








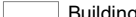
























Applicant: Reeves Construction Co.
Owner: Industrial Pike, LLC
Planning Comm Hearing: August 4, 2022
Request: I-2 to I-3 CD
Ward: 4
Total Tract Size: approx. 13.1568 acres
Parcel ID #: 201930

 **Subject Property**

- Legend**
- | | |
|--|---|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Railroad |
|  C-2 Highway Commercial |  Streams |
|  C-3 General Commercial |  Lakes |
|  CBD Central Business District |  Buildings |
|  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 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-3
 -  CU/I-2
 -  I-2

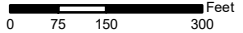
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

SEE BACK FOR NOTIFIED PROPERTY OWNERS

**Application
PLMAC202200369**

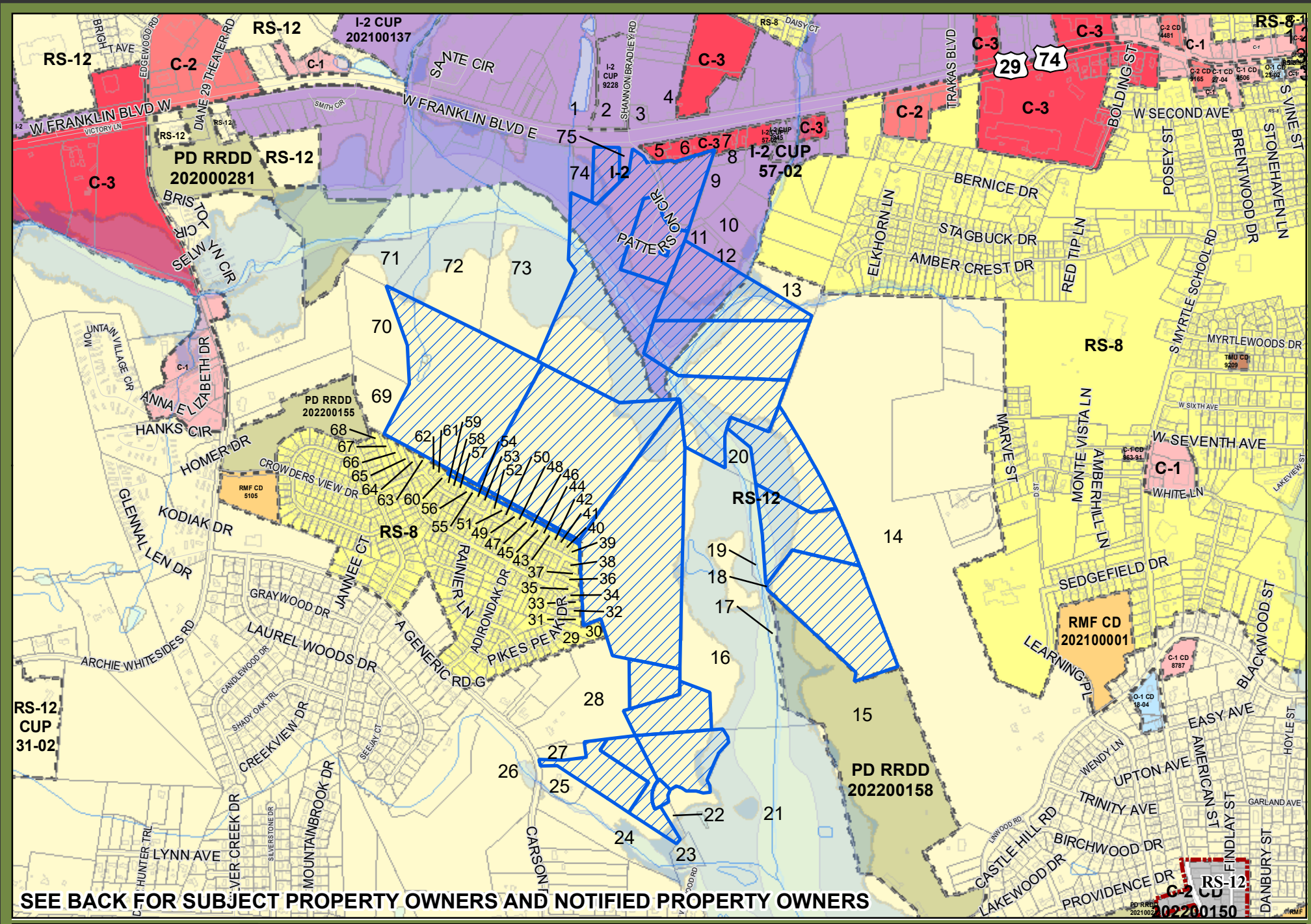
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 3,600
 1 inch represents 300 feet
 Plot Date: July 20, 2022


































