



# 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, August 3, 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, September 19th, 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 202200635 – Zora Grove Duplexes**

Subject hearing involves an annexation and assignment of zoning request for approximately 35.179 acres from Gaston County R-1 (Single-family Limited) to City of Gastonia RMF CD (Residential Multi-family – Conditional District). The subject property is located at 3024 Beaty Road, northeast of Kendrick Road and is owned HLG Capital, LLC. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 5, 2023** City Council meeting.*

### **File 202200666 – 626 N. Modena Duplexes**

Subject hearing involves a rezoning request for approximately 0.65 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RS-8 CD (Single-family Residential – Conditional District). The subject property is located at 626 N. Modena Street, adjacent to E. Harrison Avenue and is owned by Itani, LLC.

### **File 202300212 – Movement Charter School**

Subject hearing involves a request to amend the conditional zoning district (File 202200150) for approximately 7.09 acres currently zoned C-2 CD (Highway Business – Conditional District). The subject property is located at 1955 Davis Park Road, northwest of the Davis Park Road and W. Hudson Boulevard intersection. The property is owned by RSS GSMS2015 – GC28 – NC SG, LLC.

### **File 202200289 – Bessemer City Road & Pioneer Lane**

Subject hearing involves an annexation request for approximately 4.6108 acres and an assignment of zoning request for approximately 5.4838 acres from Gaston County C-3 (General Commercial) and I-2 (General Industrial) and City of Gastonia C-3 (General Business) and I-2 (General Industrial) to City of Gastonia C-3. The subject property is located south of Bessemer City Road adjacent to Pioneer Lane. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 19, 2023** City Council meeting.*

### **File 202300149 – Goble Street**

Subject hearing involves an annexation and assignment of zoning request for approximately 6.15 acres from Gaston County RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to City of Gastonia RS-8 (Single-family Residential). The subject property is located on Goble Street between Huffman Road and Olney Church Road and is owned by Greater New Mills Chapel Church, Inc. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 5, 2023** City Council meeting.*

### **File 202300203 – 323 Linwood Road**

Subject hearing involves a rezoning request for approximately 0.579 acres from I-U (Urban Industrial) to I-2 (General Industrial). The subject property is located at 323 Linwood Road, adjacent to W. Garrison Boulevard and is owned by Industrial Electroplating, Co.

### **File 202300211 – 2005 S. York Road**

Subject hearing involves a rezoning request for approximately 0.24 acres from C-3 (General Business) to C-1 (Neighborhood Business). The subject property is located at 2005 S. York Road, between Gilmer Street and Charles Street and is owned by Carolina Injury Rehab, PLLC.

### **File 202300234 – 912 Union Road**

Subject hearing involves a rezoning request for approximately 0.48 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to C-1 (Neighborhood Business). The subject property is located at 912 Union Road and is owned by Jacob Hickman.

### **File 202300275 – 3329 Goble Street**

Subject hearing involves an annexation and assignment of zoning request for approximately 0.293 acres from Gaston County RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to City of Gastonia RS-8 (Single-family Residential). The subject property is located at 3329 Goble Street and is owned by Harland Building Group, LLC. *The Gastonia City Council will be holding a Public Hearing on the annexation and assignment of zoning request at the **September 5, 2023** City Council meeting.*

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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 7/23/23 and 7/30/23)**

Walker E. Reid, III, Mayor  
City of Gastonia