

## **Gastonia Planning Commission August 18, 2022 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, August 18, 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, Chad Ghorley and Anthony Gallant

Absent: Commissioner Kristie Ferguson and Bob Cinq-Mars

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

### **Item 1a: Role Call/ Sound Check**

Vice Chairman Jim Stewart declared a quorum.

### **Item 1b: Calls/Contacts to Planning Commission Members**

Commissioner Wilson received a “couple” of contacts. Other commissioners were not contacted.

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

### **Item 2: Public Hearing (Cont.) – 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 updated zoning map was displayed. Mr. Thompson noted that this was a continued item from the August 4<sup>th</sup> Planning Commission meeting. Assistant City Attorney Graham addressed the changes in the updated zoning map that occurred as a result of Gaston County GIS tax mapping changes. The change was made between the initial filing of the subject application and the hearing on that application. Mr. Graham stated that the property area being rezoned is the same but that the rezoning would now consist of two GIS tax parcels instead of one. The updated site plan was displayed.

Vice Chairman Stewart recognized Michael O’Shields with Reeves Construction, 18606 Northline Drive, Cornelius NC. Mr. O’Shields displayed the updated site plan with the inclusion of the 25-foot buffer. Mr. O’Shields also noted that the proposed road around the site would be paved for some distance at each entrance with the rest being gravel.

Commissioner Wilson asked Mr. O’Shields why the entire road around the site would not be paved. Mr. O’Shields replied that the road could be paved over time. Commissioner Ghorley asked Mr. O’Shields if the existing vegetation will remain. Mr. O’Shields replied “Yes”, and noted that additional vegetation will also be added along the buffer.

Vice Chairman Stewart recognized Wes Bumgardner, 1451 Delta Drive, Gastonia, NC. Mr. Bumgardner stated that he was in favor of the rezoning petition. He noted the project would be beneficial for infrastructure development in Gastonia.

Vice Chairman Stewart recognized Jeff Tallent, 1709 Industrial Pike Drive, Gastonia, NC. Mr. Tallent expressed concern that there have been previous asphalt plants in Gastonia that were not zoned I-3. He also stated that the zoning designation of I-3 was not compatible with the neighboring land uses in the industrial park. Mr. Thompson stated that according to the adoption of the Unified Development Ordinance in 2008, an asphalt plant can only be allowed in the I-3 zoning district and any asphalt plants existing prior to 2008 would have been governed by prior rules.

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

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

### **Item 3: Public Hearing – Crowders Creek Neighborhood (File #202100505)**

Subject hearing involves a request to rezone approximately 285.22 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and I-2 (General Industrial) to PD-TND (Planned Development – Traditional Neighborhood Development). The subject property is located south of

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West Franklin Boulevard between Archie Whitesides Road and S. Myrtle School Road. The property is owned by multiple owners.

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 that the residential portion of the project would follow the development and architectural requirements of RRDD. He noted the adjoining properties and the request for a mixed use development that would include commercial, office, and residential. The site plan was displayed. Mr. Thompson explained the developable area of the proposed site. He stated the 2025 Comprehensive Plan indicated residential uses for this property and staff recommended approval of the request.

Mr. Thompson noted that the proposed development would be adjacent to the future Linwood Park and would include multiple greenways and walking trail linkages. Commissioner Harris asked Mr. Thompson if this project represents creative place making as the applicant intended. Mr. Thompson replied "Yes", and stated that staff worked closely with the applicant to produce the final product.

Vice Chairman Stewart recognized John Carmichael 101 N. Tryon Street, Charlotte, NC. Mr. Carmichael stated the applicant is proposing 100,000 sq. ft. of commercial space and 850 residential units with a mix of multi-family units and single-family attached and detached.

Commissioner Harris asked Mr. Carmichael if the proposed residential density decreases as you go further south into the development. Mr. Carmichael replied "Yes". He explained that the proposed development would include multi-family units closest to W. Franklin Boulevard and then residential density would decrease to single-family attached and single-family detached.

Vice Chairman Stewart recognized Richard Petersheim, 223 N. Graham Street, Charlotte, NC. Mr. Petersheim presented the land design elements of the proposed project. He noted the access points off Carson Road and W. Franklin Boulevard. Mr. Petersheim also explained the variety of housing land uses and the inclusion of the future Linwood Park.

Commissioner Wilson asked Mr. Petersheim if the intersection at W. Franklin Boulevard will remain as two lanes. Mr. Petersheim replied that the intersection will be shifted and expanded to five lanes. Commissioner Wilson asked how the neighboring business, Dixie Glass, will access their property. Mr. Petersheim responded that the road will shift east to accommodate the expanded cross section. He also noted that a Traffic Impact Analysis study is currently being done that will provide more information on road capacity and access to the Dixie Glass property located adjacent to the proposed project.