PLMAC202200369

1. GRAHAMCAP ISLEY LLC
2. INDUSTRIAL PIKE LLC
3. SECOND AVE PARTNERS LLC C/O JAMES R WARREN
4. MOX INVESTMENTS LLC
5. DUKE ENERGY CORPORATION
6. INDUSTRIAL PIKE LLC
7. CONITEX USA INC C/O SONOCO PRODUCTS CO
8. INDUSTRIAL PIKE LLC
9. SOUTHERN RAILWAY CO
10. N C DEPT OF TRANSPORTATION R/W DEPT
11. LG AS NC PROPCO LP
12. STEWART DORIS B
13. LAIL JOHN F JR & LAIL BRENDA S
14. SALAZAR GERARDO
15. KILARU VENKATA
16. RUSSELL THOMAS MURRAY
17. GASTONIA CITY OF



Applicant: Crowders Creek Holdings, LLC
Owner: Multiple Owners (see back for list)
Planning Comm Hearing: August 18, 2022
Request: RS-12 & I-2 to PD TND
Ward: 6
Total Tract Size: approx. 285.22 acres
Parcel ID #: 138180, 153859, 202262, 138181, 153977, 138224, 222537, 222539, 222543, 138700, 138701, 138709, 138723, 138798, 222545, 138222, 138223, 138075, 153979

 **Subject Property**

- Legend**
- | | | | |
|---|--|---|------------------|
|  | AP Airport |  | City Boundary |
|  | 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 |  | Lakes |
|  | I-1 Light Industrial |  | Rivers |
|  | 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 1200sqft 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 SUBJECT PROPERTY OWNERS AND NOTIFIED PROPERTY OWNERS

Application
PLMAC202100505

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 14,400
 1 inch represents 1200 feet
 Plot Date: August 1, 2022
 0 305 610 1,220 Feet

