



**Gastonia Planning Commission
Meeting Schedule
December 4th, 2025**

5:00 DINNER

5:30 – UNTIL PLANNING COMMISSION MEETING
(City Hall – City Council Chambers)

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ITEM 1a: Role Call/Sound Check

ITEM 1b: Contacts to Planning Commission Members

ITEM 1c: Approval of October 9th, 2025 Minutes

ITEM 2: Public Hearing – 914 Cox Road (File #202500429)

Subject hearing involves a request to rezone a portion of tax parcel 210844 for approximately 0.32 acres from OLC (Office Light Commercial) to C-1 CD (Neighborhood Business – Conditional District) and amend File #132-03. The subject property is located at 914 Cox Road and is owned by APC Cox Rd Owner, LLC.

Staff Presentation: Maddy Groce, AICP – Senior Planner

ITEM 3: Approval of the 2026 GPC Meeting Schedule

ITEM 4: OTHER BUSINESS

ITEM 5: ADJOURNMENT

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UPCOMING IMPORTANT DATES

December 24th - 26th – Christmas Holiday - City Offices Closed

December 16th – City Council Meeting – 6:00 p.m.

January 8th, 2026 – Planning Commission Meeting – 5:30 p.m.

Gastonia Planning Commission October 9th, 2025, Meeting Minutes

The Gastonia Planning Commission meeting commenced at 5:30 p.m. on Thursday, October 9th, 2025 in the Council Chambers at City Hall, located at 181 S. South Street, Gastonia, NC.

Present: Chair Kristie Ferguson, Commissioners Megan Chapman, Carl Harris, David Wilson, Julie Coffey, and Glenn Silverman.

Absent: Commissioner Jeff Howe and Vice Chair Chad Ghorley.

Staff Members Present: Charles Graham, Quentin McPhatter, Sushil Nepal, Joe Gates, Maddy Gates, Rebeca Mintz, Keith Lineberger, and Brent Ratchford.

Item 1a: Role Call / Sound Check

Chair Kristie Ferguson declared a quorum for the meeting.

Item 1b: Calls/Contacts to Planning Commission Members

Commissioner Megan Chapman received one contact. No other Commissioners were contacted.

Item 1c: Approval of September 4th, 2025 Special Meeting Minutes

Commissioner Silverman made a motion to adopt the September 4th, 2025 meeting minutes as presented, and Commissioner Harris seconded the motion. The motion to approve the September 4th, 2025 meeting minutes was unanimously passed (6-0).

Chair Kristie Ferguson read the rules of procedure and the time limitation policy.

ITEM 2: Public Hearing – Crowders Forest at Crowders Creek Road (File #202500303)

Subject hearing involves a request for annexation and rezoning of approximately 37.615 acres from Gaston County R-1 (Single-family Limited Residential) and I-2 (General Industrial) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located west of S. York Highway, with frontage on Crowders Creek Road, and is owned by Development Solutions Group, LLC, and Gastonia Opportunity Zone Fund, LLC.

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the request was for annexation and rezoning on behalf of Development Solutions Group, LLC, for 37.615 acres. The zoning map was displayed. She discussed the property location and noted that it was currently split zoned R-1 and I-2 in Gaston County. Ms. Gates stated that the surrounding zoning in the area was primarily industrial along Highway 321 and transitioned to residential to the west. She discussed two abutting residential developments which were previously approved for annexation by the City Council. The aerial map was displayed. Ms. Gates stated that most of the property remains undeveloped and wooded. She discussed a previously planned mobile home park development on the property which resulted in residual water and sewer lines and roads. Ms. Gates stated that after investigation by staff, the road was determined to be private, and the utilities were never accepted by the city.

Ms. Gates stated that the annexation and rezoning request was from Gaston County R-1 and I-2 to a Planned Development – Revised Residential Development District (PD-RRDD), which would facilitate a single-family residential development with a maximum of 75 homes. The site plan was displayed. She discussed the overall site layout and stated that all homes would be front-loaded with a minimum lot width of 56 feet. Ms. Gates discussed the development's primary and secondary access points. She described additional features of the site plan which included the 5.7 acres of tree save area, the 25-foot landscape buffer along the project perimeter, and the array of proposed amenities (dog park, an outdoor grilling area, a central park, community parking, and a proposed neighborhood walking trail).

Ms. Gates presented the proposed elevations, which reflected one and two-story homes with a commitment to a mix of materials. She noted that the front elevation would consist of fiber cement siding, 50% brick/stone enhancements and garage doors with either windows or decorative trim. Ms. Gates read all the agreed-upon conditions and noted that the applicant held a neighborhood meeting on August 20th, 2025. She stated that the Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property and that the request for PD-RRDD zoning was consistent. Ms. Gates stated that staff is recommending approval and that the Planning Commission's action tonight would be a recommendation to City Council for the October 21st meeting.

Commissioner Harris asked Ms. Gates to explain condition number seven regarding the flock cameras. Ms. Gates stated that the flock cameras consist of license plate reading technology which is part of the Gastonia Police Department's Real Time Crime Center (RTCC). She noted that the flock cameras would be connected to the Police Department's data streaming hub. Commissioner Harris asked if the

Gastonia Planning Commission October 9th, 2025, Meeting Minutes

flock cameras would be required for all new development. The Planning Director, Sushil Nepal, stated that any new residential rezoning request would be subject to the condition.

