

**Applicant: Weekley Homes, LLC**  
**Peggy Hey**

**Owner: Walton North Carolina LLC & Others**

**Planning Comm Hearing: Sept 5, 2024**
































**Request: PD-PRD to PD-RRDD**

**Ward: 1**

**Total Tract Size: approx. 262.84 acres**

**Parcel ID #: 221750, 310398**

 **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
- Gaston County Zoning**
-  C-3
  -  R-1
- Other Symbols:**
-  City Boundary
  -  Floodway
  -  100yr Flood Zone
  -  500yr Flood Zone
  -  Streams
  -  Lakes
  -  Rivers
  -  Parcels
  -  Buildings

1. CATAWBA LANDS CONSERVANCY
2. CATAWBA LANDS CONSERVANCY
3. STOWE BARRY W & STOWE CORDELIA M
4. STOWE ROY LEWIS JR HEIRS
5. GREEN GATES FARM LLC
6. UPPER ROOM CHURCH INC
7. UPPER ROOM CHURCH INC
8. UPPER ROOM CHURCH INC
9. DICKSON RUTH TYLER
10. SCRUGGS ANTHONY ALDRIDGE & SCRUGGS KATHY HARBIN
11. ARMSTRONG J LEONARD JR
12. OPEN DOOR MINISTRIES
13. OWENBY CALVIN 99% & OWENBY SANDRA
14. BENTLEY MICHAEL L & BENTLEY TERESA D
15. BROWN JAMES W & BROWN JULIA A
16. ARMSTRONG LEONARD JR & ARMSTRONG MARY H
17. HOWE R O HEIRS & HOWE NANCY M HEIRS C/O CURTIS HOWE
18. HOWE R O HEIRS OF C/O CURTIS HOWE
19. HOWE R O HEIRS OF & HOWE MARGARET HEIRS OF C/O CURTIS HOWE
20. WALTON NORTH CAROLINA LLC C/O WALTON GLOBAL HOLDINGS LLC
21. DIXON GOLDA B HEIRS

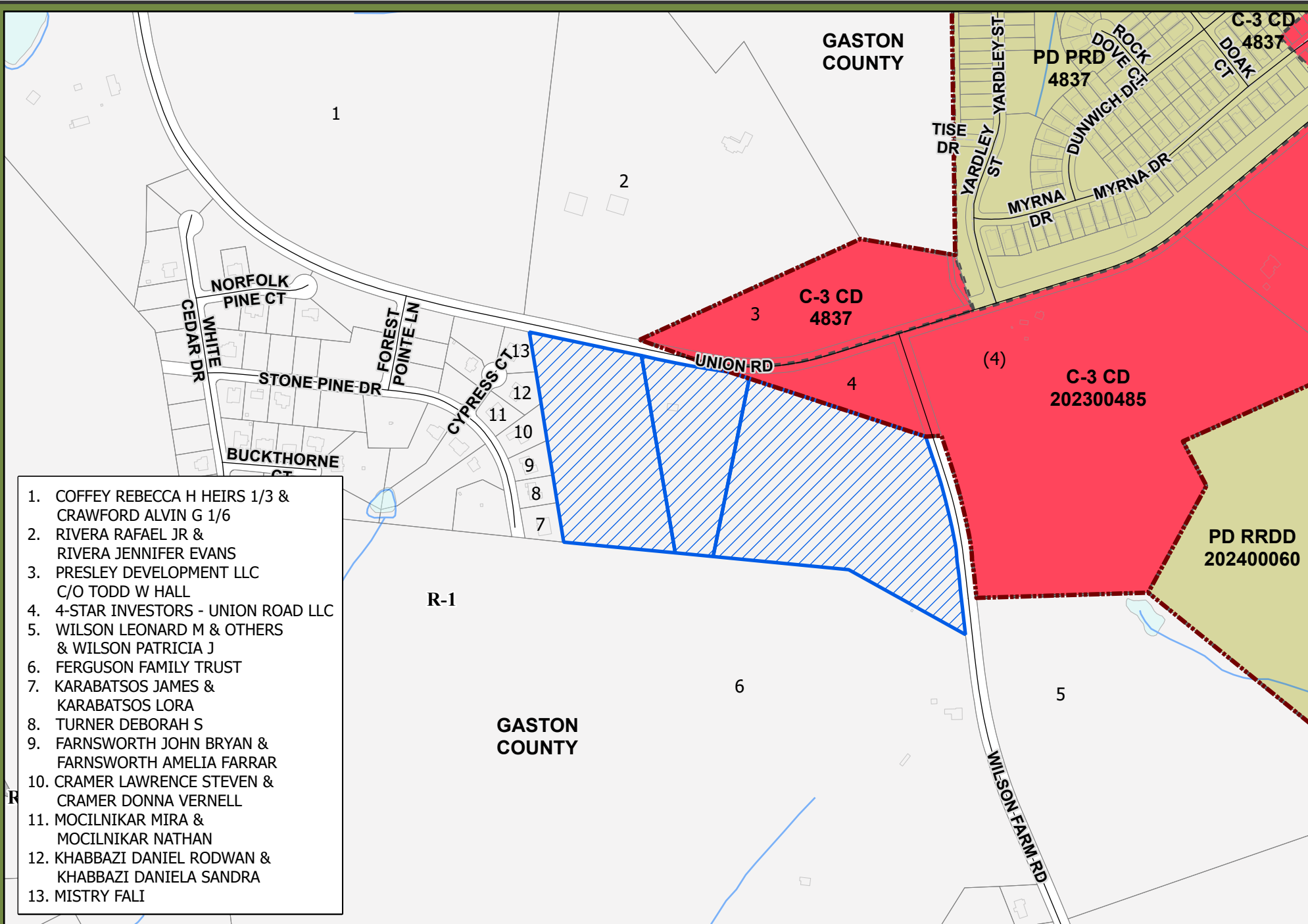
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**Application**  
**PLMAC202400268**

