

































**Applicant:** Suncrest Real Estate & Land  
**Owner:** Andrew B Horsley & Beth J Horsley  
**Planning Comm Hearing:** June 9, 2022  
**Request:** R-1 (County) to PD-RRDD CD (City)  
**Ward:** County  
**Total Tract Size:** approx. 19.998 acres  
**Parcel ID #:** 212362 & 214193

 **Subject Property**

**Legend**

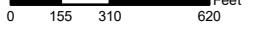
 AP Airport	 City Boundary
 C-1 Light Commercial	 Streams
 C-2 Highway Commercial	 Lakes
 C-3 General Commercial	 Buildings
 CBD Central Business District	
 I-U Urban Industrial	
 I-1 Light Industrial	
 I-2 General Industrial	
 O-1 Office	
 OLC Office/Light Commercial	
 O-M Medical Office	
 PD IRD Planned 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	

<b>Gaston County Zoning</b>	
	C-3
	CU/C-3
	R-1
	R-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.*

1 : 7,200  
 1 inch represents 600 feet  
 Plot Date: May 24, 2022




**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application**  
**PLMAC202100402**

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



PLMAC202100402

1. MCDANIEL NANCY F & AUTEN MARY ALICE FOY 1/3 INT

2. PRESLEY DEVELOPMENT LLC C/O TODD W HALL

3. NOLEN FARM HOMEOWNERS ASSOCIATION INC

4. PRESLEY DEVELOPMENT LLC C/O TODD W HALL

5. GOYETTE SANDRA ROBERTSON

6. RIVERS MELODY E & RIVERS TIMOTHY S

7. CARPENTER GREGORY & CARPENTER RONDA

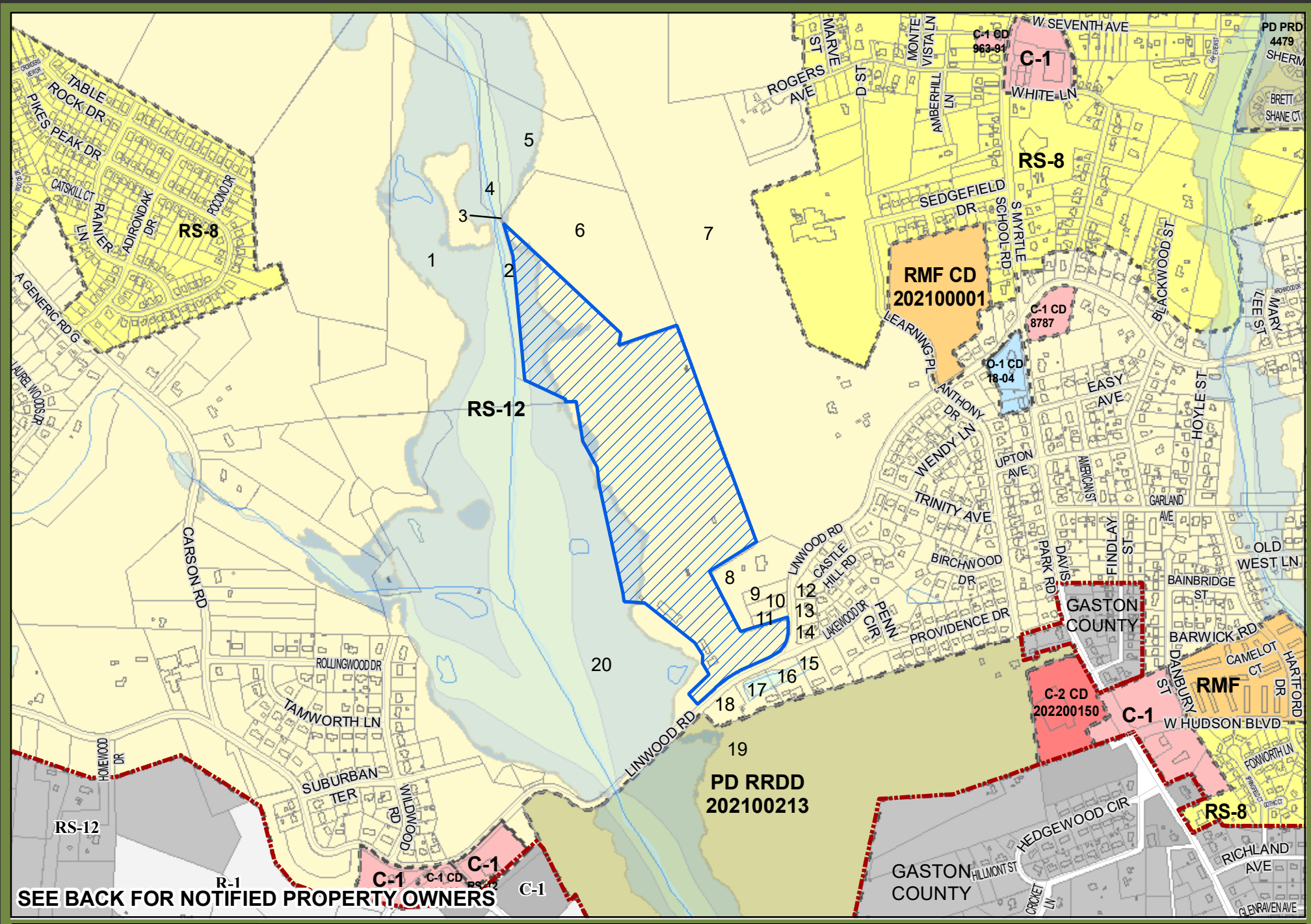
8. PRESLEY DEVELOPMENT LLC C/O TODD W HALL

9. PRESLEY DEVELOPMENT LLC C/O TODD W HALL

10. PRESLEY DEVELOPMENT LLC C/O TODD W HALL

11. MERITAGE HOMES OF THE CAROLINAS INC

12. PRESLEY DEVELOPMENT LLC C/O TODD W HALL



**Applicant: Development Solutions Group, LLC  
Kent Olson**

**Owner: Jacob Hunter Hoffman**

**Planning Comm Hearing: June 9, 2022**




































**Request: RS-12 to PD-RRDD**

**Ward: 6**

**Total Tract Size: approx. 57.05 acres**


**Parcel ID #: 226765**

 **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 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                       |  |
- Gastonia County Zoning**
- |   |       |
|---|-------|
|  | C-1   |
|  | R-1   |
|  | 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 : 10,800  
1 inch represents 900 feet  
Plot Date: May 26, 2022



