

1. HINKLE FAMILY IRREVOCABLE TRST
2. DEATON JAMES R JR & DEATON DORIS
3. AQUA NORTH CAROLINA INC
4. TUTTLE JOHNNIE L JR & TUTTLE JULIE J SHATTERLY
5. MULLIS WENDY MULLIS ALLAN GLEN
6. WEAVER NELSON N
7. WEAVER NELSON N
8. NEW PARC HOMES LLC
9. NEW PARC HOMES LLC
10. WALKER TRICIA MARIE & HINSON PATRICK BRANDON
11. MARTIN BRANDON & MARTIN MELISSA
12. SHEEHAN THOMAS D & SHEEHAN FLORENCE
13. DIALLO MAMOUDOU & DIALLO SOUADOU
14. POMPEY VERLON J & POMPEY SELMA L
15. HINKLE FAMILY IRREVOCABLE TRST
16. CONNER TIMOTHY DEAN
17. TIM CONNER PROPERTIES LLC
18. JANICE CAROL NIVENS FAMILY TRT C/O PATRICIA SCAMARDO TRUSTEE
19. NIVENS JAMES EDWARD
20. CHRISTNER BRUCE
21. WRIGHT AARON KEITH
22. LEMONS GEORGE M & LEMONS LALA
23. DAGENHART LINDA B
24. GIBBY PHYLLIS R
25. MORRIS WILLIAM R JR
26. BOYLES RICHARD E
27. HULSEY PAUL JESS JR & HULSEY ANGEL COSTNER
28. TURNER DOROTHY MOSLEY

Applicant: HLG Capital, LLC
Owner: HLG Capital, LLC
Planning Comm Hearing: August 3, 2023
Request: R-1 (County) to RMF CD (City)
Ward: County to 1 (City)
Total Tract Size: approx. 35.179 acres
Parcel ID #: 202200

Subject Property

Legend

	City Boundary		Roads
	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		Lakes
	I-U Urban Industrial		Rivers
	I-1 Light Industrial		Parcels
	I-2 General 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 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

R-1

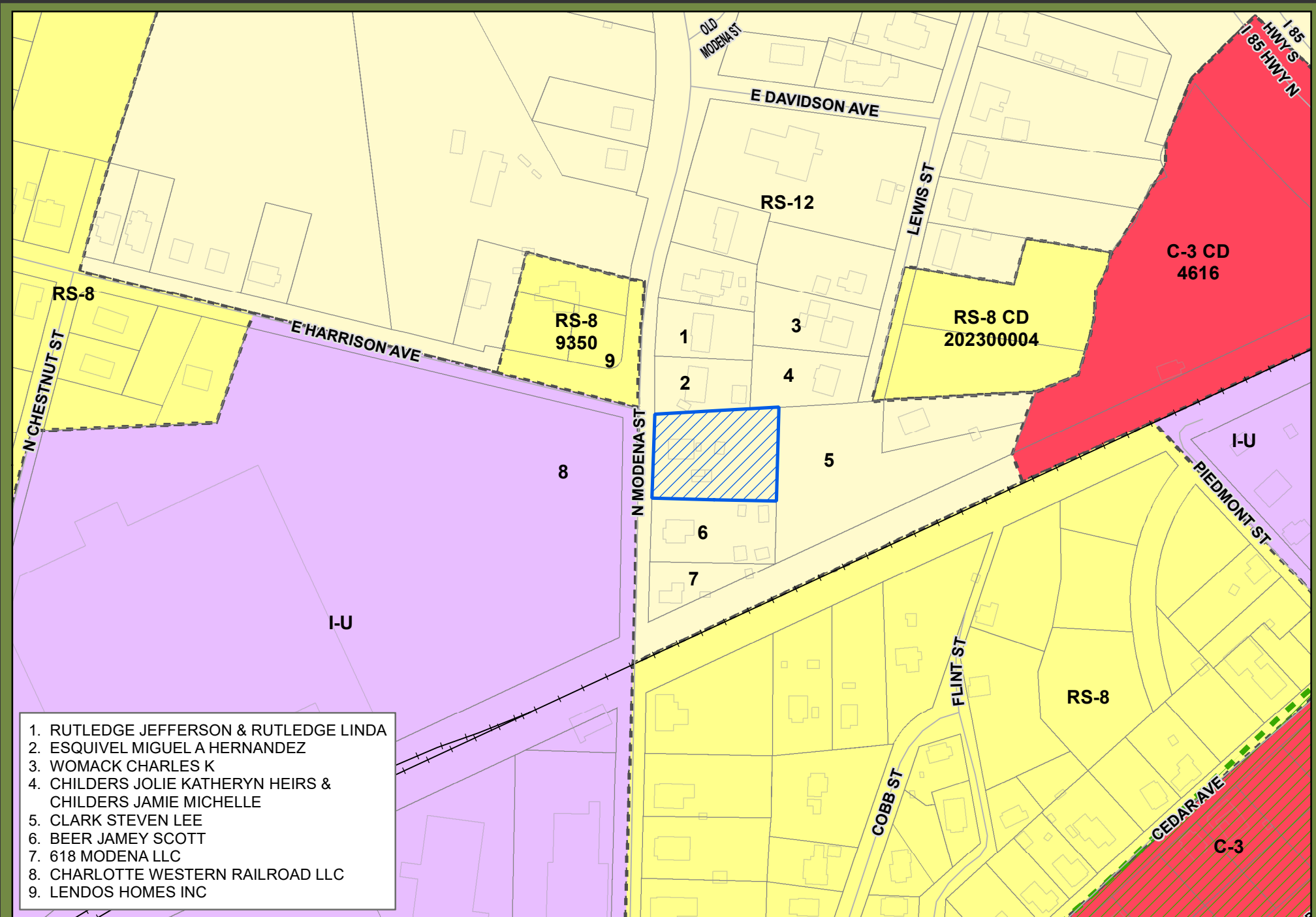
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMAC202200635

