



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, November 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, December 15, 2020**, 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 202000034

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 19.712 acres from RMF (Gaston County, Multi-family Residential District) and RS-12 (Gaston County, Single-family Residential District) to RMF CD (City of Gastonia, Multi-family Residential Conditional District). The subject property is located on the north side of Neal Hawkins Road and south of E. Hudson Boulevard. The property is owned by Parkside Land Holdings, LLC and David A. Wilson and Frank P. Becton.

File 202000066

Subject hearing involves a request to rezone approximately 2.4 acres from RS-12 CD (Single-family Residential District, minimum 12,000 sq. ft. lots Conditional District) to RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots). The subject property is located on the east side of N. Oakwood Road. The property is owned by Modern Rising Inc.

File 202000206

Subject hearing involves a request to rezone approximately 0.63 acres from O-1 CD (Office Conditional District) to RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots). The subject property is located at 616 W. Garrison Boulevard. The property is owned by Ronald B. and Elizabeth K. Werran.

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, November 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, November 17, 2020** 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 202000235

Subject hearing involves a request to amend *Table 2.7.1-Defined Terms* of Chapter 2, *Table 7.1-1 Table of Uses and Table 7.3-1 Bulk and Use Chart* of Chapter 7 *Use and Building Lot Standards*, *Section 14.5 Notice of Violation Procedures*, and *Chapter 10 Off-Street Parking and Loading* to the Unified Development Ordinance to clarify standards for single-family residential on existing lots, add permissible locations for recycling deposit stations, clarify violation procedures, and amend parking standards.

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 November 5th 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 10/25/20 and 11/1/20)