With no questions for staff, Chair Ferguson recognized the applicant, Kent Olson, 6401 Carmel Road, Charlotte, NC. Mr. Olson stated that he has worked on several projects in the city and had previously rezoned the property to the north, known as Brookfield. He discussed the overall context of the two projects (Brookfield and Crowders Forest) and stated that both developments had decreased in unit count and density. Mr. Olson explained that the Brookfield project included single-family homes and duplexes and that the Crowders Forest development only had single-family homes. He stated that the previous property owner had originally planned for an expansion of the mobile home park but later realized it was not feasible. Mr. Olson stated that he was excited to bring a new housing project to Gastonia and that he was available for questions.

Commissioner Harris asked Mr. Olson if lot number one and lot number 75 would be impacted by the topography of Crowders Creek Road. Mr. Olson stated that the lots next to the development entrance are located 100-feet away from Crowders Creek Road and would not be impacted. He stated that the development was purposely designed to have homes farther off the main road and that the northern side of Crowders Creek Road was steeper.

Commissioner Chapman asked Mr. Olson who owned the Gastonia Opportunity Fund. Mr. Olson stated that the owner was not local. Commissioner Chapman asked Mr. Olson if he had acquired that portion of the land. Mr. Olson stated that he was currently under contract and that, even if the application was denied, he will proceed with the purchase of the land. Mr. Olson discussed his desire to bring more affordable housing to Gastonia.

Commissioner Silverman asked Mr. Olson what he meant by affordable housing. Mr. Olson stated that his company's goal is to build houses as affordably as possible without compromising the quality of materials. Commissioner Silverman asked Mr. Olson if he plans to use local businesses for construction. Mr. Olson replied “Yes” and stated that he always uses local businesses when he can.

Commissioner Chapman asked Mr. Olson if the subject property was under single ownership. Mr. Nepal replied asking Commissioner Chapman to clarify her concerns related to property ownership. Commissioner Chapman asked if the applicant owned the entire property. Mr. Nepal stated that Mr. Olson owned half the property and was currently under contract for the rest. Mr. Nepal stated that the property owner, Gastonia Opportunity Zone Fund LLC, has signed the rezoning application and authorized Mr. Olson to submit the rezoning. He discussed the general process for rezoning application submittal and the requirement for property owner signatures.

Chair Ferguson reminded the Commissioner's that the Planning Commission is not privy to the confidential terms of buying contracts. The Assistant City Attorney, Charles Graham, noted that numerous rezoning requests are submitted when the subject property is under contract. He explained that the purchase of the property is typically contingent upon the rezoning outcome, however, the details or terms of the contract are not known or relevant. Mr. Graham stated that North Carolina state law requires the property owners to sign the petition for rezoning and annexation which then allows the city to legally process it. Lastly, he noted that the conditions of the rezoning remain in place regardless of ownership.

Commissioner Chapman stated that she understood and had been confused by the applicant's statement indicating that the project originally had 200 plus lots. Mr. Nepal clarified that the development with 200 lots was for a different project.

With no further questions, Commissioner Silverman made a motion to close the public hearing. Commissioner Harris seconded the motion. The motion to close the public hearing was unanimously passed (6-0).

Commissioner Silverman discussed the potential strain on resources that should be considered during the annexation application review, including road conditions and utilities. He stated that there should be a balance between existing tax paying residents and potential new development.

With no further discussion, Commissioner Chapman made a motion to recommend approval of the rezoning and annexation request as presented. Commissioner Wilson seconded the motion. The motion to recommend approval of the rezoning and annexation request as presented was unanimously passed (6-0).

Gastonia Planning Commission

October 9th, 2025, Meeting Minutes

Following, Commissioner Chapman made a motion to adopt the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (6-0).

ITEM 3: Public Hearing – Unified Development Ordinance Amendment (File #202500414)

Subject hearing involves a request to amend *Chapter 7 Use and Building Lot Standards* and *Section 8.4.6 Correctional Facility* of the Unified Development Ordinance to update standards pertaining to correctional facilities.

Chair Ferguson opened the public hearing and recognized Joe Gates, Assistant Planning Director, for staff's presentation. Mr. Gates stated that the text amendment request is proposed to update supplemental regulations (Chapter 8) for compliance with state and federal mandates regarding the Gaston County Correctional Facility. He stated that the City of Gastonia has been working closely with Gaston County to revise standards and update the ordinance. Mr. Gates stated that the Gaston County Jail, located beside the Courthouse, will require a future expansion as the county population continues to grow. He stated that the text amendment will accommodate state and federal requirements and meet the necessary standards for a larger facility. First, Mr. Gates noted that the text amendment would permit a "Correctional Facility, Class 1" in the O-1 zoning district, which would resolve an existing nonconformity. He stated that the second part of the text amendment proposes to revise standards in Section 8.4.6 "Correctional Facility" to clarify how separation distances between correctional facilities and residences are measured and determine when a special use permit would be required. He noted that the request includes a reduction of the separation distance from 500-feet to 300-feet. M. Gates noted that future vertical additions will not require a public hearing due to existing maximum height requirements in the ordinance.

Commissioner Coffey asked Mr. Gates if the current Gaston County Correctional Facility was designed for future expansion and if it would be vertical or horizontal. Mr. Gates stated that he believed it was designed with consideration for a future expansion need. He discussed the difference between a vertical expansion (working within the existing building footprint) and horizontal expansion (exceeding the existing building footprint). Mr. Nepal clarified that a foundational or horizontal expansion would require a new permit and a public hearing.

Commissioner Coffey asked how separation distance was measured. Mr. Gates stated that it was measured from the jail building face to the residence's building face. He clarified that the building face can be any side of the structure, not just the front.

Commissioner Harris asked Mr. Gates if the existing Gaston County Correctional Facility is currently in violation of space. Mr. Gates stated that he would defer to Assistant County Manager, Brian Sciba.

