



**CITY OF GASTONIA
PUBLIC HEARING NOTICE**



NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING REQUESTS

Notice is hereby given that the following public hearings will be held **Thursday, April 4th, 2024**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, in Gastonia, North Carolina. If any of the decisions of the Planning Commission are appealed or if any of the Planning Commission's decisions are by a vote of less than a three-fourths (3/4) majority, the particular item so affected will also be heard in a public hearing at the **Tuesday, May 21st, 2024**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the City Council Chambers, 181 S. South Street or in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way in Gastonia. The meeting location will be listed on the agenda found on the city's website www.cityofgastonia.com. If any cases are *continued* by the Planning Commission, the City Council hearing (if necessary) for that particular item will change; whereby staff should be consulted for further details.

File 202300313 – Crowders Spring Camp

Subject hearing involves a request to rezone approximately 2.84 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to C-1 CD (Highway Business – Conditional District). The subject property is located at 413 Misty Lane and is owned by Now Outreach, Inc.

File 202300464 – S. New Hope Road and E. Perry Street

Subject hearing involves a request to rezone a portion of tax parcel 115678 for approximately 0.23 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RS-8 CD (Single-family Residential, minimum 8,000 sq. ft. lots – Conditional District). The subject property is located on S. New Hope Road and E. Perry Street and is owned by Snarkus Holdings, LLC.

File 202300485 – Union New Hope Road

Subject hearing involves a request to rezone approximately 66.474 acres and annex approximately 3.976 acres. The total 70.45 acres is requested from Gaston County R-1 (Single-family Limited Residential) and C-3 CD (General Business – Conditional District) to C-3 CD. The subject property is located south of Union New Hope Road, at Union Road and Wilson Farm Road and is owned by Edward Mauney and 4-Star Investors: Union Road, LLC. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **April 16th, 2024** City Council meeting.*

File 202400055 – 216 W. Davidson Avenue

Subject hearing involves a request to rezone approximately 0.31 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to RMF (Residential Multi-family). The subject property is located at 216 W. Davidson Avenue and is owned by the City of Gastonia.

File 202400085 – 1033 Brown Street

Subject hearing involves a request to rezone approximately 0.33 acres from C-3 CD to RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots). The subject property is located at 1033 Brown Street and is owned by Ralph Bridges.

NOTICE OF PUBLIC HEARING TO CONSIDER AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA, NORTH CAROLINA

Notice is hereby given that the following public hearing will be held **Thursday, April 4th, 2024**, at 5:30 PM, or as soon thereafter as possible, before the Gastonia Planning Commission in the City Council Chambers, 181 S. South Street, and on **Tuesday, April 16th, 2024**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way in Gastonia for the purpose of considering the following amendments to the Unified Development Ordinance of the City of Gastonia North Carolina. If any cases are *continued* by the Planning Commission, the City Council hearing date for that particular item will change; whereby staff should be consulted for further details. Contact the Planning Department at 704-854-6652 or e-mail planning@gastonienc.gov to view the below proposed amendments.

File 202400074

Subject hearing involves a request to amend *Section 7.6.1 FH Flood Hazard Overlay District* to the Unified Development Ordinance to exempt public facilities from a portion of the ordinance.

File 202400075

Subject hearing involves a request to amend *Section 7.6.5 USO Urban Standards Overlay District* to the Unified Development Ordinance to revise regulations for non-residential accessory structures.

For further information, call (704) 854-6652. INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS WHEN ATTENDING THIS MEETING AND/OR IF THIS INFORMATION IS NEEDED IN AN ALTERNATIVE FORMAT BECAUSE OF A DISABILITY, SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, LOCATED IN CITY HALL AT 181 S. SOUTH STREET, TELEPHONE: (704-866-6786), FAX: (704-836-0022) OR BY EMAIL: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kristie Ferguson, Chair
Gastonia Planning Commission
(Ad in paper 3/24/24 and 3/31/24)

Richard Franks, Mayor
City of Gastonia