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 July 20, 2023.

































1:4,800
 1 inch represents 400 feet
 Plot Date: July 5, 2023



Applicant: ITANI LLC
Owner: ITANI LLC
Planning Comm Hearing: August 3, 2023
Request: RS-12 to RS-8 CD
Ward: 2
Total Tract Size: approx. 0.65 acres
Parcel ID #: 104786

 **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
 -  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
-  Roads
 -  Railroad
 -  Gateway
 -  Parcels
 -  Buildings


1. RUTLEDGE JEFFERSON & RUTLEDGE LINDA
2. ESQUIVEL MIGUEL A HERNANDEZ
3. WOMACK CHARLES K
4. CHILDERS JOLIE KATHERYN HEIRS & CHILDERS JAMIE MICHELLE
5. CLARK STEVEN LEE
6. BEER JAMEY SCOTT
7. 618 MODENA LLC
8. CHARLOTTE WESTERN RAILROAD LLC
9. LENDOS HOMES INC

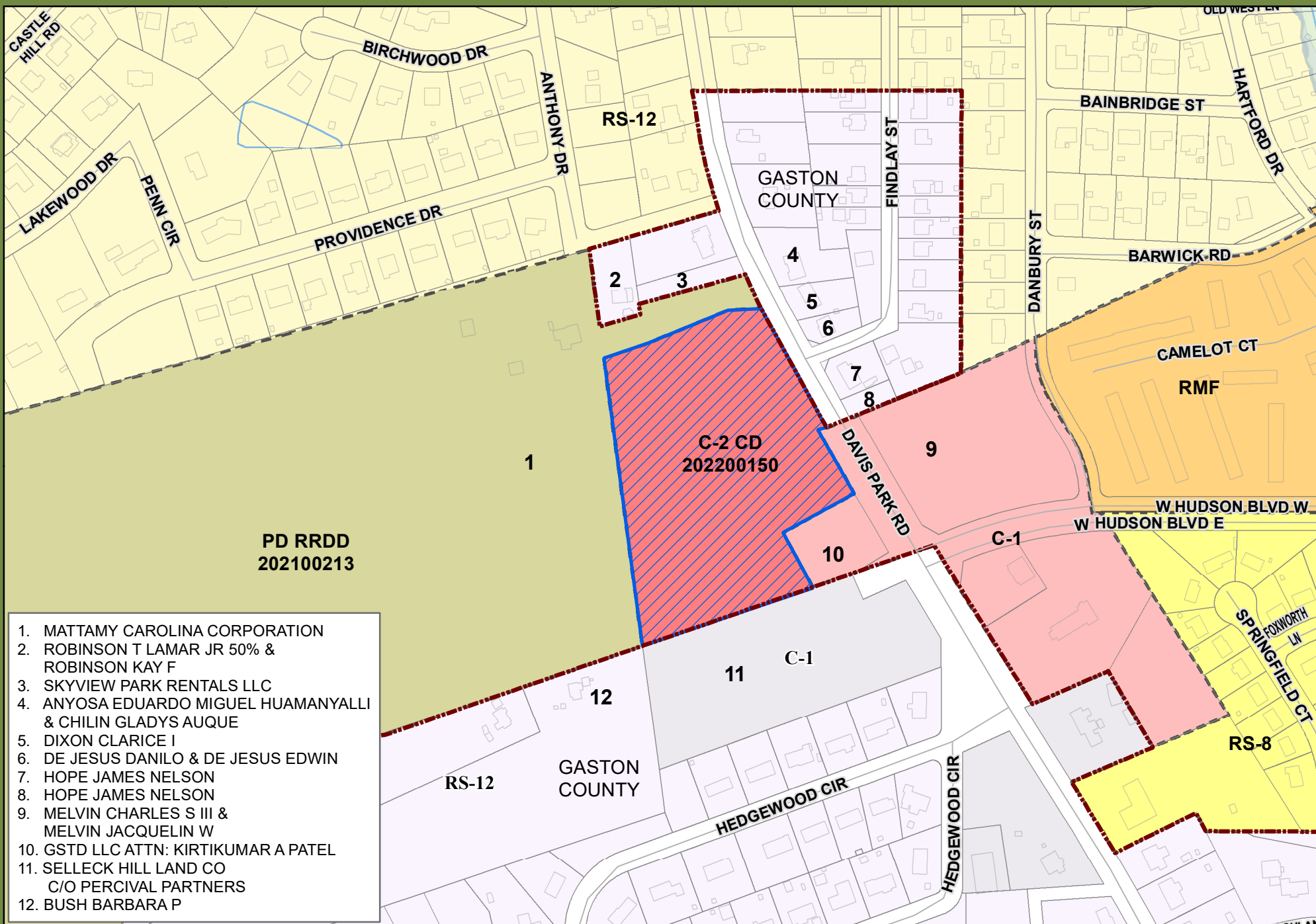
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMAC202200666

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 July 20, 2023.



