



CITY OF GASTONIA PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING AND CONDITIONAL USE PERMIT REQUESTS

Notice is hereby given that the following public hearings will be held **Thursday, June 3, 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, July 20, 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 202100117

Subject hearing involves a conditional use permit request to construct a columbarium for Myers Memorial United Methodist Church on approximately 3.59 acres. The subject property is zoned OLC (Office Light Commercial District) and is located at 301 S. New Hope Road. The property is owned by Myers Memorial United Methodist Church.

File 202100136

Subject hearing involves a request to rezone approximately 0.29 acres from C-3 (General Commercial District) to O-1 (Office District). The subject property is located at 610 E. Third Avenue. The property is owned by Better Path Homes LLC.

File 202100137

Subject hearing involves a conditional use permit request for a use with open air storage on approximately 29.86 acres. The subject property is zoned I-2 (General Industrial District) and is located at 626 Diane 29 Theater Road. The property is owned by Gastonia Moose Lodge 1303.

File 202100139

Subject hearing involves a conditional use permit request for a manufacturing facility to be located in an existing shell building on approximately 13.42 acres in the Gastonia Technology Park. The subject property is zoned I-2 (General Industrial District) and is located at the end of Repi Court. The property is owned by Maistro Investments 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, June 3, 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, June 15, 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 202100190

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 8.2.45 Electronic Gaming Operation* of Chapter 8 *Supplemental Use Regulations*, *Section 9.7 Sight Triangles* of Chapter 9 *General Provisions* to the Unified Development Ordinance to revise and clarify residential standards and options in the "R2D2" district, to eliminate electronic gaming, to revise and clarify sight distance standards. In addition, the Public Hearing will include all amendments made to the Unified Development Ordinance to be in accordance with Session Law 2020-25, Section 51.(b) requiring compliance with G.S. Chapter 160D.

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 June 3rd 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 5/23/21 and 5/30/21)