

**NOTICE TO INTERESTED PARTIES OF A GASTON COUNTY
CONDITIONAL ZONING PETITION
PETITION # REZ-24-10-11-00193**

Subject: Conditional Zoning Petition REZ-24-10-11-00193

Property Owner: TMB Realty LLC:

Current Land Use: Residential

Change in Land Use: None

Date and Time of Meetings: Monday, January 13, from 3 p.m. to 5 p.m. and Wednesday, January 15, from 3 p.m. to 5 p.m.

Location of Meetings: Gaston County Administration Building – Conference Room 3A – 128 W. Main Ave, Gastonia, NC 28052

Date of Notice: 12/23/2024

We are assisting TMB Realty LLC (the “Petitioner”) on a conditional zoning petition recently filed to create conditional zoning district for the five residential homes on the subject property. The location of the site is at 813 Cason St Belmont NC. We take this opportunity to furnish you with information concerning the conditional zoning petition and to invite you to attend a public information meeting.

BACKGROUND AND SUMMARY OF REQUEST:

This petition involves a conditional rezoning petition to rezone the (R-1) Single-Family Limited zoning district to a (CD/RS-8) Single-Family 8,000 square feet conditional district. A Conditional District is needed in cases when a particular property is in a unique position, shape, or other unique circumstances which may limit the uses of the property as set forth in the zoning codes. The property will stay a residential lot and will continue its residential use on the property.

During the meeting, the Petitioner will be available to answer questions regarding the change from (R-1) to (CD/RS-8) if any are present.

COMMUNITY MEETING DATE AND LOCATION:

The Gaston County Tax records indicate that you are an owner of property near the site. Accordingly, we extend an invitation to attend the public information meeting to be held on **Monday, January 13th from 3 p.m. to 5 p.m. and Wednesday, January 15th from 3 p.m. to 5 p.m.** at the Gaston County Administration Building, located at 128 W. Main Ave, Gastonia, NC 28052.

Should you have questions about this matter prior to the meeting dates, please contact Peter Mehta via call or text at 704-609-1341.

**(REZ-24-10-11-00193) Cason St Rezoning
Public Information Meeting
1/13/2025**

**(REZ-24-10-11-00193) Cason St Rezoning
Public Information Meeting
1/15/2025**

REZ-193 Public Information Meeting Minutes

Subject: Conditional Zoning Petition REZ-24-10-11-00193

Petitioner: Mehta Pranav

Date and Time: Monday, January 13, and Wednesday, January 15, from 3 pm to 5 pm

Location: Gaston County Administration Building – Conference Room 3A – 128 W Main Ave, Gastonia

Minutes from Meeting #1 on Monday, January 13th, from 3 p.m. to 5 p.m.

- One member of the public, Barry Smith, attended. He was inquiring about the rezoning and had no concerns regarding the request.

Minutes from Meeting #2 on Wednesday, January 15th, from 3 p.m. to 5 p.m.

- No members of the public attended.