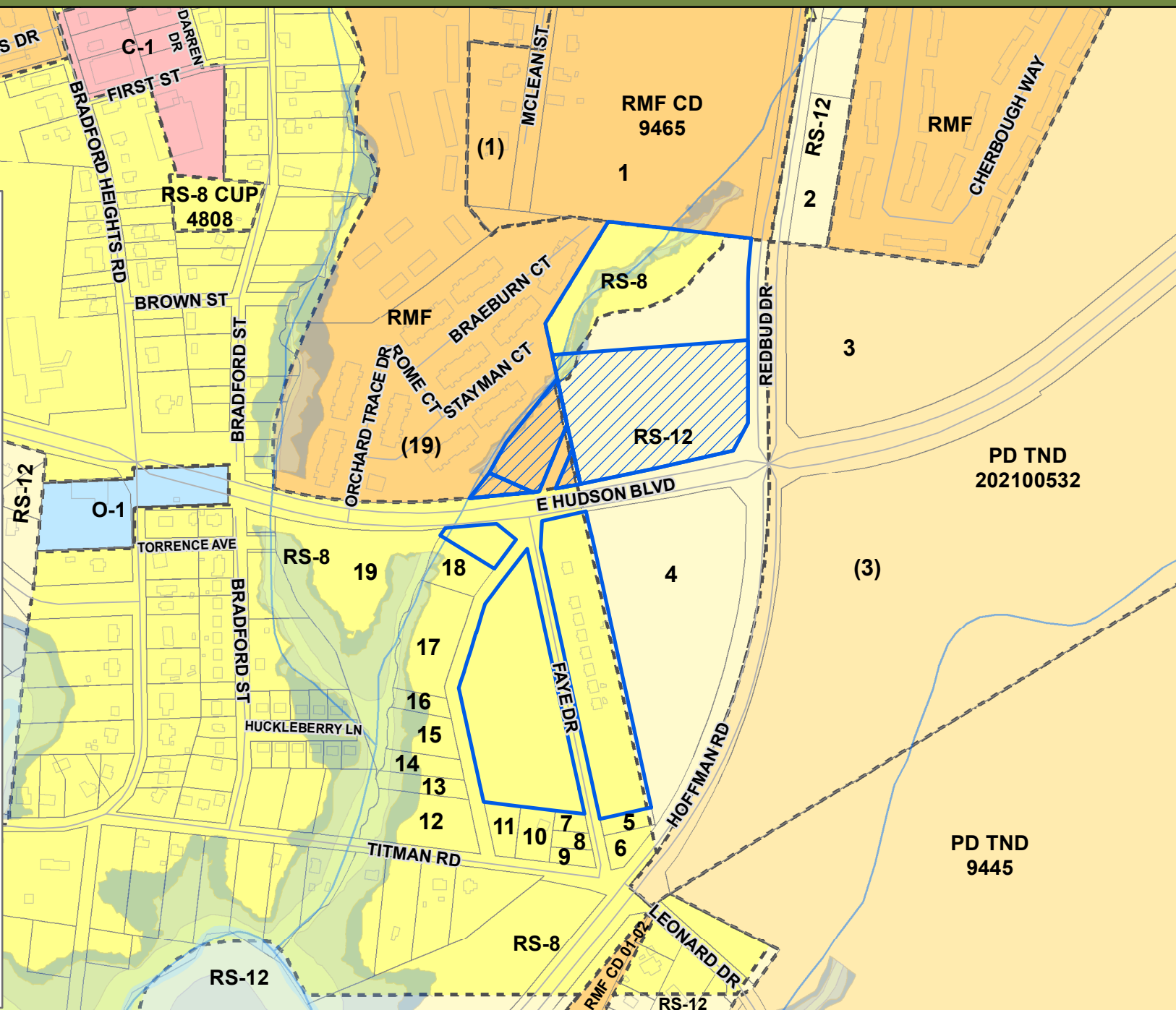


































Applicant: C2C Land Development LLC
Owner: Triangle Real Estate of Gastonia Inc.
Planning Comm Hearing: March 9, 2023
Request: RS-8, RMF, & RS-12 to C-3 CD
Ward: 1
Total Tract Size: approx. 8.19 acres
Portion to be rezoned: approx. 5.191 acres
Parcel ID #: 140182
Portions of: 307623, 140178, 140183

1. TRIANGLE REAL ESTATE OF GASTONIA INC
2. HOWE FRANK CURTIS & OTHERS & HOWE JAMIE MICHAEL C/O FRANK CURTIS HOWE
3. HAND JAMES R 1/3 & TURBEVILLE LISA 1/6
4. TRIANGLE REAL EST GASTONIA INC
5. TRIANGLE REAL ESTATE GAST INC
6. TRIANGLE REAL ESTATE GAST INC
7. SRC HUNT CLUB VILLAGE INC
8. SRC HUNT CLUB VILLAGE INC
9. SRC HUNT CLUB VILLAGE INC
10. TRIANGLE REAL EST GASTONIA INC
11. TRIANGLE REAL ESTATE GAST INC
12. TRIANGLE REAL ESTATE GAST INC
13. TRIANGLE REAL ESTATE GAST INC
14. TRIANGLE REAL EST GASTONIA INC
15. TRIANGLE REAL EST GASTONIA INC
16. TRIANGLE REAL EST GASTONIA INC
17. TRIANGLE REAL EST GASTONIA INC
18. TRIANGLE REAL ESTATE OF GASTONIA INC
19. TRIANGLE REAL ESTATE GAST INC




 **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 |  Rivers |
|  I-1 Light Industrial |  Parcels |
|  I-2 General Industrial |  Buildings |
|  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 : 4,800
 1 inch represents 400 feet
 Plot Date: February 17, 2023


Application
PLMAC202200656






























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 February 22, 2023.