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 August 22, 2024.



1:14,400  
 Plot Date: August 21, 2024  
 0 300 600 1,200 Feet



**Applicant:** Mattamy Carolina Corporation  
d/b/a Mattamy Homes

**Owner:** Zdigler Gst Irrev Trust 1/3  
F/B/O Charles E Zeigler Jr.&  
Zdigler Gst Irrev Trust 1/3  
F/B/O Nancy Z Ruane

**Planning Comm Hearing:** Oct. 3, 2024





























**Request:** R-1 (County) to PD RRDD (City)

**Ward:** County to 1 (City)

**Total Tract Size:** approx. 27.618 acres

**Parcel ID #:** 193020, 193021, 193022

 **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
- Gaston County Zoning**
-  R-1
  -  R-3
- Map Symbols:**
-  City Boundary
  -  Streams
  -  Lakes
  -  Parcels
  -  Buildings

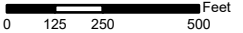
1. COFFEY REBECCA H HEIRS 1/3 & CRAWFORD ALVIN G 1/6
2. RIVERA RAFAEL JR & RIVERA JENNIFER EVANS
3. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
4. 4-STAR INVESTORS - UNION ROAD LLC
5. WILSON LEONARD M & OTHERS & WILSON PATRICIA J
6. FERGUSON FAMILY TRUST
7. KARABATSOS JAMES & KARABATSOS LORA
8. TURNER DEBORAH S
9. FARNSWORTH JOHN BRYAN & FARNSWORTH AMELIA FARRAR
10. CRAMER LAWRENCE STEVEN & CRAMER DONNA VERNELL
11. MOCILNIKAR MIRA & MOCILNIKAR NATHAN
12. KHABBAZI DANIEL RODWAN & KHABBAZI DANIELA SANDRA
13. MISTRY FALI

