



**Gastonia Planning Commission
Meeting Schedule
December 7, 2017**

5:00 – 5:30 **Light Snacks**
(City Hall – City Council Chamber)

5:30 – Until **Planning Commission Meeting**
(City Hall – City Council Chamber)

**Gastonia Planning Commission
City Council Chamber, City Hall
December 7, 2017 – 5:30 pm**

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Item 1c: Approval of November 9, 2017 Minutes

Item 2: Public Hearing – StoneWright Properties LLC (File # 8903)

Subject hearing involves a request to rezone approximately 0.58 acres from RS-8 (Residential District, minimum 8,000 sq. ft. lots) to O-1 CD (Office Conditional District). The property is located at 229 and 237 N. New Hope Road. The property is owned by StoneWright Properties LLC.

Staff Presentation: Jana McMakin, AICP, Senior Planner

Item 3: Public Hearing – Amending the Unified Development Ordinance (UDO) (File # 8858)

Subject hearing involves an ordinance amending Section 7.6.2.G. Minor Work-Certificate of Appropriateness Required found under Section 7.6.2 HD Historic Overlay District of the Unified Development Ordinance to clarify and list standards for fences in the side and rear yards as specified in the Historic District Design Guidelines.

Staff Presentation: Kim Wallis, Planner

Item 4: Preliminary Major Subdivision Plat – Maycroft (File # 8857)

Subject hearing involves Preliminary Major Subdivision Plat for Bowman Development Company located on the west side of Huffstetler Road.

Staff Presentation: Keith Lineberger, Land Development Project Manager

Item 5: Other Business

- Update on Council Votes
- Representative for December 19th City Council Meeting (if needed)

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Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:32 pm on Thursday, November 9, 2017, in the Council Chambers at City Hall.

Present: Commissioners Rodney Armstrong, Bob Cinq-Mars, Kristie Ferguson, Mark Epstein, Pamela Goode, Bob Biggerstaff, and Jim Stewart

Absent: Commissioner Jerry Fleeman

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Senior Planner; and Chrystal Howard, Secretary

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners stated there were no contacts.

Item 1c: Approval of September 7, 2017 Minutes

Commissioner Epstein made a motion to approve the September minutes as written and Commissioner Stewart seconded the motion. The motion was approved unanimously.

Chairperson Goode explained the rules of procedure and time limitations.

Item 2: Public Hearing – Russell & Rosan Sprinkles (File # 8847)

Subject hearing involves a request for a conditional use permit for an animal hospital (indoor) on approximately 1.57 acres. The property is zoned OLC (Office Light Commercial District) and is located on the west side of Union Road, north of the intersection of Rivermont Drive. The property is owned by DM Boyd III and William G. Boyd.

Chairperson Goode stated that because of the quasi-judicial format of this hearing persons wishing to speak and offer evidence are required by North Carolina law to be sworn in. Ms. Howard administered the oath.

Chairperson Goode recognized Commissioner Epstein's request to recuse himself from this item. Commissioner Cinq-Mars made a motion to approve the request to recuse Commissioner Epstein and Commissioner Stewart seconded the motion. The motion was approved unanimously.

Chairperson Goode opened the public hearing and recognized Jana McMakin, AICP, Senior Planner for the purpose of staff presentation.

Ms. McMakin stated Dr. Sprinkles submitted a Conditional Use Permit (CUP) request to construct a new animal hospital, indoor only, located on the subject property which is vacant and zoned OLC (Office Light Commercial District). The property is approximately 1.57 acres, is located on the west side of Union Road, and is currently a vacant site. The applicant currently has a veterinary facility located in the City of Gastonia but are wanting to expand and build a new facility. For indoor animal hospitals, if the lot containing the use is located within 100 feet of a residentially zoned district, a CUP is required. The applicant has provided a survey of the subject property and a conceptual site plan.

Proposed conditions for the CUP:

1. Permit allows for the use of the site for animal hospital with indoor kennels only.
2. Existing vegetation along rear property line to remain undisturbed as indicated on the site plan.
3. Any additional building must go through Technical Review Committee for site plan review and approval.
4. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
5. In no instance shall the zoning conditions exempt a project from other development requirements.
6. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

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The applicants provided on the site plan an additional building with a proposed driveway, parking area, animal hospital of approximately 56,000 sq. ft., indoor kennel with a small pet evaluation area that would be fenced, possible OLC district potentially for a different building use. One of the conditions staff is recommending is that this building will need to go through the Technical Review Committee (TRC) at that time to review any site plan issues, stormwater, etc. The subject property is bordered by OLC (Office Light Commercial District) zoning to the north and to the east across Union Road. There is RS-12 (Residential District, minimum 12,000 sq. ft. lots) zoning with single-family homes in the South Pines neighborhood to the south and west of the property. The Future Land Use Map within the 2025 Comprehensive Plan shows the property as commercial. Therefore the request can be considered consistent and appropriate with the 2025 Comprehensive Plan and Future Land Use Map. This would be a site specific plan for the animal hospital, so staff is recommending approval of the request as presented. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Robert L. Brandon, 9355 Bonnie Briar Circle of Charlotte, NC. Mr. Brandon stated that this request is for an animal hospital with indoor runs and explained the reason for the conditional use permit process. Mr. Brandon explained his statement of justifications presented in the agenda. A packet was distributed of Mr. Brandon's presentation of the zoning request. Mr. Brandon stated that the existing 15' wide vegetation will remain and if any portions of the buffer that may not be sufficient beyond what code will require subsequent additions to that buffer will be made.

Chairperson Goode inquired about the hours of operations and traffic. Mr. Brandon stated that the hours of operation are typical to any animal hospital but there will be someone on staff at night. Mr. Brandon said that there will be additional traffic but no large scale parking and at night will be very low traffic. No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Bill Curry, 8287 Normandy Road of Denver, NC. Mr. Curry was present for questions. No questions were asked by the Commissioners.

Chairperson Goode recognized Dr. Russell Sprinkles, 4618 McDade Lane of Gastonia, NC. Dr. Sprinkles answered that the current hours of operation will remain the same; Monday 7:30 a.m. to 8:00 p.m., Tuesday through Friday 7:30 a.m. to 5:30 p.m., and one Saturday a month 7:30 a.m. to 1:00 p.m. Dr. Sprinkles stated there is a major need for animal emergency clinic in the county, so they would like the option, should the decision to use the hospital in two avenues, as mostly a small hospital and maybe bring emergency staff to act as an afterhours emergency clinic should the need arise. As of now, the request is strictly based on their current regular hours of operation. The traffic flow is a main reason for wanting to move from their current location with a parking lot of eleven spaces and a staff of eight. Turning into the parking lot is on a two lane road and no turnout lane, and the new location provides a five lane highway with a central turn lane into the parking lot with needed parking space. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Rosan Sprinkles, 4618 McDade Lane of Gastonia, NC. Ms. Sprinkles was present for questions. No questions were asked by the Commissioners.

Commissioner Stewart made the motion to close the public hearing and Commissioner Cinq-Mars seconded the motion. The motion was approved unanimously.

Commissioner Stewart made the motion to approve the request as presented with the statement of consistency and reasonableness and Commissioner Cinq-Mars seconded the motion. The motion was approved unanimously.

Statement of consistency and reasonableness: The proposed Conditional Use Permit is consistent with the current zoning and the land use identified in the Gastonia 2025 Comprehensive Plan, any applicable duly adopted small area plans, and any other development plans adopted by the City, and the proposed use for an animal hospital only allows for indoor kennels, therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

Item 3: Public Hearing – William F Gray (File #8872)

Subject hearing involves a request to rezone approximately 0.85 acres from C-1 (Neighborhood Commercial District) to C-3 (General Commercial District). The property is located at 904 Union Road. The property is owned by Gray Family Properties Ltd.

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Chairperson Goode opened the public hearing and recognized Jana McMakin, AICP, Senior Planner for the purpose of staff presentation.