Applicant: Stephen Drake
Owner: Sisk Investments Partnership;
 Moss Warren Harold
Planning Comm Hearing: March 9, 2023
Request: RS-12 to RMF CD
Ward: 2
Total Tract Size: approx. 4.07 acres
Parcel ID #: 119239, 119238, 119235

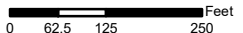
 **Subject Property**

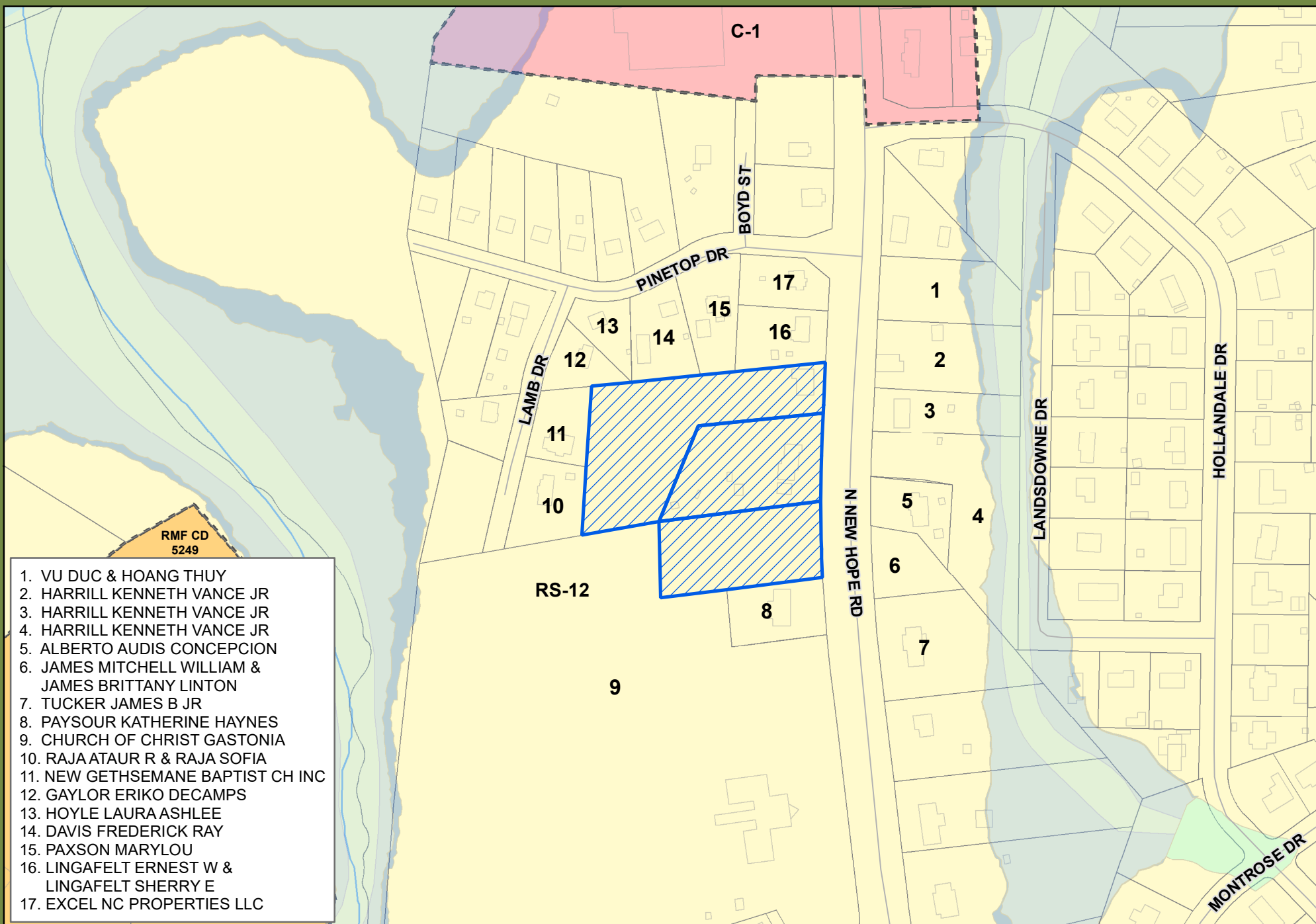
Legend

	AP Airport		Roads
	C-1 Light Commercial		A - Spec Flood Haz. Area
	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		
	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 : 3,000
 1 inch represents 250 feet
 Plot Date: February 21, 2023