1:2,400
 1 inch represents 200 feet
 Plot Date: July 3, 2023




Applicant: Movement Resources
C/O J. Garrett McNeill

Owner: RSS GSMS2015 -GC28-NC SG LLC

Planning Comm Hearing: August 3, 2023




























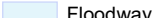
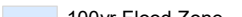
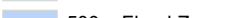

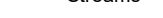
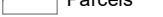


Request: C-2 CD to C-2 CD
Modify Conditional District

Ward: 6

Total Tract Size: approx. 7.09 acres

Parcel ID #: 138695

 **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
 -  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
-  City Boundary
 -  Roads
 -  Floodway
 -  100yr Flood Zone
 -  500yr Flood Zone
 -  Streams
 -  Parcels
 -  Buildings
- Gaston County Zoning**
-  C-1
 -  RS-12

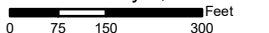
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

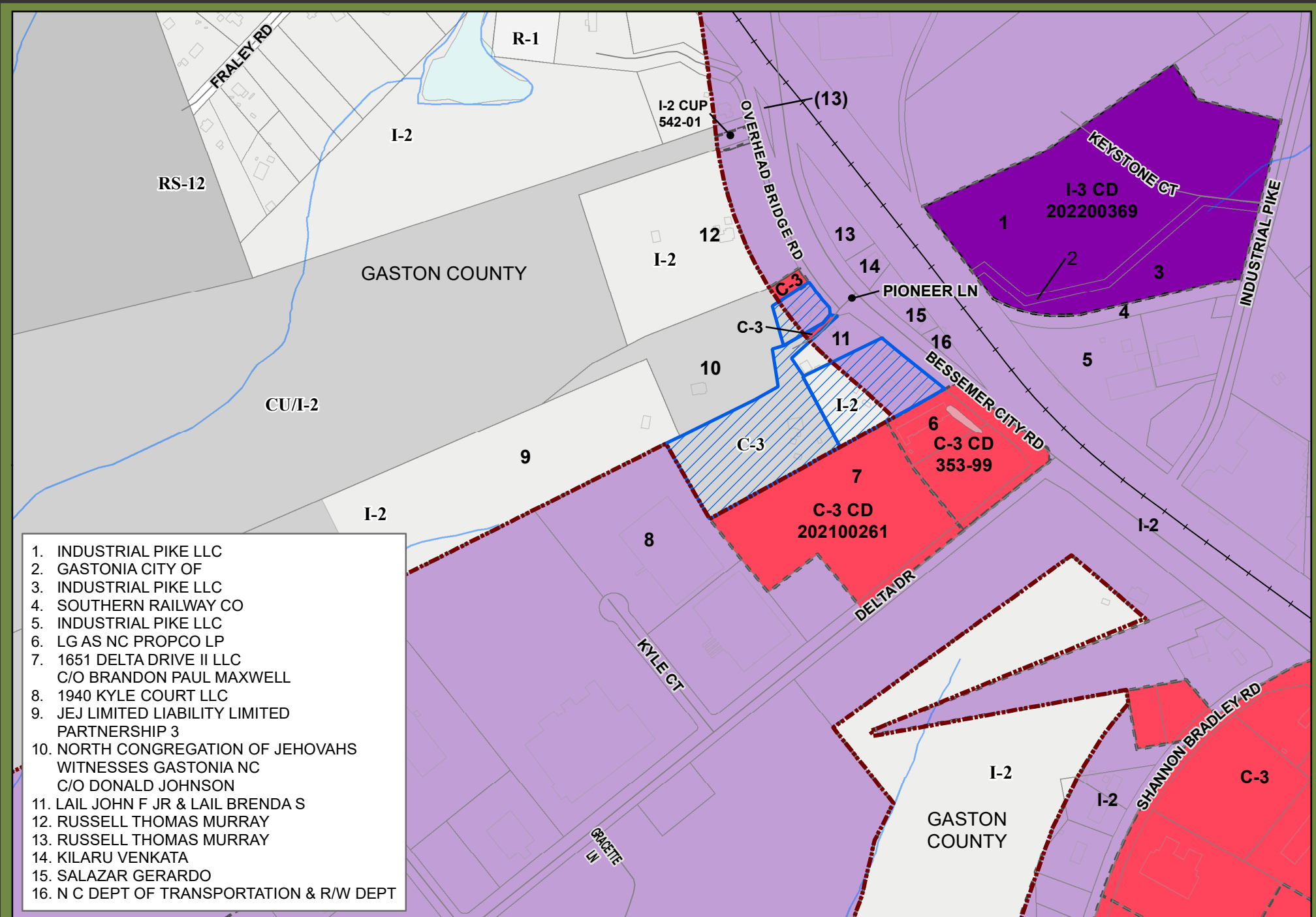
- PD RRDD
202100213
1. MATTAMY CAROLINA CORPORATION
 2. ROBINSON T LAMAR JR 50% & ROBINSON KAY F
 3. SKYVIEW PARK RENTALS LLC
 4. ANYOSA EDUARDO MIGUEL HUAMANYALLI & CHILIN GLADYS AUQUE
 5. DIXON CLARICE I
 6. DE JESUS DANILLO & DE JESUS EDWIN
 7. HOPE JAMES NELSON
 8. HOPE JAMES NELSON
 9. MELVIN CHARLES S III & MELVIN JACQUELIN W
 10. GSTD LLC ATTN: KIRTIKUMAR A PATEL
 11. SELLECK HILL LAND CO
C/O PERCIVAL PARTNERS
 12. BUSH BARBARA P

