



**Gastonia Planning Commission
Meeting Schedule
January 5, 2017**

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

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

Gastonia Planning Commission
City Council Chamber, City Hall
January 5, 2017 – 5:30 pm

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Item 1c: Approval of December 8, 2016 Minutes

Item 2: Public Hearing – Joyce D. Jenkins (File # 8680)

Subject hearing involves rezoning approximately .69 acre from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to C-2 (Highway Commercial District). The property is located at 2223 Union Road. The property is owned by Essie S. Davis Heirs c/o Joyce Jenkins.

Staff Presentation: Jana McMakin, AICP, Planner II

Item 3: Public Hearing – Special Exception to the Flood Hazard Overlay (File # 8588)

Subject hearing involves a request for a special exception to the flood hazard overlay of the City of Gastonia. This project involves enhancement/restoration of approximately 400 linear feet of severely eroding bank along Armstrong Creek. The project includes property located at 2039 Linda Street. The property is owned by Edward Douglas and Martha S. Snavelly.

Staff Presentation: Tucker Johnson, PE, Assistant City Engineer

Item 4: Public Hearing – Special Exception to the Flood Hazard Overlay (File # 8589)

Subject hearing involves a request for a special exception to the flood hazard overlay of the City of Gastonia. This project involves enhancement/restoration of approximately 300 linear feet of severely eroding stream and conveyance swale along Shoals Branch. The project includes property located at 1619 Ridgewood Drive, 2106 Kingstree Circle, and 1898 Lookout Lane. The property is owned by Phillip Dewayne and Sonya N. Wilson, Victoria Margarita Rivas and Carmen Rivas and Robinwood Village Community Association.

Staff Presentation: Tucker Johnson, PE, Assistant City Engineer

Item 5: Preliminary Major Subdivision Plat – Cramer Estates (File # 8675)

Subject hearing involves Preliminary Major Subdivision Plat for DT Developing, LLC.

Staff Presentation: Keith Lineberger, Land Development Project Manager

Item 6: Other Business

- Update on Council Votes
- Representative for January 20th City Council Meeting (if needed)

Gastonia Planning Commission
December 8, 2016

Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:30 pm on Thursday, December 8, 2016, in the Council Chambers at City Hall.

Present: Commissioners Mark Epstein, Alec Long, Bob Cinq-Mars, Rodney Armstrong, Jerry Fleeman, Jim Stewart, and Chairperson Pamela Goode.

Absent: Commissioner Bob Biggerstaff

Staff Members Present: Ash Smith, City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Planner II; Julia Baker, Planning & GIS Specialist I; 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: Oath of Office

Ms. Howard administered the Oath of Office for reappointed member Mark Epstein.

Item 1d: Approval of October 6, 2016 Minutes

Commissioner Cinq-Mars made a motion to approve the October 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 – Public Hearing – Bobby R. Long (File # 8668)

Subject hearing involves rezoning approximately 1.32 acres from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). The property is located at 1001 N. Chester Street. The property is owned by Mukund K. and Amanda Marie Patel.

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

Ms. McMakin stated that the rezoning request was filed by Mr. Bobby Long. The applicant currently leases the building located further north on N. Chester Street for his bail bonding business. As a result of the I-85/Highway 321 interchange design, the applicant was told he must vacate his current location. The subject property is currently zoned for commercial uses allowed in the C-1 (Neighborhood Commercial District) on the Official Zoning Map and this request is to rezone the site to C-2 (Highway Commercial District). The subject property consists of a single tax parcel and there are two existing buildings on the site. The applicant's request is to utilize the smaller building that is currently vacant to accommodate his bail bonding business. The building has an existing driveway located off of N. Chester Street and existing paved parking. There is a current zoning violation for the larger building on the site and staff is working with this individual. If the decision is to rezone to C-2 (Highway Commercial District), this particular automobile use currently in violation will remain in violation. The change of rezoning from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) would allow additional uses on the entire site; however, some of those uses listed are not permitted due to the property's location in the Gateway Corridor Overlay District. The subject property is bordered by OLC (Office/Light Commercial) zoning to the north and C-2 (Highway Commercial District) to the northeast across N. Chester Street that includes a vacant convenience store. Residential zoning (RS-8, minimum 8,000 sq. ft. lots) and uses are located to the south, east, and west and also includes a church located to the northwest of the site.