1. VU DUC & HOANG THUY
2. HARRILL KENNETH VANCE JR
3. HARRILL KENNETH VANCE JR
4. HARRILL KENNETH VANCE JR
5. ALBERTO AUDIS CONCEPCION
6. JAMES MITCHELL WILLIAM & JAMES BRITTANY LINTON
7. TUCKER JAMES B JR
8. PAYSOUR KATHERINE HAYNES
9. CHURCH OF CHRIST GASTONIA
10. RAJA ATAUR R & RAJA SOFIA
11. NEW GETHSEMANE BAPTIST CH INC
12. GAYLOR ERIKO DECAMPS
13. HOYLE LAURA ASHLEE
14. DAVIS FREDERICK RAY
15. PAXSON MARYLOU
16. LINGAFELT ERNEST W & LINGAFELT SHERRY E
17. EXCEL NC PROPERTIES LLC

Application
PLMAC202300044


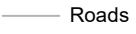

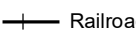





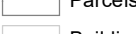




















I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on February 22, 2023.



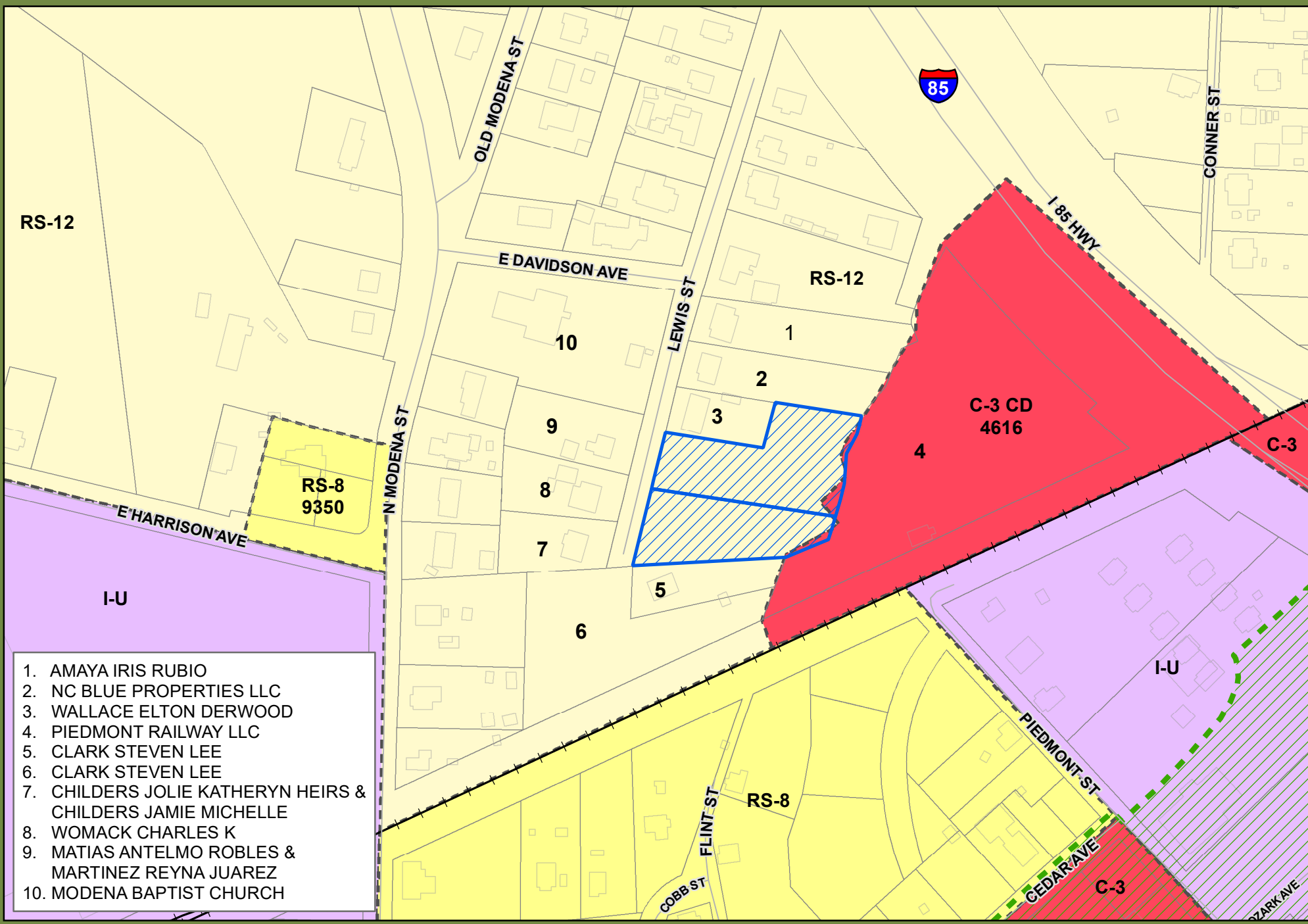
Applicant: Helmsman Homes, LLC
Owner: Helmsman Homes, LLC
Planning Comm Hearing: March 9, 2023
Request: RS-12 & C-3 CD to RS-8 CD
Ward: 2
Total Tract Size: approx. 1.461 acres
Parcel ID #: 307142, 307143

 **Subject Property**

Legend

- | | |
|--|---|
|  AP Airport |  Roads |
|  C-1 Light Commercial |  Railroad |
|  C-2 Highway Commercial |  Gateway |
|  C-3 General Commercial |  Parcels |
|  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.