Vice Chairman Stewart recognized Dan Robertson, 2390 Hilldale Drive, Rock Hill, SC. Commissioner Wilson asked Mr. Robertson if there were concerns in their community meeting. Mr. Robertson replied that there were concerns from Dixie Glass regarding access to their property as well as concerns from other community attendees about increased traffic.

Vice Chairman Stewart recognized Mark Barrett, 3209 W. Franklin Boulevard, Gastonia, NC. Mr. Barrett stated he was in favor of the proposed project. Mr. Barrett stated that the proposed project with the inclusion of the Future Linwood Park would be beneficial to west Gastonia.

Vice Chairman Stewart recognized Francis Dunaway, 3041 W. Franklin Boulevard, Gastonia, NC. Ms. Dunaway stated she was in favor of the proposed project for its residential and economic benefits.

Vice Chairman Stewart recognized Russ Winget, 5719 Randolph Road, Charlotte, NC. Mr. Winget stated he was in favor of the proposed project as well for its design and the proposed amenities.

Vice Chairman Stewart recognized Kathie Hazelton, 3201 W. Franklin Boulevard, Gastonia, NC. Ms. Hazelton stated she is the owner of the adjacent business, Dixie Glass. She expressed concern for the proposed project due to increased traffic and access concerns on W. Franklin Boulevard and Shannon Bradley Road. Ms. Hazelton stated that she is opposed to the proposed project.

Commissioner Gallant asked Ms. Hazelton what has been proposed to Dixie Glass. Ms. Hazelton replied that the applicant is restricting access to Dixie Glass off W. Franklin Boulevard. Commissioner Ghorley asked the applicant, Mr. Petersheim, how they plan to address the concerns from Dixie Glass. Mr. Petersheim replied that there are options for access easements to Dixie Glass. Commissioner Wilson asked how traffic will be managed off Carson Road. Mr. Petersheim replied that the proposed residential roads are not designed to be cut through streets.

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Vice Chairman Stewart recognized Carolyn Ashworth, 907 Carson Road, Gastonia, NC. Ms. Ashworth expressed stormwater, floodplain, and traffic concerns. Ms. Ashworth also expressed concerns with the amount of recent rezoning approvals for additional residential developments in the area.

Mr. Thompson explained the Traffic Impact Analysis ordinance. He stated that applicants must adhere to traffic mitigation measures required by the traffic study.

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

Assistant City Attorney Graham gave legal advice to the Commissioners regarding continuing the hearing. Mr. Graham also advised the Commissioners on the proposed directions to the applicant concerning the Dixie Glass property.

Commissioner Wilson made a motion to continue the public hearing to the September 8<sup>th</sup> Planning Commission meeting. Commissioner Gallant seconded the motion. Commissioner Harris opposed. The motion was approved (6-1).

### **Item 4: Public Hearing – Delaney Investment Property (File #202200215)**

Subject hearing involves a request to rezone approximately 0.9 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located east of Robinwood Road between Laurel Lane and Hillgate Avenue. The property is owned by Delaney Investments, 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 two duplexes. 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.

Commissioner Armstrong asked Mr. Thompson if the RRDD zoning district can be done for a single parcel. Mr. Thompson replied “Yes”, that there are several residential land uses that fall under the RRDD zoning district.

Vice Chairman Stewart recognized Don Smith, 707 E. Second Avenue, Gastonia, NC. Commissioner Harris asked Mr. Smith if there were concerns at the community meeting. Mr. Smith replied that there was no opposition.

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 5: Public Hearing – Rhyne Floral (File #202200420)**

Subject hearing involves a request to rezone approximately 0.44 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to I-2 (General Industrial). The subject property is located east of Highway 321 Access Road between Graham Drive and C. Grier Beam Boulevard. The property is owned by New Star Properties, 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 conforming zoning. The site plan was displayed. Mr. Thompson stated the 2025 Comprehensive Plan indicated industrial uses for this property and staff recommended approval of the request.

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

### **Item 6: Other Business**

#### **Update on Council Votes:**

Mr. Thompson noted the annexation and assignment of zoning was approved for Friday Park (File 202200272) at the August 16<sup>th</sup> City Council meeting.

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**Item 7: Adjournment**

There being no further business, Vice Chairman Stewart entertained a motion to adjourn the meeting. Commissioner Ghorley made a motion to adjourn and Commissioner Harris seconded the motion. The motion was unanimously approved (7-0). Hearing none in opposition, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

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Maddy Gates, Planner

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Kristie Ferguson, Chairwoman