PLMAC202100505

SUBJECT PROPERTY OWNERS

R P ANTHONY JR IRR CHILDRN TR

ANTHONY FARM LLC

CROWDERS CREEK HOLDINGS LLC

MCGILL ANN HEIRS & OTHERS MCARTER DONALD 13%

MCGILL ANN M HEIRS OF & ANTHONY WE JR

HARRIS KATHRYN HOLT ANTHONY

HAWKINS EDWINA ANTHONY

BARRETT JAMES MARK & BARRETT TERESA H

CROWDERS VIEW PROPERTIES LLC

W E ANTHONY FARMS C/O JULIAN MCGILL

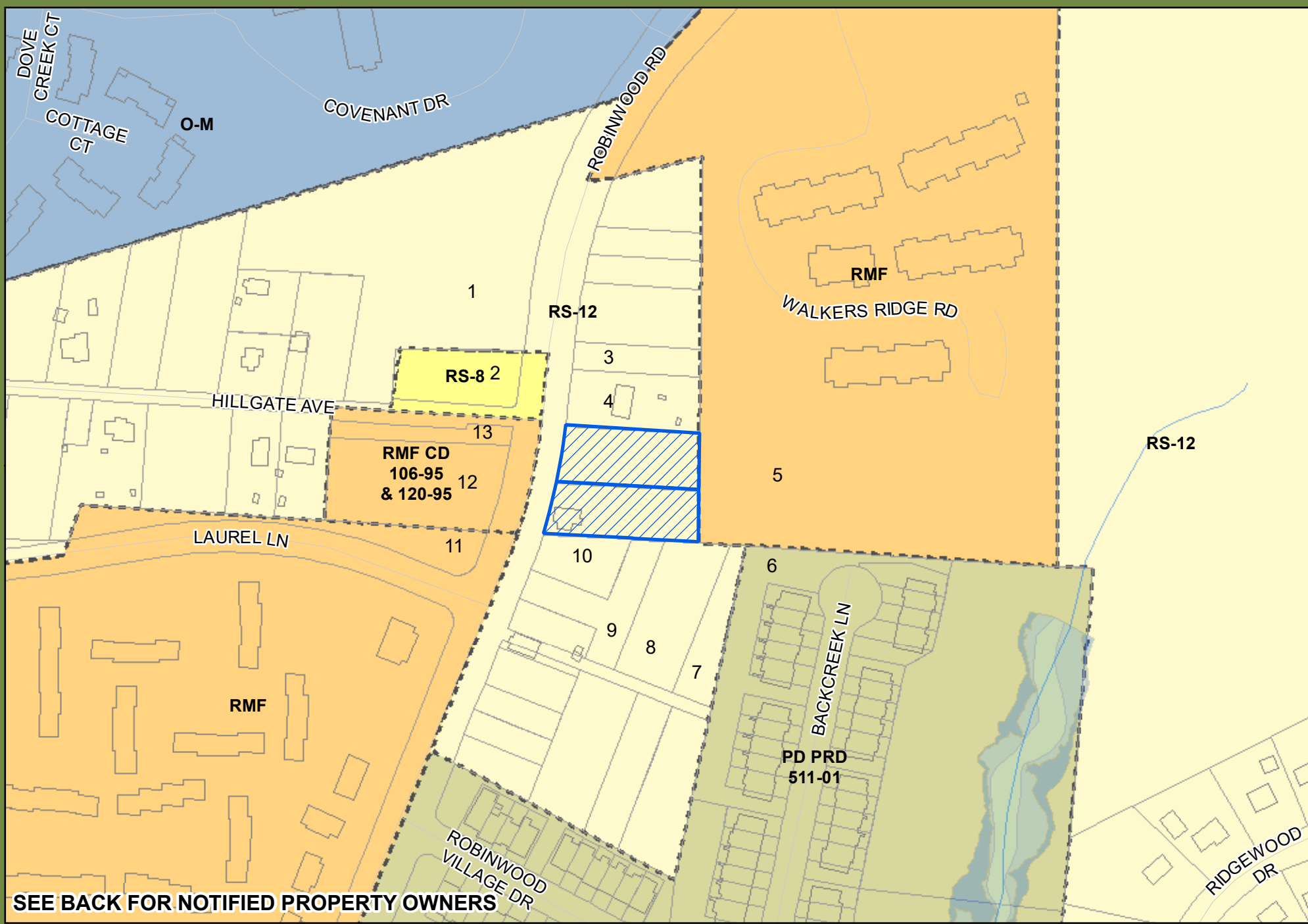
BAUMRIND VERNON E & WINGET CONNIE MILLER

PROPERTY OWNERS NOTIFIED

1. ABSHER FLOWERS POST 9337 VFW
2. POWELL MYRTLE H
3. MCELVEEN MILDRED M
4. MCELVEEN MILDRED
5. CAMPBELL JAMES DAVID III & CAMPBELL FALON
6. DUNAWAY MARY FRANCES
7. PUTNAM VIRGINIA
8. PUTNAM VIRGINIA
9. SMITH MARTHA P & PUTNAM DEAN A
10. SMITH MARTHA P
11. STEWART HANK R


12. DAVIDSON MISTY D
13. ALEXANDER JANICE
14. DOCKERY PROPERTIES LLLP C/O DAVID DOCKERY C/O BETTY M
15. HOFFMAN JACOB HUNTER
16. N C DEPT OF TRANSPORTATION R/W DEPT
17. N C DEPT OF TRANSPORTATION R/W DEPT
18. N C DEPT OF TRANSPORTATION R/W DEPT
19. N C DEPT OF TRANSPORTATION R/W DEPT
20. N C DEPT OF TRANSPORTATION R/W DEPT
21. N C DEPT OF TRANSPORTATION R/W DEPT
22. N C DEPT OF TRANSPORTATION R/W DEPT
23. CAROLINA WATER SERVICE INC
24. ASHWORTH CAROLYN C ½ & CARSON EDWARD & SHARON W 1/2
25. ASHWORTH CAROLYN CARSON
26. PISGAH ASSOCIATE REFORMED PRES
27. CARSON EDWARD J & CARSON SHARON
28. ASHWORTH CAROLYN CARSON & CARSON EDWARD JOHN
29. DUNBAR JANICE A
30. NEAL JARISA N
31. JONES CHARLES A II & JONES AMBER W
32. MERCER CHRISTOPHER & MERCER SHANTE
33. MCCLELLAND LINDSAY L & MCCLELLAND SHAWN C
34. TRAPP DARIN
35. CSMA BLT LLC C/O FIRSTKEY HOMES LLC
36. GILMORE WILLIAM
37. BITTLE JESSE
38. DYER DAWNELL
39. MEHTA PRIYANSIBEN & MEHTA NISHANT
40. FLOWE ANGELO J
41. PHIFER ROBIN E JR & PHIFER ANITRA NASH
42. ALFRED A TAYLOR REVOCABLE TR
43. KENDRICK RANDY & KENDRICK PAMELA
44. BRIDGES ROANLD & BRIDGES ENITA SUGIH
45. GORE DEREK LAMAR & GORE CASHELL
46. FARON DEBORAH MIKEAL & SMITH ANTOINE
47. SFR JV-1 2019-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
48. WILLIAMS MICHAEL J & CHAMBERS CHARIS