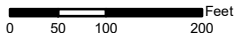


1. AMAYA IRIS RUBIO
2. NC BLUE PROPERTIES LLC
3. WALLACE ELTON DERWOOD
4. PIEDMONT RAILWAY LLC
5. CLARK STEVEN LEE
6. CLARK STEVEN LEE
7. CHILDERS JOLIE KATHERYN HEIRS & CHILDERS JAMIE MICHELLE
8. WOMACK CHARLES K
9. MATIAS ANTELMO ROBLES & MARTINEZ REYNA JUAREZ
10. MODENA BAPTIST CHURCH

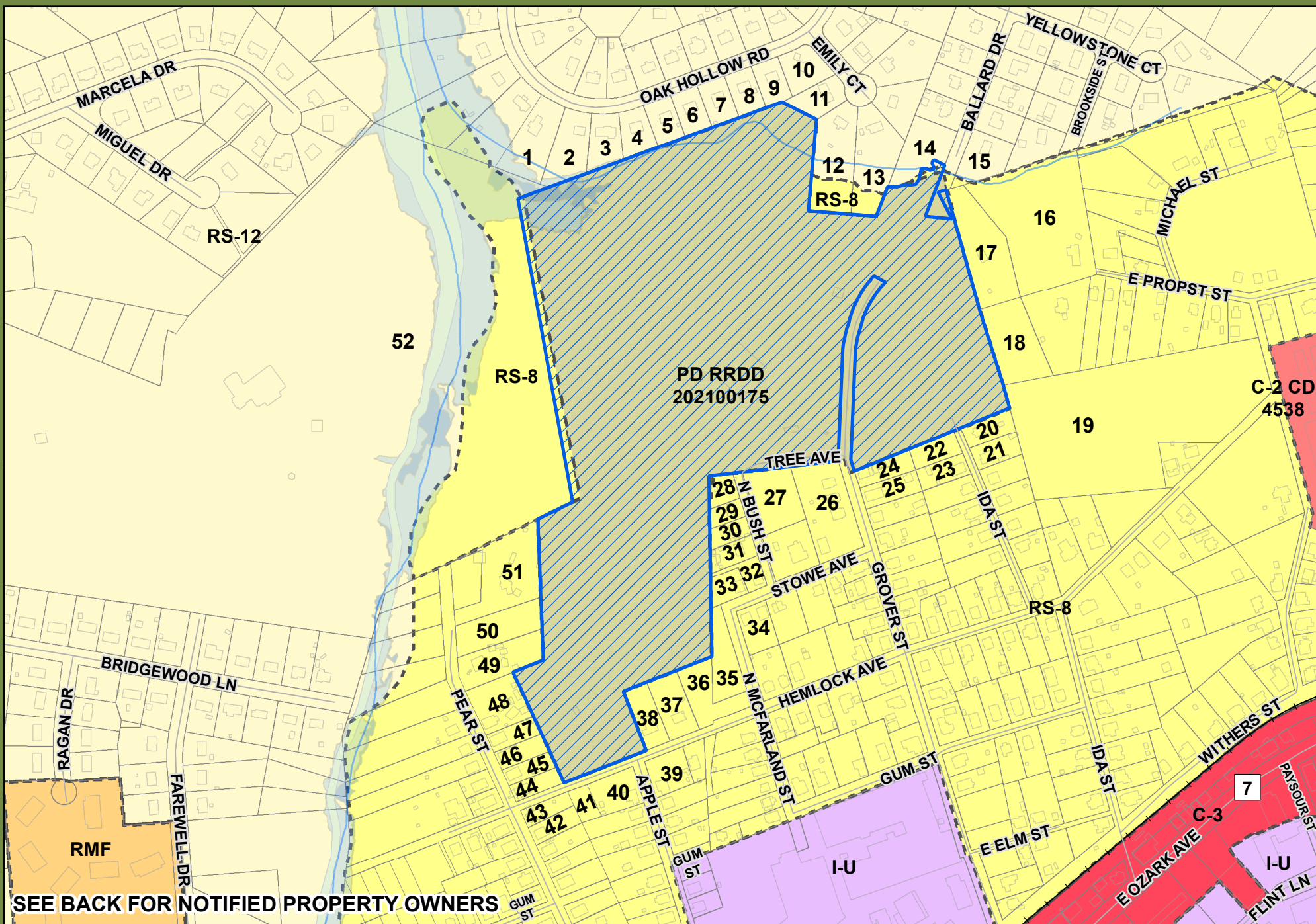
Application
PLMAC202300004

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 February 22, 2023.












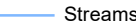























1 : 2,400
 1 inch represents 200 feet
 Plot Date: February 17, 2023


Applicant: Grover Development, LLC
Owner: Grover Development, LLC
Planning Comm Hearing: March 6, 2023
Request: PD RRDD to PD RRDD
 Modify Conditional District
Ward: 2
Total Tract Size: approx. 39.57 acres
Parcel ID #: 118057



 **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
 -  Parcels
 -  I-2 General Industrial
 -  Buildings
 -  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

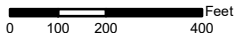
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

Application
PLMAC202300010

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 22, 2023.



