Ms. McMakin stated that the subject property consists of a single tax parcel totaling approximately .85 acres that is currently zoned C-1 (Neighborhood Commercial) and this request is to rezone the site to C-3 (General Commercial District). An existing building on the subject property is divided into separate leasable spaces with existing parking. The other footprint was a canopy from a convenient store with gas pumps. There are also two existing driveways onto Union Road and existing parking. Both public water and sewer currently serve the site. The subject property is bordered by a C-1 (Neighborhood Commercial) zoned parcel to the north and east. The remaining property to the south and across Union Road and along Osceola Street is zoned C-3 (General Commercial). The Future Land Use Map in the 2025 Comprehensive Plans indicates the subject property as suitable for commercial use. The subject property is currently zoned for commercial uses on the Official Zoning Map and is shown as commercial on the Future Land Use Map. Given the presence of existing C-3 zoning adjacent to the site and across Union Road and Osceola Street, staff recommends approval of the request as presented. Jana reminded the Commission that this item is a general rezoning request so there are no conditions or site plans as part of this request and it would allow uses permitted under the C-3 zoning district as long as applicable any supplemental regulations of this use.

Commissioner Cinq-Mars asked if staff is aware of what the property owner wants to have at this property and Ms. McMakin deferred this question to the property owner and reminded the Commission from a rezoning and land use decision consideration is on anything that would be permitted in the C-3 zoning district.

Ms. McMakin and Mr. Thompson explained some uses permitted in either C-1 or C-3 such as automobile sales, convenience store with gas sales, scale and intensity of types of retail uses per Commissioner Epstein's request. Discussion occurred on previous use and its nonconformance.

Commissioner Epstein inquired about any additional compelling uses that staff might think would be of interest to the Commission and surrounding neighbors in terms of intensity of use and hours permitted. Mr. Thompson and Ms. McMakin answered that there are a few specific uses tied to proximity to residential districts these may involve hours of operations restrictions; however, this would not be applicable to this parcel as it does not abut residential. Mr. Thompson continued by explaining one of the goals of the Unified Development Ordinance (UDO) was to avoid listing and defining every conceivable use. Ms. McMakin provided a document that displays uses permitted and Commissioner Epstein did not see anything that was considered a red flag to him. Ms. McMakin commented that there are several uses permitted by right with supplemental regulations and gave the Commission examples of body shops, repair shops, and increased retail square footage.

Commissioner Cinq-Mars asked if there would be a restriction on parking for a restaurant and Mr. Thompson answered that every use in the ordinance has a parking calculation that must be met as well as capping parking spaces, and this is provided in a table in the UDO. Commissioner Cinq-Mars asked if this property has enough square footage to allow a restaurant with necessary parking. Mr. Thompson answered that since staff was not approached with a restaurant proposal, the calculation has not taken place. Also, staff would not be able to issue a zoning permit required to establish the restaurant if the ordinance requirement was not met.

Commissioner Epstein asked if a fast-food restaurant could go in at this location if it met all the ordinance requirements and Mr. Thompson answered yes and with a drive-thru.

Commissioner Stewart and Commissioner Epstein had discussion on the uses on the property from present to the future possibilities.

No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Will Jones, 2920 Robinwood Road of Gastonia, NC. Mr. Jones was present to answer any questions.

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Commissioner Epstein asked Mr. Jones to share what he plans to do on the subject property. Mr. Jones answered that they plan to lease the existing structure and acreage for mini storage outdoor facilities that a person would have in their backyard. Mr. Jones continued that primarily it is a sales lot for those particular structures. Storage sheds was stated by a board member and Mr. Jones answered exactly. No further questions were asked by the Commissioners.

Commissioner Epstein made the motion to approve the request as presented with the statement of consistency and reasonableness and Commissioner Fleeman seconded the motion. The motion was approved unanimously.

Statement of consistency and reasonableness:

The proposed rezoning is consistent with the commercial land uses along Union Road designated in the 2025 Comprehensive Plan and is in harmony with the current commercial zoning and development surrounding the subject property. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

Item 4: Public Hearing – Lakshmi Hotel, Inc. (File #8873)

Subject hearing involves a request to rezone approximately 1.86 acres from O-1 CD (Office Conditional District) to C-2 CD (Highway Commercial Conditional District). The property is located on the east side of N. New Hope Road, just north of the intersection of Remount Road. The property is owned by New Hope Y & S LLC.

Chairperson Goode opened the public hearing and recognized Jana McMakin, AICP, Senior Planner for the purpose of staff presentation.

Ms. McMakin stated that the applicant is requesting to rezone four (4) of the five (5) parcels that are currently zoned O-1 CD (Office Conditional District) to C-2 CD (Highway Commercial Conditional District) to construct a hotel. In October of 1999, a Conditional Use Permit (CUP) (File #389-99) was granted for office uses containing a portion of the subject property (518 and 526 N. New Hope Road). The primary CUP conditions included no access to Sinclair Street and a minimum 15 ft. buffer along the Sinclair Street property line with an eight (8) ft. wooden fence and additional vegetative plantings. In January of 2001, a CUP (File #477-00) was granted for office uses also containing a portion of the subject property (542 and 550 N. New Hope Road). The primary CUP conditions included specifying access from Melvin Drive and N. New Hope Road, restricting access from Sinclair Street, and a 12 ft. buffer along the Sinclair Street property line with a six (6) ft. masonry wall and additional vegetative plantings. The attached site plan shows the proposed four story hotel building, driveway access to N. New Hope Road (full access proposed) and Remount Road (right-in/right-out proposed), dumpster area, and parking areas. Ms. McMakin referred the Commissioners to their agenda packet materials submitted by the applicant including a site plan, elevations, building materials, description of the front, left, rear and right elevations, rendering perspectives of the hotel, floor plan, and interior elevations of each floor. Ms. McMakin commented that this is a new line of Hilton Hotels called Tru. Ms. McMakin stated the main highlights of the hotel.

Proposed Zoning Conditions:

1. If adjacent parcel to the north (parcel 119513) will still be used as residential, a Type A Buffer must be installed.
2. A Type C buffer (15 ft.) is being proposed with installation of a six (6) ft. wall constructed of brick facing Sinclair Street (interior material will match primary hotel building material) and additional plantings as required by the Unified Development Ordinance.
3. A stub connection must be made to the adjacent parcel to the north (parcel 119513).
4. Dumpster to be screened with materials to match screening wall.
5. No access will be permitted from Sinclair Street.
6. Development of the site shall be generally as shown on the attached site plan.
7. Final driveway access to be determined by NCDOT and the City of Gastonia.
8. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
9. In no instance shall the zoning conditions exempt a project from other development requirements.

The subject property is adjacent to the Chapel Acres subdivision zoned RS-12 (Residential, minimum 12,000 sq. ft. lots) and comprised of single-family homes built between approximately

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1940 to 1970. The property located on the other three (3) intersections of N. New Hope Road and Remount Road is zoned C-3 (General Commercial) with two (2) drive-through restaurants and a vacant parcel. To the immediate north is part of the 2001 O-1 CD rezoning and is currently being used for residential use. The properties located to the west across N. New Hope Road include the CarMax Dealership zoned C-3 and a 2006 C-2 CD rezoning for a convenience store (with attached drive-through restaurant) and gas pumps that is currently still vacant. The Summit (located along both the north and south sides of Court Drive and Summit Crossing Place) within the Gaston Memorial Medical Park is experiencing additional development with an increase of medical office buildings. Recent construction north of the subject property includes the Kedplasma building located on the southeast corner of N. New Hope Road and Melvin Drive and the CaroMont administrative building on the northeast corner. The review of site plan all of the documents will have to go to the Technical Review Committee (TRC). The 2025 Comprehensive Plan promotes the continued expansion of office uses based on the location along N. New Hope Road between Remount Road and Melvin Drive. Ms. McMakin concluded that while the property has been zoned for office uses for several years, it has not been developed and still exists as residential. With the growth at the nearby medical office center and close proximity to the N. New Hope/I-85 interchange, the request is to rezone to C-2 CD for a new hotel. The applicant's proposed hotel will have no large outdoor amenities (pool) nor any interior meeting or event areas, which should limit outdoor noise and eliminate any daily usage of the facility to simply those seeking to stay overnight. The only outdoor area proposed is a small patio seating area adjacent to the building to accommodate up to 10-12 people. The applicant is also proposing a masonry wall to ensure additional screening and restricting access from Sinclair Street. While the 2025 Comprehensive Plan indicates office use for this site, staff believes that the operational characteristics that will result from the features previously described (no large outdoor amenities, no meeting space) will limit the intensity of the day-to-day activities on the site. This, combined with the brick wall inside the required buffer separating the site from the adjacent neighborhood are reasons that staff recommends approval of the request.

