

Gastonia Planning Commission August 4, 2022 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, August 4, 2022 in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Commissioners Rodney Armstrong, Jim Stewart, David Wilson, Carl Harris, Bob Cinq-Mars, Chad Ghorley and Anthony Gallant

Absent: Commissioner Kristie Ferguson

Staff Members Present: Charles Graham, Jason Thompson, Quentin McPhatter, Chrystal Howard, Julia Baker-Granata, Maddy Gates and Tucker Johnson

Item 1a: Role Call/ Sound Check

Vice Chairman Jim Stewart declared a quorum.

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners were not contacted.

Item 1c: Oath of Office

Chrystal Howard administered the oath of office to newly appointed commission members.

Item 1d: Approval of June 9, 2022 Meeting Minutes

Commissioner Harris made a motion to adopt the June 9, 2022 minutes as presented and Commissioner Ghorley seconded the motion. The motion unanimously passed (7-0).

Vice Chairman Stewart explained the rules of procedure and time limitations.

Item 2: Public Hearing – Friday Park Road (File #202200272)

Subject hearing involves a request to rezone in conjunction with an annexation request for approximately 25 acres from Gaston County RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to City of Gastonia I-2 CD (General Industrial Conditional District). The subject property is located east of Highway 321 on Friday Park Road. The property is owned by Tyson Gaston, LLC. This item will be heard by City Council at the August 16, 2022 meeting at 6:00 PM.

Chairman Stewart opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson stated the applicant submitted an annexation petition and request to rezone. He noted adjoining properties and the request for an approximately 300,000 sq. ft. warehouse. The site plan was displayed. He stated that the 2025 Comprehensive Plan indicates industrial uses for this property.

Vice Chairman Stewart recognized Brittany Lins with IDI Logistics, 1420 E. 7th Street, Charlotte, NC. Ms. Lins displayed a color site plan and building renderings. She noted that a community meeting was held and there was no opposition.

Vice Chairman Stewart recognized Tom Hardy with IDI Logistics, 1197 Peachtree Street, Atlanta, GA. Commissioner Cinq-Mars asked Mr. Hardy where access to the site would be. Mr. Hardy replied that the access points would be north off Highway 321 on Friday Park Road. Mr. Hardy stated further that access to the site would be from existing roads.

Commissioner Cinq-Mars made a motion to close the public hearing and approve the project as presented with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. The motion was unanimously approved (7-0).

Item 3: Public Hearing – Covenant Village (File #202200368)

Subject hearing involves a request to rezone approximately 53.97 acres from O-M (Office Medical) and RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to O-M CD (Office Medical Conditional District). The subject property is located west of Robinwood Road between S. New Hope Road and E. Hudson Boulevard. The property is owned by Covenant Village Inc.

Vice Chairman Stewart opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson stated the applicant submitted a request to expand and construct additional assisted living facilities. He referenced the site plan showing the layout and the different variety of housing types.

Vice Chairman Stewart recognized Dan Blackman with Covenant Village, 619 S. Cedar Street, Charlotte, NC. Mr. Blackman explained the layout of the current campus. He also noted the intent of the rezoning petition is to provide conforming zoning amongst the entire property area.

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Commissioner Ghorley made a motion to close the public hearing and approve the project as proposed with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion was unanimously approved (7-0).

Item 4: Public Hearing – Reeves Metrolina (File #202200369)

Subject hearing involves a request to rezone approximately 13.16 acres from I-2 (General Industrial) to I-3 CD (Exclusive Industrial Conditional District). The subject property is located at the intersection of Industrial Pike Road and Keystone Court. The property is owned by Industrial Pike, LLC.

Vice Chairman Stewart opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson noted the adjoining properties and the request for an asphalt plant. The site plan was displayed. Mr. Thompson stated the 2025 Comprehensive Plan indicates industrial uses for this property and staff recommended approval of the request.

Vice Chairman Stewart recognized Michael O’Shields, 1606 Northline Drive Cornelius, NC. An updated site plan was displayed as a result of the community meeting. This included paved ingress and egress driveways and a landscape buffer on the right property line. Mr. O’Shields also addressed concerns of dust emissions, spills, and stormwater. Commissioner Harris asked Mr. O’Shields what the make-up of the unpaved surface area on the site would be. Mr. O’Shields replied that only the entry and exits would be paved.