Chair Ferguson recognized Brian Sciba, 210 Jenkins Creek Drive, Clover, SC. Mr. Sciba stated that the current facility is at capacity. Mr. Sciba discussed the facility's interior design with the Commissioners. He explained that this text amendment is needed for a capacity and expansion study to determine whether they can expand in their current location or if they need to start looking for a new property elsewhere. Mr. Sciba stated that relocating to a new property would be a considerable expense for Gaston County.

Commissioner Wilson asked Mr. Sciba how many inmates the jail is currently holding. Mr. Sciba replied that he believes it is 650 to 700 inmates. He noted that they receive federal inmates from time to time which increases numbers. Commissioner Wilson asked if the current facility could hold a new second floor addition. Mr. Sciba replied "No" stating that the current facility is not designed to go vertical and that the easiest and most feasible option would be to expand in the rear.

Commissioner Coffey asked Mr. Sciba if he knew what the capacity of neighboring county facilities were, like Shelby. Mr. Sciba said that he was not aware of those numbers.

Commissioner Harris asked if the current Gaston County Correctional Facility was in violation of the zoning ordinance. Mr. Sciba replied that it was not currently in violation but noted that the proposed reduction from 500-feet to 300-feet would eliminate future challenges for a rear expansion, due to an existing multi-family building.

Commissioner Harris asked staff and Mr. Sciba if the correctional facility expansion would be the best option for this area. Mr. Nepal stated that the city and county have had numerous conversations about this, and it is a complicated conversation and decision. He discussed that state and federal laws require Gaston County to have a correctional facility and that there are very specific numbers and regulations which must be met. Mr. Nepal stated that the facility was located in downtown years ago, however, there is opportunity for expansion. He stated that this process is a partnership with the county and the

Gastonia Planning Commission
October 9th, 2025, Meeting Minutes

city, going through numerous cost-benefit scenarios. Mr. Nepal noted that the text amendment would be a start to the process and open the door for more in-depth conversation, including design criteria and elevations. In addition, Mr. Sciba stated that a new location would require inmate transportation to and from the Courthouse.

Commissioner Wilson and Mr. Nepal discussed the current exterior of the correctional facility and the potential exterior upgrades as part of the addition.

Commissioner Coffey asked Mr. Sciba about the current facility capacity. Mr. Sciba stated that at a maximum they can accommodate 720 inmates but will eventually receive a judge order to expand.

Commissioner Silverman asked Mr. Sciba what the potential consequences would be if they didn't expand. Mr. Sciba said the result would be to build a new facility. He noted that this would entail location and building planning, funding, and the logistics of moving inmates back and forth.

Commissioner Coffey discussed the difficulties of potentially transporting inmates to and from a new facility to the Gaston County Courthouse, noting that it would likely increase transportation, staffing and security costs. Mr. Nepal clarified that the likely property for expansion is county-owned and would not require acquisition of private property.

Mr. Gates reminded the Commissioners that the action requested was for a recommendation to City Council for the October 21st meeting.

With no further questions or discussion, Commissioner Silverman made a motion to close the public hearing and recommend approval of the text amendment as presented. Commissioner Chapman seconded the motion. The motion to recommend approval of the text amendment as presented was unanimously passed (6-0).

Following, Commissioner Silverman made a motion to adopt the statement of consistency and reasonableness. Commissioner Chapman seconded the motion. The motion to adopt the statement of consistency and reasonableness was unanimously passed (6-0).

Item 5: OTHER BUSINESS

Mr. Nepal stated that staff is anticipating a change to the GPC meeting scheduled for Thursday, November 6th to Wednesday, November 5th.

Item 6: ADJOURNMENT

Commissioner Chapman entertained a motion to adjourn. Commissioner Harris made a motion to adjourn, and Commissioner Wilson seconded the motion. The motion to adjourn was unanimously passed (6-0). The meeting adjourned at 6:37 PM.

Rebeca Mintz, Secretary

Kristie Ferguson, Chairperson

**PUBLIC HEARING
STAFF REPORT**

File # 202500429

GPC Hearing Date: December 4th, 2025

OWNER & APPLICANT:	APC Cox Rd Owner, LLC
PROPOSED ZONING ACTION:	OLC to C-1 CD (Amend File #132-03)
LOCATION:	914 Cox Road (PID: portion of 210844)
TOTAL TRACT SIZE:	Approximately 0.32 acres
WARD:	2

EVALUATION:

Site Description and Background

The subject property for this request consists of one tax parcel for approximately 5.34 acres located at 914 Cox Road. In December 2003, the subject property was rezoned to C-1 CD (Neighborhood Business – Conditional District) for an office and retail center (File #132-03). In 2006 the site was developed, including three buildings for office, medical office and retail type uses (The Arboretum at Cox Road). As of present, the development is still active and in operation.

The applicant is requesting to rezone a portion of the subject property (tax parcel 210844) for approximately 0.32 acres from OLC (Office Light Commercial) to C-1 CD (Neighborhood Commercial – Conditional District) and amend the existing Conditional District File #132-03. The intent of the rezoning is to bring the entire property under C-1 CD zoning and facilitate the construction of a new 10,000 sq. ft. building for office, medical office and retail type uses. A site plan has been submitted by the applicant, which reflects the location of the proposed building within the overall site layout. The applicant is proposing a 7-foot internal sidewalk to be wrapped around the building and three additional parking spaces, as shown on the attached site plan. All other existing buildings, parking and internal sidewalk shall remain as currently constructed. There is one existing access point from Cox Road. Elevations have been submitted by the applicant, which reflect consistency in building design and materials to the existing structures currently located within the property.