Commissioner Cinq-Mars requested further explanation of Proposed Zoning Conditions: 3. A stub connection must be made to the adjacent parcel to the north (parcel 119513). Ms. McMakin stated that this is the fifth property the same owner owns. Since this parcel would still have O-1 CD, staff encourages a stub connection be made to use the N. New Hope Road exit too. If this parcel is developed by another entity into something else, we would look at restricting access to Sinclair Street. Commissioner Cinq-Mars stated that the new entity would block access to Sinclair Street. Ms. McMakin was unable to say for sure unless a request came in. Ms. McMakin commented that Kedplasma does not have Sinclair access and this proposal does not have Sinclair access. Ms. McMakin added that if staff does not ask for the stub connection now the opportunity is missed.

Commissioner Biggerstaff asked if there was enough parking for 96 rooms according to the plans and Ms. McMakin answered that it is just enough according to the Unified Development Ordinance (UDO) requirements. It was relayed to the applicant that if they are proposing 96 rooms and they do not have any large meeting areas then it is a one-to-one basis and 96 parking spaces are required. Discussion occurred on the parking spaces shown on the plan.

Commissioner Stewart asked if any discussion occurred on stormwater onsite and Ms. McMakin noted that this would be underground. Mr. Thompson commented that parking, construction drawings, stormwater, development standards, would be reviewed and confirmed by the TRC if the conditional rezoning is approved. If the required parking cannot be met on the site, at that point of time, then they cannot get a zoning permit.

Commissioner Ferguson inquired about the full access proposed to N. New Hope Road and final driveway access to be determined by NCDOT and the City of Gastonia, and if this is to address any left turn coming out of the concrete driveway. Mr. Thompson answered that in order to get the driveway, NCDOT has to issue a driveway permit. The site plan is sent to the Division 12 office in Shelby and the City of Gastonia's engineering staff meet with NCDOT. This has been communicated to Division 12, but a solid response has not been received regarding full access driveway restrictions. Mr. Thompson referred this question to the applicant to possibly elaborate more. Further discussion amongst Commissioners and staff occurred on this access.

Chairperson Goode recognized Mr. Doug Arthurs, 420 E Long Ave of Gastonia, NC. Mr. Arthurs is representing the applicant. Mr. Arthurs provided renditions of the hotel with traffic access. Regarding NCDOT approval, no communication was received at this time and will have to be

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determined later. The preference is to have a left in and left out and a traffic break at Remount Road. A community meeting was held and most of the community was receptive to this request. Mr. Arthurs explained objections that the community had with the Kedplasma center development and the heavily traffic area, so an arrangement was worked out with the neighborhood to build a 6' brick wall removing access to Sinclair Street. In addition to the wall, there will be a vegetative buffer. Mr. Arthurs addressed to the Commission that the site plan has 96 parking spaces, not 93 spaces. Mr. Arthurs explained this request will not have intensive traffic and will be an aesthetic pleasing development. Mr. Arthurs asked for the Commission to approve this request to construct a hotel with all the proposed conditions.

Commissioner Cinq-Mars asked for clarification on Avanti Holding LLC and New Hope Y & S LLC parcels and staff addressed and provided correction to these parcels on the map provided in their agenda.

Brief discussion occurred on parking spaces with the stub connection made to the adjacent parcel 119513 and no other access from Sinclair Street.

Chairperson Goode recognized Mr. Ashwin Shah, 1225 Audubon Drive of Gastonia, NC. Mr. Shah is the developer for the hotel. Mr. Shah stated they will not use rooms that exceed the parking spaces. Further discussion occurred on limited parking spaces and what will be reviewed by the TRC. This issue will have to be solved in the future to comply.

Chairperson Goode recognized Mr. Greg Mobley, 1818 Burton Hills Circle of Gastonia, NC. Mr. Mobley is a proponent for this request. Mr. Mobley stated that he has worked closely with the neighborhood regarding the Kedplasma Center. Mr. Mobley commented that the neighbors dislike the center's visitors due to trespassing and other problems. To address neighborhood concerns, the Kedplasma center will add an encroached 4' black fence along Melvin Drive. The fencing on Melvin Drive and the wall along and Sinclair Street will hopefully direct traffic along N. New Hope Road alleviating neighborhood concerns.

Discussion occurred regarding the corner of Melvin Drive and Sinclair Street. Attorney Graham reminded the Commissioners that the fence and other matters on Melvin Drive are not a condition to this rezoning nor a part of the rezoning; therefore, it is not part of consideration in terms of approving this rezoning request. This property is owned by another development and the city cannot add this condition on the rezoning of this parcel as it would be contract zoning.

Chairperson Goode recognized Mr. Fred McCall, 1818 Burt Avenue of Gastonia, NC. Mr. McCall lives on the corner of Sinclair Street and Burt Avenue and he is against this rezoning request. Mr. McCall provided history, approximately 10 to 15 years ago, of a hotel and restaurant request that was voted down completely. Mr. McCall requests the Commission to vote against this request as he does not want to look at a brick wall. Mr. McCall stated that his feelings will be hurt, and not a business deal, and he will probably move out of Gastonia after 40 plus years if this request is passed. Mr. McCall thanked everyone for their time this evening.

Commissioner Epstein made the motion to close the public hearing and Commissioner Stewart seconded the motion. The motion was approved unanimously.

Commissioner Epstein recognized the residents in the surrounding area and stated his respect to them. Commissioner Epstein commented that the parcels are no longer considered residential and he explained his thought process when considering these types of developments and proposals. Commissioner Epstein provided his closing remarks. Commissioner Stewart expressed his agreement with Commissioner Epstein. Both Commissioners Epstein and Stewart noted their conflictions. Commissioner Goode is also in agreement. Commissioner Cinq-Mars stated one of the attractions is that no parking spaces are on the backside of the hotel along Sinclair Street. This is a benefit in his opinion. Commissioner Stewart commented that these facilities are generally well-kept, manicured yards and landscaping.

Commissioner Cinq-Mars made the motion to approve the request as presented with the statement of consistency and reasonableness and Commissioner Stewart seconded the motion. The motion was approved unanimously.

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Statement of consistency and reasonableness (*motion to approve*): While the proposed rezoning is inconsistent with the Gastonia 2025 Comprehensive Plan, the surrounding vicinity is currently developed largely for commercial and medical office uses. In addition, the subject property's proximity to an I-85 interchange and a signalized intersection provide conditions desirable for a new hotel. The conditional district rezoning option also provides the adjacent neighborhood more certainty regarding the development standards. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

Item 5: Other Business

Two rezoning items were presented at recent City Council meetings and the retail rezoning proposal was approved. File # 8789 rezoning request was continued from the September 19, 2017 meeting and will be presented on Tuesday, November 21, 2017. Discussion occurred on representation for this meeting.

Discussion occurred on a possible meeting for Tuesday, December 7, 2017.

There being no further business, Chairperson Goode entertained a motion to adjourn the meeting. Commissioner Cinq-Mars made the motion to adjourn the meeting and Commissioner Stewart seconded the motion. The motion was approved unanimously. Chairperson Goode adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pamela Goode, Chairperson

**PUBLIC HEARING
STAFF REPORT
File # 8903
GPC Hearing Date: December 7, 2017**

OWNER: StoneWright Properties LLC

APPLICANT: StoneWright Properties LLC

PROPOSED ZONING ACTION: Rezone from RS-8 to O-1 CD

LOCATION: Corner of N. New Hope Road and McCormick Avenue

TRACT SIZE: Approximately 0.58 acres

WARD: 2

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of two tax parcels (105264 and 105265) totaling approximately .58 acres located at 229 and 237 N. New Hope Road. Each lot contains an existing single-family residential home and is zoned RS-8 (Residential, minimum 8,000 sq. ft. lots). The applicant is requesting to rezone to the O-1 CD (Office Conditional District) and has submitted a site plan showing the existing houses and driveways and proposed parking and screening and landscaping.

