



**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, September 5th, 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, October 15th, 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 202400258 – Legacy Villages

Subject hearing involves a request to rezone approximately 1.80 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Bessemer City Road between Graham Street and Black Street and is owned by multiple owners.

File 202400268 – Tucker Springhaven

Subject hearing involves a request to rezone approximately 262.84 acres from PD-PRD (Planned Development – Planned Residential Development) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Union New Hope Road and is owned by Walton North Carolina, LLC.

File 202400292 – Industrial Pike Road

Subject hearing involves a request to rezone approximately 15.898 acres from I-2 (General Industrial) to I-3 CD (Exclusive Industrial – Conditional District). The subject property is located on Industrial Pike Road and is owned by Ferebee Corporation.

File 202400316 – The Learning Experience at Robinwood Road

Subject hearing involves a request to rezone approximately 1.78 acres from C-1 CD (Neighborhood Business – Conditional District) to C-2 CD (Highway Business – Conditional District). The subject property is located on Robinwood Road and is owned by Triangle Real Estate of Gastonia, Inc.

**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, September 5th, 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, September 17th, 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@gastoniac.gov to view the below proposed amendments.

File 202400413

Subject hearing involves a request to amend *Section 2.7 Terms Defined In This Ordinance*, and various related sections of *Chapter 12 Signs* to the Unified Development Ordinance to revise regulations for signs placed on or near a roof.

File 202400414

Subject hearing involves a request to amend *Section 7.1-1 Table of Uses* of the Unified Development Ordinance to allow for the use Dwelling, Single-family Attached by right in the urban core zoning districts.

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 8/26/24 and 9/1/24)

Richard Franks, Mayor
City of Gastonia