
















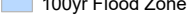
























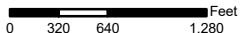
**Applicant:** Presley Development LLC  
**Owner:** Presley Development LLC  
**Planning Comm Hearing:** April 8, 2021  
**Request:** PD-PRD to revise PD-PRD  
**Ward:** 1  
**Total Tract Size:** approx. 278.55 acres  
**Tract Size to be Rezoned:** approx. 113.96 ac.  
**Parcel ID #:** Portion of 304081

 **Subject Property**

**Legend**

 AP Airport	 City Boundary
 C-1 Light Commercial	 Roads
 C-2 Highway Commercial	 Buildings
 C-3 General Commercial	 Lakes
 CBD Central Business District	 Rivers
 I-U Urban Industrial	 Streams
 I-1 Light Industrial	<b>Flood Zones</b>
 I-2 General Industrial	 Floodway
 O-1 Office	 100yr Flood Zone
 OLC Office/Light Commercial	 500yr Flood Zone
 O-M Medical Office	
 PD IRD Planned District Infill Res Devt	
 PD PRD Planned District Planned Res Devt	
 PD PUD Planned District Planned Unit Devt	
 PD TND Planned Dist Traditional Neighborhood Devt	
 RLD Residential Low Density	<b>Gaston County UDO</b>
 RS-12 Residential 12000sqft lots	 C-1
 RS-8 Residential 8000sqft per lot	 C-3
 R-A Rural Agricultural	 CU/C-3
 RMF Residential Multi-Family District	 NBS
 SP State Park District	 R-1
 TMU Transitional Mixed Use	 R-2
 UMU Urban Mixed Use District	 R-3

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 : 15,000  
 1 inch represents 1,250 feet  
 Plot Date: March 22, 2021  


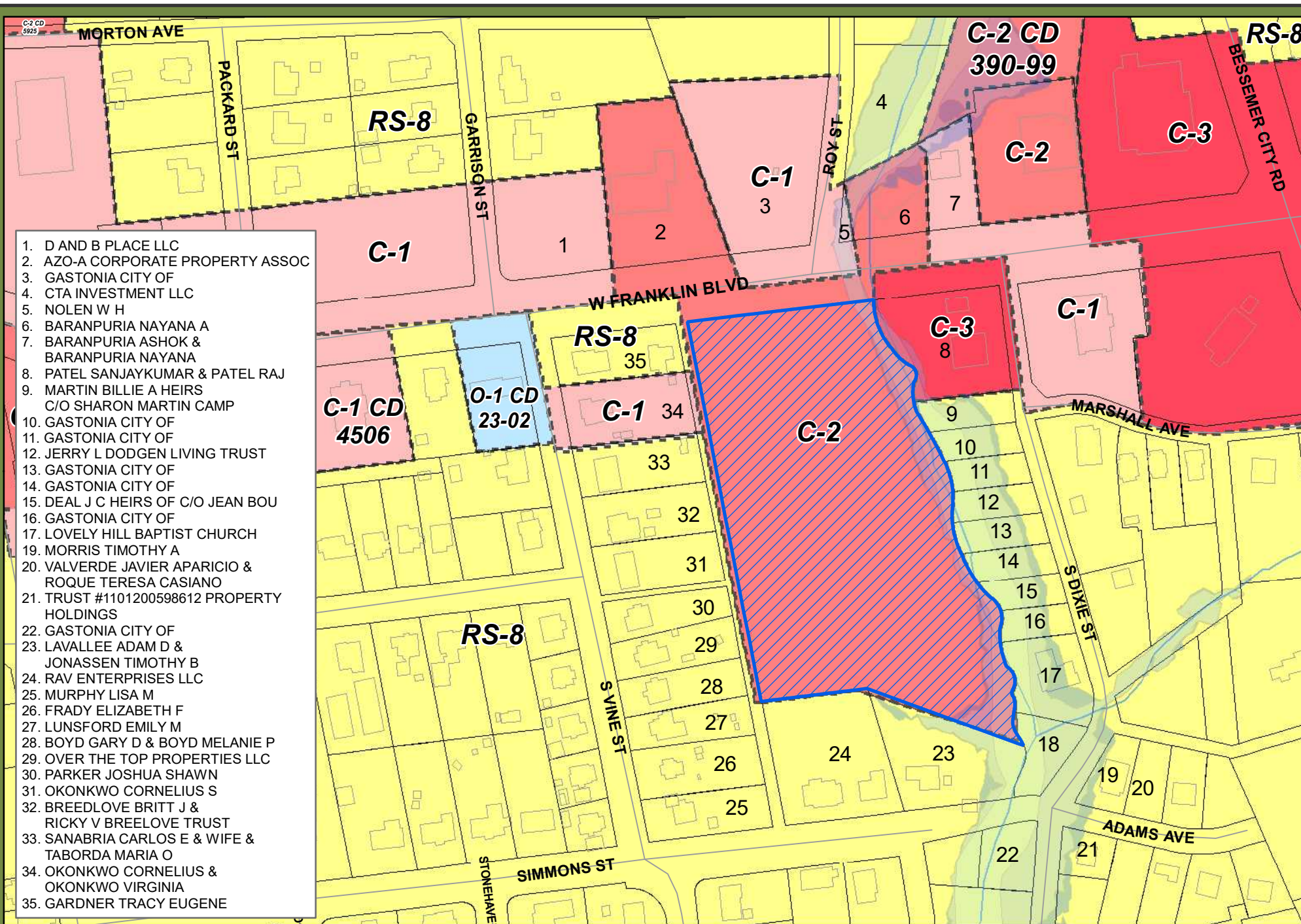
**Application**  
**PLMAC20200350**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2021.



