



# 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, October 7, 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, November 16, 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 202100213

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request and rezone approximately 108.921 acres from R-1 (Gaston County, Limited Single-family Residential) and RS-12 (Gaston County, Single-family Residential District) and rezone RS-12 (City of Gastonia, Single-family Residential District, minimum 12,000 sq. ft. lots) to PD-RRDD (City of Gastonia, Planned Development-Revised Residential Development District). The subject property is located to the west of Davis Park Road and south of Linwood Road. The property is owned by Lamar Robinson, Jr, Elizabeth C. Froom, and Nancy R. Sparks.

*The City Council will hold a Public Hearing on the assignment of zoning request at the October 19, 2021 City Council meeting.*

File 202100291

Subject hearing involves a request to rezone approximately 14.42 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) and PD-TND (Planned Development-Traditional Neighborhood Development) to PD-RRDD (Planned Development-Revised Residential Development District). The subject property is located at the northwest intersection of S. New Hope Road and City Church Street. The property is owned by multiple owners (Wilson family).

File 202100297

Subject hearing involves a request to rezone (revise previous conditional rezoning File #26-04) approximately 3.28 acres from C-2 CD (Highway Commercial Conditional District) to C-2 CD (Highway Commercial Conditional District). The subject property is located at the northwest intersection of S. New Hope Road and Titman Road. The property is owned by Joseph S. Pierce and Vicky J. Pierce.

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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, October 7, 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, October 19, 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. Contact the Planning Department at 704-854-6652 or e-mail [planning@cityofgastonia.com](mailto:planning@cityofgastonia.com) to view the below proposed amendments.

File 202100367

Subject hearing involves a request to amend *Table 2.7.1-Defined Terms* of Chapter 2, *Table 7.1-1 Table of Uses*, *Table 7.3-1 Bulk and Use Chart* of Chapter 7 *Use and Building Lot Standards*, *Section 8.1.11 Revised Residential Development District*, *Section 8.1.17 Single-Family Attached Development*, *Section 8.2.45 Electronic Gaming Operation* of Chapter 8 *Supplemental Use Regulations* and *Section 9.7 Sight Triangles* of Chapter 9 *General Provisions* to the Unified Development Ordinance for revisions to the Revised Residential Development District standards, eliminate electronic gaming, and clarify sight distance standards.

All persons having an interest in any aforesaid proposed changes to the Unified Development Ordinance of Gastonia, North Carolina, are therefore, urged to be present at these hearings. For further information, call (704) 854-6652. Individuals requiring special accommodations at this public meeting/hearing should call the ADA coordinator at (704) 866-6861 or 1-800-735-2962 for TDD users within 48 hours of the meeting/hearing.

Kristie Ferguson, Chair  
Gastonia Planning Commission

Walker E. Reid, III, Mayor  
City of Gastonia

**(Ad in paper 9/26/21 and 10/3/21)**