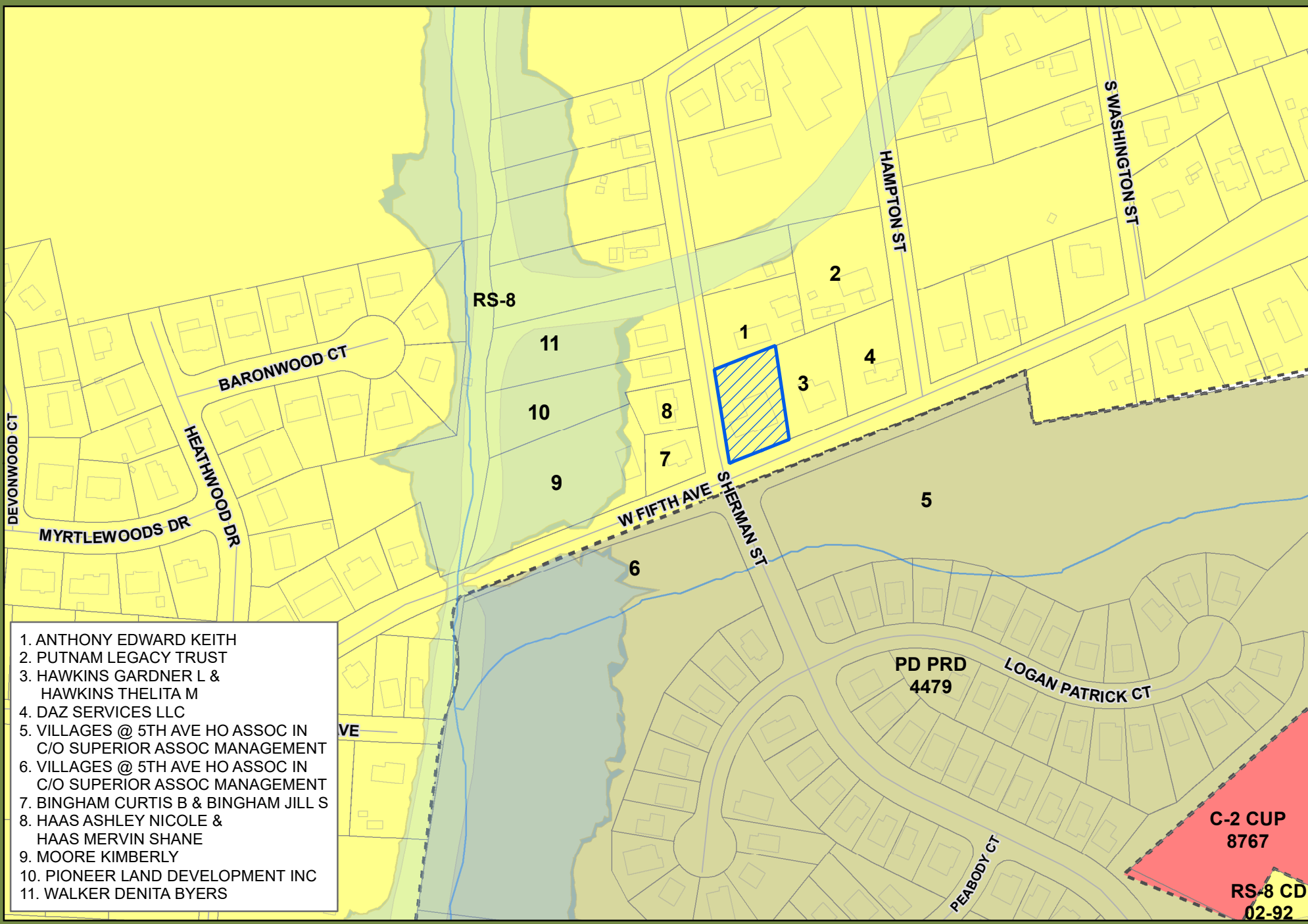
1 : 4,800
 1 inch represents 400 feet
 Plot Date: February 17, 2023


Applicant: Martin Harrison
Owner: Statement Homes LLC
Planning Comm Hearing: March 9, 2023
Request: R-8 to RS-8 CD
Ward: 6
Total Tract Size: approx. 0.35 acres
Parcel ID #: 107130

 **Subject Property**

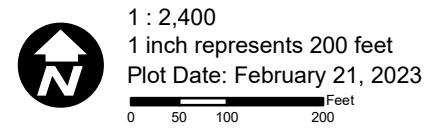
Legend

- | | |
|--|--|
|  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. ANTHONY EDWARD KEITH
2. PUTNAM LEGACY TRUST
3. HAWKINS GARDNER L & HAWKINS THELITA M
4. DAZ SERVICES LLC
5. VILLAGES @ 5TH AVE HO ASSOC IN C/O SUPERIOR ASSOC MANAGEMENT
6. VILLAGES @ 5TH AVE HO ASSOC IN C/O SUPERIOR ASSOC MANAGEMENT
7. BINGHAM CURTIS B & BINGHAM JILL S
8. HAAS ASHLEY NICOLE & HAAS MERVIN SHANE
9. MOORE KIMBERLY
10. PIONEER LAND DEVELOPMENT INC
11. WALKER DENITA BYERS

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.



