



**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, October 3rd, 2024**, 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 19th, 2024**, City Council meeting at 6:00 PM or as soon thereafter as possible, in the City Council Chambers, 181 S. South Street or in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 325 Dr. Martin Luther King, Jr. Way in Gastonia. The meeting location will be listed on the agenda found on the city's website www.cityofgastonia.com. 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 202400113 – Union Road/Wilson Farm Road

Subject hearing involves a request for annexation and assignment of zoning for approximately 27.618 acres from Gaston County R-1 (Single-family Limited Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on the southwestern corner of Union Road and Wilson Farm Road and is owned by multiple owners. *The Gastonia City Council will hold a Public Hearing for the annexation and assignment of zoning request at the **October 15th, 2024** meeting.*

File 202400322 – Laurel Lane and Nottingham Drive

Subject hearing involves a request to rezone approximately 1.36 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots). The subject property is located on Laurel Lane and Nottingham Drive and is owned by S&A Enterprise, Inc.

File 202400373 – 2233 S. York Road

Subject hearing involves a request to rezone approximately 0.63 acres from C-2 (Highway Business) to RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots). The subject property is located at 2233 S. York Road and is owned by Judith Hill Crook and Jackie Wayne Hill.

File 202400421 – 705 Clara Street

Subject hearing involves a request to rezone approximately 0.22 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 705 Clara street and is owned by Bond Stone Holdings, LLC.

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 3rd, 2024**, 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 15th, 2024**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room on the 2nd Floor of the Gaston County Courthouse located at 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. Contact the Planning Department at 704-854-6652 or e-mail planning@gastonienc.gov to view the below proposed amendments.

File 202400453

Subject hearing involves a request to amend *Section 8.1.17 Single-family Attached Development* to the Unified Development Ordinance to clarify language and standards for duplex-type uses.

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. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

Kristie Ferguson, Chair
Gastonia Planning Commission
(Ad in paper 9/22/24 and 9/29/24)

Richard Franks, Mayor
City of Gastonia