As standard practice, a site plan review will be required following the rezoning to ensure all structures and any necessary site changes meet all zoning district requirements, driveway permitting, utility work, Fire Code and Americans with Disabilities Act (ADA) compliance.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan and the associated uses for office, medical office and retail uses permitted in C-1.
2. All other conditions of C-1 CD File #132-03, approved December 2003, shall apply.
3. Construction shall be generally consistent with the attached elevations as well as the overall design, existing character and building materials as the existing structures currently located within the Arboretum at Cox Road business center.
4. In no instance shall the zoning conditions exempt a project from other development requirements.
5. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

Adjoining Properties and Land Use Trends

The subject property fronts on a commercial corridor (Cox Road) with a variety of commercial, office and industrial uses. Abutting properties directly north are zoned OLC and I-1 CD (Light Industrial – Conditional District) which consist of medical offices and a planned

warehouse/distribution facility (File #202200473). To the west, across Cox Road, properties consist of medical offices and the Greens at Gastonia nursing home, zoned O-M (Office Medical). To the south and east is O-1 (Office) and RMF (Residential Multi-family) zoning consisting of single-family homes.

Available Public Facilities

Record drawings and previous utility billing indicate there is a 1.5" water service and a 4" sewer service to the site.

- Utilities should be field verified for design purposes
- Proximity does not constitute a willingness to serve and does not guarantee capacity or reserve sewer allocation. The applicant shall submit a willingness to serve letter to Two Rivers Utilities.
- Additional water and sewer comments will be made upon review of the site plan submittal

Consistency with City of Gastonia Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial uses for the subject property. The request for C-1 CD zoning is consistent with the 2025 Comprehensive Plan.

Conclusion

The request includes a rezoning from OLC to C-1 CD and an amendment to File #132-03 to facilitate the construction of a new 10,000 sq. ft. building for office, medical office and retail uses. Based on the 2025 Comprehensive Plan, the agreed upon conditions, and the submitted site plan, **staff recommends approval of the request as presented.**



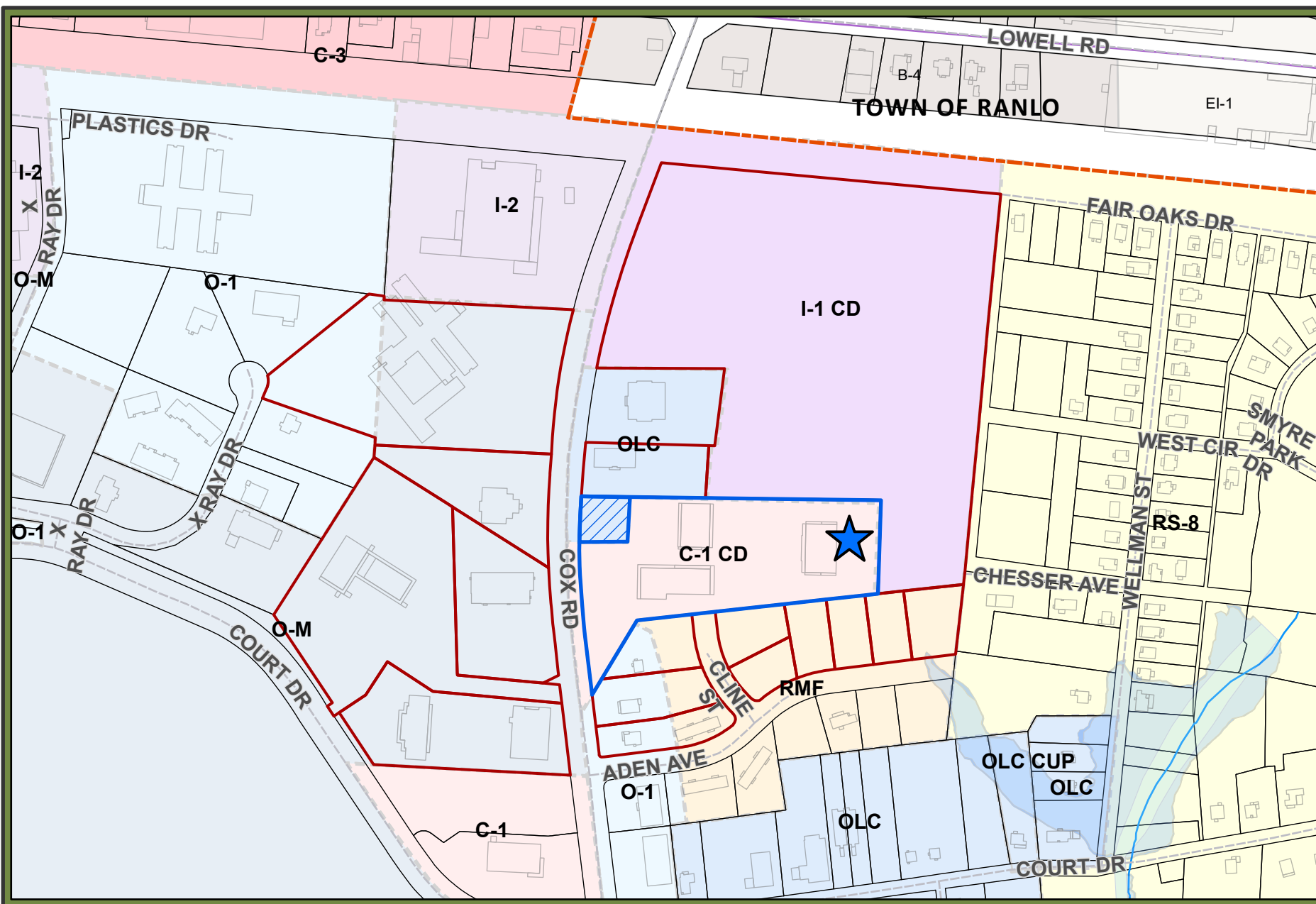
Maddy Groce, AICP
Senior Planner

1. Motion to approve the rezoning request as presented

2. Motion to adopt statement of consistency and reasonableness: Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a commercial use to be reasonable, compatible, and in the public's interest.

