



CITY OF GASTONIA PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING AND ASSIGNMENT OF ZONING REQUESTS

Notice is hereby given that the following public hearings will be held **Thursday, May 6, 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, June 15, 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 202000273

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 21.558 acres from R-1 (Gaston County, Single-family Residential District) to PD-Revised Residential Development District (Planned Development-Revised Residential Development District). The subject property is located on the northwest corner at the intersection of Kendrick Road and Beaty Road. The property is owned by DGMD LLC.

File 202000281

Subject hearing involves a request to rezone approximately 35.87 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) and I-2 (General Industrial District) to PD-Revised Residential Development District (Planned Development-Revised Residential Development District). The subject property is located on the southeast corner of the intersection of W. Franklin Boulevard and Archie Whitesides Road. The property is owned by Neill Mills Carson III and Donna Paulette Carson.

File 202100096

Subject hearing involves a request to rezone approximately 5.89 acres from C-3 CD (General Commercial Conditional District) to C-3 CD (General Commercial Conditional District). The subject property is located on the west side of Delta Drive. The property is owned by Yelton Investments LLC.

File 202100097

Subject hearing involves a request to rezone approximately 4.81 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) and I-2 (Industrial District) to PD-Revised Residential Development District (Planned Development Revised Residential Development District). The subject property is located on the northeast intersection of Craig Avenue and Industrial Avenue. The property is owned by William S. Henry and George F. Henry III.

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 6, 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, May 18, 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.

File 202100154

Subject hearing involves a request to amend *Table 2.7.1-Defined Terms* of Chapter 2, *Section 3.3.9 Nonconforming Off-Street Parking and/or Loading*, *Table 7.1-1 Table of Uses*, *Table 7.3-1 Bulk and Use Chart*, *Section 7.6.5 Urban Standards Overlay District* and *Section 7.11 Central Business District Design Standards* of Chapter 7 *Use and Building Lot Standards*, *Section 8.1.11 Revised Residential Development District ("R2D2")* of Chapter 8 *Supplemental Use Regulations*, *Chapter 10 Off-Street Parking and Loading* and *Section 11.5 Off-Street Parking Landscaping* of Chapter 11 *Screening and Landscaping* to the Unified Development Ordinance to clarify residential standards and options in the "R2D2" district, modify standards to for home family day cares, microblading, uses in FUSE, amend parking standards and associated sections for the City of Gastonia.

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 May 6th 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 4/25/21 and 5/2/21)