

1. ACE FAMILY HOMES LLC
2. ALVAREZ GONZALEZ ISAY OMAR & TURCIOS VELAQUEZ WILMER ARMANDO
3. HUFFSTETLER WILLIAM KEITH JR
4. RICHARDSON DONNA R
5. FLORES CARLOS
6. NEW BEGINNING MISSIONARY BAPTIST CHURCH OF GASTONIA
7. THE CARPENTERS SON V & C INC
8. DAVIS LARRY REID
9. WILLIAMS AINSWORTH
10. MCDANIEL JAMES H
11. UNKNOWN
12. VALENTINE JAMES B III
13. SMART EARL L JR
14. CALDWELL MARGARET HUDSON
15. UNITY BAPTIST CHURCH
16. HERNANDEZ ALICIA PAREDES
17. TOMES MARY M
18. SIMPSON FELICIA

**Applicant:** Martin Jones II

**Owner:** Jerry R. & Mary F. Digh ;  
Stiles Family Homes, LLC  
C/O William D. Stiles

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

**Request:** RS-8 to PD-RRDD

**Ward:** 4

**Total Tract Size:** approx. 1.80 acres

**Parcel ID #:** 102894, 102930, 102931,  
102932, 102933, 204331

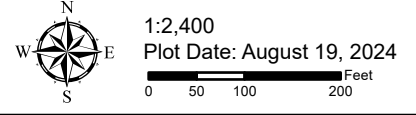
**Subject Property**

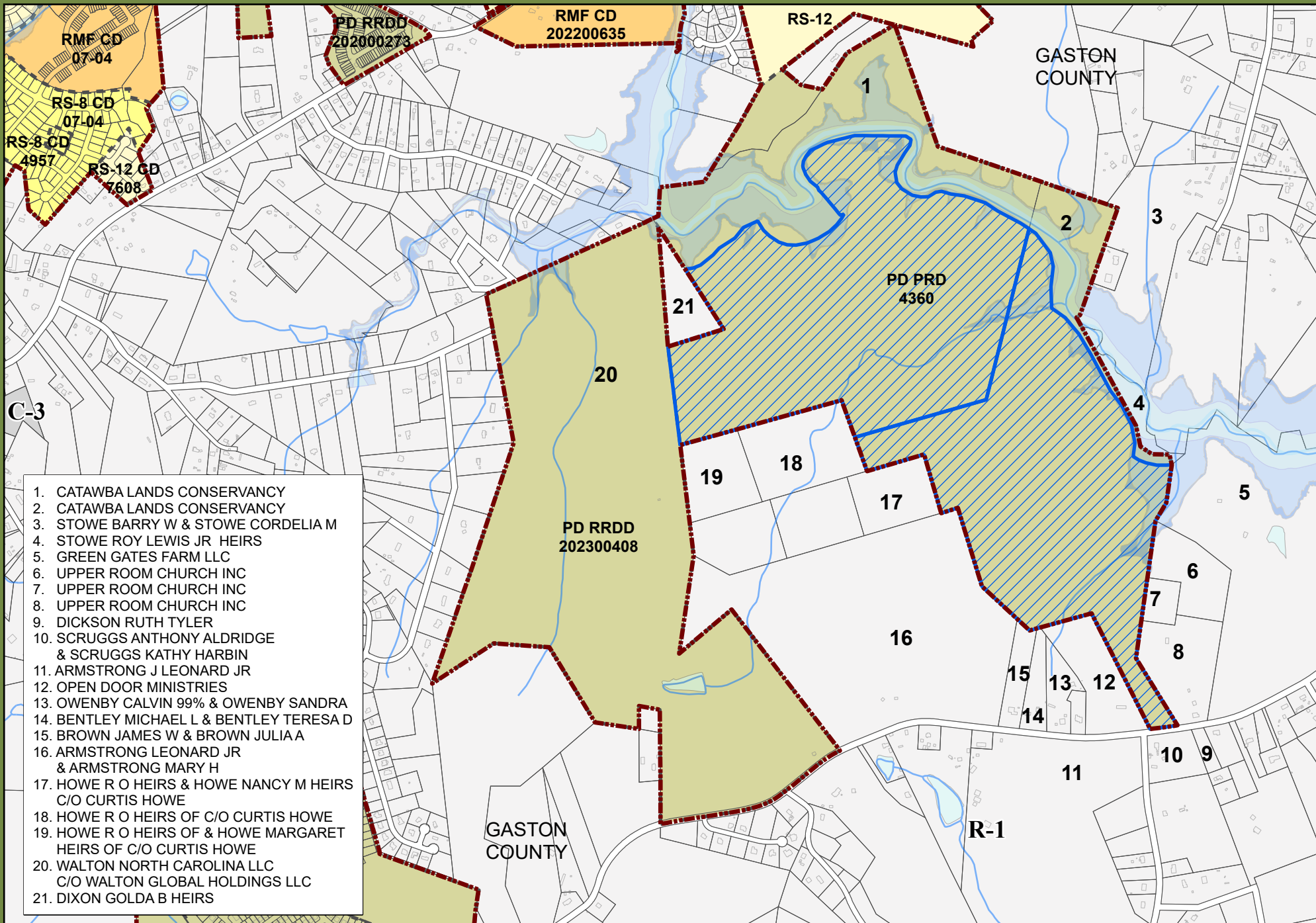
- Legend**
- Residential Zones**
- RLD Residential Low Density
  - RS-12 Residential 12000sqft lots
  - RS-8 Residential 8000sqft lots
  - RMF Residential Multi-Family District
  - PD Planned Development (Residential)
  - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business 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 Features:**
- 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.*

