



# CITY OF GASTONIA PUBLIC HEARING NOTICE



## NOTICE OF PUBLIC HEARINGS TO CONSIDER CHANGE IN ZONING CLASSIFICATION

Notice is hereby given that the following public hearings will be held Thursday, **August 9, 2018**, 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, **September 18, 2018**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the Public Forum Room at the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way 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 9048

Subject hearing involves a request to rezone approximately 2.11 acres from O-1 (Office District) to C-3 (General Commercial District). The subject property is located on the western side of Old Redbud Drive. The property is owned by Old Red Bud Landing LLC c/o Larry Lynn.

### File 9049

Subject hearing involves a request to rezone approximately 22.87 acres from UMU (Urban Mixed Use District) and C-3 (General Commercial District) to CBD (Central Business District). The property is comprised of 22 parcels and is generally located north of W. Franklin Boulevard and south of the railroad. There are multiple property owners.

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## NOTICE OF PUBLIC HEARINGS 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, **August 9, 2018**, 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, **August 21, 2018** at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room at the Gaston County Courthouse, 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.

### File 9065

Subject hearing involves a request to amend *Table 7.1-1 Table of Uses* and *Section 12.10 Central Business District Sign Specifications* of the Unified Development Ordinance to permit additional uses and add sign flexibility in the CBD (Central Business District).

### File 9066

Subject hearing involves a request to amend *7.6.2.C Certificate of Appropriateness Required* to clarify the approval process for a certificate of appropriateness when work has been done in violation of the Unified Development Ordinance.

### File 9067

Subject hearing involves a request to amend *Section 12.5.10 Planned Development Sign Plan Flexibility Option* of the Unified Development Ordinance to modify the minimum square footage requirements and further clarify the flexibility option.

Maps showing the exact location of any properties described above are on file and available for viewing between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Planning Department, second floor, Garland Municipal Business Center. All interested persons should be aware that as a result of these hearings, any change in the zoning classification of the above described properties enacted may be substantially different from that proposed. All persons having an interest in any aforesaid proposed changes to the Zoning Map of Gastonia, North Carolina, and its perimeter, are, therefore, urged to be present at these hearings. For further information, call (704) 854-6652. Individuals requiring special accommodations at this public meeting/hearing should call the ADA coordinator at (704) 866-6861 or 1-800-735-2962 for TDD users within 48 hours of the meeting/hearing.

Pamela Goode, Chair  
Gastonia Planning Commission

Walker E. Reid, III, Mayor  
City of Gastonia

**(Ad in paper 7/29/2018 and 8/5/2018)**