

Gastonia Planning Commission
February 9, 2017

Vice-Chairperson Bob Cinq-Mars declared a quorum and the Gastonia Planning Commission meeting opened at 5:34 pm on Thursday, February 9, 2017, in the Council Chambers at City Hall.

Present: Commissioners Alec Long, Rodney Armstrong, Jerry Fleeman, Mark Epstein, Bob Cinq-Mars, Jim Stewart, and Bob Biggerstaff

Absent: Chairperson Pamela Goode

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Planner II; 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 January 5, 2017 Minutes

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

Commissioner Cinq-Mars explained the rules of procedure and time limitations.

Item 2: Public Hearing – Granny’s Self Storage, LLC (File # 8709)

Subject hearing involves amending the C-3 CD district (General Commercial Conditional District), File #5056, for approximately 6.67 acres. The property is located at 1410 Shannon Bradley Road. The property is owned by Carolina Tractor and Equipment Company.

Commissioner Cinq-Mars opened the public hearing and recognized Jana McMakin, AICP, Planner II for the purpose of staff presentation.

Ms. McMakin stated in March of 2008, a Conditional District (File #5056) for the C-3 CD district was applied to 1410 Shannon Bradley Road for Carolina Tractor and Equipment Company. It had a service building, sales/sales building, and storage area for different types of heavy equipment. The development was never built; moreover, the property remains vacant. The applicant, Mr. Tex Teixeira with Granny’s Self Storage, LLC, is proposing a new use of mini-warehouse. The applicant submitted site and elevation plans, application, and a proposed rendering showing the office building and site. Ms. McMakin explained the modification of the revised site plan.

An AT&T office building is located immediately adjacent to the subject property to the north (zoned C-3). Immediately across Shannon Bradley Road from the subject property is a row of single-family lots that have direct access to this minor thoroughfare. While these lots are currently zoned I-2, several of the lots are currently used for single-family dwellings. The greater Bessemer City Road / Interstate 85 interchange area is characterized by a mixture of commercial and industrial uses.

The plan indicates that two buildings, one climate controlled, and the main office building would be built in Phase I and the remaining three buildings (an additional climate controlled) would be built in Phase II. The property would be accessed by an entrance and exist gate requiring a code. The site will be paved and have parking. Stormwater detention, landscaping, buffer are shown on the site plan. The maximum square footage shown is 89,400 square feet. The site has roughly 690 feet of frontage on Shannon Bradley Road as well as approximately 1,190 feet of frontage on Interstate 85. The site is visible from Interstate 85; therefore, staff will work with the applicant with meeting compliance with the Urban Standards Overlay.

Proposed Zoning Conditions

1. Development shall conform to the attached site plan.
2. Exterior building materials and appearance shall be consistent with the attached representative elevations. Final architectural elevations of buildings must provide details to ensure compliance with Section 7.6.5 USO Urban Standards Overlay of the Unified Development Ordinance.
3. The applicant will work with staff on final details for landscaping plan.
4. A single pole sign shall be allowed along the property frontage along Interstate 85. A single monument sign, of design and materials consistent with the buildings, shall be permitted

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along the Shannon Bradley Road frontage. 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.

Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial development for this area.

The current C-3 zoning does permit the mini-warehouse use with supplemental regulations. The applicant has submitted a site plan showing he can meet these standards. Based on the use previously approved and the C-3 zoning adjoining the site and the I-2 zoning located across Shannon Bradley Road, staff recommends approval. No questions were asked by the Commissioners.

Commissioner Cinq-Mars recognized Mr. Tex Teixeira, 252 Will Green Road of Marshall, NC. Mr. Teixeira was present to answer any questions. Commissioner Cinq-Mars and Mr. Teixeira reiterated the development of four buildings in Phase I and three buildings in Phase II. Commissioner Cinq-Mars inquired about the possibility of expanding Interstate 85 and if it will affect the subject property. Mr. Teixeira received feedback that an expansion would end prior to this property. Ms. McMakin stated the applicant came to the Technical Review Committee meeting and Ms. Randi Gates, Senior Transportation Planner, commented on this issue at the meeting that she reviewed the site plan and felt there would not be a conflict based on how much right-of-way there is and the extra area that exists.