1. SUE JOHNS COOK IRREVOCABLE TRUST
2. SUE JOHNS COOK IRREVOCABLE TRUST
3. PENALOZA MARIBEL FONSECA & AGUILAR JOSE RIGOBERTO GARCIA
4. COOK LESTER L JR & COOK MARY A
5. COOK LESTER JR & SUE JOHNS COOK IRREVOCABLE TRUST
6. HARGETT EDWARD C & HARGETT APRIL P
7. HARGETT EDWARD C & HARGETT APRIL P
8. HARGETT EDWARD C & HARGETT APRIL P
9. HARGETT EDWARD C & HARGETT APRIL P
10. CAPPS BRENT ERIC & SKIVOFILAKAS-CAPPS MARGARITA
11. WITHERS DEBRA B
12. BARNETTE SAMUEL L & BARNETTE PAULA J
13. RUTHERFORD ELECTRIC MEM CORP ATTN MISTY HAYNES
14. RUTHERFORD ELECTRIC MEM CORP ATTN MISTY HAYNES
15. BLACK KERI DILLS & BLACK AARON THOMAS
16. DILLS DEBRA BYNUM
17. SARVER RICHARD D
18. TROUTMAN FRANCES F
19. GOUDEY NELLIE V & HARRISON SANDRA R
20. HARRISON SCOTT W & HARRISON SANDRA R
21. BARGER JONATHAN ROBERT & BARGER STACEY REEGER
22. PINA RAYMOND & PINA DELORIS
23. PINA RAYMOND MILLAN JR & PINA DELORES S
24. CRAIG WILLIAM N ESTATE C/O JOHN COWARD (EXECUTOR)
25. CRAIG WILLIAM N ESTATE C/O JOHN COWARD (EXECUTOR)
26. C & D PROPERTY MANAGEMENT LLC C/O CHARLES CRISP
27. HOLT KEVIN G & HOLT DOROTHY K
28. RUSHING ANDRA & RUSHING RANDY
29. RUSHING SHANNON RYAN & RUSHING MATTHEW RANDALL
30. MCLEAN MATTIE C HEIRS OF C/O TAMMYE M REESE
31. BENN TAMMYE M C/O TAMMYE E MCLEAN REESE
32. REESE WALTER EUGENE SR
33. BERRY SAMUEL F
34. SPAIN NORMAN L
35. STOWE MICHAEL HUGH & STOWE DELANE R
36. APARICIO ZITA HERNANDEZ & GONZALEZ MOHAMMAD
37. PARKER LAVERNE C & PARKER CALVIN
38. MAUNEY MARK EDWARD
39. KISER DAVID MICHAEL
40. PLUMMER CHARLEY T & PLUMMER LINDA D
41. WILSON LEONARD M & OTHERS & WILSON SUSAN B
- 42.-44. ZEIGLER GST IRREV TRUST 1/2 F/B/O CHARLES E ZEIGLER JR  
& ZEIGLER GST IRREV TRUST 1/6 F/B/O AUSTIN B ZEIGLER
45. RIVERA RAFAEL JR & RIVERA JENNIFER EVANS
46. MCDANIEL NANCY F & AUTEN MARY ALICE FOY 1/3 INT
47. HORSLEY ANDREW B & HORSLEY BETH J
48. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
- 49.-68. MERITAGE HOMES OF THE CAROLINAS INC
69. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
70. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
71. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
- 72.-96. D R HORTON INC
97. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
98. D R HORTON INC
99. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
100. D R HORTON INC
101. D R HORTON INC
102. D R HORTON INC
103. PRESLEY DEVELOPMENT LLC C/O TODD W HALL
104. NOLEN FARM HOMEOWNERS ASSOCIATION INC
105. HORSLEY ANDREW BRITT & HORSLEY BETH JENKINS
106. SUE JOHNS COOK IRREVOCABLE TRUST