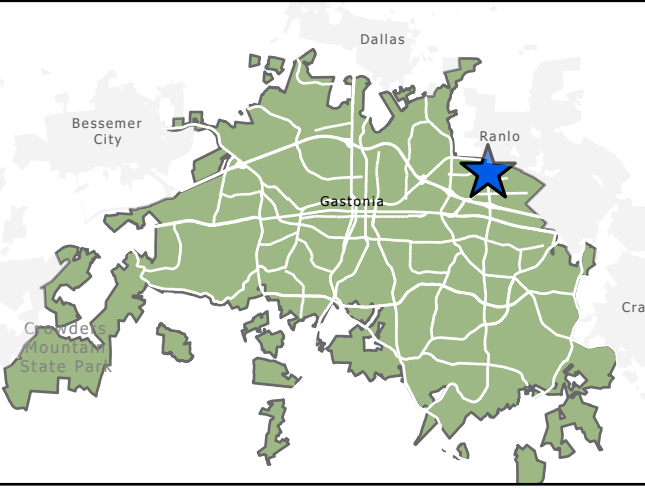
1. Motion to deny the rezoning request as presented



2. Motion to adopt statement of consistency and reasonableness: The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.













**Rezoning Application
PLMAC202500429**

Applicant: APC Cox Rd Owner LLC
Owner: APC Cox Rd Owner LLC
Planning Comm Hearing: Dec. 4th, 2025
Request: OLC to C-1 CD
Ward: 2
Total Tract Size: approx. 0.32 ac.
Parcel ID #: Portion of 210844







-  **Subject Property**
-  **Notified Owners**







Legend

-  City Limit
-  Building Footprints - 2019 State Imagery
-  In Service Streets
-  NC
-  SR
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Parcels




ZoningUDO

-  C-1 Neighborhood Business District
-  C-1 CD Neighborhood Business Conditional District
-  C-3 General Business District
-  I-1 CD Light Industrial District Conditional District



ZoningUDO

-  I-2 General Industrial District
-  O-1 Office District
-  OLC Office Light Commercial
-  OLC CUP Office Light Commercial Conditional Use Permit
-  O-M Medical Office District
-  RS-8 Residential 8000sqft per lot

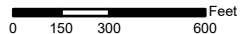
Ranlo Zoning

-  RMF Residential Multi-Family District
-  B-4 BUSINESS GENERAL
-  EI-1 EXCLUSIVE INDUSTRIAL

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



1:4,200
Plot Date: Nov. 20, 2025



- ALLIANCE GASTONIA LLC
- APC COX RD OWNER LLC
- CLINE RAYMOND S & CLINE WANDA
- FLAGSHIP 2544 GASTONIA LLC
- GARDNER JERRY RYAN & GARDNER MELISSA ANNE
- GPSD PROPERTIES LLC
- GTIS COX ROAD QOZ LLC
- HEWELL & GERALDINE MURPHY REV
- RAYMOND S CLINE SUPPLEMENTAL NEEDS TRUST
- RAYMOND S CLINE SUPPLEMENTAL NEEDS TRUST
- ROWLAND ROBERT LIFE ESTATE
- SIVA PROPERTIES LLC
- SMV GASTONIA LLC C/O CAMMEBY'S INTL LTD



Applicant: APC Cox Rd Owner LLC

Owner: APC Cox Rd Owner LLC

Planning Comm Hearing: Dec. 4th, 2025

Request: OLC to C-1 CD

Ward: 2

Total Tract Size: approx. 0.32 ac.

Parcel ID #: Portion of 210844



Subject Property



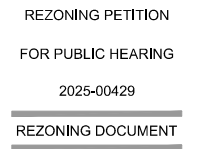
1:3,000

Plot Date: 11/24/2025

0 75 150 300 Feet



PLMAC202500xxx



PEAK DEVELOPMENT
801 WOOD RIDGE CENTER DRIVE-SUITE A
CHARLOTTE, NORTH CAROLINA 28217
704.905.6844

REVISIONS:

1.11.11.25 PER REVIEW COMMENTS

SITE DATA	
PARCEL #:	210844
PIN #:	3566321041
EXISTING SITE AREA	5.34 ACRES PER TOTAL BOUNDARY
PROPOSED REZONING AREA	±0.32 ACRES (14,018 SF)
EXISTING ZONING:	OLC
PROPOSED ZONING:	G-1 CD (AMENDMENT TO CONDITIONAL REZONING FILE #132-03, ZONED C-1 CD)
EXISTING USE:	PARKING VACANT BUILDING PAD
PROPOSED USE:	10,000 SF MAXIMUM BUILDING (ALLOWED USES PER G-1 ZONING)
MAXIMUM BUILDING HEIGHT:	50'
TREE PRESERVATION AREA (TPA): STORMWATER	PER EXISTING DEVELOPMENT PER EXISTING DEVELOPMENT