**Application  
PLMAC202200158**

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



PLMAC202200158

1. N C DEPT OF TRANSPORTATION R/W DEPT

2. N C DEPT OF TRANSPORTATION R/W DEPT

3. N C DEPT OF TRANSPORTATION R/W DEPT

4. N C DEPT OF TRANSPORTATION R/W DEPT

5. HARRIS KATHRYN & HOLT ANTHONY

6. HARRIS KATHRYN & HOLT ANTHONY

7. DOCKERY PROPERTIES LLLP C/O DAVID DOCKERY C/O BETTY M

8. EZRA PROJECT INC

9. TAFT NEKEYA L & BRYAN DARLENE

10. MULLIGAN RAKEEM D 50% MULLIGAN BIANCA S

11. GAINES LASHON

12. CULBERTSON ALVIN LEE

13. BURR NANCY

14. CLANTON RICHARD J & CLANTON DEBORAH

15. ALLEN KENNETH

16. HOLMAN DANNEY

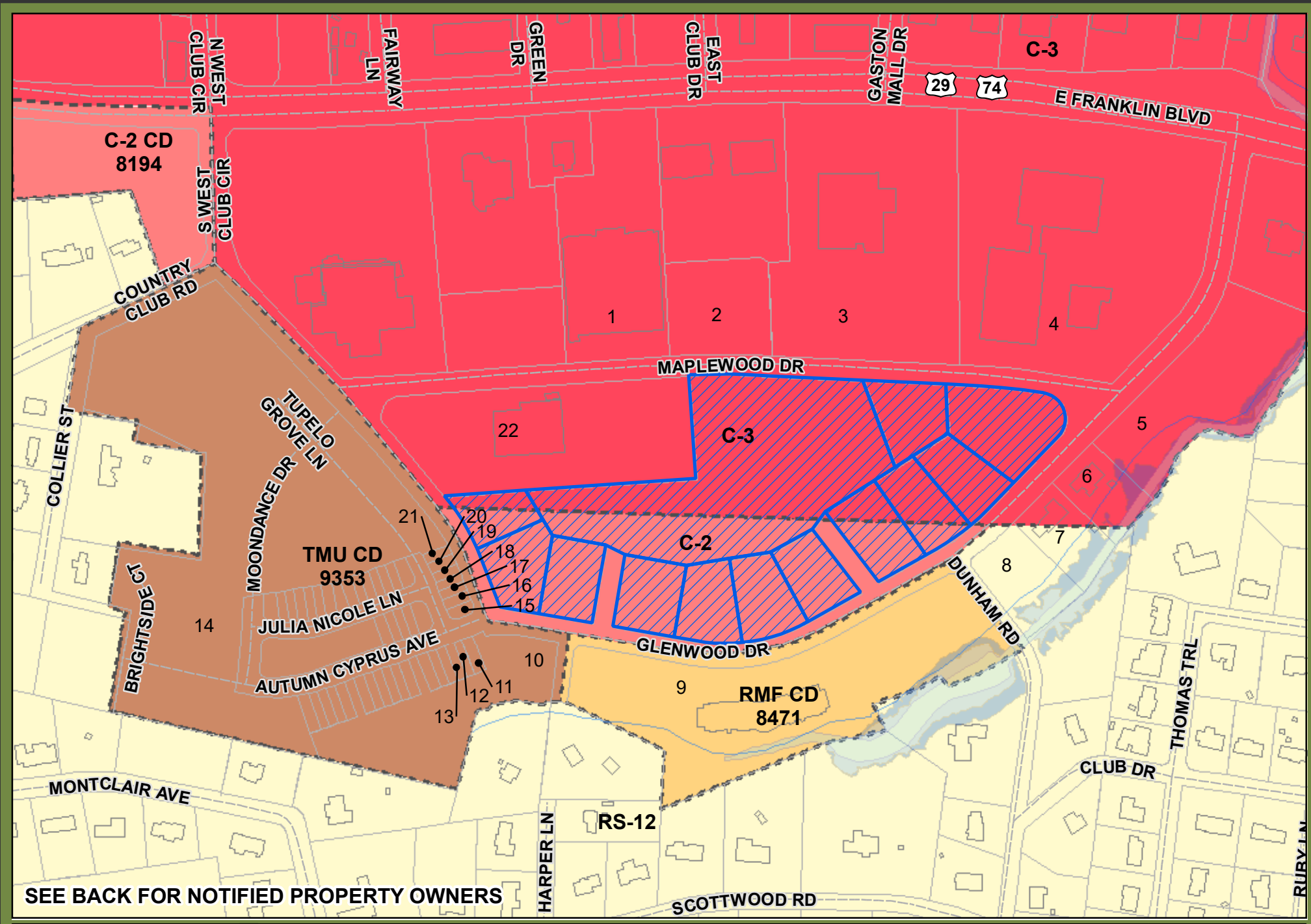
17. JAMES MITCHELL & JAMES GERALENA

18. JAMES MITCHELL & JAMES GERALENA

19. MATTAMY CAROLINA COPRORATION

20. N C DEPT OF TRANSPORTATION R/W DEPT


































**Applicant:** Michael D. Smith - Collett  
**Owner:** T-Lake LLC,  
 Powell Realty & Trading Co Inc  
**Planning Comm Hearing:** June 9, 2022  
**Request:** C-2 & C-3 to RMF CD  
**Ward:** 2  
**Total Tract Size:** approx. 12.714 acres  
**Parcel ID #:** 117753, 117754, 117755, 117756,  
 117757, 117758, 117759, 117766,  
 117769, 117770, 117772, 117779,  
 210669