**Application**  
**PLMAC202400258**

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. 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

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

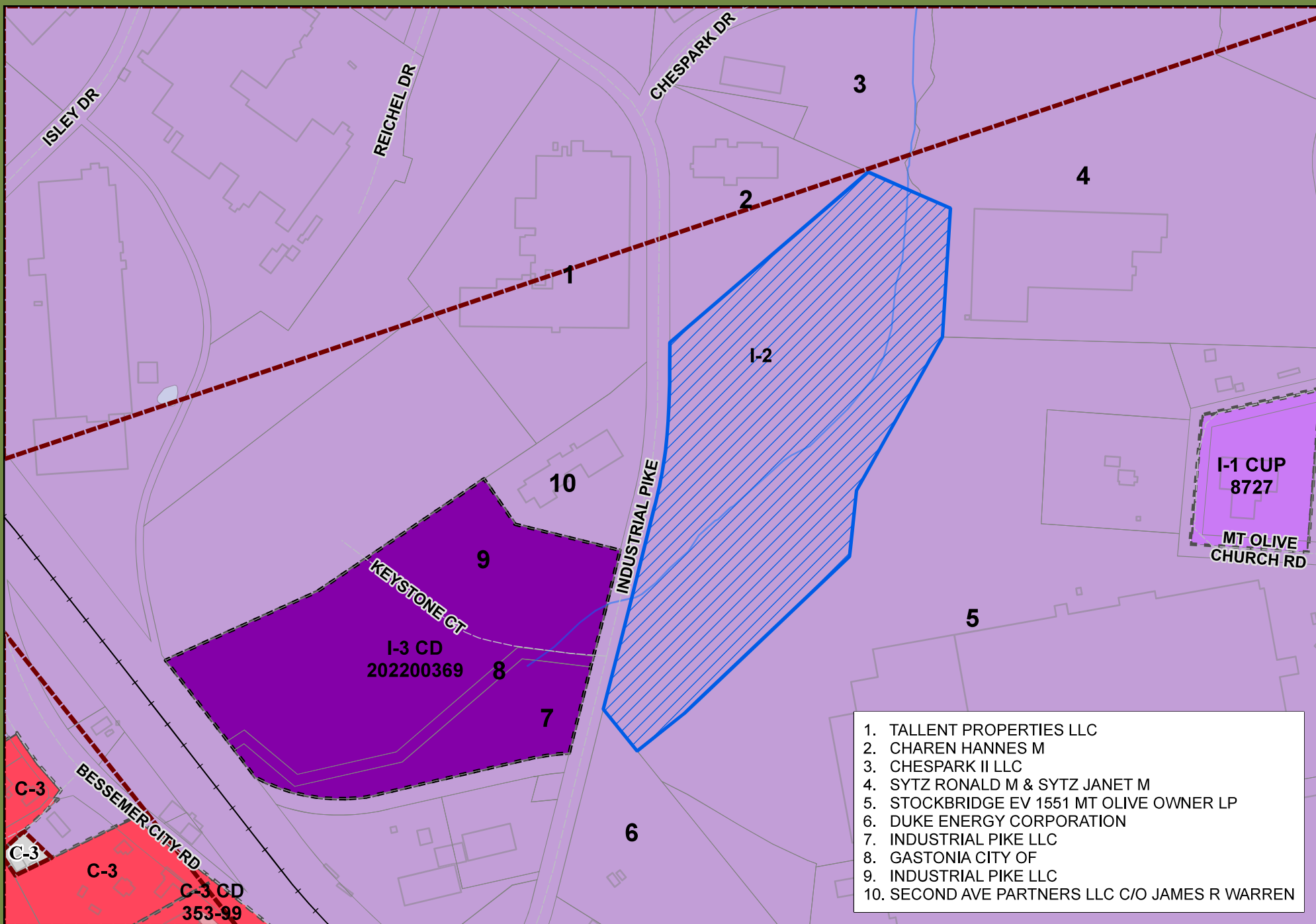
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**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:** Ferebee Corporation  
David Ferebee

