



CITY OF GASTONIA PUBLIC HEARING NOTICE



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

Notice is hereby given that the following public hearings will be held **Thursday, August 5, 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, September 21, 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 202100138

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 25.05 acres from R-1 (Gaston County, Single-family Residential District) to PD-RRDD (City of Gastonia, Planned Development-Revised Residential Development District). The subject property is located at the end of Crawford Avenue. The property is owned by Excel Church Inc.

The City Council will hold a Public Hearing on the assignment of zoning request at the August 10, 2021 City Council meeting.

File 202100175

Subject hearing involves a request to rezone approximately 38.53 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) and I-2 (General Industrial District) to PD-RRDD (Planned Development-Revised Residential Development District). The subject property is located at the end of Grover Street. The property is owned by Dennis M. and Kathleen S. Crowley.

File 202100228

Subject hearing involves a request to rezone approximately 2.89 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) to C-3 CD (General Commercial Conditional District). The subject property is located at the end of Carpenter Street. The property is owned by Oakland and Partners LLC and Billie F. Holbrooks.

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 5, 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, August 10, 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. Contact the Planning Department at 704-854-6652 or e-mail planning@cityofgastonia.com to view the below proposed amendments.

File 202100281

Subject hearing involves a request to amend *Table 2.7.1-Defined Terms* of Chapter 2, *Table 7.3-1 Bulk and Use Chart of Chapter 7 Use and Building Lot Standards*, *Section 8.1.11 Revised Residential Development District ("R2D2")*, *Section 8.1.17 Single-Family Attached Development*, and *Section 8.1.10 Multi-family Development of Chapter 8 Supplemental Use Regulations*, *Section 9.7 Sight Triangles of Chapter 9 General Provisions*, *Chapter 10 Off-Street Parking and Loading* to the Unified Development Ordinance to revise and clarify residential standards and options in the "R2D2" district, to revise and clarify sight distance standards, to amend allowances using multi-family development standards, and provide some clarifications needed for recently revised parking standards.

All persons having an interest in any aforesaid proposed changes to the Unified Development Ordinance of Gastonia, North Carolina, 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.

Kristie Ferguson, Chair
Gastonia Planning Commission

Walker E. Reid, III, Mayor
City of Gastonia

(Ad in paper 7/25/21 and 8/1/21)