Proposed Zoning Conditions

1. Allowable uses shall be uses permitted in the O-1 district as set forth in the City of Gastonia Unified Development Ordinance.
2. The applicant must obtain driveway permit from NCDOT when changed to office use.
3. The applicant to combine two (2) lots into one (1) lot in order to share access and parking area.
4. As part of the required Type B buffer, a six (6) ft. high wood fence will be installed along the rear property line.
5. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
6. In no instance shall the zoning conditions exempt a project from other development requirements.

Adjoining Properties and Land Use Trends

Land use trends in this area along the western side of N. New Hope have experienced an increase of non-residential rezonings and development. O-1 CD zoning is located to the north directly adjacent to the site (2000 rezoning) and is still vacant. Two parcels located at the Pearl Street and N. New Hope Road intersection were rezoned in 2015 to O-1 CD but are currently still being used for residential purposes. Single family residential uses (zoned RS-8) are located to the south of the subject property along N. New Hope Road and McCormick Avenue. Eastridge Mall and its associated outparcels (zoned C-3 General Commercial District) are located across New Hope Road and the I-85 interchange at Exit 20 is in close proximity located north of the subject site.

Available Public Facilities

Public sewer and water currently serve the site. One parcel has an existing driveway located off of N. New Hope Road and the other has a driveway located off of McCormick Avenue. There is a traffic light located one block to the north at the N. New Hope Road and Pearl Street intersection. N. New Hope Road (NC-279) is a 5-lane divided highway.

Consistency with Adopted Plans

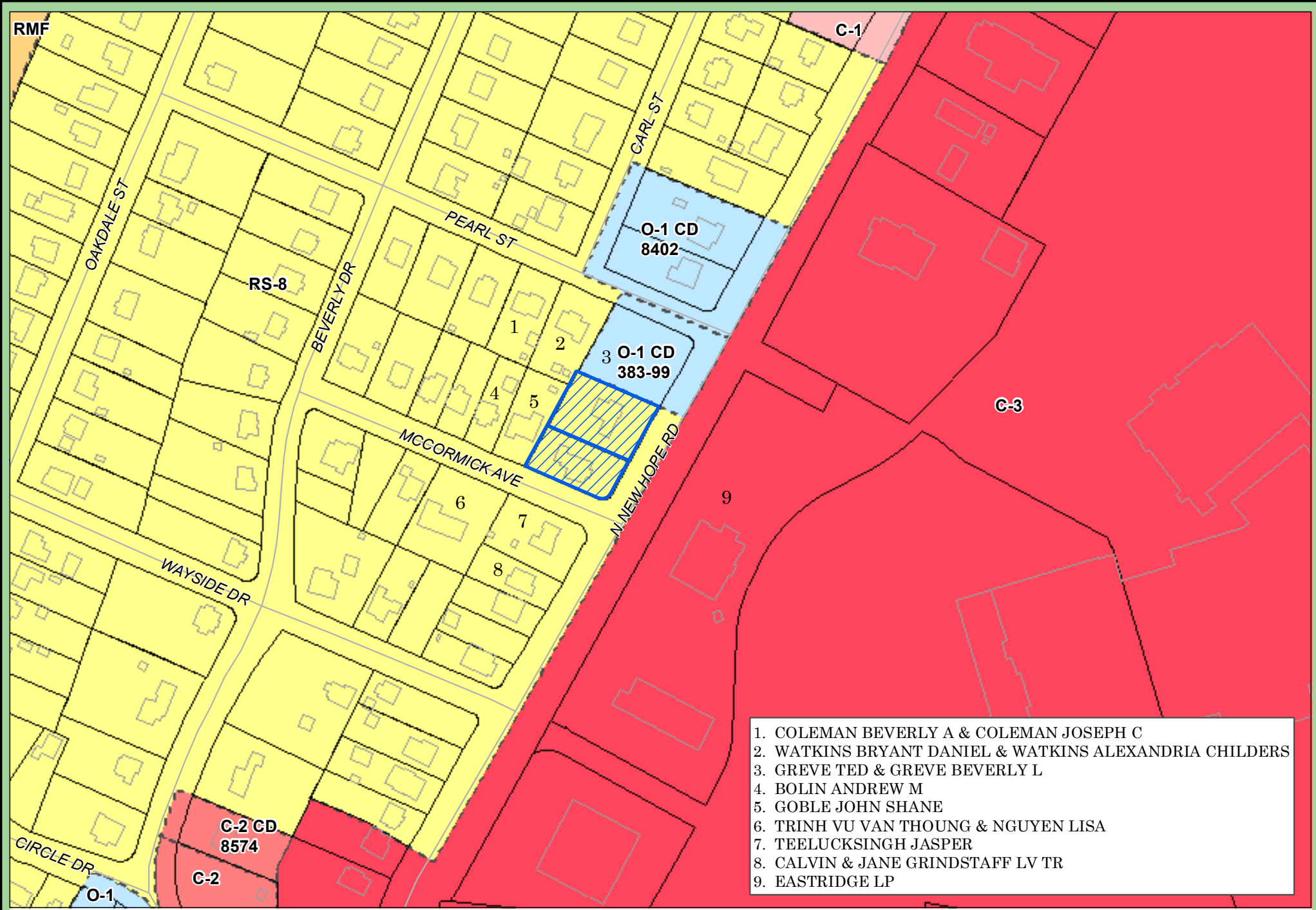
The Future Land Use Map in the 2025 Comprehensive Plan indicates the properties as residential use.

Conclusion

Although the subject property is shown to remain residential on the 2025 Future Land Use Map, there is office zoning adjacent to the subject property and further north along N. New Hope Road. The applicant's request for a conditional district allows for zoning conditions to be part of the approval and a detailed site plan has also been provided showing the buffer from existing adjacent residential properties. In addition, the O-1 district predominately has uses with set hours and the office district provides a transition from the commercial uses across N. New Hope Road, the major thoroughfare (N. New Hope Road), and the neighborhood. **Staff therefore recommends that the request be approved.**

Jana McMakin, AICP
Senior Planner































Statement of consistency and reasonableness: While the proposed rezoning is inconsistent with the 2025 Comprehensive Plan, the subject property is adjacent to office zoning and the rezoning request to a conditional district adds conditions to address adjoining residential properties and therefore the Planning Commission does consider an affirmative vote to be reasonable and in the public's interest.



1. COLEMAN BEVERLY A & COLEMAN JOSEPH C
2. WATKINS BRYANT DANIEL & WATKINS ALEXANDRIA CHILDERS
3. GREVE TED & GREVE BEVERLY L
4. BOLIN ANDREW M
5. GOBLE JOHN SHANE
6. TRINH VU VAN THOUNG & NGUYEN LISA
7. TEELUCKSINGH JASPER
8. CALVIN & JANE GRINDSTAFF LV TR
9. EASTRIDGE LP

Applicant: StoneWright Properties, LLC
Owner: StoneWright Properties, LLC
Planning Comm Hearing: Dec. 7, 2017
Request: RS-8 to O-1 CD
Ward: 2
Tract Size: 0.58 acres combined
Parcel ID #: 105264 & 105265

 **Subject Property**

- Legend**
- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  AP Airport |  Roads |
|  C-1 Light Commercial |  Streams |
|  C-2 Highway Commercial |  Floodway |
|  C-3 General Commercial |  100yr Flood Zone |
|  CBD Central Business District |  500 Yr Flood Zone |
|  I-U Urban Industrial |  Buildings |
|  I-1 Light Industrial |  Parcels |
|  I-2 General Industrial | |
|  O-1 Office | |
|  OLC Office/Light Commercial | |
|  O-M Medical Office | |
|  PD IRD Planned District Infill Res Devt | |
|  PD PRD Planned District Planned Res Devt | |
|  PD PUD Planned District Planned Unit Devt | |
|  PD TND Planned Dist Traditional Neighborhood Devt | |
|  RLD Residential Low Density | |
|  RS-12 Residential 12000sqft lots | |
|  RS-8 Residential 8000sqft per lot | |
|  R-A Rural Agricultural | |
|  RMF Residential Multi-Family District | |
|  SP State Park District | |
|  TMU Transitional Mixed Use | |
|  UMU Urban Mixed Use District | |