PARKING DATA	
REZONING PARKING REQUIRED:	20 SPACES MAXIMUM FOR 10,000 SF BUILDING AREA (C-1 ZONING = 2 PER 1,000 SF)
BUILDING AREA: (EXISTING AND PROPOSED)	EXISTING BUILDINGS = 63,070 SF PROPOSED REZONING BUILDING = 10,000 SF 73,070 SF TOTAL
EXISTING PARKING ONSITE:	204 EXISTING STANDARD SPACES 22 EXISTING ACCESSIBLE SPACES +3 PROPOSED SPACES 229 PARKING SPACES TOTAL
	<ul style="list-style-type: none"> EXISTING BUILDINGS AND PARKING EXEMPT (PER PRIOR DEVELOPMENT) EXISTING SPACES TO BE UTILIZED TOWARDS PARKING MAXIMUM ALLOWED FOR UP TO 10,000 SF BUILDING PER REZONING AREA

PRIOR CONDITIONS:

ZONING CLASSIFICATION: C-1/CUD (NEIGHBORHOOD BUSINESS CONDITIONAL USE DISTRICT)

THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE ATTACHED SITE PLAN WITH ANY REQUIRED MODIFICATIONS TO MEET ALL APPLICABLE CITY OF GASTROIA STANDARDS INCLUDING, BUT NOT LIMITED TO, DRIVEWAY WIDTH AND DESIGN, DRIVE CURVE WIDTH, PARKING SPACE, SETBACKS AND STANDARDS FOR INTERIOR TRAFFIC MOVEMENT.

2. THE PRIMARY EXTERIOR BUILDING MATERIAL FOR ALL FACADES ON ALL BUILDINGS SHALL BE BRICK OR SYNTHETIC STUCCO. BRICK SHALL BE USED FOR THE FIRST 12 FEET ABOVE GRADE. THE REMAINING PORTION OF THE WALL ABOVE 12 FEET ABOVE GRADE MAY BE FINISHED WITH ANOTHER MATERIAL.

3. CONSTRUCTION SHALL BE CONSISTENT WITH THE REPRESENTATIVE BUILDING ELEVATIONS ATTACHED, INCLUDING 2' WIDE BRICK COLUMNS AND A SIGNIFICANT CORNICE AT THE TOP OF THE BUILDING.

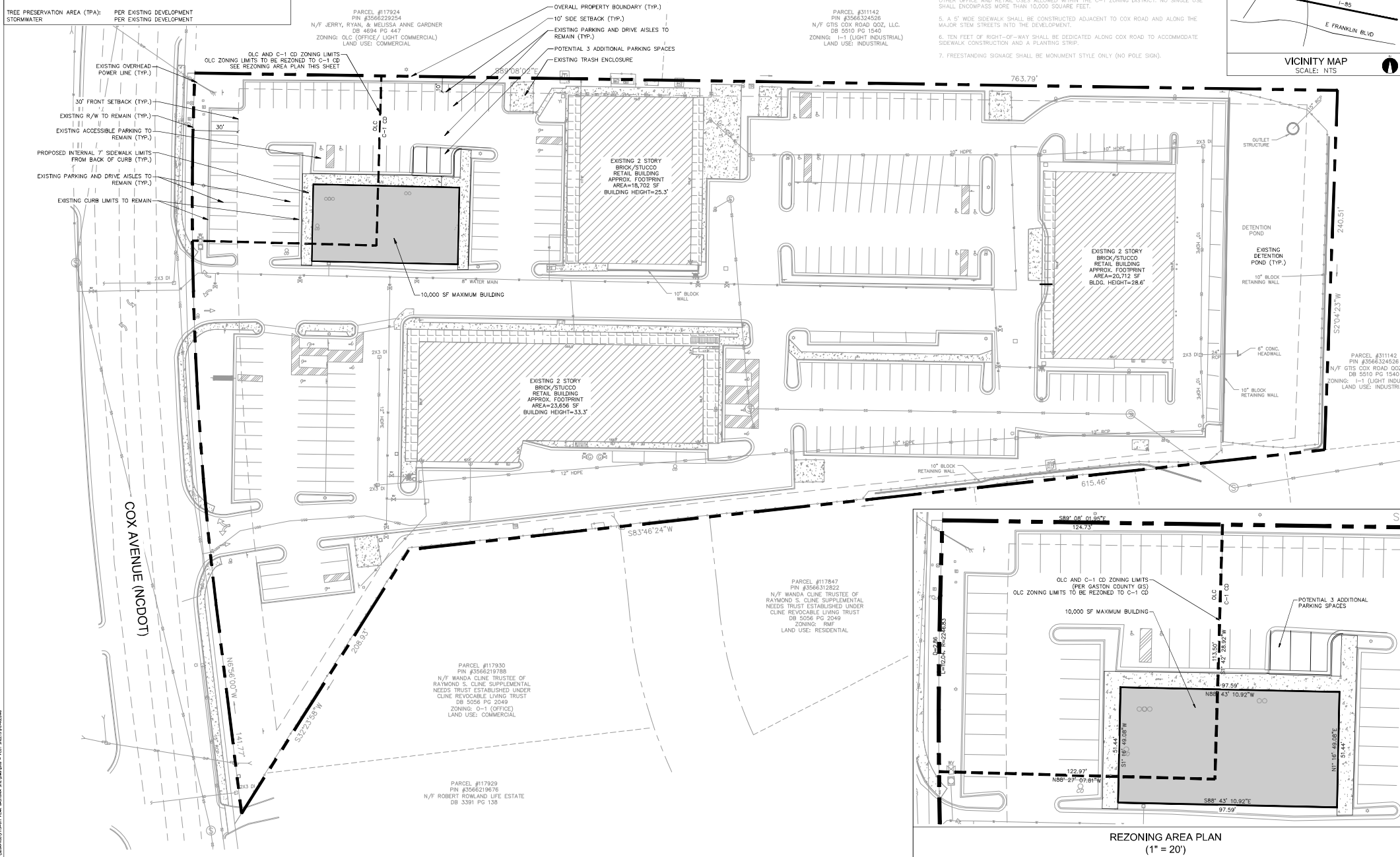
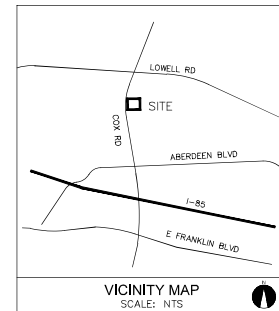
4. A LEVEL 2 LANDSCAPING BUFFER SHALL BE INSTALLED ON THE SOUTH SIDE OF THE PROJECT, ADJACENT TO THE RESIDENTIAL DISTRICT.