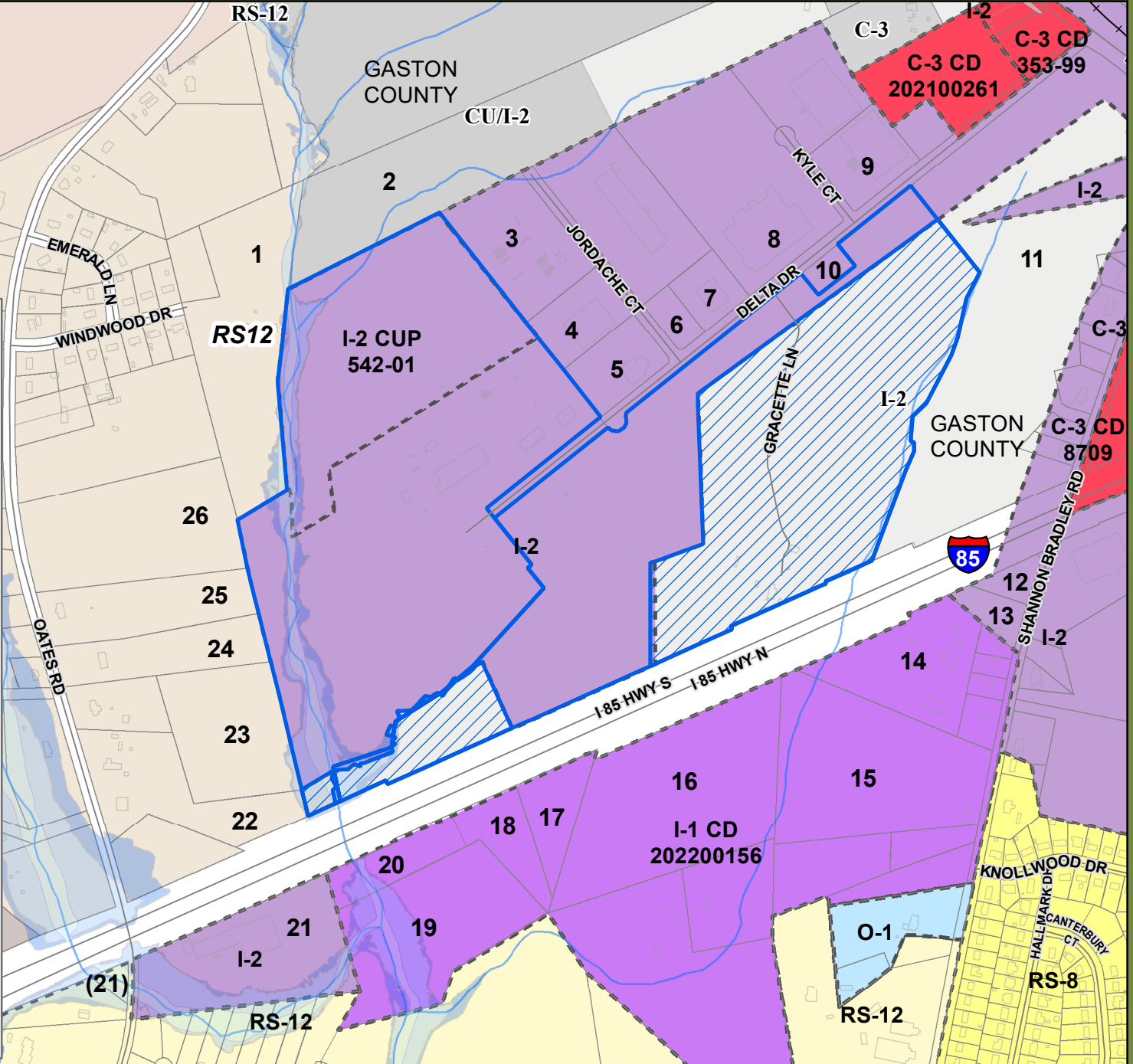
Application
PLMAC202300024

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 22, 2023.



Applicant: TLA Delta Drive Phase 1, LLC
Owner: JEJ Limited Liability Limited Partnership 3
Planning Comm Hearing: March 9, 2023
Request: I-2 (Co.) to I-2 (City)
Ward: 4 (City)
Total Tract Size: approx. 41.119 acres
Parcel ID #: 306349, 306350

1. ABERNATHY TODD L & ABERNATHY LEISA V
2. JEJ LIMITED LIABILITY LIMITED PARTNERSHIP 3
3. HAMMONTON SQUARE ASOCIATES LP
4. 1931 JORDACHE COURT LLC
5. GLM PORPERTIES LLC
6. DCT REAL ESTATE LLC C/O BLUE REAL ESTATE GROUP
7. DCT REAL ESTATE LLC C/O BLUE REAL ESTATE GROUP
8. FAIST CHEMTEC INC
9. KYLE COURT LLC
10. JEJ LIMITED LIABILITY LIMITED PARTNERSHIP 3
11. JEJ LIMITED LIABILITY LIMITED PARTNERSHIP 3
12. PEREZ-GARCIA GLORIA
13. FINCHER JIMMY L & FINCHER TERESA
14. CARPENTER GLORIA C
15. CARPENTER GLORIA
16. STILES WILLIAM DALE
17. CARPENTER GLORIA
18. CARPENTER GLORIA
19. CARPENTER GLORIA
20. CARPENTER GLORIA
21. WEDE PROPERTIES LLC
22. OATES JOHN F
23. PAYNE EMILY OATES & PAYNE TRAVIS LEE
24. MERRILL JONATHAN D & MERRILL DEANNA O
25. REDNOUR DUDLEY WAYNE & REDNOUR ANGELA COSTNER
26. CMS TRUST



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	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	

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 : 8,400
 1 inch represents 700 feet
 Plot Date: February 20, 2023

Application
PLMA202300048

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 February 22, 2023.