49. RUDA COREY CHRISTIAN
50. BADAWI MICHEL & BADAWI DEBRA
51. WHITESIDE HASSAN NIAM
52. WATSON PIA N
53. CASTRO STEVEN & CASTRO WILLIAM
54. JEFFRIES MIRAFE B
55. IH4 PROPERTY NORTH CAROLINA LP C/O INVITATION HOMES-TAX DEPT
56. SFR JV-1 2020-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
57. MILLER BERYL M
58. PECHE CHRISTOPHER & DE LA ROSA CLAUDIA G CABRERA
59. BATES ANTHONY & BATES RENTA
60. SFR JV-1 2019-1 BORROWER LLC C/O TRICON AMERICAN HOMES LLC
61. 2018-2 IH BORROWER LP C/O INVITATION HOMES
62. ALONSO CHRISTINA
63. SHUM KIN LAM & CHIU-SHUM JOYCE W
64. DEJESUS RAMON & GALARZA LIZNETTE S
65. HORTON MONIQUE
66. HENSLEY ZACHARY & HENSLEY KELSEY
67. CAGLE COREY D
68. BARNES JAMES M & BARNES DIANE M
69. MOORE WILLIAM R & MOORE GERALDINE
70. JENKINS CAMILLA B
71. FOX RUSSELL C/O 1ST CHOICE HOUSING INC
72. FOX RUSSELL C/O 1ST CHOICE HOUSING INC
73. PATTERSON BILLY KEITH
74. LTE INC C/O LISA ELLIOTT
75. SHOOK FAMILY REAL ESTATE LLC






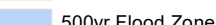

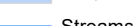























SEE BACK FOR NOTIFIED PROPERTY OWNERS

Applicant: Mike Delaney
Owner: Delaney Investments LLC
Planning Comm Hearing: August 18, 2022
Request: RS-12 to PD RRDD
Ward: 3
Total Tract Size: approx. 0.90 acres
Parcel ID #: 114984 & 225769


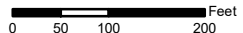
 **Subject Property**

Legend

 AP Airport	 Floodway
 C-1 Light Commercial	 100yr Flood Zone
 C-2 Highway Commercial	 500yr Flood Zone
 C-3 General Commercial	 Streams
 CBD Central Business District	 Buildings
 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 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 : 2,400
 1 inch represents 200 feet
 Plot Date: August 1, 2022

