



**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, January 4, 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, February 20, 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 202300274 – Highland Townhomes

Subject hearing involves a request to rezone approximately 6.278 acres from RS-8 (Single-family Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located at 933 N. Highland Street and is owned by P&G Realty Solutions, LLC.

File 202300400 – Shannon Bradley Townhomes

Subject hearing involves a request to rezone approximately 21.14 acres from RS-8 (Single-family Residential) and RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located west of Shannon Bradley Road, adjacent to Northwynn Road and Colebrook Drive and is owned by Judy Ramkissoon.

File 202300411 – 423 Norment Street

Subject hearing involves a request to rezone approximately 0.24 acres from RS-8 (Single-family Residential) to RS-8 CD (Single-family Residential – Conditional District). The subject property is located at 423 Norment Avenue and is owned by Oak Island Services, LLC.

**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, January 4, 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, January 16, 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@gastonianc.gov to view the below proposed amendments.

File 202300503

Subject hearing involves a request to amend *Section 7.1-1 Table of Uses, Section 7.3-1 Bulk and Use Chart, Section 8.1.5 Dwelling, Two Family, and Section 8.1.17 Single-Family Attached Development* to the Unified Development Ordinance to revise the permitted uses and dimensional requirements for all applicable residential uses.

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 12/24/23 and 12/31/23)

Richard Franks, Mayor
City of Gastonia