Applicant: Scott Moffitt
Owner: Hans Kissle Company LLC
Planning Comm Hearing: March 9 , 2023
Request: I-2 (Co.) to I-2 (City)
Ward: County to 4
Total Tract Size: approx. 26.82 acres
Parcel ID #: 306925

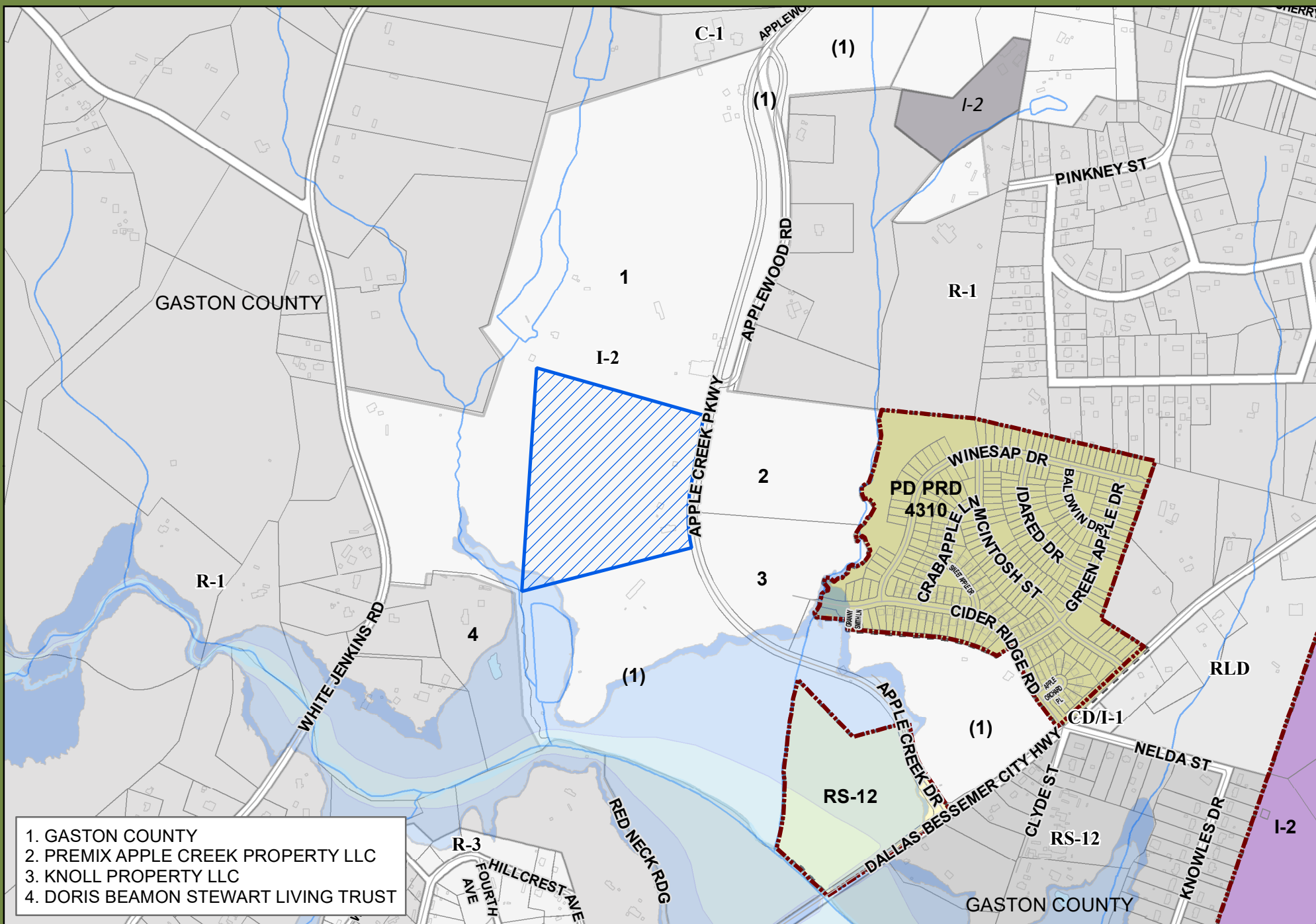
 **Subject Property**

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 |  | Rivers |
|  | I-2 General Industrial |  | Parcels |
|  | O-1 Office |  | Buildings |
|  | 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-1
 -  CD/I-1
 -  I-2
 -  R-1
 -  R-3
 -  RLD
 -  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. GASTON COUNTY
2. PREMIX APPLE CREEK PROPERTY LLC
3. KNOLL PROPERTY LLC
4. DORIS BEAMON STEWART LIVING TRUST