Consistency with the Comprehensive Plan:

The Future Land Use Map in the 2025 Comprehensive Plans indicates the subject property as commercial.

Past discussions occurred with City Council and the Highland neighborhood in particular regarding appropriate locations for bail bonding operations. Years ago the districts and locations were examined and it was determined that C-1 (Neighborhood Commercial District) was not an appropriate district for these uses. Part of the reason for creating the Gateway Corridor Overlay

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was to implement use limitations along important corridors that lead to downtown Gastonia. As the subject property is located within the Gateway Corridor Overlay District use, staff recommends denial of the request as presented.

Commissioner Fleeman stated that C-1 (Neighborhood Commercial District) was not an appropriate district in the Gateway Corridor Overlay District for bail bonds and asked if the Gateway Corridor Overlay will continue to prohibit bail bond operations if the board rezones this site to C-2 (Highway Commercial District). Mr. Thompson answered that the Gateway Corridor Overlay does not prohibit bail bonding in all districts and allows it in the C-2 (Highway Commercial District).

Commissioner Epstein commented that the Downtown Overlay District did not prohibit bail bond operations, but prohibited new bail bond operations. Mr. Thompson commented that this was not an amortization ordinance and not applicable to the Gateway Corridor Overlay. Mr. Thompson stated that this was implemented around 17 to 21 years ago.

Discussion occurred on bail bond locations and districts, as well as, the current zoning violation for the larger building on parcel #100933.

Chairperson Goode recognized Mr. Bobby Long, 1315 Old Dallas Road of Dallas, NC. Mr. Long is requesting the rezoning from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) at 1001 N. Chester Street to operate his bail bond business. Mr. Long provided photos and explained the condition, violations and vacancy of building and grounds. Due to the upcoming I-85 reconstruction, Mr. Long stated that he must relocate from 1636 N. Chester Street, approximately 2 blocks away from 1001 N. Chester Street. Mr. Long commented that this area has potential and he can bring life to it. Mr. Long stated that he is an active participant in the Highland Community and he desires to continue being a pillar in this community. Mr. Long explained his plan to reestablish this area, as well as, commented on improvements he has made to the building and grounds. Mr. Long informed the board that he will hire a lawn company to assure the grounds are maintained. Mr. Long explained his business schedule and background at his current business location. Mr. Long asked the Commissioners not hold him responsible for current zoning violations on the larger building, because it does not relate to him. Mr. Long finished by commenting on the Gateway Corridor Overlay and that the property diagonal from 1001 N. Chester Street, "the old ServCo" is also zoned C-2 (Highway Commercial District). Mr. Long thanked the Commissioners for hearing his request. Mr. Long provided an explanation for all photos provided to the Commission per the request of Commissioner Cinq-Mars.

Discussion occurred on the distance from Mr. Long's current business location and 1001 N. Chester Street.

Chairperson Goode recognized Mr. Glenn Bratton, 405 S. Rhyne Street of Dallas, NC. Mr. Bratton supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Mr. Bratton provided his brief background history and an explanation of his connection with Mr. Long. Mr. Bratton recognized bail bond businesses in the Highland Community and mentioned spot zoning. Mr. Bratton asked the Commission to consider this rezoning request, make a reasonable decision in allowing Mr. Long to have his business at this location, and recognize his plans to improve the Highland area. No questions were asked by the Commission.

Chairperson Goode recognized Mr. Gerald Tate, 313 N. Pryor Street of Gastonia, NC. Mr. Tate supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Mr. Tate talked about Ward 4. Mr. Tate shared his history with Mr. Long. Mr. Tate also provided his view of Mr. Long's business practice, values, and character. No questions were asked by the Commission.

Commissioner Cinq-Mars excused himself from the public hearing. Chairperson Goode recognized Commissioner Cinq-Mars' vote as in favor of this rezoning request.