Commissioner Ghorley asked how the spreading of dust would be managed. Mr. O’Shields replied that it would be manually controlled through visual inspection. He stated further that a sprinkler system as well as a water truck are used for dust suppression. Commissioner Gallant asked if this would be a 24-hour operation site. Mr. O’Shields replied that there is potential for night operation.

The Commissioners continued to ask Mr. O’Shields about light and noise pollution. Mr. O’Shields stated that those concerns would need to be addressed by the Reeves Construction team. Mr. Thompson noted that there are provisions in the code relating to both light and noise pollution in the chance that they are needed.

Vice Chairman Stewart recognized David Monteith, 2309 Mount Isle Harbor Drive, Charlotte, NC. Mr. Monteith expressed concern of the zoning change to I-3. He stated that the extensive industrial zoning would be incompatible with the existing land uses of the area. Mr. Monteith also expressed concerns of noise, traffic, safety, and extended hours of operation.

Commissioner Harris asked Mr. Monteith if all businesses in the industrial park will share Industrial Pike Road. Mr. Monteith replied “Yes”, that his property is at the end of Industrial Pike Road. Commissioner Wilson asked if the proposed site was viewable from Mr. Monteith’s property. Mr. Monteith replied, “Yes”.

Vice Chairman Stewart recognized Mr. James Warren, 769 Cedar Hill Lane, Clover, SC. Mr. Warren expressed concerns of his business being in close proximity to the proposed site. Mr. Warren stated that the proposed site was not adequate for an I-3 zoning district. He also stated that the map presented in the agenda and in the notification mailings showed incorrect property lines.

Mr. Thompson addressed the discrepancy of property lines in the map provided by the City of Gastonia. Mr. Thompson also noted that the requested use for an asphalt plant would be the only I-3 use allowed on the subject property.

Commissioner Cinq-Mars asked Mr. Thompson if the trees along the property lines will remain. Mr. Thompson replied that there is a Tree Ordinance in the Unified Development Ordinance that would address that issue. He also stated to Commissioners that the subject property would be the only I-3 zoning district in the City of Gastonia.

Commissioner Wilson asked Mr. Thompson if parcel 17 identified on the rezoning map was owned by the City of Gastonia. Assistant City Attorney Graham replied “Yes”, identifying parcel 17 as a sewer line and owned by the City of Gastonia.

Vice Chairman Stewart recognized Thomas Jordan with Reeves Construction, 1319 Reynold Avenue, Greenwood, SC. Mr. Jordan referenced the site plan. He stated that the trees along the east property line would suppress noise and dust concerns. Mr. Thompson suggested a zoning condition in regards to the east property line buffer. Vice Chairman Stewart asked Mr. Jordan what the current width of the buffer is. Mr. Jordan replied that it was 17 feet. Vice Chairman Stewart suggested a 25-foot buffer

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along Mr. Warrens property. Mr. Warren responded asking for a larger buffer. Mr. Thompson responded that there is a buffer ordinance in the Unified Development Ordinance that would address this issue. Discussion ensued amongst the Commissioners and Mr. Jordan regarding buffer size and location.

Assistant City Attorney Graham explained the process of continuing the hearing to the Commissioners.

Commissioner Cinq-Mars made a motion to close the public hearing and continue the project to the August 18th Planning Commission meeting for the purpose of extending the property line buffer to 25 feet. Commissioner Ghorley seconded the motion. The motion was unanimously approved (7-0).

Item 5: Public Hearing – Mall Ridge (File #202200154)

Subject hearing involves a request to rezone approximately 3.32 acres from PD-PUD (Planned Development – Planned Unit Development) to RMF CD (Multi-family Residential Conditional District). The subject property is located at the intersection of Bessemer City Road and Mall Ridge Road. The property is owned by Oakland Assets, LLC.

Vice Chairman Stewart opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson noted the adjoining properties and the request for 75 apartment units. Mr. Thompson noted that the Unified Development Ordinance has specific development and design requirements for RMF zoning. The site plan was displayed. Mr. Thompson stated the 2025 Comprehensive Plan indicates residential uses for this property and staff recommended approval of the request.

Vice Chairman Stewart recognized Kyle Crowe, 320 Inland Cove Court, Clover, SC. Mr. Crowe noted changes made to the site plan including reduced parking and additional tree save area. Mr. Crowe displayed building elevations.