**Owner:** Ferebee Corporation

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





























**Request:** I-2 to I-3 CD

**Ward:** 4

**Total Tract Size:** approx. 15.898 acres

**Parcel ID #:** 217701

 **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**
-  City Boundary
  -  Railroad
  -  Streams
  -  Lakes
  -  Parcels
  -  Buildings
  -  C-3

1. TALLENT PROPERTIES LLC
2. CHAREN HANNES M
3. CHESPAK II LLC
4. SYTZ RONALD M & SYTZ JANET M
5. STOCKBRIDGE EV 1551 MT OLIVE OWNER LP
6. DUKE ENERGY CORPORATION
7. INDUSTRIAL PIKE LLC
8. GASTONIA CITY OF
9. INDUSTRIAL PIKE LLC
10. SECOND AVE PARTNERS LLC C/O JAMES R WARREN

**Application**  
PLMAC202400292

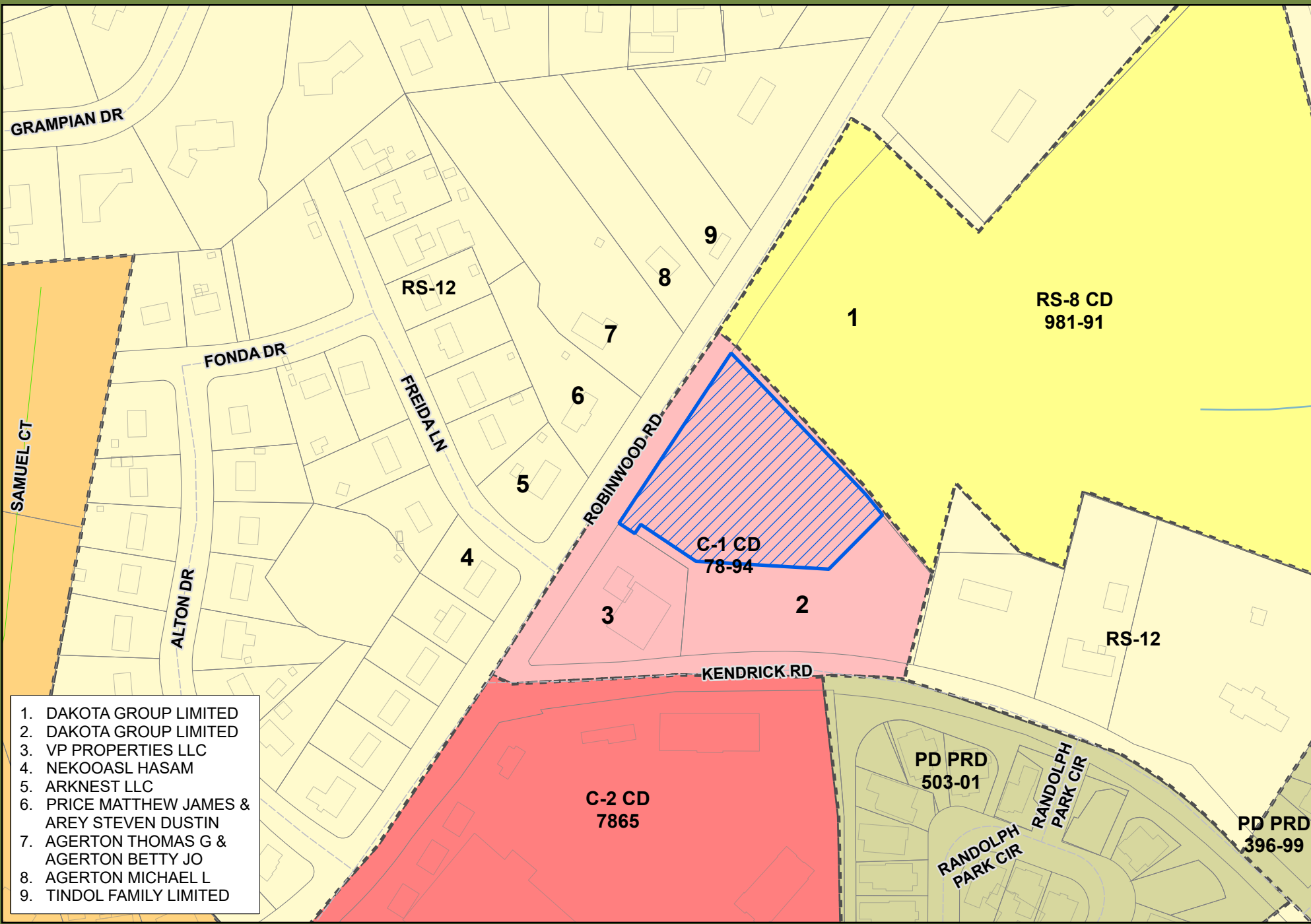
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on August 22, 2024.



N  
W E S

1:4,000  
Plot Date: August 15, 2024

0 80 160 320 Feet



1. DAKOTA GROUP LIMITED
2. DAKOTA GROUP LIMITED
3. VP PROPERTIES LLC
4. NEKOOASL HASAM
5. ARKNEST LLC
6. PRICE MATTHEW JAMES & AREY STEVEN DUSTIN
7. AGERTON THOMAS G & AGERTON BETTY JO
8. AGERTON MICHAEL L
9. TINDOL FAMILY LIMITED

**Applicant:** Krut Patel  
**Owner:** Triangle Real Estate of Gastonia Inc.  
**Planning Comm Hearing:** Sept. 5, 2024  
**Request:** C-1 CD Amendment  
**Ward:** 3  
**Total Tract Size:** approx. 1.78 acres  
**Parcel ID #:** 220036

**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  
 Parcels  
 Buildings

**Subject Property**

**Application**  
**PLMAC202400316**

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.



Scale: 1:2,400  
 Plot Date: August 15, 2024