Chairperson Goode recognized Ms. Donyel Barber, 610 Devonwood Court in Gastonia, NC. Ms. Barber supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Ms. Barber's area of focus is the Highland Community and her office resides at the Highland Health Center. Ms. Barber shared her concern

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for Mr. Long having to move from his current location. Ms. Barber explained that Mr. Long's business office not only services bail bonding, but serves as a bimonthly meeting place for other small business owners, as a drop-off site for school supplies and Christmas gifts, and more. Mr. Long represents Alpha Omega at the Highland Community meetings. Ms. Barber commented that Mr. Long and Alpha Omega are a financial sponsor, donates needed equipment for the Highland Family Reunion, supports a local boy's mentorship program, and sponsors food giveaways to homeless community in Highland. Ms. Barber differs with the following and provided explanation:

- Recent Land Use Trends in the Area and Available Public Facilities
 - Land use and zoning in this area have been steady over the past decade
- Statement of consistency and reasonableness
 - the uses that would be permissible in the C-2 (Highway Commercial District) would not be in harmony with existing development surrounding the subject property and would be contrary to the intent of the Gateway Corridor

Ms. Barber shared that not allowing Mr. Long's services to continue would be a disservice to him, Alpha Omega, and the Highland Community. Ms. Barber provided signed petitions to the board in support of the relocation of Alpha Omega Bail Bonding, LLC. Ms. Barber shared her views on Mr. Long's business practice, leadership, and integrity. Ms. Barber finished by stating that allowing this rezoning will ensure occupancy of another vacant building along Highway 321. No questions were asked by the Commission.

Chairperson Goode recognized Mr. Derick Harris, 3410 Oakhill Lane of Gastonia, NC. Mr. Harris works with Freedom House Substance Abuse Services and supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Mr. Harris shared his history with Mr. Long and provided his view on Mr. Long's morality and integrity. Mr. Harris shared his concern on stabilizing the Highland Community. Furthermore, Alpha Omega and Mr. Long's presence will provide impact and intrinsic value. No questions were asked by the Commission.

Chairperson Goode recognized Ms. Angela Dreher, 921 Redford Lane of Gastonia, NC. Ms. Dreher supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Ms. Dreher shared her family history as residents at 920 N. York Street. Ms. Dreher explained that this area for several years has been unappealing. Mr. Long and Alpha Omega's improvement on lighting provides a feeling of security. Ms. Dreher commented that Mr. Long is a positive influence in the community and has integrity. She shared that Mr. Long operates a professional business and this is what the community needs. No questions were asked by the Commission.

Chairperson Goode recognized Ms. Ina Biggers, 1404 North Oakwood of Gastonia, NC. Ms. Biggers supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Ms. Biggers shared her history with Mr. Long and provided her view on Mr. Long's personality. Ms. Biggers stated her sadness regarding Mr. Long having to move from his current location and asks the board not hold him responsible for current zoning violations not related to him. Ms. Biggers stated Mr. Long and Alpha Omega will uplift this part of the City. No questions were asked by the Commission.

Chairperson Goode recognized Mr. Walker Reid, 1019 Woodhill Drive of Gastonia, NC, a former member of the Gastonia City Council who represented Ward IV. Mr. Reid supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District). Mr. Reid thanked the board and the City of Gastonia for following up on his concerns and their efforts to improve the City entrances. Mr. Reid provided history and his reason regarding the zoning for 1001 N. Chester Street and the uses limited in the Gateway Corridor. Mr. Reid stated that the 1000 block on N. Chester Street is the worst looking area on the corridor with a lot of blight. Mr. Reid shared his history with Mr. Long and agrees with other speakers that Mr. Long is professional. Mr. Reid commended Mr. Long for staying close in the area and stepping up. Mr. Reid shared his concern for the City of Gastonia and Ward IV. No questions were asked by the Commission.

Chairperson Goode recognized Ms. Christie Brown, 2166 Shady Pond Drive of Lake Wylie, SC. Ms. Brown's properties of interest are 409 and 411 Norment Avenue of Gastonia. Ms. Brown asked how this rezoning will affect property owners, what other potential business can come into this area if rezoned to C-2 (Highway Commercial District), and is there any unrevealed plan the City has for this area of Chester Street. Commissioner Epstein answered that a list of C-2 (Highway

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Commercial) uses is available through the Planning Department. The Planning Commissioners are unaware of any City plans. Mr. Thompson answered that plans for the area are primarily indicated in the adopted 2025 Comprehensive Plan, a document that was adopted in 2011 by City Council. Mr. Thompson commented that redevelopment in this corridor and Highland Community is a priority in the 2025 Comprehensive Plan. The Comprehensive Plan is available on the website and Planning staff is available to discuss this with anyone. Mr. Thompson stated that there are a couple significant reinvestment possibilities in the Highway 321 corridor and the City of Gastonia is considering additional street scape enhancements. However, there is no direct impact to immediate property owners in reference to this rezoning. Ms. Brown thanked the Commission for their help with guidance toward answers. Ms. Brown concluded that she supports the request to rezone 1001 N. Chester Street from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District).