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

Item 3: Public Hearing – Amending the Unified Development Ordinance (UDO) (File # 8717)

Subject hearing involves an ordinance amending Table 7.3-1 Bulk and Use Chart of the Unified Development Ordinance to allow flexibility of dimensional requirements in certain instances for creating new lots located in the RS-8 zoning district.

This item will be heard by the City Council on Tuesday, February 21, 2017 in the Public Forum Room at the Gaston County Courthouse.

Commissioner Cinq-Mars opened the public hearing and recognized Jana McMakin, AICP, Planner II for the purpose of staff presentation.

Ms. McMakin began by explaining situations to consider amending an ordinance within reason. Considering both, Urban and Historic District neighborhoods, several lots are zoned RS-8 and have situations that cannot be subdivided. The proposed amendment would add a new footnote number (6) under table 7.3-1 for single-family dwellings only. Currently, a subdivision of property within the RS-8 zoning district is required to be developed using RS-8 standards for lot size (8,000 sq. ft.) and lot width (60 ft.). There have been previous modifications to allow a slight reduction in setbacks. The proposed modification would allow for the development of newly created lots only in the RS-8 zoning district that cannot achieve the required lot area and lot width; however, that would be consistent with existing lots within 200 linear feet. This change would allow some opportunities for in-fill development while not changing the scale and character of the area. The amendment language for footnote number (6):

In the RS-8 district, the required lot area and lot width may be reduced for a new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed.

Commissioner Cinq-Mars, Mr. Thompson, and Ms. McMakin discussed a sample provided. A minor subdivision would have to be processed through Land Development and the Planning Department. Mr. Thompson compared this situation with Plan Residential Development which provides lot dimensional flexibility and reminded the board that this only applies to the RS-8 District. Commissioner Fleeman needed clarification on the two (2) acres and 8,000 square foot

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lots and Ms. McMakin stated this was a suggestion from Mr. Keith Lineberger, Civil Engineer. From the subdivision ordinance standpoint, if it is no more than two (2) acres and no more than three (3) lots then it is exempt. Mr. Thompson and Ms. McMakin informed the Commissioners that the acreage can be reduced. Commissioner Fleeman shared his concern and provided a theoretical situation. Commissioner Cinq-Mars was in agreement with Commissioner Fleeman and provided another theoretical situation. Mr. Thompson reminded that board that resulting lots from a subdivision are to be determined based on other existing lot widths in the area. Mr. Thompson provided an example of what would be allowed, such as, neighboring lots are 55' lot widths. An applicant could subdivide a 110' lot width to two (2) 55' lot widths. The revised proposed amendment will encourage a new investment ability for residents to build new houses in some of the older neighborhoods. Commissioner Fleeman revisited the discussion of the two (2) acres. Commissioner Fleeman provided an example of having two (2) acres and subdividing into two 8,000 square feet lots and left a remaining lot. Later, subdividing additional lots basically creating a Planned Residential Development. Mr. Thompson commented that additional language can be added and Mr. Thompson and Ms. McMakin displayed A.4. of Section 8.1.12. Infill Residential Development as an example:

A. Infill Development Guidelines

4. Gross Acreage and Density

- In no instance may a second infill subdivision be carved out of the same tract of land (or portions thereof) within any five-year continuous period.

Commissioner Epstein and Ms. McMakin discussed the possibility of a subdivision, whether it would be considered a major subdivision, with staff monitoring the parent tract and subdivision(s). Commissioner Epstein emphasized this possibility and commented that City Council should be made aware it. Further discussion ensued amongst commissioners and staff.

Based on a previous item presented at a Planning Commission meeting, Commissioner Fleeman stated that he would like the board to be permissive and not restrictive for revitalization. Commissioner Epstein stated that if it becomes a problem for the neighborhood, it can be addressed at a City Council and consideration can be made to make a change.

Commissioner Fleeman made the motion to approve the request as presented and Commissioner Stewart seconded that motion. The motion was approved unanimously.

Commissioner Fleeman made a request for staff to review the current requirements and possibly bring back to the Commission revisions that may be needed for existing *Section 8.1.12 Infill Residential Development* of the Unified Development Ordinance.

No timeline for request was discussed.

Item 4: Other Business

No update on Council votes and no representative is needed for the February 21, 2017 City Council Meeting.

There being no other business, Commissioner Cinq-Mars adjourned the meeting at 6:28 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pamela Goode, Chairperson