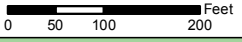
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

Application #8903

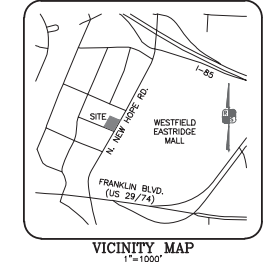
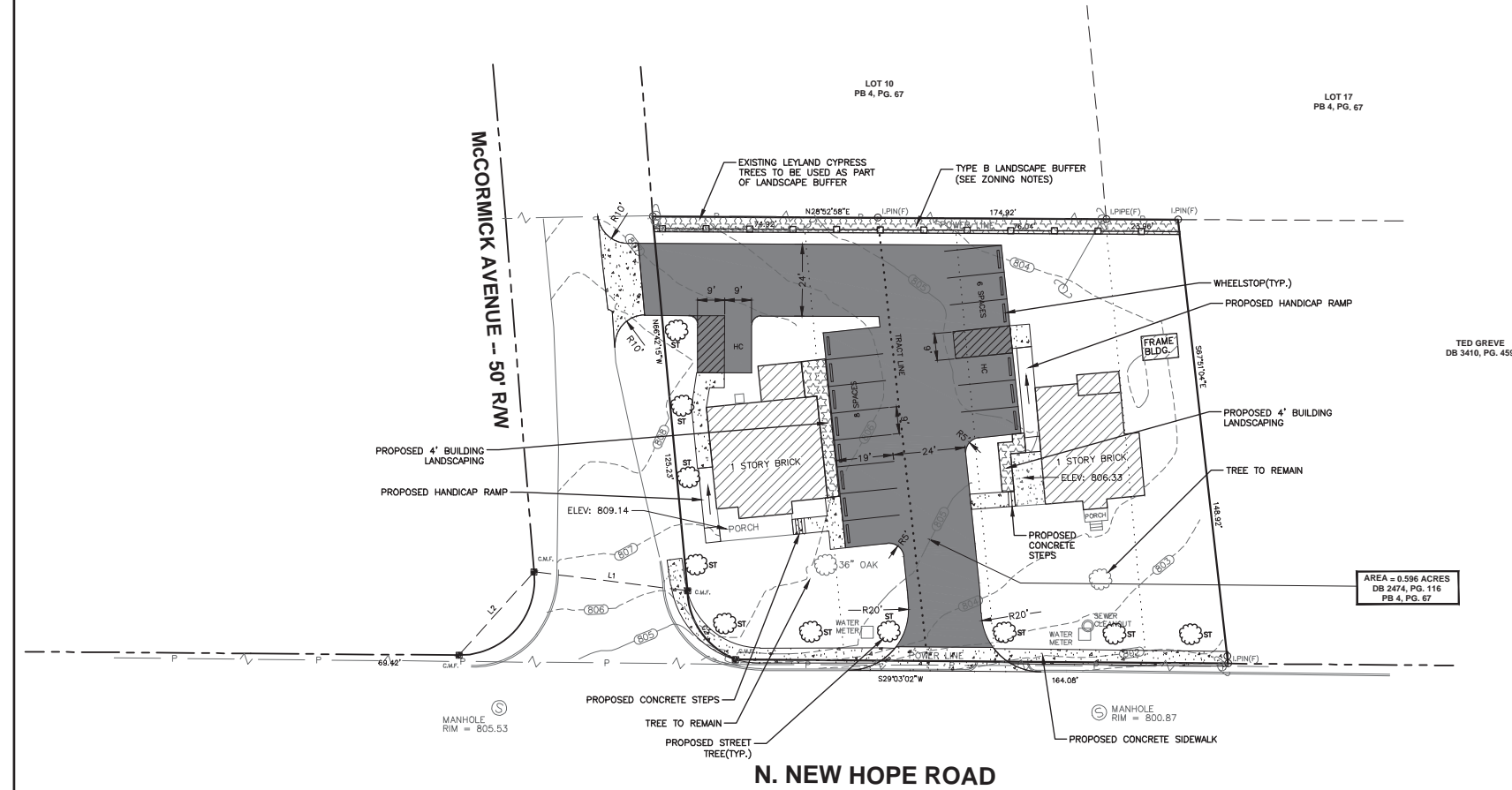
I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2017.



1 : 2,400
 1 inch represents 200 feet
 Plot Date: November 20, 2017



\\P:\Projects\17013\Drawings\Layout\17013-Base.dwg



- GENERAL NOTES:**
- ALL LIGHTING SHALL COMPLY WITH SECTION 9.13. LIGHTING SHALL NOT BE DIRECTED TOWARD OR SHINE UPON ANY RESIDENTIAL ZONES OR ENDANGER MOTORISTS TRAVELING ON ANY STREET.
 - FLOOD HAZARD OVERLAY DISTRICT: COMMUNITY PANEL 37103555000, SEPTEMBER 28, 2007, LOCATED IN NON-SHADED ZONE. X.
 - TOPOGRAPHICAL AND BOUNDARY INFORMATION TAKEN FROM SURVEY DONE BY CAROLINAS DESIGN GROUP, PLLC, DRAWING FILE #81318306, DATED 8/18/11.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

- ZONING NOTES**
- ZONED: RS-8(CITY OF GASTONIA)
 PROPOSED ZONING: O-1 CUP
 TOTAL ACREAGE: 0.596 AC
 EXISTING LAND USE: VACANT HOUSES
 PROPOSED USE: OFFICE
 PID: 152264 & 152265
 DEED BOOK/PAGE: 2474/116
- BUFFERING REQUIREMENTS (SECTION 11.3)**
- A TYPE B BUFFER IS REQUIRED BETWEEN AN OFFICE AND RESIDENTIAL DISTRICT. MINIMUM BUFFER WIDTH=5'(WITH FENCE/WALL) (SECTION 11.3.5) WITH 3 CANOPY, 3 UNDERSTORY & 25 SHRUBS/100'
- OFF STREET PARKING LANDSCAPE (SECTION 11.5)**
- NUMBER OF PARKING SPACES IS LESS THAN 25. THEREFORE, PARKING LANDSCAPING PROVISIONS DO NOT APPLY.
- STREET TREES (SECTION 11.4)**
- 1 UNDERSTORY PER 30 LINEAR FEET OF FRONTAGE
 125 LF /30 = 5 UNDERSTORY TREES ON MCCORMICK AVE.
 STREET TREES DESIGNATED BY "ST" IN PLAN
- PARKING SUMMARY (TABLE 10.5-1, #1.6)**
- REQUIRED: 1 SPACE PER 300 SF
 2500 SF/300 = 8 REQUIRED SPACES
 PROVIDED: 15 SPACES INCLUDING 2 HANDICAP SPACES

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN REPRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND SITE SHOWN. NO OTHER REPRODUCTION, INCLUDING ANY REPRODUCTION, WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY ROBINSON & SAWYER, INC. SHALL BE STRICTLY PROHIBITED.

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ROBINSON & SAWYER, INC.
 CIVIL ENGINEERING CONSULTING AND DESIGN
 207 EAST SECOND AVENUE, 7TH FLOOR
 GASTONIA, NC 28053
 NC LICENSE # F-00338 ; S.C. CO. 841
 EST. 1962 WWW.ROBINSON-SAWYER.COM

PROJECT NO. 17013.01
 FILE NO. ---
 SCALE: 1"=10'
 DRAWN BY: MCW
 CHECKED BY: DJS

STONE WRIGHT PROPERTIES, LLC
 229 & 237 N. NEW HOPE RD.
 GASTONIA, NORTH CAROLINA

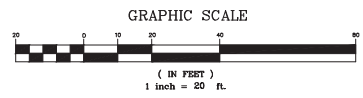
CONDITIONAL USE ZONING PLAN

REV	DATE	COMMENT

DATE: 8/30/17

SHEET NO.
1
 OF 1 SHEETS

NOT A CONSTRUCTION DOCUMENT



File # 8903
Date Rec'd: 10/23/17
Rec'd By: JCM
Fee: \$450 check #1801

**CITY OF GASTONIA
APPLICATION FOR PUBLIC HEARING**

Detach pages 1-10 from this packet and retain for your records.