Application
PLMAC202300212

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 July 20, 2023.



1:3,600
1 inch represents 300 feet
Plot Date: July 6, 2023




1. INDUSTRIAL PIKE LLC
2. GASTONIA CITY OF
3. INDUSTRIAL PIKE LLC
4. SOUTHERN RAILWAY CO
5. INDUSTRIAL PIKE LLC
6. LG AS NC PROPCO LP
7. 1651 DELTA DRIVE II LLC
C/O BRANDON PAUL MAXWELL
8. 1940 KYLE COURT LLC
9. JEJ LIMITED LIABILITY LIMITED
PARTNERSHIP 3
10. NORTH CONGREGATION OF JEHOVAHS
WITNESSES GASTONIA NC
C/O DONALD JOHNSON
11. LAIL JOHN F JR & LAIL BRENDA S
12. RUSSELL THOMAS MURRAY
13. RUSSELL THOMAS MURRAY
14. KILARU VENKATA
15. SALAZAR GERARDO
16. N C DEPT OF TRANSPORTATION & R/W DEPT

Applicant: Doris B. Stewart
Owner: Doris B. Stewart
Planning Comm Hearing: August 3, 2023
Request: C-3, I-2 (Co.) & C-3, I-2 (City)
to C-3 (City)
Ward: County & 4 (City)
Total to be Annexed: approx. 4.6108 ac.
Total Tract Size: approx. 5.4838 ac.
Parcel ID #: 220029, 206267, 135857

Subject Property

Legend

- | | |
|--|---------------|
| AP Airport | City Boundary |
| C-1 Light Commercial | Roads |
| C-2 Highway Commercial | Railroad |
| C-3 General Commercial | Streams |
| CBD Central Business District | Lakes |
| I-U Urban Industrial | Parcels |
| I-1 Light Industrial | Buildings |
| I-2 General 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
 - R-1
 - RS-12

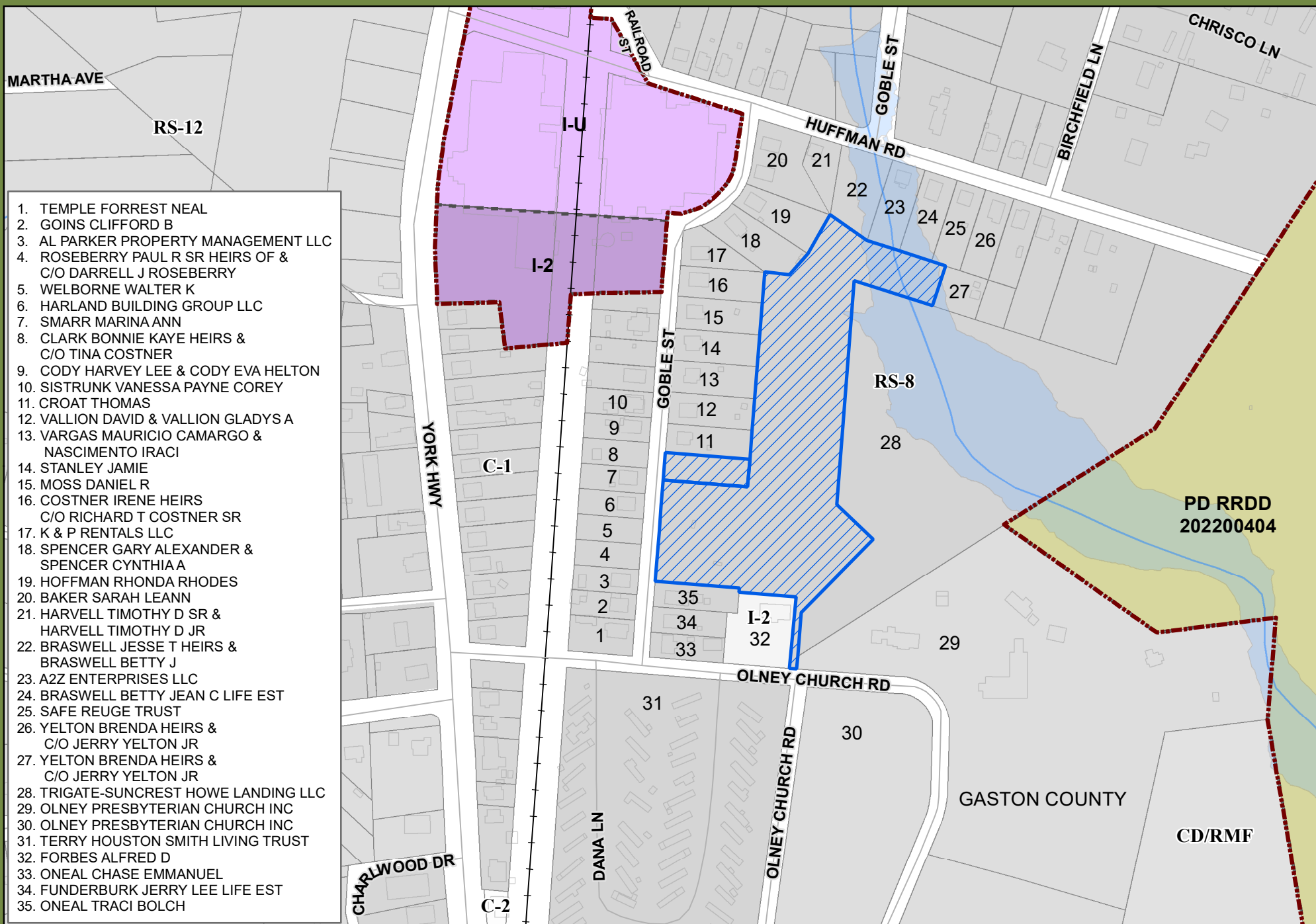
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMA202200289

