



# 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 6, 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, May 16, 2023**, City Council meeting at 6:00 PM or as soon thereafter as possible, 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 202200544 – Shannon Bradley Laundromat**

Subject hearing involves a rezoning request and annexation request for approximately 0.97 acres from Gaston County I-2 (General Industrial) to City of Gastonia C-3 (General Business). The subject property is located south of Bessemer City Road on Shannon Bradley Road and is owned by Norris D. Lamb Jr. *The Gastonia City Council will be holding a Public Hearing on the assignment of zoning request at the **April 18, 2023** City Council meeting.*

### **File 202200615 – Dallas-Bessemer City Highway Townhomes**

Subject hearing involves an assignment of zoning and annexation request for approximately 32.41 acres from Gaston County TMU (Transitional Mixed Use) and RLD (Residential Low Density) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Dallas Bessemer City Highway, north of the Gastonia Technology Park. The property is owned by Charles E. Pasour and Kenneth and Pamela Avery. *The Gastonia City Council will be holding a Public Hearing on the assignment of zoning request at the **April 18, 2023** City Council meeting.*

### **File 202300050 – Lofts at Court Drive**

Subject hearing involves a request to rezone approximately 12.64 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to RMF CD (Residential Multi-family – Conditional District). The subject property is located on Court Drive, between Smyre Drive and Log Cabin Drive and is owned by Jerry and Alice Woods.

### **File 202300051 – Villages at Lynnhaven**

Subject hearing involves a request to amend the conditional zoning district (File 202200570) for approximately 22.28 acres zoned RMF CD (Residential Multi-family – Conditional District). The subject property is located north of W. Hudson Boulevard, adjacent to Clyde Street. The property is owned by Usmani Holdings, LLC. and Jon and Peyton Apel.

### **File 202300062 – 211 E. Eighth Avenue**

Subject hearing involves a request to rezone approximately 0.26 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 211 E. Eighth Avenue, east of S. Oakland Street and is owned by Helmsman Homes, LLC.

### **File 202300063 – 1410 S. Marietta Street**

Subject hearing involves a request to rezone approximately 0.11 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 1410 S. Marietta Street, between E. Ruby Avenue and Davenport street and is owned by Helmsman Homes, 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 6, 2022**, 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 18, 2022**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council 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 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@cityofgastonia.com](mailto:planning@cityofgastonia.com) to view the below proposed amendments.

### **File 202300103**

Subject hearing involves a request to amend *Section 7.1-1 Table of Uses, Section 7.3-1 Bulk and Use Chart, Section 7.6.5 Urban Standards Overlay District USO, Section 8.1.4 Urban Multi-Family and Mixed-Use Residential, and Section 8.1.5 Dwelling, Two Family* to the Unified Development Ordinance to 1) revise the permitted uses and dimensional requirements for all applicable residential uses previously amended by the Revised Residential Development District (*Sections 8.1.11 and 8.1.17*), 2) permit temporary mobile classrooms on school properties, and 3) add Urban Multi-Family and Mixed-Use Residential standards.

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 3/26/23 and 4/2/23)**

Walker E. Reid, III, Mayor  
City of Gastonia