



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 remotely **Thursday, May 7, 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, June 16, 2020**, City Council meeting at 6:00 PM or as soon thereafter as possible, located either in the Public Forum Room at the Gaston County Courthouse, 325 Dr. Martin Luther King Jr. Way or 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 9434

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 0.429 acres from RS-12 (Gaston County, Single-family Residential District, minimum 12,000 sq. ft. lots) to C-2 (City of Gastonia, Highway Commercial District). The subject property is located off of Old Barn Lane. The property is owned by the City of Gastonia.

File 9438

Subject hearing involves a request to rezone approximately 14.04 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) and C-3 (General Commercial District) to RMF CD (Multi-family Residential Conditional District). The subject property is located on the north side of S. New Hope Road, just west of the intersection with Lowell Bethesda Road. The property is owned by Dixie M. Forbes and Marcus M. and Joan W. Van Dyke.

File 9440

Subject hearing involves a request to rezone approximately 15.4 acres from PD PUD (Planned Development, Planned Urban Development District) to RMF CD (Multi-family Residential Conditional District) and C-2 CD (Highway Commercial Conditional District). The subject property is located to the north of Bessemer City Road and located to the east of Holland Memorial Church Road. The property is owned by Margaret P. and Richard A. Wing.

File 9445

Subject hearing involves a request to rezone approximately 125.77 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) and RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to PD-TND (Planned Development, Traditional Neighborhood District). The subject property is located to the east of Hoffman Road and to the west of S. New Hope Road. The property is owned by Martha Wilson Rev Trust and Robert Wilson Rev Trust.

File 9446

Subject hearing involves a request to rezone approximately 9.52 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is located to the east of Dr. Martin Luther King, Jr. Way. The property is owned by Charles A. Barkley, Jr. and Donald W. Barkley.

File 9466

Subject hearing involves a request for a Conditional Use Permit (CUP) to revise CUP File 4980 on approximately 25.73 acres. The subject property is zoned I-2 (General Industrial District) and is located at 249 N. Hartman Road. The property is owned by Carolina Metals Group Properties, LLC.

File 9486

Subject hearing involves a request to rezone approximately 3.79 acres from C-3 (General Commercial District) to CBD (Central Business District). The subject property is generally located at the intersection of W Airline Avenue and N. Trenton Street. The property is owned by the City of Gastonia and Bird Dog Holdings, LLC.

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. "Providing remote access to these meetings is another way the City is complying with the guidelines of the State of Emergency," said Todd Carpenter, deputy city manager. "It is also another way for us to continue to provide access to these meetings by those who would like to attend."

Instructions for persons interested in speaking during the Public Hearings of the May 7th 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 4/26/20 and 5/3/20)