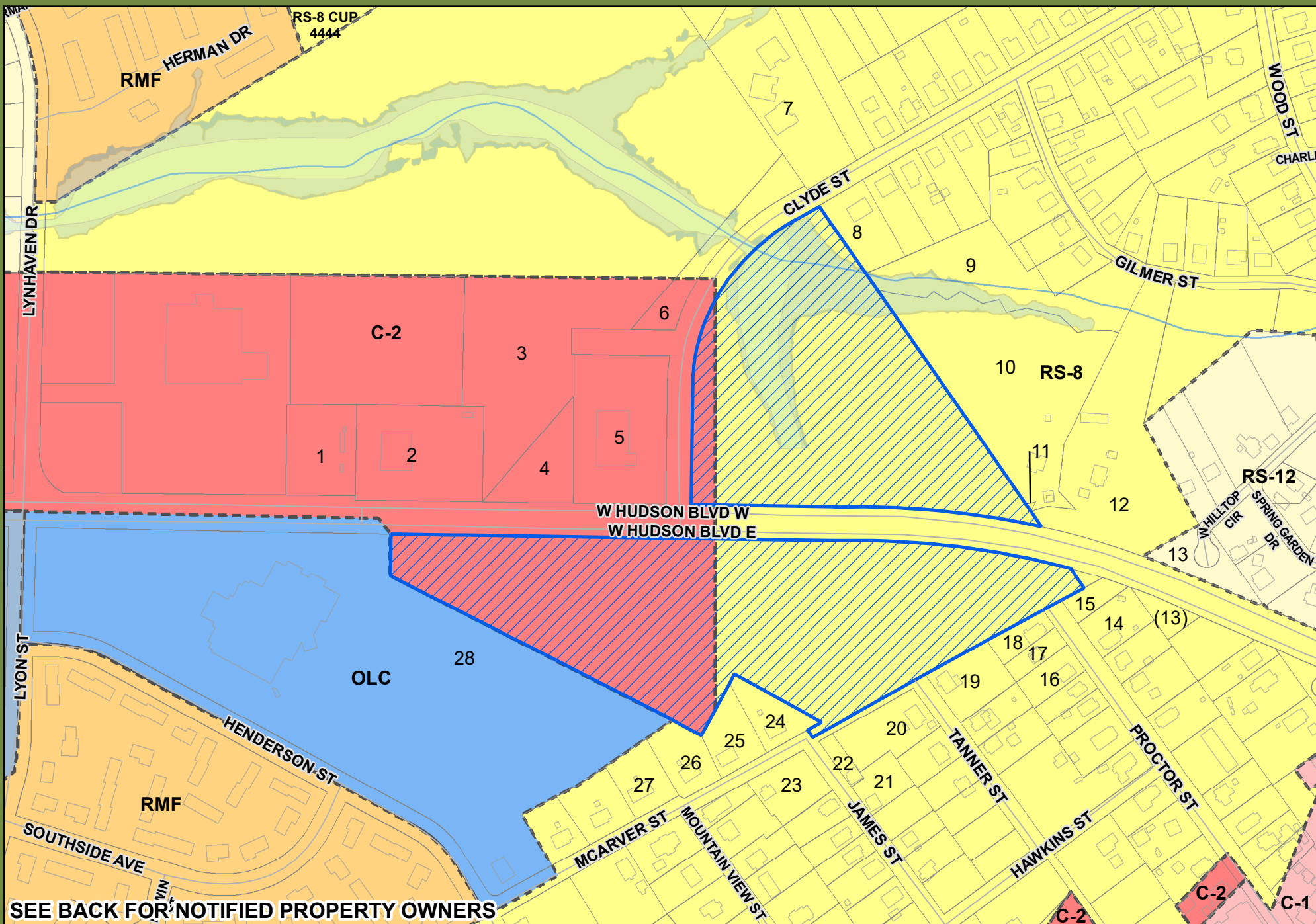
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on Nov. 23, 2022.



1 : 3,600
 1 inch represents 300 feet
 Plot Date: Nov. 16, 2022


































PLMAC202200571

1. 1680 HERMAN PROPERTY LLC
2. GUZMAN PEDRO JUSTO & GUZMAN ROSARIO
3. GILLIAN MARY A
4. COLONIAL VENTURES 22 LLC
5. PHILLIPS LIZZIE HEIRS OF
6. PHILLIPS LIZZIE HEIRS OF
7. PHILLIPS LIZZIE HEIRS OF
8. NICKSON JAMON & NICKSON SHAREIKA
9. CROCKETT DEBRA LOVE
10. DAXIS HOLDINGS LLC
11. FELDER PROPERTIES LLC
12. COMMUNITY APT CORP OF GASTON
13. 651 CLYDE STREET LLC
14. USMANI HOLDINGS LLC
15. AEI ACCRTD INVESTOR FUND VI & AEI NATL INCOME PROP FUND VII & 1300 WELLS FARGO CENTER
16. GASTONIA CITY OF
17. EDMOND PLAZA ASSOCIATES LLC
18. EXCHANGERIGHT NET-LEASED PORTFOLIO 56 DST
19. MARTINELLI DOMINICO JOHN
20. HOUSER PROPERTY INVESTORS LLC
21. SMART BUILDING GROUP LLC



Applicant: Wynnefield Forward, LLC
Owner: Usmani Holdings, LLC
Planning Comm Hearing: Dec. 8, 2022
Request: C-2 & RS-8 to RMF CD
Ward: 4
Total Tract Size: approx. 19.06 acres
Parcel ID #: 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
-  Roads
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone
 -  Streams
 -  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.

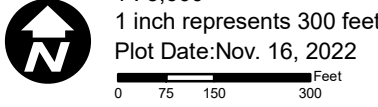
SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202200570

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 Nov. 23, 2022.



1 : 3,600
 1 inch represents 300 feet
 Plot Date: Nov. 16, 2022



PLMAC202200570

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