



CITY OF GASTONIA PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING & ASSIGNMENT OF ZONING REQUESTS

Notice is hereby given that the following public hearings will be held remotely **Thursday, August 6, 2020**, 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 15, 2020**, City Council meeting at 6:00 PM or as soon thereafter as possible, either in the City Council Chambers, 181 S. South Street or 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 9465

Subject hearing involves a request to rezone approximately 18.75 acres from RMF (Multi-family Residential District), RS-12 and RS-8 (Single-family Residential District, minimum 12,000 sq. ft. lots and 8,000 sq. ft. lots) to RMF CD (Multi-family Residential Conditional District). The subject property is generally located to the west of Redbud Drive and to the east of McLean Avenue. The property is owned by Triangle Real Estate of Gastonia, Inc., Triangle Ashbrook Inc., and Southwood Realty Company.

File 202000015

Subject hearing involves a request to rezone approximately 1.35 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to C-3 CD (General Commercial Conditional District). The subject property is located on the southeast corner at the intersection of Neal Hawkins Road and Howe Dairy Road. The property is owned by Russell Holdings of Gaston County, LLC.

File 202000016

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 0.51 acres from RS-12 (Gaston County, Single-family Residential District) to C-3 CD (City of Gastonia, General Commercial Conditional District). The subject property is located to the east of Howe Dairy Road. The property is owned by Russell Holdings of Gaston County, 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, August 6, 2020**, 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 11, 2020** at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council either in the City Council Chambers, 181 S. South Street or 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 9529

Subject hearing involves a request to amend the Unified Development Ordinance by amending Chapter 2 Definitions, *Table 7.1-1 Table of Uses* and *Table 7.3-1 Bulk and Use Chart* of Chapter 7 Use and Building Lot Standards, adding a new *section 8.3.15 Distribution/Wholesale/Storage Operation* and clarifying provisions for storage of Chapter 8 Supplemental Use Regulations, amending *Section 11.7* of Chapter 11 Screening and Landscaping, and amending Chapter 12 Signs to provide provisions for specific uses in an industrial planned campus, to clarify standards for open space in multi-family developments, and to clarify ground sign allowances for multi-tenant uses in certain locations.

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 August 6th 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 7/26/20 and 8/2/20)