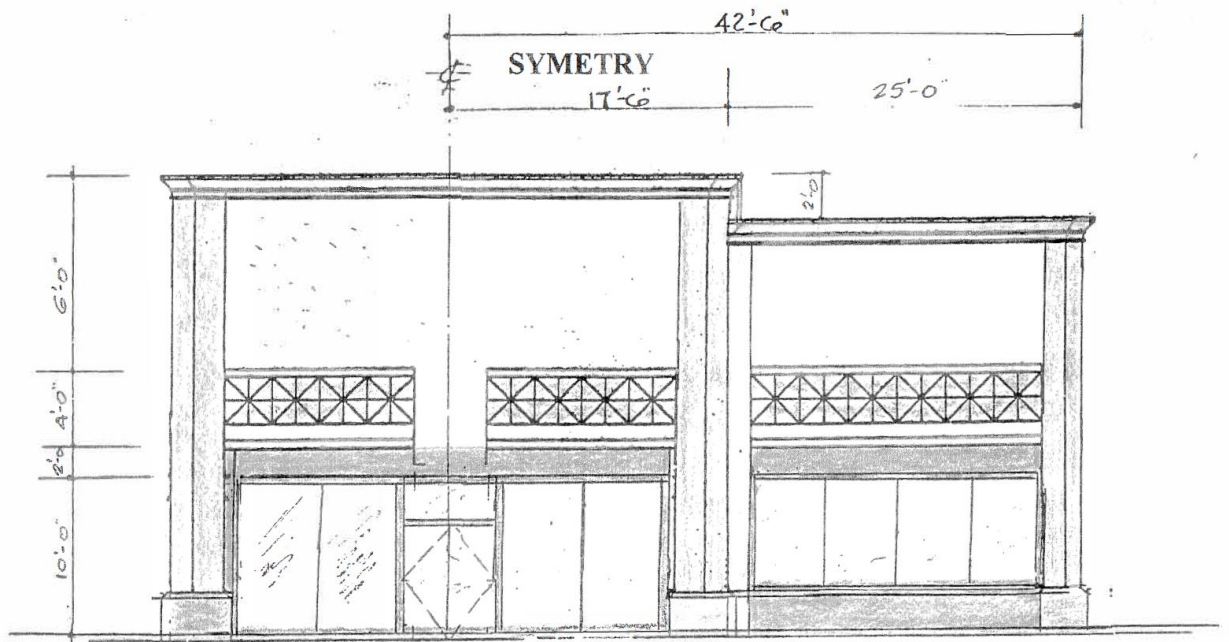
5. PERMITTED LAND USES INCLUDE AN "OFFICE EQUIPMENT AND COMPUTER STORE" AND OTHER OFFICE AND RETAIL USES ALLOWED WITHIN THE C-1 ZONING DISTRICT. NO SINGLE USE BUILDING TYPES ARE ALLOWED MORE THAN TWO SQUARE FEET.

6. A 5' WIDE SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO COX ROAD AND ALONG THE MAJOR STREET INTERSECTIONS INTO THE DEVELOPMENT.

7. TEN FEET OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG COX ROAD TO ACCOMMODATE SIDEWALK CONSTRUCTION AND A PLANNING STRIP.

8. FREESTANDING SIGNAGE SHALL BE MONUMENT STYLE ONLY (NO POLE SIGNS).





FRONT ELEVATION

OFFICE SPACE BUILDING

EIFS FINISH (ABOVE 12'-0")

BRICK OR FINISH BLOCK (UP TO 12'-0" HT.)

ELEVATION NOTE:
THE SAMPLE ELEVATIONS PROVIDED ARE TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE COMMERCIAL RETAIL BUILDING THAT MAYBE CONSTRUCTED ON THIS SITE. THE ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY FROM THESE IMAGES AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.



FRONT ELEVATION

OFFICE SPACE BUILDING



FRONT ELEVATION

RETAIL SPACES BUILDING

EIFS FINISH (ABOVE 12'-0")
BRICK OR FINISH BLOCK (UP TO 12'-0" HT.)

ELEVATION NOTE:
THE SAMPLE ELEVATIONS PROVIDED ARE TO REFLECT THE ARCHITECTURAL STYLE
AND QUALITY OF THE COMMERCIAL RETAIL BUILDING THAT MAYBE CONSTRUCTED
ON THIS SITE. THE ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY FROM
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ILLUSTRATED IS MAINTAINED.



FRONT ELEVATION

RETAIL SPACES BUILDING

EIFS FINISH (ABOVE 12'-0")
BRICK OR FINISH BLOCK (UP TO 12'-0" HT.)