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 July 20, 2023.



1:5,000
1 inch represents 417 feet
Plot Date: July 17, 2023
0 105 210 420 Feet



1. TEMPLE FORREST NEAL
2. GOINS CLIFFORD B
3. AL PARKER PROPERTY MANAGEMENT LLC
4. ROSEBERRY PAUL R SR HEIRS OF & C/O DARRELL J ROSEBERRY
5. WELBORNE WALTER K
6. HARLAND BUILDING GROUP LLC
7. SMARR MARINA ANN
8. CLARK BONNIE KAYE HEIRS & C/O TINA COSTNER
9. CODY HARVEY LEE & CODY EVA HELTON
10. SISTRUNK VANESSA PAYNE COREY
11. CROAT THOMAS
12. VALLION DAVID & VALLION GLADYS A
13. VARGAS MAURICIO CAMARGO & NASCIMENTO IRACI
14. STANLEY JAMIE
15. MOSS DANIEL R
16. COSTNER IRENE HEIRS C/O RICHARD T COSTNER SR
17. K & P RENTALS LLC
18. SPENCER GARY ALEXANDER & SPENCER CYNTHIA A
19. HOFFMAN RHONDA RHODES
20. BAKER SARAH LEANN
21. HARVELL TIMOTHY D SR & HARVELL TIMOTHY D JR
22. BRASWELL JESSE T HEIRS & BRASWELL BETTY J
23. A2Z ENTERPRISES LLC
24. BRASWELL BETTY JEAN C LIFE EST
25. SAFE REUGE TRUST
26. YELTON BRENDA HEIRS & C/O JERRY YELTON JR
27. YELTON BRENDA HEIRS & C/O JERRY YELTON JR
28. TRIGATE-SUNCREST HOWE LANDING LLC
29. OLNEY PRESBYTERIAN CHURCH INC
30. OLNEY PRESBYTERIAN CHURCH INC
31. TERRY HOUSTON SMITH LIVING TRUST
32. FORBES ALFRED D
33. ONEAL CHASE EMMANUEL
34. FUNDERBURK JERRY LEE LIFE EST
35. ONEAL TRACI BOLCH

Applicant: Greta Mosses
Owner: Greater New Mills Chapel Church, Inc.
Planning Comm Hearing: August 3, 2023
Request: RS-8 (County) to RS-8 (City)
Ward: County to 6 (City)
Total Tract Size: approx. 6.15 acres
Parcel ID #: 141609, 141831

Subject Property

Legend

	AP Airport		City Boundary
	C-1 Light Commercial		Roads
	C-2 Highway Commercial		Railroad
	C-3 General Commercial		100yr Flood Zone
	CBD Central Business District		Streams
	I-U Urban Industrial		Parcels
	I-1 Light Industrial		Buildings
	I-2 General 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		

