



Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

**GENERAL REZONING APPLICATION** Application Number: **REZ-**Applicant ☒Planning Board (Administrative) ☐Board of Commission (Administrative) ☐ETJ ☐**A. \*APPLICANT INFORMATION**Name of Applicant: William Fabricio Leiton-Romas  
(Print Full Name)Mailing Address: 15101 Luna Dr., Charlotte, NC 28278  
(Include City, State and Zip Code)Telephone Numbers: 704-922-9106 704-689-2788  
(Area Code) Business (Area Code) HomeEmail: wfleit@ gmail . com

\* If the applicant and property owner(s) are not the same Individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.

**B. OWNER INFORMATION**Name of Owner: Steve Patrick Mason  
(Print Full Name)Mailing Address: 1726 Ratchford Rd Dallas NC 28034  
(Include City, State and Zip Code)Telephone Numbers: 704-922-9104 704-678-1714  
(Area Code) Business (Area Code) HomeEmail: Smasonent@gmail.com**C. PROPERTY INFORMATION**Physical Address or General Street Location of Property: 111 Camp Rotary Rd  
Gastonia, NC 28052Parcel Identification (PID): 212823Acreage of Parcel: .30 +/- Acreage to be Rezoned: .30 +/- Current Zoning: ResidentialCurrent Use: vacant Proposed Zoning: Convenience Store**D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS**Name of Property Owner: Steve P MasonName of Property Owner: Maria MasonMailing Address: 1726 Ratchford Rd  
Dallas NC 28034  
(Include City, State and Zip Code)Mailing Address: 1726 Ratchford Rd  
Dallas NC 28034  
(Include City, State and Zip Code)Telephone: 704-678-1714  
(Area Code)Telephone: 704-678-1528  
(Area Code)Parcel: 212823  
(If Applicable)Parcel: 212823  
(If Applicable)Steve P Mason  
(Signature)Maria Mason  
(Signature)

## E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 212823  
hereby give William Fabricio Leiton - Ramos consent to execute this proposed action  
(Name of Applicant)

Steve P Mason  
(Signature)

11/8/2024  
(Date)

MARIA MASON  
(Signature)

11/8/2024  
(Date)

I, Debra H Black, a Notary Public of the County of Gaston  
State of North Carolina, hereby certify that Steve P Mason and Maria Mason  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this the 8 day of November, 2024.

Debra H Black  
Notary Public Signature

May 25, 2027  
Commission Expiration



(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

## APPLICATION CERTIFICATION

(I, We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the subject application and any applicable documents is true and accurate.

Steve Patrick Mason  
Signature of Property Owner or Authorized Representative

11-8-24  
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDO.

### OFFICE USE ONLY

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Date Received: \_\_\_\_\_ Application Number: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
(Initials)

- ☐ COPY OF PLOT PLAN OR AREA MAP  
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED  
☐ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_

Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.



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## Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: William Fabricio Leiton - Ramos

Subject:

☐ consent for variance / ☐ conditional use / ☐ appeal / ☐ subdivision variance / ☐ watershed variance / ☒ rezoning

Date: 11-8-24

I, Steve Patrick Mason, being the property owner of parcel(s) 212823, give consent to William Fabricio ~~Ros~~ Leiton - Ramos to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Steve Patrick Mason  
Signature (owner)

11/8/2024  
Date

North Carolina  
Gaston County

I, Devra H Black, a Notary Public for the said County and State, do hereby certify that Steve Patrick Mason personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8 of November, 2024.

Devra H Black  
Notary Signature

My commission expires: May 25, 2027