 **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
-  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
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Buildings

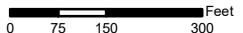
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application**  
**PLMAC202200207**

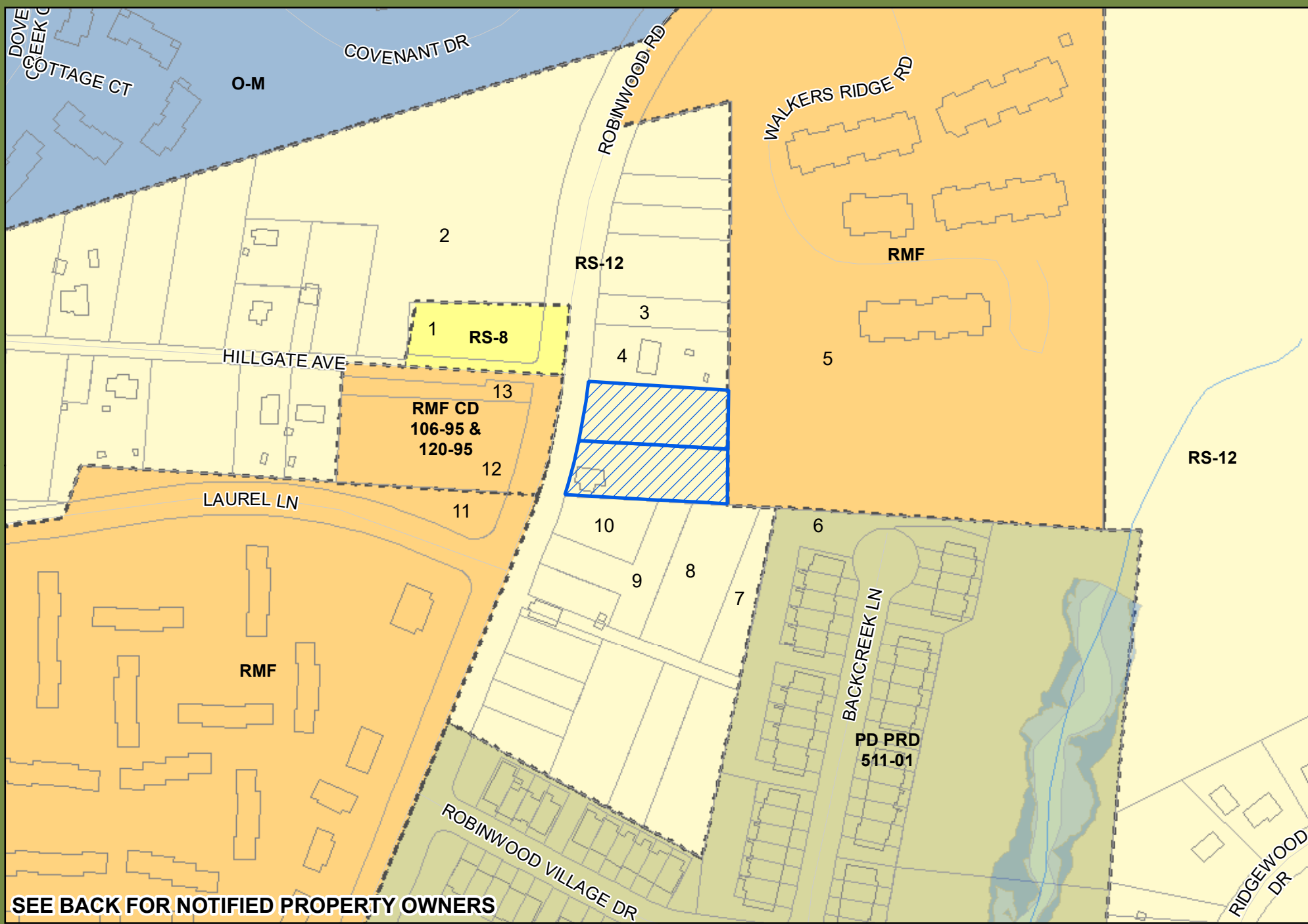
I, \_\_\_\_\_, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on \_\_\_\_\_, 2022.