Commissioner Ghorley made a motion to close the public hearing and approve the project as proposed with the statement of consistency and reasonableness. Commissioner Cinq-Mars seconded the motion. The motion was unanimously approved (7-0).

Item 6: Public Hearing – Ravenwood Subdivision (File #202200288)

Subject hearing involves a request to rezone in conjunction with an annexation for approximately 267.45 acres from R-1 (Gaston County, Single-family Limited) and C-3 (Gaston County, General Commercial) to PD-RRDD (City of Gastonia, Planned Development – Revised Residential Development District). The subject property is located at the intersection of Stagecoach Road and Highway 321 (York Highway). The property is owned by HWY 321 – Stagecoach Road, LLC. The City Council will hold a Public Hearing on the annexation and assignment of zoning request at the September 20, 2022 City Council meeting.

Vice Chairman Stewart opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson noted the adjoining properties and the request for 381 single-family detached lots. Mr. Thompson noted that the Unified Development Ordinance has specific development and design requirements for the RRDD zoning district. The site plan was displayed. Mr. Thompson noted that the proposed project would include 56 foot lots, all front loaded with attached garages. Building elevations were displayed. Mr. Thompson stated the 2025 Comprehensive Plan indicates residential uses for this property and staff recommended approval of the request as presented.

Commissioner Cinq-Mars asked Mr. Thompson if these units were going to be for sale or rent. Mr. Thompson indicated that according to the site plan and the individual lots, they would be for sale.

Vice Chairman Stewart recognized Andrew Allison, 610 E. Morehead Street, Charlotte, NC and Morgan Rushnell, 5350 77 Center Drive Charlotte, NC. Mr. Allison presented the site plan, renderings, and construction timeline. Ms. Rushnell displayed proposed elevations and floor plans.

Commissioner Harris asked Mr. Allison how the rock on the subject property would be dealt with. Mr. Allison stated they plan to leave the rock as it is. Commissioner Cinq-Mars asked Mr. Allison how stormwater on the site will be managed? Mr. Allison replied that there will be stormwater conveyances as well as several detention ponds throughout the proposed site.

Vice Chairman Stewart recognized Richard Austin, 4000 Catalina Drive, Gastonia, NC. Mr. Austin expressed concerns about stormwater drainage. He also asked if this project would be considered spot zoning and how the annexation was going to affect his property. Assistant City Attorney Graham

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replied “No”, that this was not considered spot zoning. Mr. Graham also explained the annexation process.

Vice Chairman Stewart recognized Jane Adams, 216 Stagecoach Road, Gastonia, NC. Ms. Adams expressed concerns regarding traffic and only one proposed entrance into the site. Mr. Thompson replied that there are two access points proposed. He also noted that there is a Traffic Impact Analysis currently being done and that there is a code in the Unified Development Ordinance relating to access points.

Commissioner Harris asked Assistant City Engineer, Tucker Johnson, about the need for water line extensions and installation of fire hydrants. Mr. Johnson replied “Yes”, that the proposed site would require water line extensions which would include fire flow and hydrants.

Vice Chairman Stewart recognized Terry Dale, 404 Stagecoach Road, Gastonia, NC. Mr. Dale expressed concerns regarding the access points to the site and increased traffic on Stagecoach Road. Mr. Thompson responded that the traffic study will be reviewed by several departments including the North Carolina Department of Transportation.

Commissioner Cinq-Mars made a motion to close the public hearing. Commissioner Ghorley seconded the motion. The motion was unanimously approved (7-0). Discussion amongst the Commissioners ensued.

Commissioner Cinq-Mars made a motion to approve the project as proposed with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. The motion was unanimously approved (7-0).

Item 7: Other Business

Update on Council Votes:

Mr. Thompson noted the annexation and assignment of zoning was approved for Nolen Farms at the July 19th City Council meeting. Additionally, an ordinance amendment relating to residential standards was also approved.

Other Business:

Mr. Thompson announced that there will be an additional Planning Commission meeting on August 18th.

Item 4: Adjournment

There being no further business, Vice Chairman Stewart entertained a motion to adjourn the meeting. Hearing none in opposition, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Maddy Gates, Planner

Kristie Ferguson, Chairwoman