



# 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, March 5, 2020**, 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, April 21, 2020**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the Public Forum Room at the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way 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 9397

Subject hearing involves a request to rezone approximately 114.8 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to RS-8 CD (Single-family Residential Conditional District, minimum 8,000 sq. ft. lots). The subject property is located on the south side of E. Hudson Boulevard. The property is owned by Robinson Mills Inc.

### File 9411

Subject hearing involves a request to rezone approximately 8.12 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to RMF CD (Multi-family Residential Conditional District). The subject property is located on the west side of Gaston Day School Road. The property is owned by Charles D. Gray III.

### File 9412

Subject hearing involves a request to rezone approximately 6.28 acres from C-2 (Highway Commercial District) and RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) to RMF CD (Multi-family Residential Conditional District). The subject property is located to the west of Clyde Street and north of West Hudson Boulevard. The property is owned by Usmani Holdings, LLC.

### File 9313 (*Revision*)

Subject hearing involves a request to revise a rezoning of approximately 31.9 acres from C-3 CD (General Commercial Conditional District) to C-3 CD (General Commercial Conditional District). The subject property is located on the southwest corner of N. Chester Street (Hwy 321 N) and Bulb Avenue. The property is owned by John D. Glenn Heirs and Jerilyn Glenn Davis.

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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, March 5, 2020**, 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, March 17, 2020** at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room at the Gaston County Courthouse, 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.

### File 9436

Subject hearing involves a request to amend the Unified Development Ordinance by amending *Chapter 6 Zoning Districts, Table of Uses 7.1-1* from *Chapter 7 Use and Building Lot Standards*, and utilizing the reserved Section 8.1.12 of *Chapter 8 Supplemental Use Regulations* to provide options for certain developed and undeveloped single family lots that meet various infill provisions.

Maps showing the exact location of any properties described above are on file and available for viewing between the hours of 8:00 AM and 5:00 PM, Monday through Friday, in the Planning Department, second floor, Garland Municipal Business Center. All interested persons should be aware that as a result of these hearings, any change in the zoning classification of the above described properties enacted may be substantially different from that proposed. All persons having an interest in any aforesaid proposed changes to the Zoning Map of Gastonia, North Carolina, and its perimeter, are, therefore, urged to be present at these hearings. 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:judy@cityofgastonia.com). The Human Resources Department requests at least 72 hours' notice prior to the meeting to make the appropriate arrangements.

Pamela Goode, Chair  
Gastonia Planning Commission

Walker E. Reid, III, Mayor  
City of Gastonia

**(Ad in paper 2/23/20 and 3/1/20)**