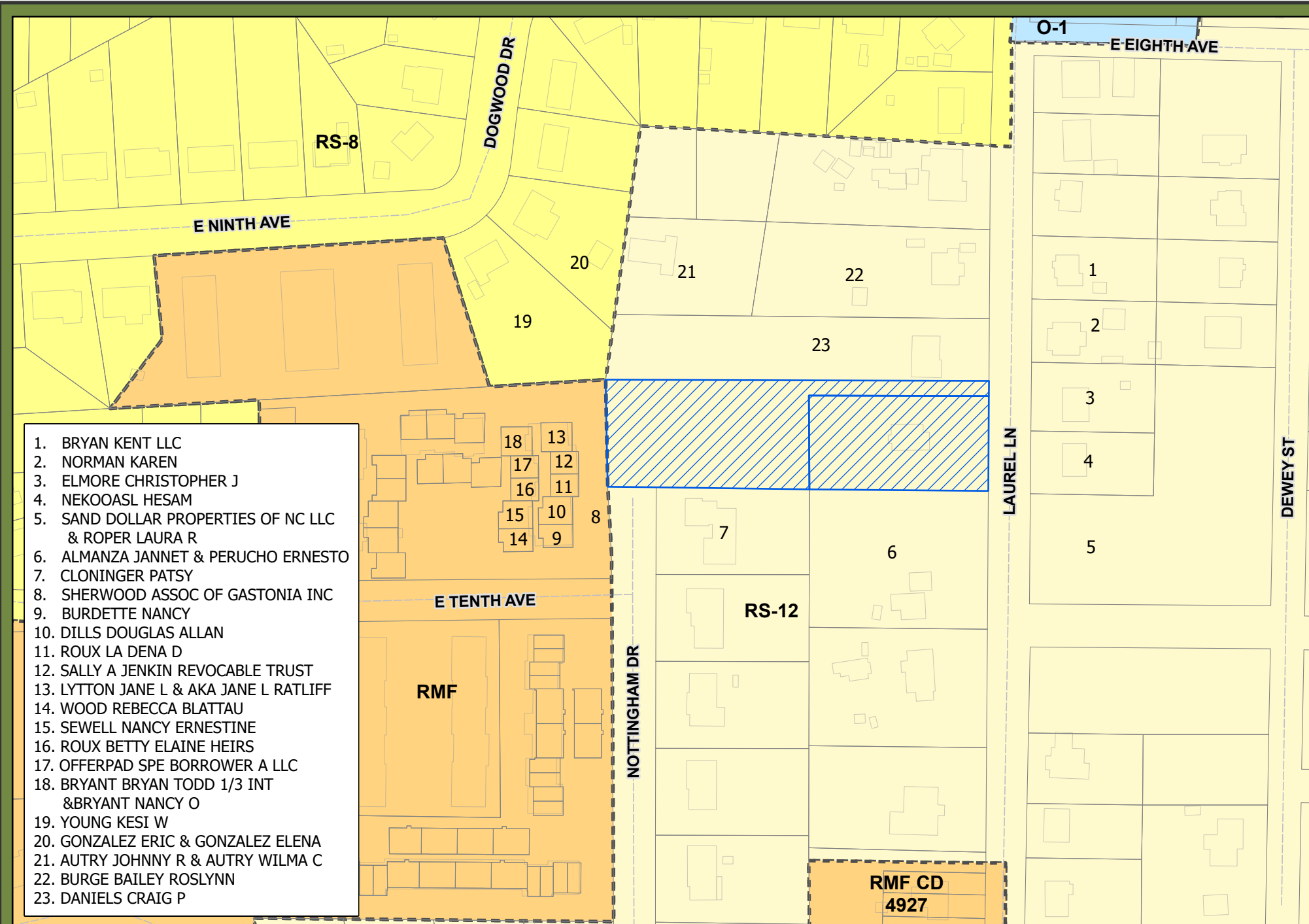
**Application**  
**PLMAC202400113**

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 September 19, 2024.