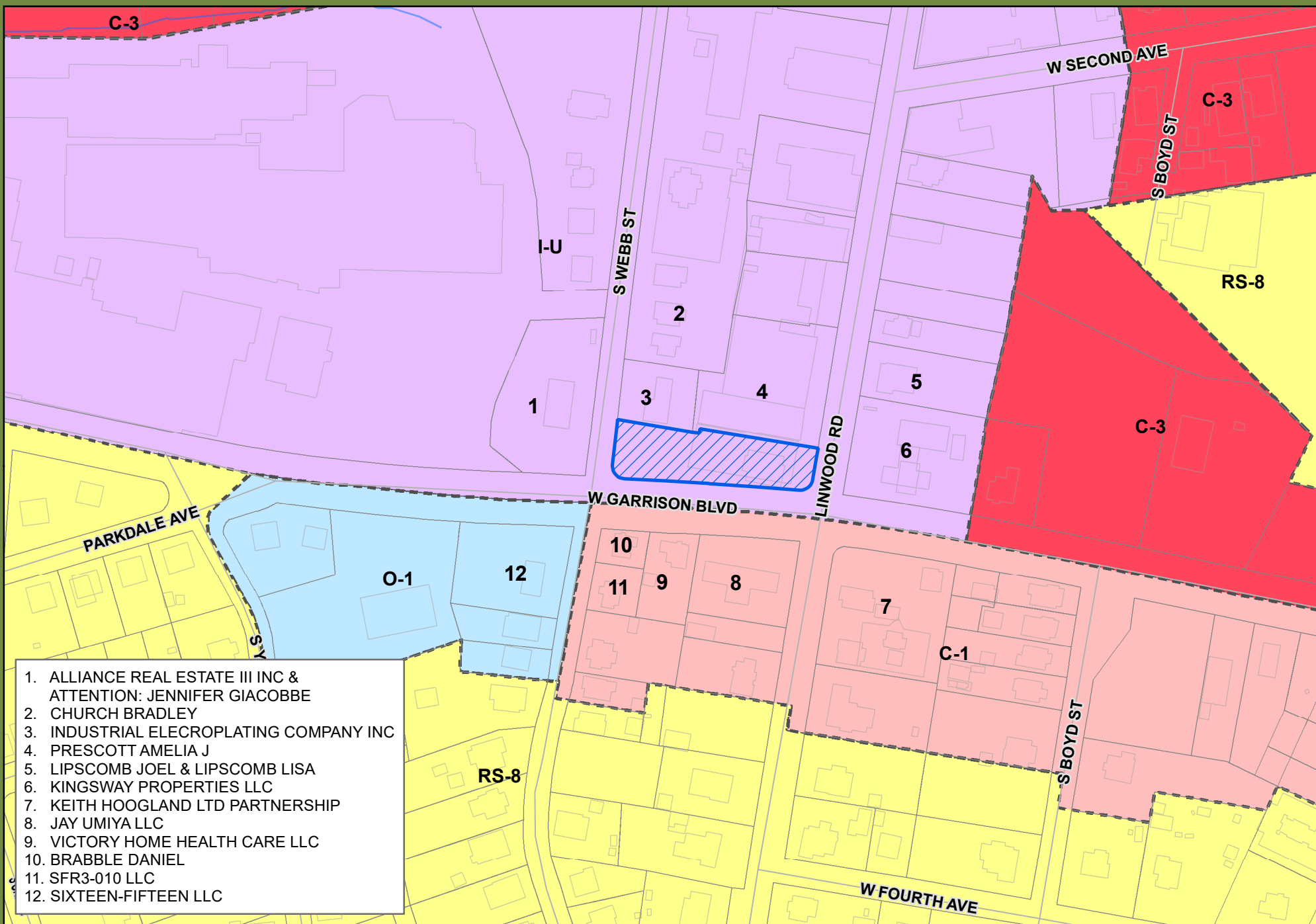
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMA202300149

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 July 20, 2023.
































1:3,600
 1 inch represents 300 feet
 Plot Date: July 5, 2023



Applicant: Scott Curtis
Owner: Industrial Electroplating Co.
Planning Comm Hearing: August 3, 2023
Request: I-U to I-2
Ward: 6
Total Tract Size: approx. 0.579 acres
Parcel ID #: 227866

 **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
 -  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
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 -  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
-  Roads
 -  Streams
 -  Parcels
 -  Buildings

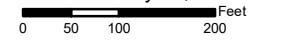
1. ALLIANCE REAL ESTATE III INC & ATTENTION: JENNIFER GIACOBBE
2. CHURCH BRADLEY
3. INDUSTRIAL ELECTROPLATING COMPANY INC PRESCOTT AMELIA J
4. LIPSCOMB JOEL & LIPSCOMB LISA
5. KINGSWAY PROPERTIES LLC
6. KEITH HOOGLAND LTD PARTNERSHIP
7. JAY UMIYA LLC
8. VICTORY HOME HEALTH CARE LLC
9. BRABBLE DANIEL
10. SFR3-010 LLC
11. SIXTEEN-FIFTEEN LLC