October 23rd, 2025

From: APC Cox Rd Owner LLC
Harris Ralston - Manager

Notice of Neighborhood Meeting

Dear Neighbor:

I hope this letter finds you well. I am writing to inform you of an upcoming neighborhood meeting regarding the conditional rezoning application: PLMAC202500429. The purpose of the meeting is to allow neighbors the opportunity to ask questions and discuss the rezoning application. There are no immediate development plans on the site. This is an administrative amendment action taken on behalf of the owner of the Property. When the Property was rezoned in December of 2003, the NW corner of the site was excluded from the rezoning. The owner is requesting the City amend the conditional zoning to include the entire parcel and permit improvements consistent with the balance of the parcel. The meeting will be held at 6pm on November 4th, 2025 at the Courtyard Marriott at 1856 Remount Road in Gastonia.

Should you have any questions, please do not hesitate to contact me at hralston@altapeakcapital.com or 704-301-4954.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harris Ralston".

Harris Ralston
Manager
APC Cox Rd Owner LLC



November 4th, 2025

Arboretum on Cox Road - Neighborhood Meeting

Rezoning application: PLMAC202500429

Neighborhood Meeting Minutes

6:00pm November 4th, 2025

Courtyard Marriott - 1856 Remount Road in Gastonia

Names of applicant team present

- Harris Ralston - Manager

Applicant's Presentation

- Applicant was prepared with general overview of the rezoning request, including display of site plan, elevations, maps, original 2003 rezoning which excluded the subject site, and background information on the applicant and the property
- Applicant arrived at 5:45pm ahead of the scheduled 6pm meeting and waited approximately 35 minutes after 6pm for guests, but none were present at any time.

List main concerns discussed: N/A - no neighborhood attendees were present for the meeting.

List any modification that will be provided by the applicant as a result of neighbor feedback: N/A - no neighborhood attendees were present for the meeting.

Applicant assumes that there is no opposition from neighboring owners to the rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harris Ralston".

Harris Ralston
Manager
APC Cox Rd Owner LLC



NOTICE OF PUBLIC HEARING

RE: Notice of Public Hearing Regarding Rezoning File #202500429
November 20th, 2025

Dear Property Owner,

Please be advised that a public hearing will be held before the Gastonia Planning Commission on Thursday, December 4th, 2025 at 5:30 PM, or as soon thereafter as possible, located at City Hall in the City Council Chambers, 181 S. South Street, in Gastonia, North Carolina. The purpose of this hearing is to provide an opportunity for you to offer your comments on the proposed application/project, as described below. This application will not change the current zoning or use of your property.

The request involves a rezoning for property located at 914 Cox Road. The property is currently zoned OLC (Office Light Commercial) and the applicant APC Cox Rd Owner, LLC is seeking C-1 CD (Neighborhood Business – Conditional District) zoning and an amendment to File #132-03 to facilitate a 10,000 sq. ft. office/office-medical/retail building. The rezoning site plan (subject to change) and a map of the subject property are attached herein.

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, January 20th, 2026, City Council meeting at 6:00 PM 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.

Sincerely,

City of Gastonia
Planning Department
704-854-6652

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.

Development Sign – Posted by Applicant (Early November, 2025)



City of Gastonia Public Hearing Sign - Posted Thursday, November 20th, 2025





CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): Conditional District Amendment
to include NW corner of site (currently zoned OLC) in C-1 CD that covers the remainder of the Subject site

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.

2. Gaston County Tax Identification Number(s): 210844
3. Subject property addresses: 918 Cox Road Gastonia, NC 28054
4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. Three-building commercial development (Subway, Metrolina Nephrology, Hanger Prosthetics)
with a vacant development pad at the front of the site
5. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient).
6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes
7. The real property to be rezoned is owned in fee simple by APC Cox Rd Owner LLC as evidenced in deed from (date) 4/25/25 recorded in DB: 5553 PG: 0113 in the Gaston County Registry
8. The real property for which the above request is sought is located on the East side of Cox Road between 117924 and 117930 having a frontage of 510 feet and depth of 770 feet and acreage of 5.34
9. Are sewer and water available on the property? Yes
10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)
11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary).

12. Name and address of applicant: APC Cox Rd Owner LLC - 4601 Park Road Charlotte, NC 28209
Telephone #: _____ E-mail address: _____

13. Interest in subject realty: Owner

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. X _____ True _____ False

15. Has this property previously been subject to any of the following (please add case # and date)?


- Conditional Use Permit _____
- planned unit development _____
- subdivision ordinance _____
- Planned Residential Development _____
- Other Conditional District Case# 132-03 - 12/4/2003

If yes, please explain Subject site was partially rezoned to C-1 CD prior to the three existing buildings on the site being developed

16. Name and address of person to present item at public hearing: Harris Ralston
4601 Park Road Suite 500 Charlotte, NC 20289
Telephone number: _____ Email: _____

I, Harris Ralston, certify that I have read the information provided in the public hearing information package on the 7th day of October 2025.

SIGNATURES: All property owners must sign when a CD is requested.





2026 GASTONIA PLANNING COMMISSION **PUBLIC HEARING SCHEDULE**

JANUARY 8TH

FEBRUARY 5TH

MARCH 5TH

APRIL 9TH

MAY 7TH

JUNE 4TH

JULY – NO MEETING

AUGUST 6TH

SEPTEMBER 3RD

OCTOBER 8TH

NOVEMBER 5TH

DECEMBER 3RD

JANUARY 7TH, 2027

FEBRUARY 4TH, 2027

LOCATION & TIME

Unless otherwise noted on the legal advertisement, all Planning Commission hearings are held in the Council Chamber at City Hall, 181 S. South St. of Gastonia NC, and will begin at 5:30 PM.