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 or CUP for outdoor storage; etc.)
Rezone from RA-8 to O1-CD for general office.
Not intended for medical office or hair salon type businesses.

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: 105264 & 105265
Subject property address: 229 & 237 N New Hope Rd. Gastonia NC 28054

3. 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.
2 residential brick houses are located on the property; the properties are vacant. Residential houses on the West and South Sides. Empty lot zoned O1-CD on the north side and Eastridge Mall and Reb Lobster on the East side

4. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient).

5. 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

6. The real property to be rezoned is owned in fee simple by StoneWright Properties, LLC
as evidenced in deed from Shirley Styers Coleman and Robert Sterling Coleman recorded in Deed Book 4925 at page 551-554 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the West side of N New Hope Rd between McCormick Ave and Pearl St having a frontage of 164.08 feet and depth of 148.92 feet and acreage of .596.

8. Are sewer and water available on the property? City water and sewer are available

9. 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.)

10. 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.)

11. Name and address of applicant: StoneWright Properties, LLC (David H. Stone Managing Member)
Telephone #: 704-577-4323 Fax #: 704-625-9091
E-mail address: david@stonewrightproperties.com

12. Interest in subject realty Owner

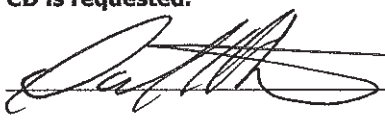
13. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. True False

14. Has this property previously been subject to any of the following? conditional use permit planned unit development subdivision ordinance unified development
If yes, please explain _____

15. Name and address of person to present item at public hearing David Stone
546 Basswood Way, Gastonia NC 28052
Telephone number (704) 577-4323

I, David H. Stone, certify that I have read the information provided in the public hearing information package on the 13 day of October, 2017.

SIGNATURES: All property owners must sign when either a Conditional Use Permit or CD is requested.



MEMORANDUM

Date: November 30, 2017

To: Michael Peoples
City Manager

From: Kim Wallis
Planner

Through: Jason Thompson, AICP
Planning Director

Subject: An ordinance amending *Section G Minor Work* of Chapter 7 Historic District Overlay of the Unified Development Ordinance. (File #8858)

Background

The City of Gastonia's Historic District Commission (HDC) reviews their Design Guidelines periodically and when necessary updates them to include public input. The HDC held a public meeting on April 27, 2017 seeking public comment and feedback regarding the design guidelines. They also made it available to comment via email or using a comment form on the City of Gastonia's website. The HDC held a work session on June 6, 2017 to review the list of public comments and discuss necessary updates and or revisions to the guidelines. The Commissioners were most concerned with the fence section of the guidelines as it contains somewhat vague language concerning height requirements for fences in side and rear yards. Currently verbiage includes "privacy fences are allowed in the rear yard only" but does not state verbiage on fence heights in the side yard or height restrictions on privacy fences.

Proposed Text Amendment

As drafted, the proposed changes to the UDO would allow staff to approve fences up to 3 feet in the side yard and up to 6 feet in the rear yard. Further it would require a subcommittee of the HDC to approve fences over 3 feet in the side yard and over 6 feet in the rear yard.

Conclusion

Currently, there are no fence height restrictions in the side yard and no height restrictions on privacy fences in the rear yard. Based on a proposed effective date of October 17, 2017, if approved by the City Council, this ordinance amendment would allow staff to approve side yard fences up to 3 feet and rear yard fences up to 6 feet. Additionally, it would allow subcommittee members of the HDC to review applications where the applicant submits designs for fences taller than 3 feet in the side yard and 6 feet in the rear yard. If the ordinance amendment is approved, staff will then amend the Historic District Design Guidelines as per their recommendation at the aforementioned review.

Statement of Reasonableness and Consistency:

This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and results in consistency with ordinance language from other UDO jurisdictions.

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF GASTONIA

An ordinance amending the Unified Development Ordinance Section 7.6.2 G Historic District Overlay.

WHEREAS, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to facilitate the use of land and to maintain consistency with other UDO jurisdictions; and

WHEREAS, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:

Section 2. Section 7.6.2 G 1.a. and G 2.d. of the Unified Development Ordinance shall be amended as follows:

G. Minor Work—Certificate of Appropriateness Required.

Minor work items require a certificate of appropriateness but may be approved by an administrative official or with recommendations from a subcommittee of the Commission (at least two (2) Commissioners plus staff) as designated by the Commission if the work is consistent with the review criteria provided in this section and other relevant parts of this district, and the principles and guidelines adopted by the Commission. Minor work consists of various minor projects where the exterior appearance of the structure or landscape is not significantly changed, including but not limited to the following items:

1. Items that may be approved by Administrator:
 - a. Side yard fences and walls (3 feet in height or less) and rear yard fences and walls (6 feet in height or less).
2. Items approved by the administrative staff with recommendations from a subcommittee of the Commission:
 - d. Fences and walls in the front yard, side yard (over 3 feet in height) and rear yard (over 6 feet in height).

Section 2. All ordinances or portions of ordinances in conflict herein are hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Section 4. This ordinance shall take effect and be in force from and after the date of its adoption.

Section 5. This ordinance is consistent with the Gastonia 2025 Comprehensive Plan and results in consistency with ordinance language from other UDO jurisdictions.

This the 19st day of December, 2017.

Walker E. Reid III, Mayor

ATTEST:

City Clerk

MEMORANDUM

Date: November 28, 2017
To: Gastonia Planning Commission
From: Tucker Johnson, PE, Assistant City Engineer
Thru: Gary Saine, PE, City Engineer
Subject: **Item for December 7, 2017 Gastonia Planning Commission Agenda**

**PRELIMINARY MAJOR SUBDIVISION PLAT
MAYCROFT
T. J. PEKORAK
FILE NO. 8857**

T. J. Pekorak has submitted a preliminary subdivision plat for his development to be known as Maycroft. The property is located on the west side of Huffstetler Road across from Deep Forest Court. The development will contain a maximum of 59 single-family homes. The property is located within the Gastonia Corporate limits and is zoned PD-PRD.

Huffstetler Road (SR 2438) is currently not constructed to City standards and is recommended for road improvements. The developer will dedicate 30 feet of right-of-way from the centerline, install a southbound right turn lane, and widen Huffstetler Road to 14 feet from the existing centerline of pavement. The developer will also be responsible for installing concrete curb and gutter, storm drainage, sidewalks, and any other necessary improvements to accommodate the above road section on the west side of Huffstetler Road along the entire length of the property. All improvements to Huffstetler Road shall meet both City of Gastonia and NCDOT requirements. The developer will also be responsible for any other road improvements (onsite or offsite) as required by NCDOT.

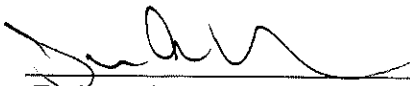
Public water and sewer will service the property. The developer will extend the existing waterline located in Huffstetler Road to serve the development with water. Sewer service will be provided by extensions from the existing outfall sewer line that bisects the property.