1. D AND B PLACE LLC
2. AZO-A CORPORATE PROPERTY ASSOC
3. GASTONIA CITY OF
4. CTA INVESTMENT LLC
5. NOLEN W H
6. BARANPURIA NAYANA A
7. BARANPURIA ASHOK & BARANPURIA NAYANA
8. PATEL SANJAYKUMAR & PATEL RAJ
9. MARTIN BILLIE A HEIRS C/O SHARON MARTIN CAMP
10. GASTONIA CITY OF
11. GASTONIA CITY OF
12. JERRY L DODGEN LIVING TRUST
13. GASTONIA CITY OF
14. GASTONIA CITY OF
15. DEAL J C HEIRS OF C/O JEAN BOU
16. GASTONIA CITY OF
17. LOVELY HILL BAPTIST CHURCH
19. MORRIS TIMOTHY A
20. VALVERDE JAVIER APARICIO & ROQUE TERESA CASIANO
21. TRUST #1101200598612 PROPERTY HOLDINGS
22. GASTONIA CITY OF
23. LAVALLEE ADAM D & JONASSEN TIMOTHY B
24. RAV ENTERPRISES LLC
25. MURPHY LISA M
26. FRADY ELIZABETH F
27. LUNSFORD EMILY M
28. BOYD GARY D & BOYD MELANIE P
29. OVER THE TOP PROPERTIES LLC
30. PARKER JOSHUA SHAWN
31. OKONKWO CORNELIUS S
32. BREEDLOVE BRITT J & RICKY V BREELOVE TRUST
33. SANABRIA CARLOS E & WIFE & TABORDA MARIA O
34. OKONKWO CORNELIUS & OKONKWO VIRGINIA
35. GARDNER TRACY EUGENE

**Applicant:** Joseph Kass

**Owner:** Gossett Machine Works Inc.  
C/O Michael B Shomate

**Planning Comm Hearing:** April 8, 2021

**Request:** C-2 to C-1 CD

**Ward:** 6

**Tract Size:** approx. 5.29 acres

**Parcel ID #:** 106907

**Subject Property**

**Legend**

- |  |   |  |                  |
|--|---|--|------------------|
|  | AP Airport  |  | Roads            |
|  | C-1 Light Commercial                              |  | Parcels          |
|  | 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                              |  | 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 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.*

