



# CITY OF GASTONIA PUBLIC HEARING NOTICE



## NOTICE OF PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT AND REZONING REQUESTS

Notice is hereby given that the following public hearing will be held **Thursday, May 9, 2019**, 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, June 18, 2019**, 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 9202

Subject hearing involves a request to consider a conditional use permit for approximately .12 acres zoned C-1 (Neighborhood Commercial District). The subject property is located at 1200 S. York Road. The property is owned by Seven Gifts Holdings, LLC.

### File 9205

Subject hearing involves a request to rezone approximately 1.62 acres from RS-8 (Residential District, minimum 8,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is located on the south side of Friday Park Road. The property is owned by Tyson Bros Inc.

### File 9206

Subject hearing involves a request (in conjunction with an annexation request) to assign City of Gastonia zoning to approximately 2.37 acres from RS-8 (Gaston County, Residential District) to I-2 (City of Gastonia, General Industrial District). The subject property is located on the south side of Friday Park Road. The property is owned by Tyson Bros Inc.

### File 9208

Subject hearing involves a request to rezone approximately 2.96 acres from C-1 CD (Neighborhood Commercial Conditional District) to C-1 (Neighborhood Commercial) and C-2 CD (Highway Commercial Conditional District). The subject property is located on the southwest corner of S. New Hope Road and E. Garrison Boulevard. The property is owned by KPK Company and KPK, LLC.

### File 9209

Subject hearing involves a request to rezone approximately .64 acres from RS-8 (Residential District, minimum 8,000 sq. ft. lots) to TMU CD (Transitional Mixed Use Conditional District). The subject property is located at 2148 W. Fifth Avenue on the north side of W. Fifth Avenue. The property is owned by Christopher and Crystal 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, May 9, 2019**, 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, May 21, 2019** 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 9225

Subject hearing involves a request to amend the Unified Development Ordinance *Table 7.1-1 Table of Uses* to permit additional uses in the UMU (Urban Mixed Use) district, *7.3-1 Bulk and Use Chart* to provide provision for lot consistency, and *Section 8.1.17.B.2 Dwelling, Single Family, Attached* to allow flexibility for various product options.

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:judys@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 4/28/19 and 5/5/19)**