The "Preliminary Plat" is in conformance with the City of Gastonia's Subdivision Ordinance and is therefore recommended for approval subject to the following conditions:

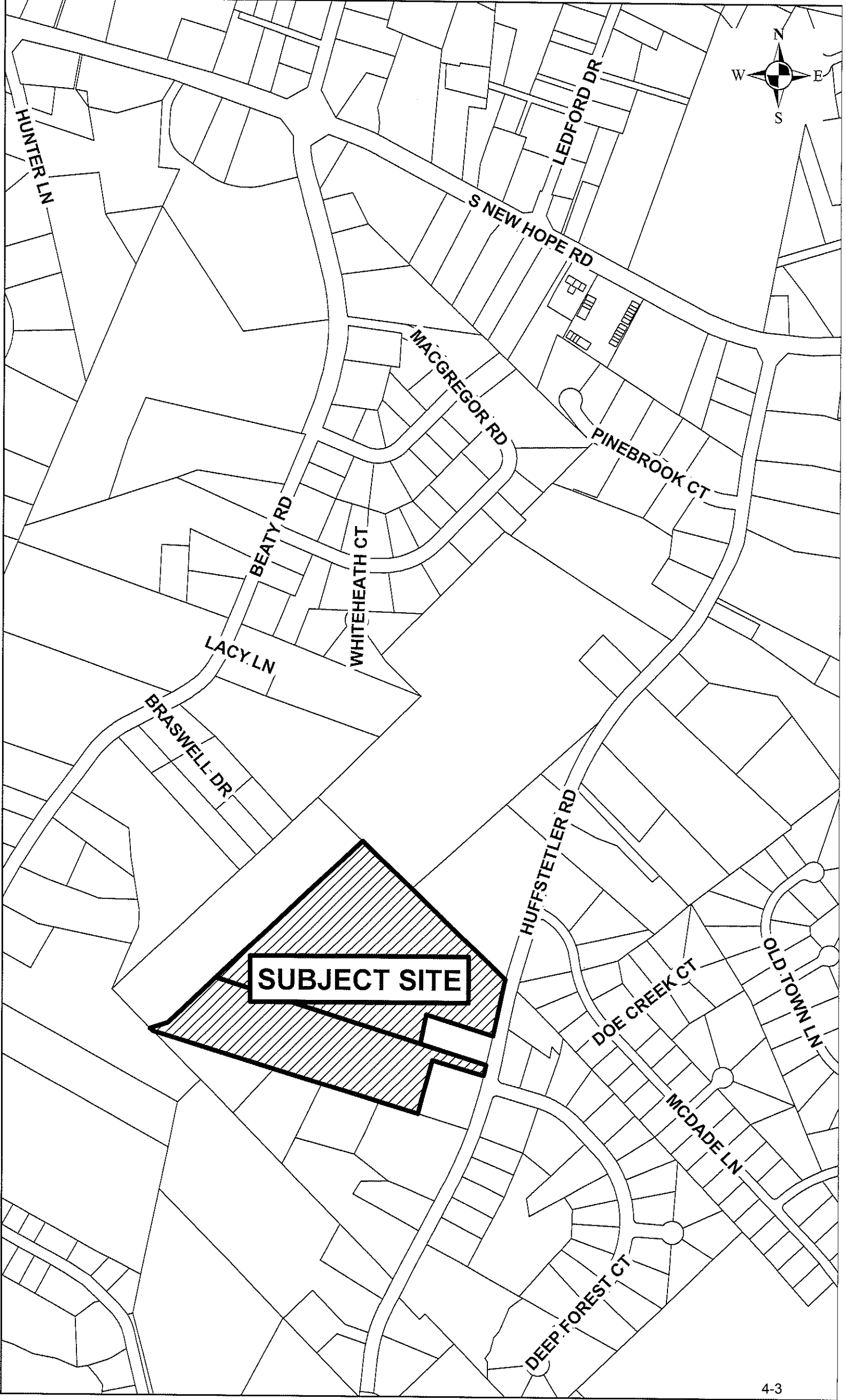
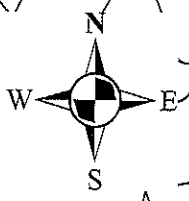
1. Adhere to all requirements of the Conditional Use Permits (attached) granted by the City of Gastonia on March 21, 2006.
2. No building permits or site work shall be allowed prior to the recording of the final plat.
3. All open space to be dedicated and maintained by a Homeowners Association.
4. Final plat to be signed and sealed by Professional Land Surveyor.
5. All owners of the property included in the subdivision are to sign the final recording plat.
6. Location of driveway/road entrances to be approved by the City and NCDOT.
7. Developer shall secure the necessary approval, permits, and encroachments from private utilities as required.
8. Comply with Gaston County Erosion Control Ordinance.
9. Comply with "General Storm Drainage System Notes" as shown on the subdivision plan review copy and checklist.
10. Secure street name approval.
11. Developer to verify that all lots are buildable with respect to all jurisdictions, encumbrances such as easements, setbacks, minimum lot size, etc., prior to recording of final plat.
12. Secure water and sewer approvals from the appropriate review agencies, enter into agreement for installation of utilities with the City of Gastonia, and dedicate the necessary easement prior to construction.

13. Developer is responsible for location of existing underground utilities prior to construction.
14. Dedicate the standard interior, exterior, and rear lot line drainage and utility easements unless otherwise shown.
15. Comply with all City comments as shown on the preliminary plat.
16. Complete all appropriate submittals for major subdivisions.
17. Show buildings setback lines on all lots.
18. Comply with all applicable City Codes and Ordinances.
19. No encroachments, including fill material or structures, shall be permitted along any stream unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
20. The Developer is to secure any necessary Army Corp of Engineers wetland permits required for this project. A copy of the notice of concurrence shall be given to the City staff for file purposes.
21. Within a year after approval of the preliminary plat, the subdivider shall have construction plans approved or the preliminary plat shall become null and void.
22. Site grading shall not occur prior to the submission of an approved soil erosion and sedimentation control plan and the approval of engineering construction plans.
23. The construction plans shall adhere to latest revision of the City of Gastonia "Subdivision Grading Minimum Design Standards."
24. No Certificate of Occupancy's will be issued until all proposed public improvements are completed in accordance with the engineering plans approved by the Engineering Standards Division.

(Presentation to be made by: Keith Lineberger)



Tucker Johnson, P.E.
Assistant City Engineer



MAJOR SUBDIVISION PRELIMINARY PLAT:
MAYCROFT
OCTOBER 13, 2017

10.876 ACRES± IN 59 LOTS
5.716 ACRES± IN COMMON OPEN SPACE
1.015 ACRES± IN STORMWATER CONTROL FACILITY
3,529 ACRES± IN DEDICATED RIGHT OF WAY

21.137 ACRES± TOTAL
AREA BY DOUBLE MERIDIAN DISTANCE
SOUTHPOINT TOWNSHIP
CITY OF GASTONIA
GASTON COUNTY, NORTH CAROLINA

OWNER: BOWMAN DEVELOPMENT
13815 CINNABAR PLACE
HUNTERSVILLE, NC 28078

ZONING CLASS: PD-PRD
PIN#: 3573285689 & 3573298048
DEED: 4496/1338

- THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED #4 REBAR SET AT EACH CORNER UNLESS OTHERWISE NOTED
- SETBACKS:
FRONT = 20'
REAR = 25'
SIDE = 5'; STREET SIDE = 10'
- THIS PROPERTY IS NOT IN A WATERSHED
- THE FOLLOWING GENERAL DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED IN ADDITION TO ONES SHOWN: 10' ALONG ALL REAR AND EXTERIOR LOT LINES; 5' EACH SIDE OF ALL INTERIOR LOT LINES.

CERTIFICATE OF SURVEY AND ACCURACY:
I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1929 PAGE 635, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21st DAY OF AUGUST, A.D., 2017.

Miles A. Wright
SURVEYOR LICENSE NUMBER L-5256

FLOOD PLAIN NOTATION
NO PORTION OF THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A 100-YEAR FLOOD PLAIN.

WATERSHED NOTATION
THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS NOT LOCATED IN A WATERSHED.