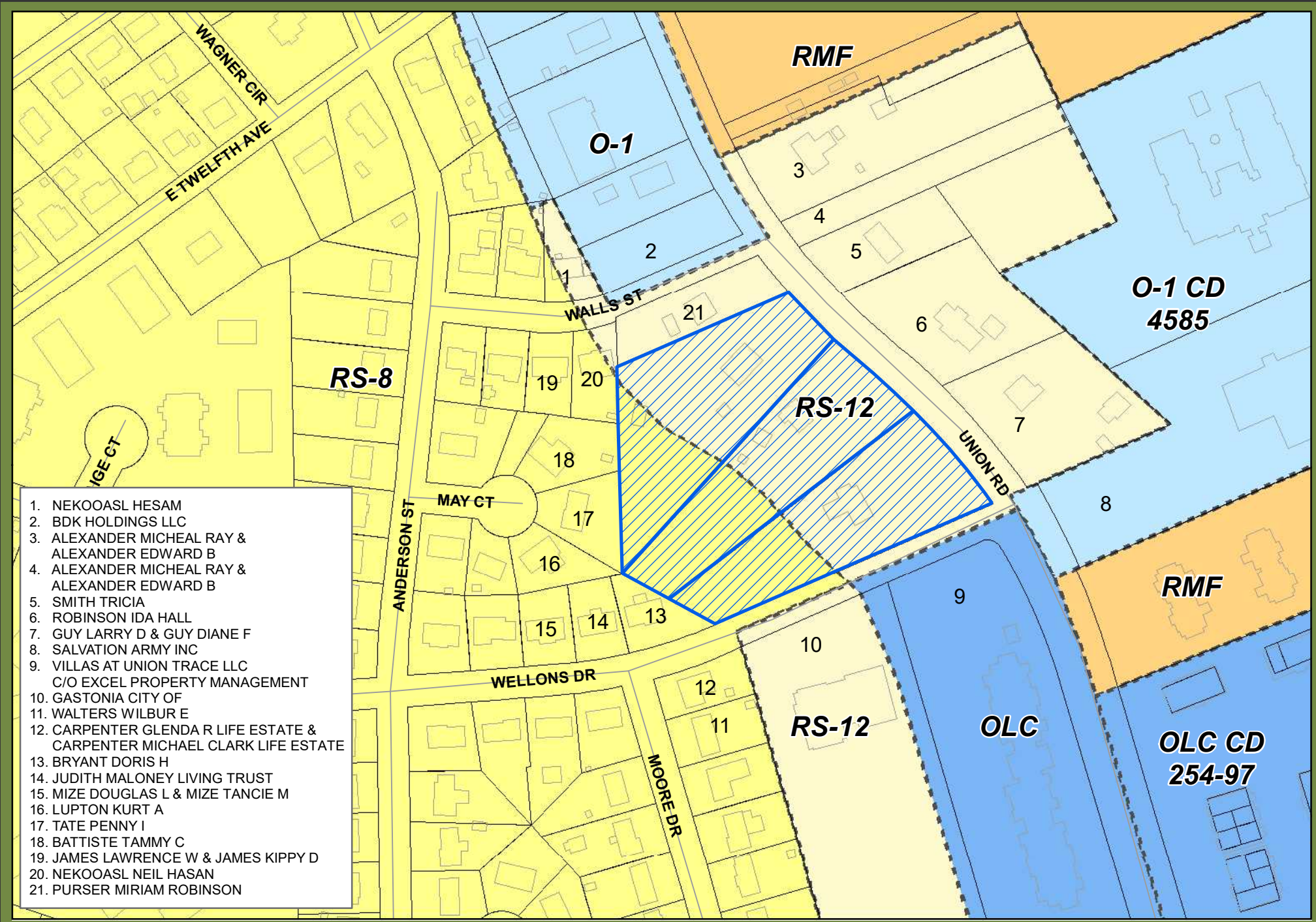
1 : 2,400  
1 inch represents 200 feet  
Plot Date: March 17, 2021

**Application**  
**PLMAC202100037**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2021.







1. NEKOOASL HESAM
2. BDK HOLDINGS LLC
3. ALEXANDER MICHEAL RAY & ALEXANDER EDWARD B
4. ALEXANDER MICHEAL RAY & ALEXANDER EDWARD B
5. SMITH TRICIA
6. ROBINSON IDA HALL
7. GUY LARRY D & GUY DIANE F
8. SALVATION ARMY INC
9. VILLAS AT UNION TRACE LLC C/O EXCEL PROPERTY MANAGEMENT
10. GASTONIA CITY OF
11. WALTERS WILBUR E
12. CARPENTER GLENDA R LIFE ESTATE & CARPENTER MICHAEL CLARK LIFE ESTATE
13. BRYANT DORIS H
14. JUDITH MALONEY LIVING TRUST
15. MIZE DOUGLAS L & MIZE TANCIE M
16. LUPTON KURT A
17. TATE PENNY I
18. BATTISTE TAMMY C
19. JAMES LAWRENCE W & JAMES KIPPY D
20. NEKOOASL NEIL HASAN
21. PURSER MIRIAM ROBINSON

**Applicant:** Stephen Drake  
**Owner:** Faye Rose Lineberger  
**Planning Comm Hearing:** April 8, 2021  
**Request:** RS-12 & RS-8 to O-1 CD  
**Ward:** 5  
**Tract Size:** approx. 4.55 acres  
**Parcel ID #:** 112708, 112709, 112685

**Subject Property**

**Legend**

- |  |   |  |           |
|--|---|--|-----------|
|  | AP Airport  |  | Roads     |
|  | C-1 Light Commercial                              |  | Parcels   |
|  | C-2 Highway Commercial                            |  | Buildings |
|  | C-3 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 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.*