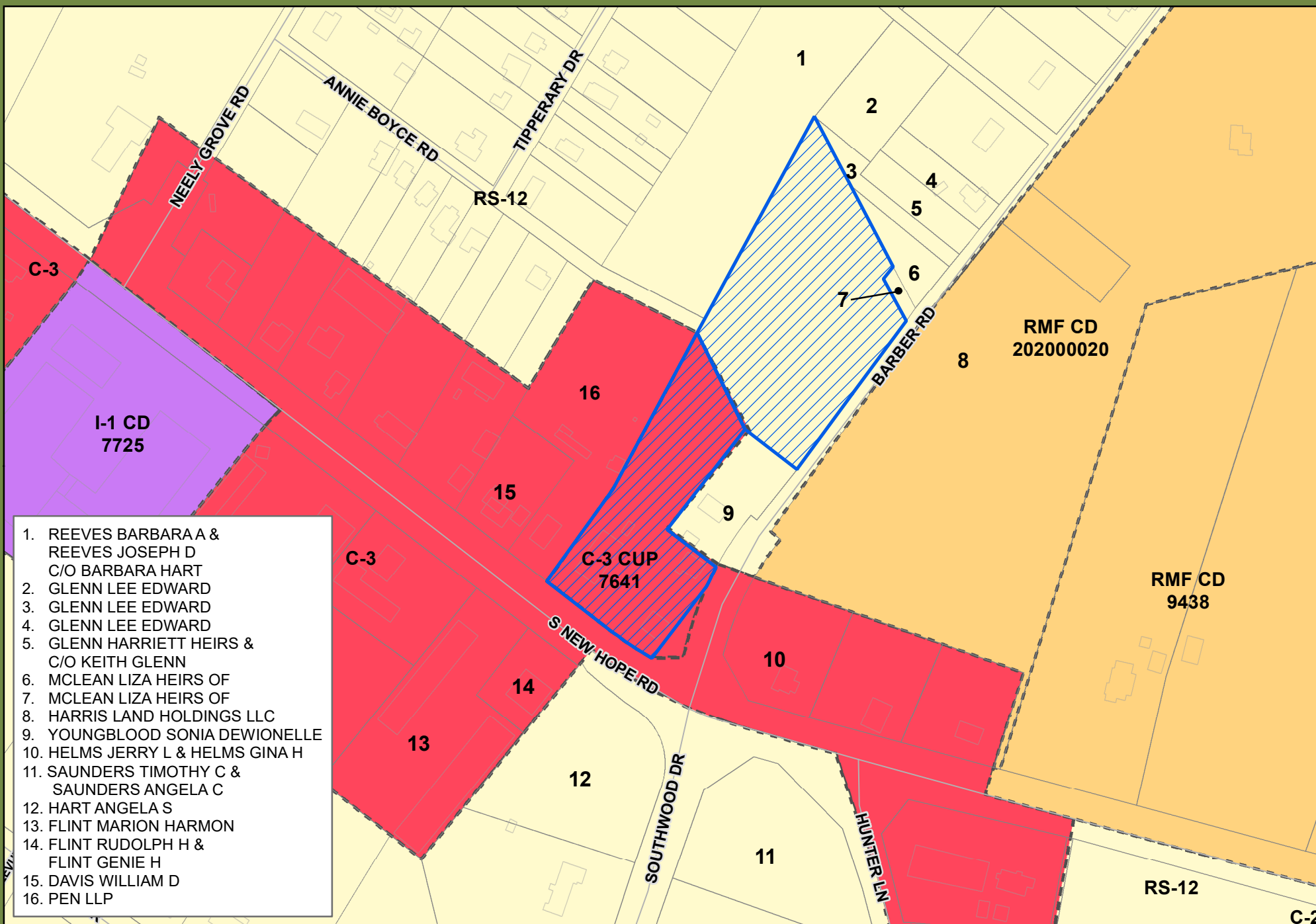
Application
PLMA202300054

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 22, 2023.



1 : 9,600
 1 inch represents 800 feet
 Plot Date: February 20, 2023


Applicant: Mark E. Epstein
Owner: PEN LLP
Planning Comm Hearing: March 9, 2023
Request: RS-12 & C-3 CUP to C-3 CD
Ward: 1
Total Tract Size: approx. 3.77 acres
Parcel ID #: 221551, 221553



1. REEVES BARBARA A & REEVES JOSEPH D
C/O BARBARA HART
2. GLENN LEE EDWARD
3. GLENN LEE EDWARD
4. GLENN LEE EDWARD
5. GLENN HARRIETT HEIRS & C/O KEITH GLENN
6. MCLEAN LIZA HEIRS OF
7. MCLEAN LIZA HEIRS OF
8. HARRIS LAND HOLDINGS LLC
9. YOUNGBLOOD SONIA DEWIONELLE
10. HELMS JERRY L & HELMS GINA H
11. SAUNDERS TIMOTHY C & SAUNDERS ANGELA C
12. HART ANGELA S
13. FLINT MARION HARMON
14. FLINT RUDOLPH H & FLINT GENIE H
15. DAVIS WILLIAM D
16. PEN LLP

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
 - PARCELS_VW
 - 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 : 2,400
 1 inch represents 200 feet
 Plot Date: February 22, 2023

Application
PLMAC202200638

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 February 22, 2023.

