



# CITY OF GASTONIA PUBLIC HEARING NOTICE



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

Notice is hereby given that the following public hearings will be held **Thursday, January 7, 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, February 16, 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 202000271

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 56.864 acres from RMF CD (Gaston County, Multi-family Residential Conditional District) to PD-R-3 CD (City of Gastonia Planned Development-Revised Residential Development District-Single-family Residential Conditional District). The subject property is located at the end of Howe Dairy Road. The property is owned by Kenneth L. Howe and Eleanor O. Howe.

File 202000273

Subject hearing involves a request to zone (in conjunction with an annexation request) for approximately 21.558 acres from R-1 (Gaston County, Single-family Residential District) to RMF CD (City of Gastonia Multi-family Residential Conditional District). The subject property is located on the northwest corner at the intersection of Kendrick Road and Beaty Road. The property is owned by DGMD LLC.

File 202000281

Subject hearing involves a request to rezone approximately 35.87 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) and I-2 (General Industrial District) to RMF CD (Multi-family Residential Conditional District). The subject property is located on the southeast corner of the intersection of W. Franklin Boulevard and Archie Whitesides Road. The property is owned by Neill Mills Carson III and Donna Paulette Carson.

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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, January 7, 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, January 19, 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.

File 202000331

Subject hearing involves a request to amend *Table 2.7.1-Defined Terms* of Chapter 2, *Table 7.1-1 Table of Uses and 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)* and *Section 8.1.17 Single-family Attached Development* of Chapter 8 *Supplemental Use Regulations*, *Section 9.7 Sight Distance Triangles* of Chapter 9 *General Provisions* and *Chapter 10 Off-Street Parking and Loading* to the Unified Development Ordinance to clarify standards and options for single-family residential and single-family attached residential, make modifications to permit design for new residential standards, and amend parking standards for the City of Gastonia.

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 January 7<sup>th</sup> 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 12/27/20 and 1/3/21)