

CITY OF GASTONIA

PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARINGS TO CONSIDER REZONING REQUESTS

Notice is hereby given that a special called meeting of the Gastonia Planning Commission will be held **Thursday, September 4th, 2025**, at 5:30 PM, or as soon thereafter as possible, in the City Council Chambers, 181 S. South Street, in Gastonia, North Carolina. If any of the decisions of the Planning Commission are appealed within 15-days of the hearing 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 21st, 2025**, 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 <https://www.gastonianc.gov/>. 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; planning@gastonianc.gov.

File 202500073 – 1408 Linwood Road

Subject hearing involves a request to rezone a portion of tax parcel 112046 for approximately 0.218 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to C-1 CD (Neighborhood Business – Conditional District). The subject property is located at 1408 Linwood Road and is owned by Better Path Homes, LLC.

File 202500282 – 1960 S. New Hope Road

Subject hearing involves a request to amend an existing conditional district (File #8435) zoned C-3 CD (General Business – Conditional District) for approximately 2.19 acres. The subject property is located at 1960 S. New Hope Road and 3001 Stoneybrook Avenue and is owned by Park Lane Properties, 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, September 4th, 2025**, 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 16th, 2025**, 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@gastonianc.gov to view the below proposed amendments.

File 202500354

Subject hearing involves a request to amend *Section 2.7 Terms Defined in This Ordinance* and related sections of *Chapter 7 Use and Building Lot Standards*, *Chapter 8 Supplemental Regulations* and *Chapter 13 Subdivisions* of the Unified Development Ordinance to update definitions for compliance with N.C. General Statutes and clarify language as it pertains to compliance with the Comprehensive Transportation Plan (CTP).

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: JUDY.SMITH@GASTONIANC.GOV. 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 8/24/25 and 8/31/25)

Richard Franks, Mayor
City of Gastonia