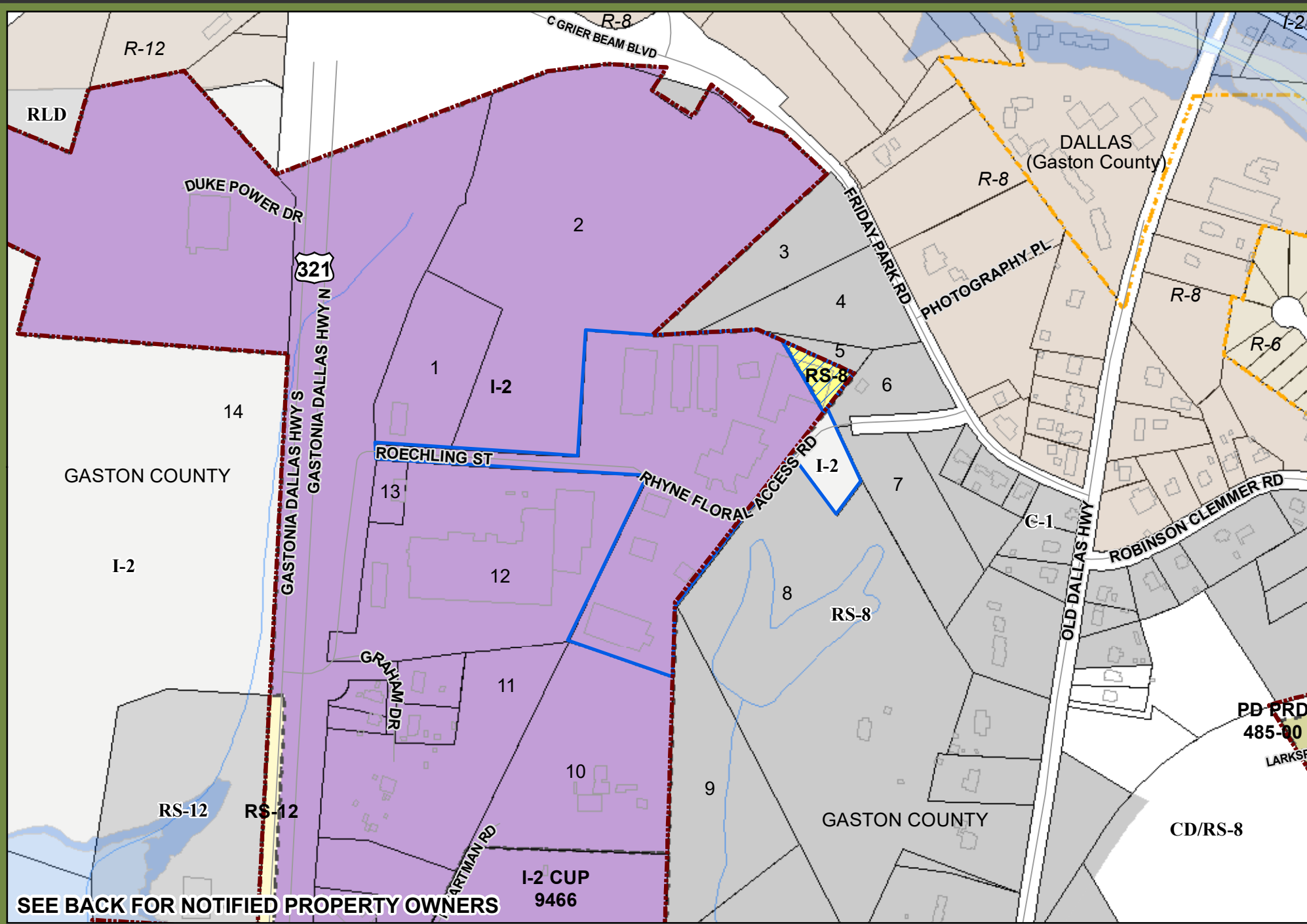
Application
PLMAC202200215

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



PLMAC202200215

1. COVENANT VILLAGE INC
2. WALKER RUSSELL L HEIRS C/O DAVID WALKER
3. GASTONIA CITY OF
4. HUANG JINQIONG & CREECH MATTHEW FRANKLIN
5. WALKERS RIDGE GASTONIA LLC
6. ROBINWOOD VILLAGE COMM ASSOC C/O PROPERTY MATTERS REALTY
7. LOVE ELZIE L & LOVE ADDIE L
8. CRAWFORD DOROTHY G HEIRS C/O EDDIE CRAWFORD
9. CRAWFORD DOROTHY G HEIRS C/O EDDIE CRAWFORD
10. OKONKWO VIRGINIA
11. LITTLE WILLIAM B C/O RIVES & ASSOCIATES LLP C/O KATHY SWANSON CPA
12. WALKER WILMA K 99% MATTHEWSON MILDRED DIANE 1%
13. WALKER WILMA K 99% WALKER DAVID PRESSLEY 1%



Applicant: Lane Holbert
Owner: New Star Properties LLC
Planning Comm Hearing: August 18, 2022
Request: RS-8 to I-2
Ward: 4
Total Tract Size: approx. 13.79 acres
Portion to be rezoned: approx. 0.44 acres
Parcel ID #: 172162 (portion)

Subject Property

Legend

	City Boundary		Roads
	Dallas Town Limit		Floodway
	100yr Flood Zone		500yr Flood Zone
	Streams		Buildings

	AP Airport		I-2
	C-1 Light Commercial		R-12
	C-2 Highway Commercial		R-6
	C-3 General Commercial		R-8
	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 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		

Town of Dallas Zoning

Gastonia County Zoning

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
PLMA202200420

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2022.



1 : 4,200
 1 inch represents 400 feet
 Plot Date: July 29, 2022

PLMA202200420

1. FREEMAN PROPERTIES LLC

2. TYSON GASTON LLC

3. PASOUR EULAS HEIRS C/O MARION PAYSOUR

4. BROWN MARVIN

5. HOYLE LOUISA HEIRS C/O CLARENCE J HOYLE

6. NEW STAR PROPERTIES LLC

7. CLEMMER HAROLD GEORGE JR & CLEMMER SANDRA

8. CLEMMER HAROLD G JR & CLEMMER SANDRA

9. STROUPE LAURA JEAN

10. CONCRETE SUPPLY CO LLC

11. GRAHAM JOHN TOMMY 1/2 INT & PUCKETT STACEY G 1/4 INT

12. ROEHLING ENGINEERED PLASTICS

13. BROWN ROBERT N

14. MARTIN MARIETTA MATERIALS INC C/O BADEN TAX MANAGEMENT