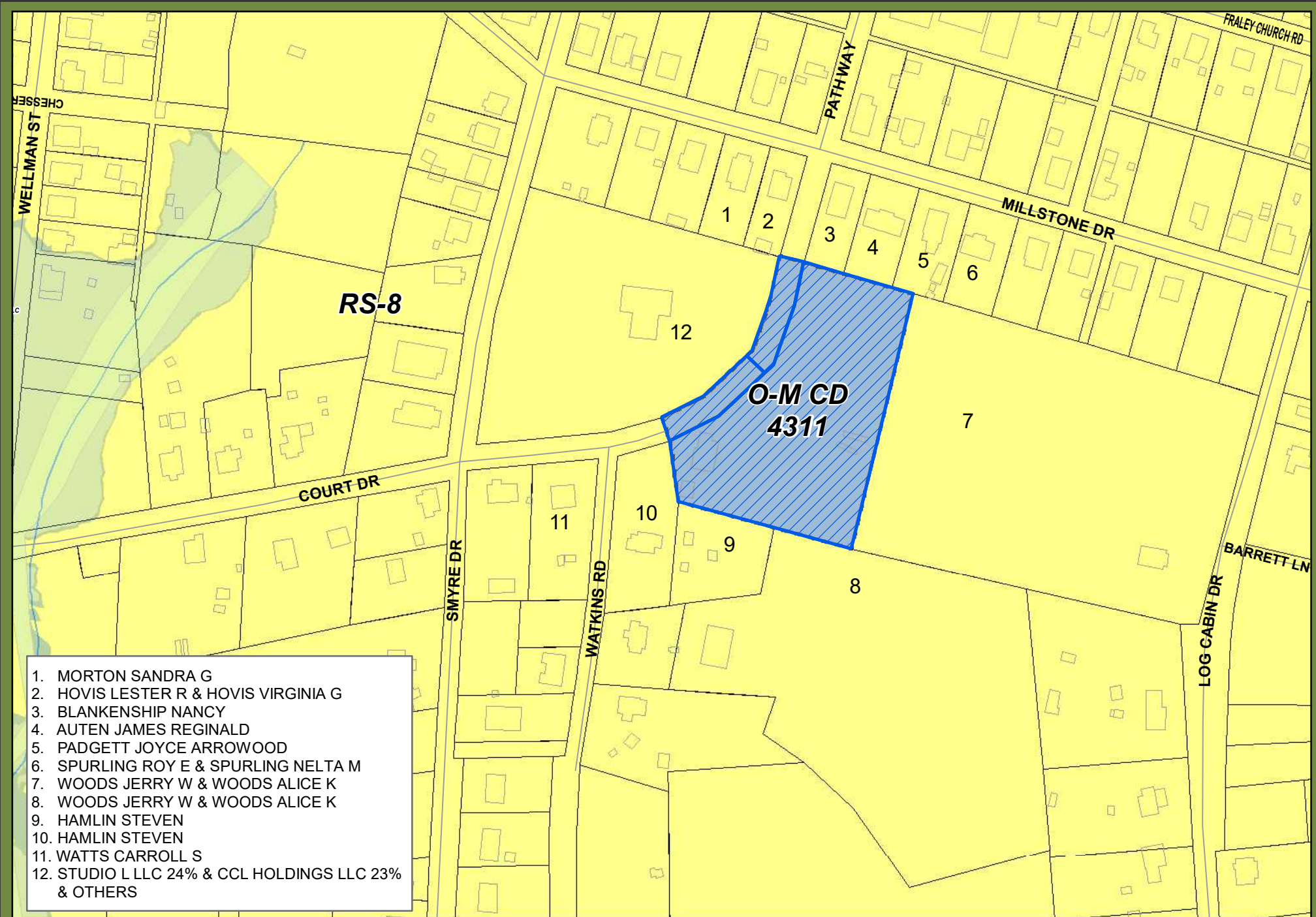
**Application**  
**PLMAC202100041**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2021.



1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: March 17, 2021


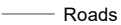





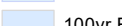



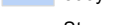

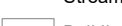




















**Applicant:** Donna Barbour  
**Owner:** NCRES Holdings LLC  
**Planning Comm Hearing:** April 8, 2021  
**Request:** O-M CD to RS-8  
**Ward:** 2  
**Tract Size:** approx. 2.57 acres  
**Parcel ID #:** 136838, 208198, 208199

 **Subject Property**

**Legend**

- |   |  |
|---|--|
|  AP Airport  |  Roads            |
|  C-1 Light Commercial                                |  Parcels          |
|  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                                |  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 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. MORTON SANDRA G
2. HOVIS LESTER R & HOVIS VIRGINIA G
3. BLANKENSHIP NANCY
4. AUTEN JAMES REGINALD
5. PADGETT JOYCE ARROWOOD
6. SPURLING ROY E & SPURLING NELTA M
7. WOODS JERRY W & WOODS ALICE K
8. WOODS JERRY W & WOODS ALICE K
9. HAMLIN STEVEN
10. HAMLIN STEVEN
11. WATTS CARROLL S
12. STUDIO L LLC 24% & CCL HOLDINGS LLC 23% & OTHERS

**Application**  
**PLMA202100045**

I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2021.



1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: March 17, 2021  