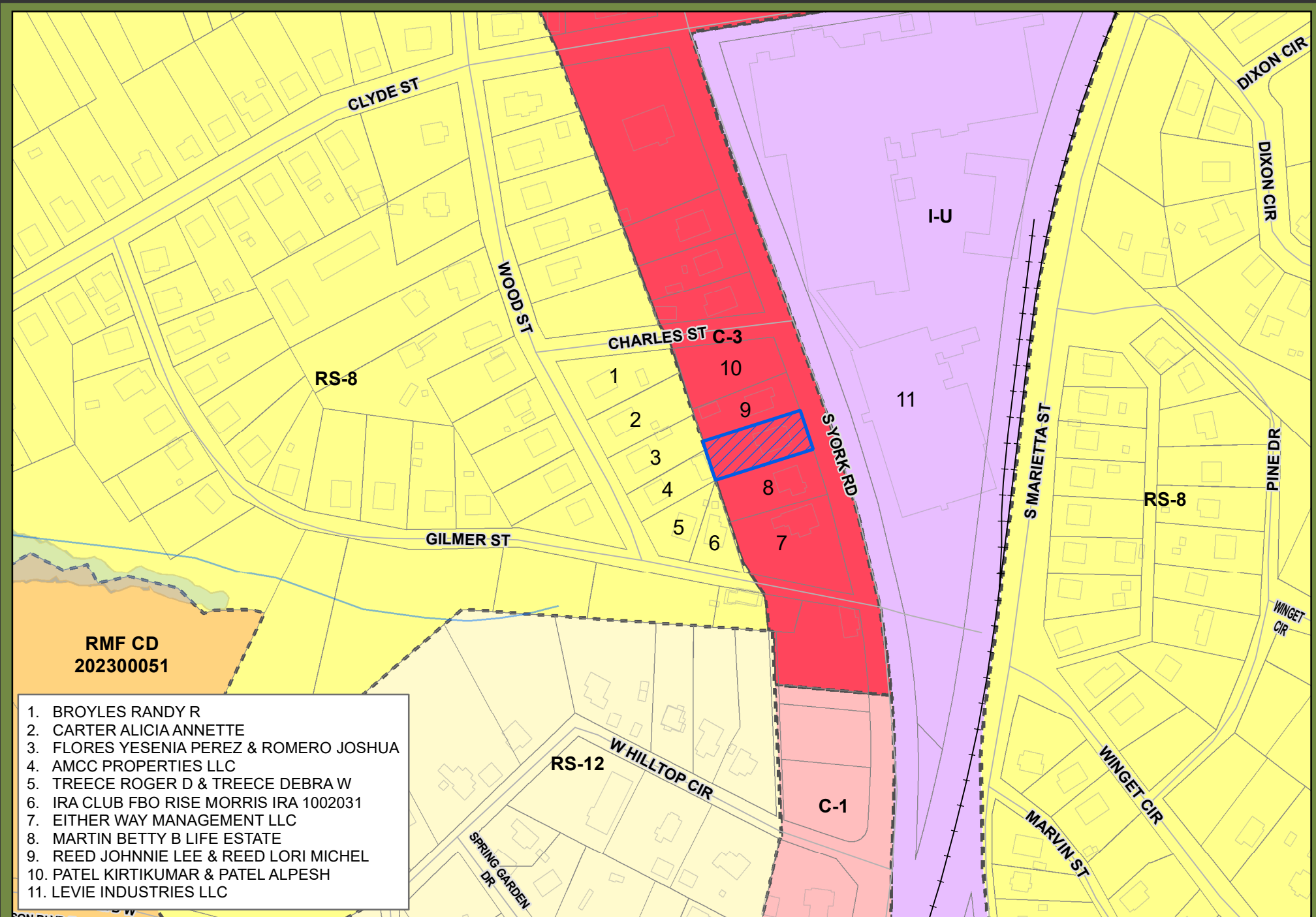
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMA202300203

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 July 20, 2023.



































1:2,400
 1 inch represents 200 feet
 Plot Date: July 11, 2023




Applicant: Ryan Giel
Owner: Carolina Injury Rehab PLLC
Planning Comm Hearing: August 3, 2023
Request: C-3 to C-1
Ward: 6
Total Tract Size: approx. 0.24 acres
Parcel ID #: 113056

 **Subject Property**

Legend

	AP Airport		Roads
	C-1 Light Commercial		Railroad
	C-2 Highway Commercial		100yr Flood Zone
	C-3 General Commercial		500yr Flood Zone
	CBD Central Business District		Streams
	I-U Urban Industrial		Parcels
	I-1 Light Industrial		Buildings
	I-2 General 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		

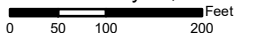
1. BROYLES RANDY R
2. CARTER ALICIA ANNETTE
3. FLORES YESENIA PEREZ & ROMERO JOSHUA
4. AMCC PROPERTIES LLC
5. TREECE ROGER D & TREECE DEBRA W
6. IRA CLUB FBO RISE MORRIS IRA 1002031
7. EITHER WAY MANAGEMENT LLC
8. MARTIN BETTY B LIFE ESTATE
9. REED JOHNNIE LEE & REED LORI MICHEL
10. PATEL KIRTIKUMAR & PATEL ALPESH
11. LEVIE INDUSTRIES LLC