1 : 3,600  
 1 inch represents 300 feet  
 Plot Date: May 24, 2022  


**PLMAC202200207**






1. AVG GASTONIA LLC
2. MPG GASTONIA LLC
3. 2275 EAST FRANKLIN LLC
4. DOD LLC
5. SRS COMPLEX LLC
6. WHITE JEFFRY & WHITE JANICE
7. BOYER CYNTHIA M & BENFIELD DIANNA D
8. TREJO CANDIDO JR & LEON ELIZET MELCHOR
9. GLENWOOD GARDENS HOUSING LLC
10. TUPELO GASTONIA LLC
11. NVR INC
12. NVR INC
13. NVR INC
14. TUPELO GASTONIA LLC
15. TUPELO GASTONIA LLC
16. KATNENI AJAY KUMAR
17. CLYBURN CARLOS & CLYBURN AUDREY
18. NVR INC
19. NVR INC
20. THOMPSON HAYDEN ELISE
21. TUPELO GASTONIA LLC
22. NT HOLDING LLC



**Applicant: Mike Delaney**  
**Owner: Delaney Investments LLC**  
**Planning Comm Hearing: June 9, 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.*

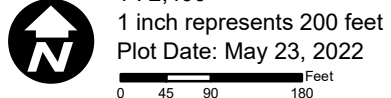
**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**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.



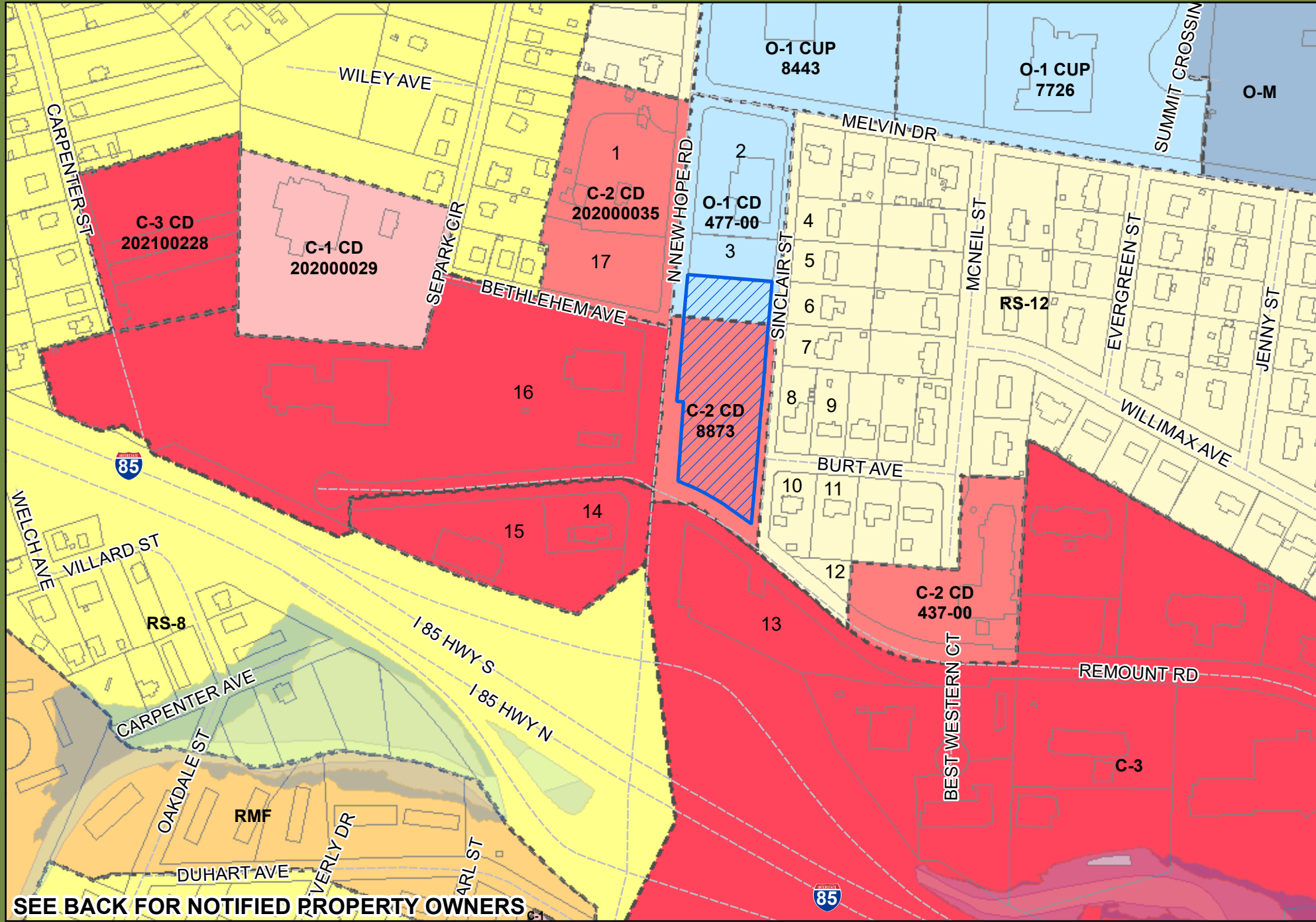
1 : 2,400  
 1 inch represents 200 feet  
 Plot Date: May 23, 2022