 1:6,000  
Plot Date: September 16, 2024

 Feet  
0 125 250 500



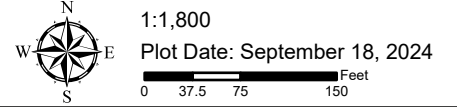
1. BRYAN KENT LLC
2. NORMAN KAREN
3. ELMORE CHRISTOPHER J
4. NEKOOASL HESAM
5. SAND DOLLAR PROPERTIES OF NC LLC & ROPER LAURA R
6. ALMANZA JANNET & PERUCHO ERNESTO
7. CLONINGER PATSY
8. SHERWOOD ASSOC OF GASTONIA INC
9. BURDETTE NANCY
10. DILLS DOUGLAS ALLAN
11. ROUX LA DENA D
12. SALLY A JENKIN REVOCABLE TRUST
13. LYTTON JANE L & AKA JANE L RATLIFF
14. WOOD REBECCA BLATTAU
15. SEWELL NANCY ERNESTINE
16. ROUX BETTY ELAINE HEIRS
17. OFFERPAD SPE BORROWER A LLC
18. BRYANT BRYAN TODD 1/3 INT & BRYANT NANCY O
19. YOUNG KESI W
20. GONZALEZ ERIC & GONZALEZ ELENA
21. AUTRY JOHNNY R & AUTRY WILMA C
22. BURGE BAILEY ROSLYNN
23. DANIELS CRAIG P

**Applicant:** S & A Enterprise, Inc.  
**Owner:** S & A Enterprise, Inc.  
**Planning Comm Hearing:** Oct. 3, 2024  
**Request:** RS-12 to RS-8  
**Ward:** 3  
**Total Tract Size:** approx. 1.36 acres  
**Parcel ID #:** 310224, 310225

**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

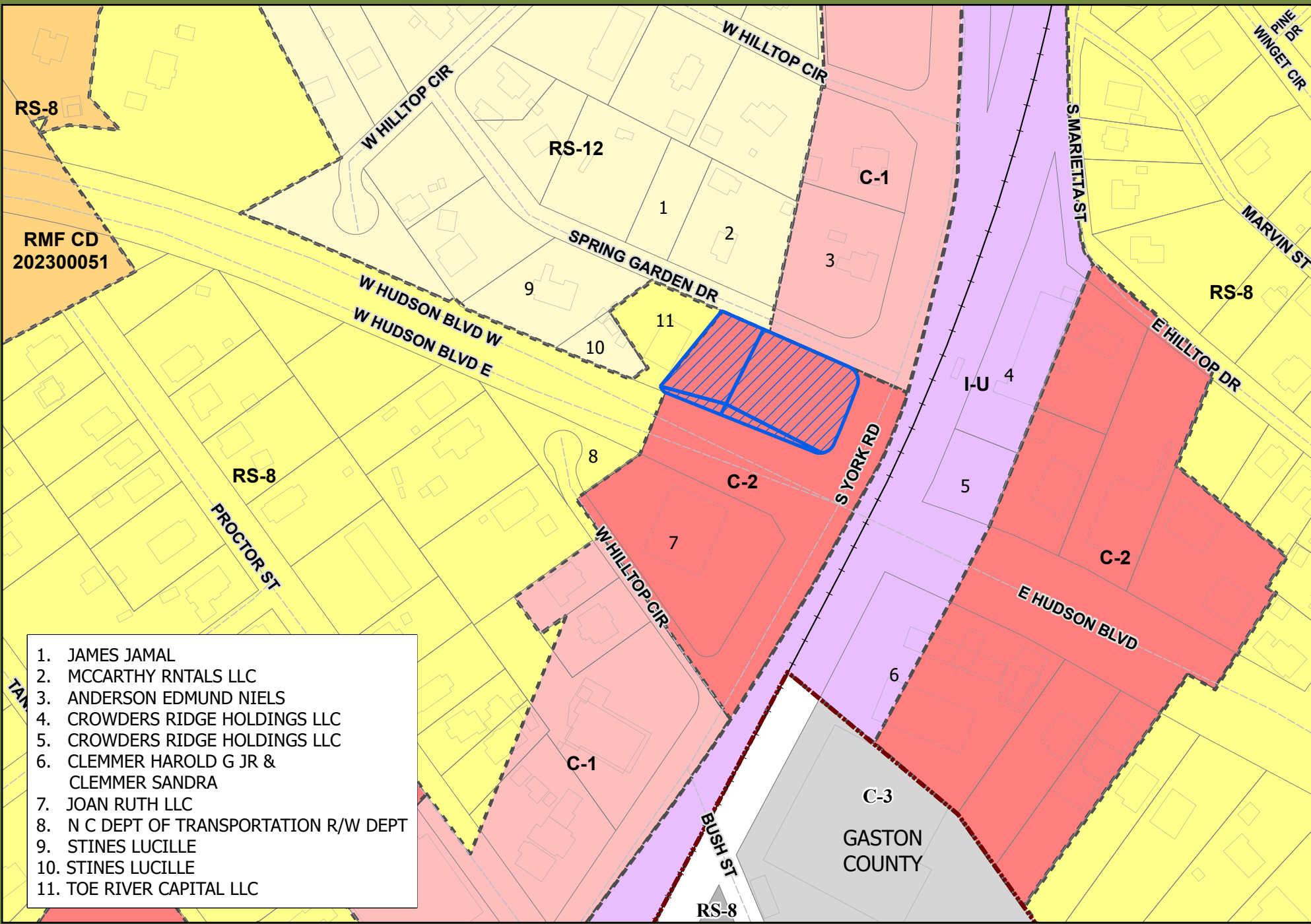
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*