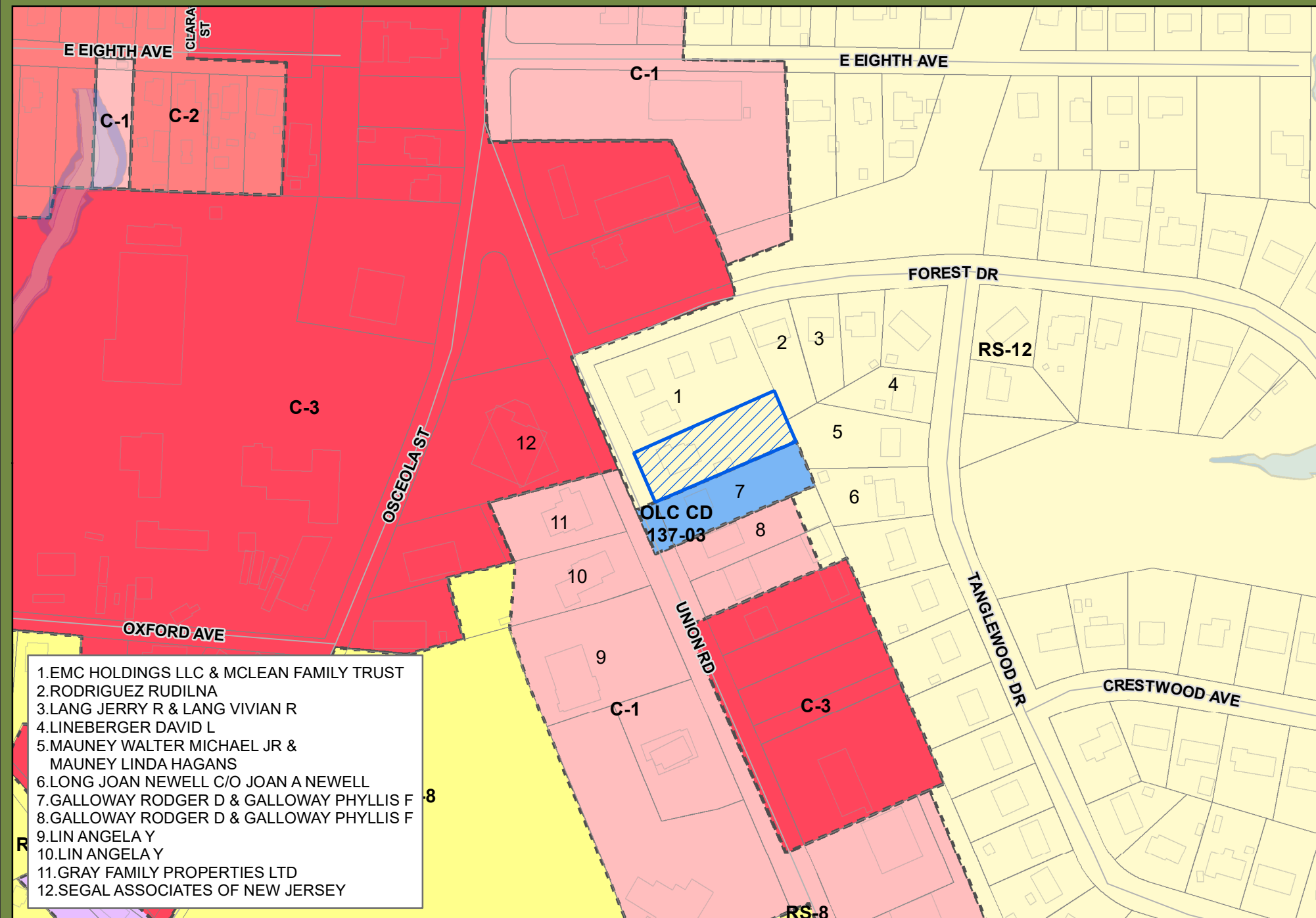
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application
PLMA202300211

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 July 20, 2023.



1:2,400
 1 inch represents 200 feet
 Plot Date: July 11, 2023




1. EMC HOLDINGS LLC & MCLEAN FAMILY TRUST
2. RODRIGUEZ RUDILNA
3. LANG JERRY R & LANG VIVIAN R
4. LINEBERGER DAVID L
5. MAUNEY WALTER MICHAEL JR & MAUNEY LINDA HAGANS
6. LONG JOAN NEWELL C/O JOAN A NEWELL
7. GALLOWAY RODGER D & GALLOWAY PHYLLIS F
8. GALLOWAY RODGER D & GALLOWAY PHYLLIS F
9. LIN ANGELA Y
10. LIN ANGELA Y
11. GRAY FAMILY PROPERTIES LTD
12. SEGAL ASSOCIATES OF NEW JERSEY

Applicant: Jacob Hickman
Owner: Jacob Hickman
Planning Comm Hearing: August 3, 2023
Request: RS-12 to C-1
Ward: 5
Total Tract Size: approx. 0.48 acres
Parcel ID #: 111160

Subject Property

Legend

	AP Airport		Roads
	C-1 Light Commercial		Floodway
	C-2 Highway Commercial		100yr Flood Zone
	C-3 General Commercial		500yr Flood Zone
	CBD Central Business District		Parcels
	I-U Urban Industrial		Buildings
	I-1 Light Industrial		
	I-2 General Industrial		
	I-2 General Industrial		
	O-1 Office		
	OLC Office/Light Commercial		
	O-M Medical Office		
	PD IRD Planned District Infill Res Devt		
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	PD PUD Planned District Planned Unit Devt		
	PD TND Planned Dist Traditional Neighborhood Devt		
	RLD Residential Low Density		
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	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
PLMA202300234

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 July 20, 2023.



1:2,400
 1 inch represents 200 feet
 Plot Date: July 11, 2023