



**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, March 9, 2023**, 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, April 18, 2023**, 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 2<sup>nd</sup> 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](http://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 202200638 – Barber Road**

Subject hearing involves a request to rezone approximately 3.77 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and C-3 CUP (General Business – Conditional Use Permit) to C-3 CD (General Business – Conditional District). The subject property is located north of S. New Hope Road, adjacent to Barber Road. The property is owned by PEN, LLP.

**File 202200656 – East Hudson Boulevard**

Subject hearing involves a request to rezone approximately 5.191 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots), RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and RMF (Residential Multi-family) to C-3 CD (General Business – Conditional District). The subject property is located west of Redbud Drive on E. Hudson Boulevard. The property is owned by Triangle Real Estate of Gastonia, Inc.

**File 202300044 – New Hope Crossings**

Subject hearing involves a request to rezone approximately 4.07 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RMF CD (Residential Multi-family – Conditional District). The subject property is located east of N. New Hope Road and south of Pinetop Drive. The property is owned by Sisk Investments Partnership and Moss Warren Harold.

**File 202300048 – Delta Drive**

Subject hearing involves an assignment of zoning request in conjunction with an annexation request for approximately 41.119 acres from Gaston County I-2 (General Industry) to City of Gastonia I-2 (General Industrial). The subject property is located north of I-85, on Delta Drive. The property is owned by JEJ Liability Limited Partnership 3. The Gastonia City Council will hold a Public Hearing on the assignment of zoning request at the **March 21, 2023** City Council meeting.

**File 202300054 – Hans Kissle Company**

Subject hearing involves an assignment of zoning request in conjunction with an annexation request for approximately 26.82 acres from Gaston County I-2 (General Industry) to City of Gastonia I-2 (General Industrial). The subject property is located on Apple Creek Parkway, east of White Jenkins Road. The property is owned by Hans Kissle Company, LLC. The Gastonia City Council will hold a Public Hearing on the assignment of zoning request at the **March 21, 2023** City Council meeting.

**File 202300004 – Lewis Street Residential**

Subject hearing involves a request to rezone approximately 1.461 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and C-3 CD (General Business – Conditional District) to RS-8 CD (Single-family Residential, minimum 8,000 sq. ft. lots – Conditional District). The subject property is located at 706 and 708 Lewis Street, east of E. Davidson Avenue. The property is owned by Helmsman Homes.

**File 202300010 – Grover Street Residential**

Subject hearing involves a request to amend the PD-RRDD (Planned Development – Revised Residential Development District) conditional zoning district for approximately 39.57 acres. The subject property is located north of Hemlock Avenue, adjacent to Grover Street. The property is owned by Grover Development, LLC.

**File 202300024 – 1818 West Fifth Avenue**

Subject hearing involves a request to rezone approximately 0.34 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to RS-8 CD (Single-family Residential, minimum 8,000 sq. ft. lots – Conditional District). The subject property is located at 1818 W. Fifth Avenue, adjacent to Sherman Street. The property is owned by Statement Homes, LLC.

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](mailto: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 2/26/23 and 3/5/23)**

Walker E. Reid, III, Mayor  
City of Gastonia