**Application**  
**PLMA202400322**




























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 September 19, 2024.





**Applicant:** Judith Hill Crook & Jackie Wayne Hill  
**Owner:** Judith Hill Crook & Jackie Wayne Hill  
**Planning Comm Hearing:** Oct. 3, 2024  
**Request:** C-2 to RS-8  
**Ward:** 6  
**Total Tract Size:** approx. 0.63 acres  
**Parcel ID #:** 114447, 114533, 114532, 114534

 **Subject Property**

- Legend**
- Residential Zones**
-  RLD Residential Low Density
  -  RS-12 Residential 12000sqft lots
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  -  RMF Residential Multi-Family District
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  -  C-2 Highway Business District
  -  C-3 General Business District
  -  CBD Central Business District
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  -  UMU Urban Mixed Use District
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  -  O-M Medical Office District
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  -  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
  -  RS-8
-  City Boundary
-  Railroad
-  Parcels
-  Buildings

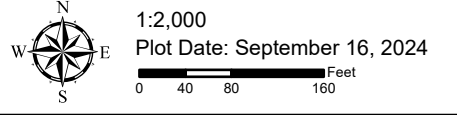
1. JAMES JAMAL
2. MCCARTHY RNTALS LLC
3. ANDERSON EDMUND NIELS
4. CROWDERS RIDGE HOLDINGS LLC
5. CROWDERS RIDGE HOLDINGS LLC
6. CLEMMER HAROLD G JR & CLEMMER SANDRA
7. JOAN RUTH LLC
8. N C DEPT OF TRANSPORTATION R/W DEPT
9. STINES LUCILLE
10. STINES LUCILLE
11. TOE RIVER CAPITAL LLC

