



# 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 8, 2021**, 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 18, 2021**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the City Council Chambers, 181 S. South Street in Gastonia. 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 202000350

Subject hearing involves a request to rezone approximately 113.96 acres from PD-PRD (Planned Development-Planned Residential Development) to PD-PRD (Planned Development-Planned Residential Development) to revise the zoning conditions and rezoning plan of file #4837. The subject property is located to the north of Union Road/Union-New Hope Road and is known as the Nolen Farm development. The property is owned by Presley Development LLC.

File 202100037

Subject hearing involves a request to rezone approximately 5.29 acres from C-2 (Highway Commercial) to C-1 CD (Neighborhood Commercial Conditional District). The subject property is located south of W. Franklin Boulevard between S. Vine Street and S. Dixie Street. The property is owned by Gossett Machine Works.

File 202100041

Subject hearing involves a request to rezone approximately 4.55 acres from RS-8 and RS-12 (Single-family Residential District, minimum 8,000 and 12,000 sq. ft. lots) to O-1 CD (Office Conditional District). The subject property is located at the northwest intersection of Union Road and Wellons Drive. The property is owned by Faye Rose Lineberger.

File 202100045

Subject hearing involves a request to rezone approximately 2.57 acres from O-M CD (Office Medical Conditional District) to RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots). The subject property is located south of Court Drive. The property is owned by NCRES Holdings LLC.

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## 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 8, 2021**, 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 20, 2021** at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the City Council Chambers, 181 S. South Street 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.

File 202100122

Subject hearing involves a request to amend *Section 8.1.11 Revised Residential Development District (R2D2) of Chapter 8 Supplemental Use Regulations* of the Unified Development Ordinance to clarify standards for revised residential development district.

The City of Gastonia will hold remote meetings during the State of Emergency that has been declared by the Governor of North Carolina and officials from Gaston County in order to help slow the spread of the COVID-19 virus. Because of the risks to the public that would arise from continued in-person meetings, the City is instructing individuals who desire to speak during public hearings to register in advance and follow the instructions for remote access. For further information, call 704-854-6652.

### Instructions for persons interested in speaking during the Public Hearings of the April 8<sup>th</sup> Planning Commission meeting:

1. If you wish to speak during the meeting you must call the Planning Department at 704-854-6652 and register before noon on the day of the meeting.
2. View the meeting agenda on the city's website at <https://www.cityofgastonia.com/>
3. On the day of the meeting, watch the livestream of the meeting on the City's website at <https://www.cityofgastonia.com/>
4. Follow the instructions given when you registered in order to call into the meeting at the time that the item you are interested in is being heard by the Commission.

Pamela Goode, Chair  
Gastonia Planning Commission

Walker E. Reid, III, Mayor  
City of Gastonia

**(Ad in paper 3/28/21 and 4/4/21)**