

Z CITY OF GASTONIA Z
PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING REQUESTS

Notice is hereby given that the following public hearings will be held **Thursday, June 8, 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 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 18, 2023**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the Public Forum Room on the 2nd 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. If any cases are *continued*, the City Council hearing (if necessary) for that particular item will change; whereby staff should be consulted for further details.

File 202200615 – Dallas Bessemer City Highway

Subject hearing involves a rezoning and annexation request for approximately 32.42 acres from Gaston County TMU (Transitional Mixed Use) and RLD (Residential Low Density) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Dallas Bessemer City Highway, north of the Gastonia Technology Park and is owned by Charles E. Pasour and Kenneth and Pamela Avery. *The Gastonia City Council will be holding a Public Hearing on the assignment of zoning request at the June 20th, 2023 City Council meeting.*

File 202300052 – Crowders Creek Commons

Subject hearing involves a request to rezone approximately 16.31 acres from C-3 (General Business), I-2 (General Industrial), and I-2 CUP to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on West Franklin Boulevard, adjacent to Patterson Circle and is owned by Dean Putnam and Martha Smith.

File 202300122 – Armstrong Park Road

Subject hearing involves a request to amend the C-2 CD (Highway Business – Conditional District) zoning district (File 7321) for approximately 3.49 acres. The subject property is located at the intersection of W. Hudson Boulevard and Armstrong Park Road and is owned by Gaston County Family YMCA.

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 8, 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, and on **Tuesday, June 20, 2023**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 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. Contact the Planning Department at 704-854-6652 or e-mail planning@cityofgastonia.com to view the below proposed amendments.

File 202300141

Subject hearing involves a request to amend Chapter 10 *Off-Street Parking and Loading* to the Unified Development Ordinance to 1) revise the parking maximums within certain zones and building type, 2) allow the Administrator to evaluate and approve increases within particular zones, 3) establish Electric Vehicle Charging Station regulations for certain uses, 4) modify section numbers and cross-references within this chapter and the UDO, and 5) clarify, adjust, and/or remove criteria associated with parking standards within the city.

File 202300147

Subject hearing involves a request to amend *Section 12.3 Prohibited Signs* and *Section 12.14 Sign Flexibility Options* to the Unified Development Ordinance to allow roof signs as a sign type flexibility option in the UDU zoning district.

File 202300181

Subject hearing involves a request to amend *Section 7.6.2 HD Historic District Overlay* to the Unified Development Ordinance to revise the Civil Penalty guidelines regarding Certificates of Appropriateness from the Historic District Commission.

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. 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 5/28/23 and 6/4/23)

Walker E. Reid, III, Mayor
City of Gastonia