**Application**  
**PLMA202400373**

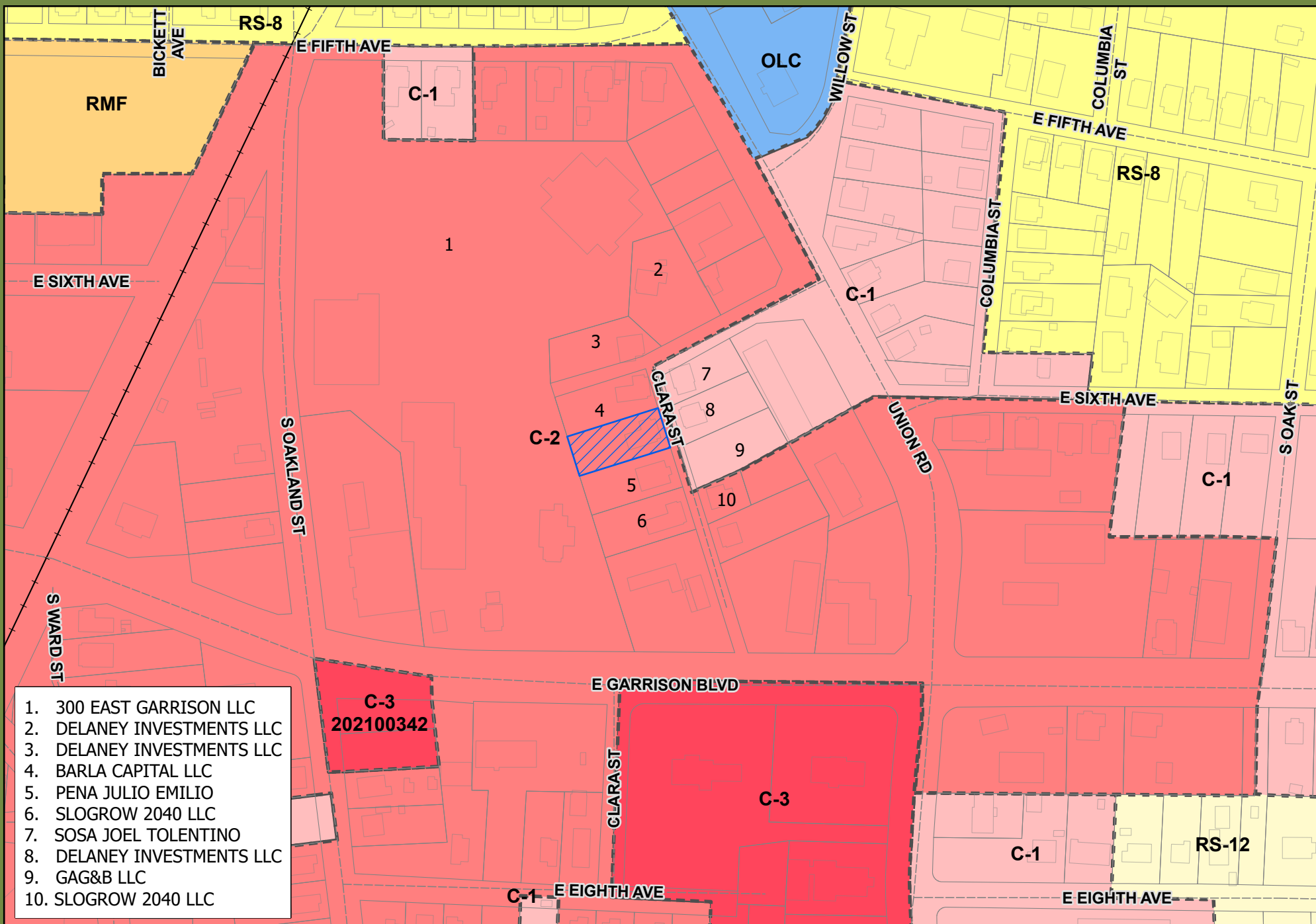
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on September 19, 2024.



Scale: 1:2,000  
 Plot Date: September 16, 2024



**Applicant:** Red Constructions, LLC  
**Owner:** Bond Stone Holdings, LLC  
**Planning Comm Hearing:** Oct. 3, 2024  
**Request:** C-2 to C-1  
**Ward:** 5  
**Total Tract Size:** approx. 0.22 acres  
**Parcel ID #:** 109027



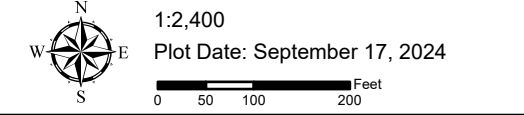
1. 300 EAST GARRISON LLC
2. DELANEY INVESTMENTS LLC
3. DELANEY INVESTMENTS LLC
4. BARLA CAPITAL LLC
5. PENA JULIO EMILIO
6. SLOGROW 2040 LLC
7. SOSA JOEL TOLENTINO
8. DELANEY INVESTMENTS LLC
9. GAG&B LLC
10. SLOGROW 2040 LLC

**C-3**  
**202100342**

**Subject Property**

- Legend**
- Residential Zones**
- RLD Residential Low Density
  - RS-12 Residential 12000sqft lots
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- 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:**
- Railroad
  - Floodway
  - 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**  
**PLMA202400421**

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 September 19, 2024.