**PLMAC202200215**

1. WALKER RUSSELL L HEIRS C/O DAVID WALKER
2. COVENANT VILLAGE INC
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. OKONKWO VIRGINIA
10. CRAWFORD DOROTHY G HEIRS C/O EDDIE CRAWFORD
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:** Ashwin Shah  
**Owner:** Lakshmi Hotel INC  
**Planning Comm Hearing:** June 9, 2022  
**Request:** Revise Conditions of C-2 CD  
**Ward:** 2  
**Total Tract Size:** approx. 2.32 acres  
**Parcel ID #:** 227465

 **Subject Property**

**Legend**

 AP Airport	 Floodway
 C-1 Light Commercial	 100yr Flood Zone
 C-2 Highway Commercial	 500yr Flood Zone
 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	

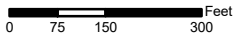
*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

**Application**  
**PLMAC202200263**

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: May 24, 2022  


**PLMAC202200263**

1. MDKBD LLC

2. AEI NET LEASE PORTFOLIO 15 DST

3. AEI NET LEASE PORTFOLIO 15 DST

4. STENDER JOSHUA

5. WITHERS FRANCES JUANITA

6. HERRERA ALFREDO DIAZ & ORLANZZINI JAQUELINE ARACELY SANTILLAN

7. JACKSON VALARIE N

8. MCCALL ANNE K

9. LOPEZ JOSE ANTONIO VAZQUEZ & LOPEZ MIRTALINDA

10. BENNETT CAROL F

11. CHAVEZ EDENILSON AMADEO CASTILLO & CASTILLO LESLIE VANESSA

12. RAFFERTY SHEILA ELAINE & RAFFERTY MICHAEL

13. UNITED OIL OF CAROLINAS INC

14. LAURINBURG KFC TAKE HOME INC

15. MDC NC1 LP ATTN: LEGAL DEPARTMENT

16. CHOATE REALTY LLC C/O CARMAX REAL ESTATE DEPT

17. DJW GASTONIA LLC