



# 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, April 3<sup>rd</sup>, 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, 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, May 20<sup>th</sup>, 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 2<sup>nd</sup> 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](http://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 202500022 – New Style Communities (S. New Hope Road)**

Subject hearing involves a request to amend the conditional zoning district File #202100291 zoned PD-RRDD (Planned Development – Revised Residential Development District). The subject property is approximately 11.1 acres and is located on the corner of S. New Hope Road and City Church Street. The property is owned by multiple owners.

#### **File 202500065 – 205 E. Eighth Avenue**

Subject hearing involves a request to rezone approximately 0.26 acres from C-2 (Highway Business) to C-1 CD (Neighborhood Business – Conditional District). The subject property is located at 205 E. Eighth Avenue and is owned by Miroslav Mialik.

#### **File 202500068 – Retreat on Union**

Subject hearing involves a request to rezone approximately 10.66 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to O-1 CD (Office – Conditional District). The subject property is located at 2922 Union Road and is owned by Thomas Henry Bess, Norman G. & Wife Overcash and others.

### **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, April 3<sup>rd</sup>, 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, April 15<sup>th</sup>, 2025**, at 6:00 PM, or as soon thereafter as possible, before the Gastonia City Council in the Public Forum Room on the 2<sup>nd</sup> 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](mailto:planning@gastonianc.gov) to view the below proposed amendments.

#### **File 202500127**

Subject hearing involves a request to amend Section 2.7 *Terms Defined in this Ordinance* and Section 12.2 *Signs Not Requiring a Permit* of the Unified Development Ordinance to define and make allowances for murals.

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](mailto: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 3/23/25 and 3/30/25)**

Richard Franks, Mayor  
City of Gastonia