Commissioner Epstein inquired about the legal status of a petition that is presented at a public hearing and Ash Smith, City Attorney answered that it is hearsay, but the Commission can accept it and include it in the record.

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

Commissioner Epstein discussed the history of the corridor and commented that he was prepared to deny the request. After hearing testimony, Commissioner Epstein stated that he changed his decision. Commissioner Epstein commented about concerns regarding the ability to sell liquor and in both, C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) uses; an ABC store is permitted by right. Commissioner Epstein reminded the Planning Commission what needs to be considered when considering a rezoning, such as what else can go there 10 to 50 years from now. Commissioner Epstein reviewed all the potential uses that is allowed in a C-2 (Highway Commercial District) versus a C-1 (Neighborhood Commercial District) and made note that a crematorium for example can take place at this location. Commissioner Epstein commented that the board has to understand that there is the law of unintended consequences that can take effect.

Commissioner Stewart shared his concerns for the Highland area and stated that something needs to happen to help this community. Commissioner Stewart also commented that having ownership is very important in this area and that too many homes have absentee owners resulting in dilapidated homes. Commissioner Stewart stated that this is a main entrance in the downtown Gastonia and it really needs help; therefore, he commended Mr. Long and the community for their efforts in improve this area.

Commissioner Fleeman commented that the community and Mr. Long are doing the right thing. He explained the reasons for the Commission's past decision. In summary, Commissioner Fleeman was pleased to have the opportunity to revisit this.

Commissioner Armstrong stated that he has noticed a difference in the building and the lighting in particular.

Commissioner Goode welcomed Mr. Long into the Community and stated that she noticed the lighting and that the grounds are being kept up. Commissioner Goode thinks this can only help bring life to this area.

Commissioner Epstein made the motion to approve the rezoning request from C-1 (Neighborhood Commercial District) to C-2 (Highway Commercial District) with a statement of consistency and reasonableness as revised from that contained in the agenda and Commissioner Long seconded that motion. The motion was approved unanimously.

Statement of consistency and reasonableness:

The proposed rezoning is consistent with the commercial land use shown for this property along N. Chester Street as designated in the 2025 Comprehensive Plan, and the uses that would be permissible in the C-2 (Highway Commercial District) would be in harmony with existing development surrounding the subject property and would not be contrary to the intent of the Gateway Corridor. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

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Commissioner Epstein and Mr. Thompson discussed the Gateway Corridor Overlay.

Item 3: Other Business

No update on Council votes and no representative is needed for the December 20, 2016 City Council Meeting.

Mr. Thompson informed the board that City Manager, Ed Munn announced his retirement effective March 31, 2017.

The next Gastonia Planning Commission meeting is scheduled on Thursday, January 5, 2017.

There being no other business, Chairperson Goode adjourned the meeting at 6:57 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pamela Goode, Chairperson

**PUBLIC HEARING
STAFF REPORT
File # 8680
GPC Hearing Date: January 5, 2017**

OWNER: Essie S. Davis Heirs c/o Joyce Jenkins
APPLICANT: Joyce D. Jenkins
PROPOSED ZONING ACTION: Rezone from RS-12 to C-2
LOCATION: 2223 Union Road
TRACT SIZE: Approximately 0.69 acre
WARD: 3

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of one tax parcel that totals approximately 0.69 acres. The property is currently zoned RS-12 (Residential District, minimum 12,000 sq. ft. lots). The property consists of one single-family residence that has been vacant for several years according to the applicant. The property has an existing driveway located off of Union Road. The applicant is requesting a rezoning to the C-2 (Highway Commercial) District.

Adjoining Properties and Land Use Trends

Commercial land use activity around the E. Hudson Boulevard and Union Road node has been increasing. On June 4, 2015, a rezoning to the C-2 CD (Highway Commercial Conditional District) was granted for the Lidl grocery store currently under construction. The grocery store site is located just west of the subject property. Located just north of the subject property is the existing driveway used by the CVS on the corner and will also be used by the Lidl grocery store. To the immediate south of the subject property is a bank zoned OLC (Office Light Commercial District). Across Union Road to the east is the mini-warehouse business zoned C-3 CD (General Commercial Conditional District).