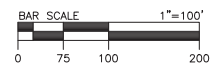
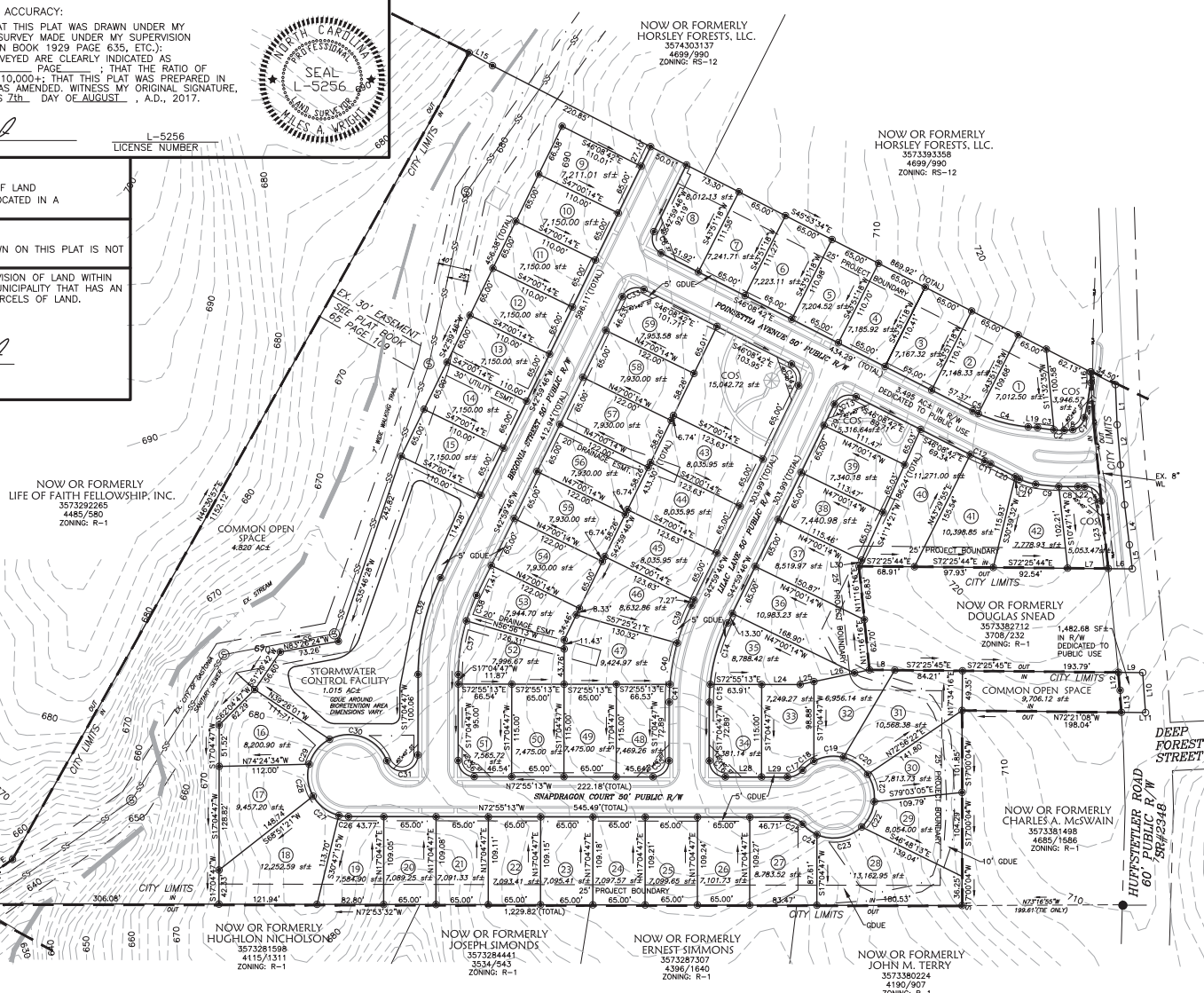
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, 10TH DAY OF OCTOBER, 2017

Miles A. Wright
PLS LICENSE NO: L-5256



Line #	Length	Direction
L1	49.92'	S14°38'26"W
L2	50.00'	S12°06'19"W
L3	49.93'	S11°10'44"W
L4	50.06'	S10°13'12"W
L5	30.17'	S9°56'34"W
L6	30.00'	S7°25'44"E
L7	50.36'	S7°25'44"E
L8	31.45'	S7°25'45"E
L9	30.17'	S7°25'44"E
L10	49.83'	S12°47'49"W
L11	30.07'	N72°21'08"W
L12	22.38'	S11°24'04"W
L13	27.42'	S13°42'46"W
L14	18.87'	N42°02'04"W
L15	33.22'	S44°01'58"E
L16	13.38'	S14°30'23"W
L17	44.13'	S27°56'10"W
L18	10.66'	S77°46'36"E
L19	11.64'	S67°59'10"E
L20	34.54'	N45°26'25"W
L21	5.96'	N45°26'25"W
L22	8.50'	N73°29'46"W
L23	84.80'	S10°48'42"W
L24	47.78'	S72°55'13"E
L25	17.60'	S84°55'27"E
L26	51.48'	S84°55'27"E
L27	18.96'	S84°58'50"E
L28	45.00'	S72°55'13"E
L29	32.17'	S72°55'13"E
L30	8.16'	S41°06'35"E

Curve Table				Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.03'	19.00'	66.4378	N61°09'18"E	20.82'	C22	35.73'	51.00'	40.1363	N43°26'01"E	35.00'
C2	12.84'	216.00'	3.4063	S69°48'09"E	12.84'	C23	59.87'	51.00'	67.2569	S82°52'11"E	56.49'
C3	20.55'	216.00'	5.4515	S65°22'25"E	20.54'	C24	22.41'	51.00'	25.1813	S36°39'02"E	22.23'
C4	64.41'	189.00'	19.5266	S58°13'22"E	64.10'	C25	21.32'	25.00'	48.8605	N48°29'25"W	20.68'
C5	7.64'	189.00'	2.3147	S47°18'08"E	7.63'	C26	12.20'	51.00'	13.7080	S66°03'59"E	12.17'
C6	31.12'	20.00'	89.1410	S13°42'28"E	28.07'	C27	41.10'	51.00'	46.1775	S36°07'25"E	40.00'
C7	29.40'	20.00'	84.2340	N31°19'47"W	26.83'	C28	41.10'	51.00'	46.1775	S10°03'14"W	40.00'
C8	23.88'	286.00'	4.7838	S72°54'05"E	23.87'	C29	41.10'	51.00'	46.1775	S68°13'53"W	40.00'
C9	28.88'	286.00'	5.7848	S67°37'01"E	28.86'	C30	103.50'	51.00'	116.2785	N62°22'51"W	86.63'
C10	21.20'	63.00'	19.2843	S55°04'57"E	21.10'	C31	55.39'	20.00'	158.6788	S83°34'52"E	39.31'
C11	8.12'	89.00'	5.2245	N48°03'09"W	8.11'	C32	124.39'	275.00'	25.9165	S30°02'16"W	123.33'
C12	19.68'	275.00'	4.1010	S48°38'09"E	19.68'	C33	31.72'	20.00'	90.8590	S88°25'32"W	28.50'
C13	31.72'	20.00'	90.8590	S88°25'32"W	28.50'	C34	31.12'	20.00'	89.1410	N13°42'28"W	28.07'
C14	79.63'	225.00'	20.2768	S32°51'28"W	79.21'	C35	31.42'	20.00'	90.0000	N62°04'47"E	28.28'
C15	22.15'	225.00'	5.6398	S19°53'58"W	22.14'	C36	31.42'	20.00'	90.0000	S27°55'13"E	28.28'
C16	31.42'	20.00'	90.0000	S27°55'13"E	28.28'	C37	67.68'	225.00'	17.2356	S25°41'51"W	67.43'
C17	21.32'	25.00'	48.8605	N82°39'58"E	20.68'	C38	34.09'	225.00'	8.6809	S38°39'20"W	34.06'
C18	18.04'	51.00'	20.2678	S68°21'11"W	17.95'	C39	50.01'	275.00'	10.4186	S37°47'13"W	49.94'
C19	42.77'	51.00'	48.0483	N77°29'29"W	41.53'	C40	52.25'	275.00'	10.8860	S27°08'04"W	52.17'
C20	37.57'	51.00'	42.2047	N37°52'23"W	36.72'	C41	22.14'	275.00'	4.6119	S19°23'08"W	22.13'
C21	35.73'	51.00'	40.1363	N31°7'51"E	35.00'						



- LEGEND
- = EXISTING IRON PIPE AS DESCRIBED
 - = SET #4 REBAR
 - = NO PHYSICAL CORNER SET
 - = CONCRETE MONUMENT
 - △ = NCGS MONUMENT
 - = LINES NOT SURVEYED
 - - - = TIE LINES
 - - - = EASEMENT LINES
 - - - = RIGHT OF WAY
 - - - = PROPERTY LINE

WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE # C-4128
209 1ST AVE. SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

SURVEYED BY: MILES A. WRIGHT, PLS. LICENSE NUMBER L5256	
DRAWN BY: MAW	DATE: OCTOBER 10, 2017
APPROVED BY: MAW	FILE: 1135-002
SCALE: 1" = 100'	
REVISION:	