Available Public Facilities

The subject site can be served by public sewer and water. Union Road is a major thoroughfare and is built to five-lane cross sections at this location. An existing sidewalk is also located along site.

Consistency with Adopted Plans

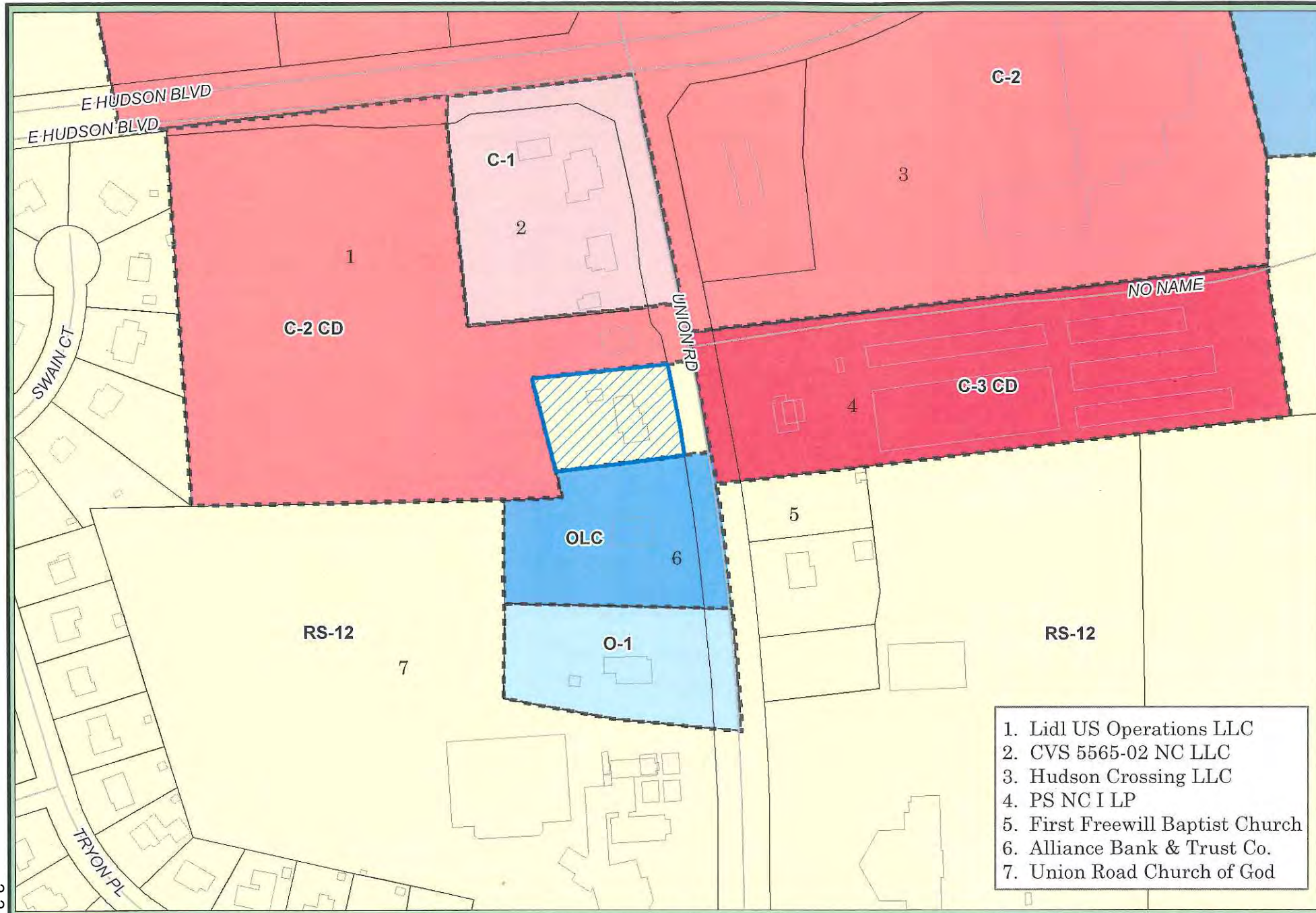
The Future Land Use Map in the 2025 Comprehensive Plan indicates a mixture of commercial and office uses for the intersection of E. Hudson Boulevard and Union Road. The subject property is projected as office use on the Future Land Use Map.

Conclusion


The applicant requests a rezoning to the C-2 (Highway Commercial District). The rezoning request can be considered reasonably consistent with adopted plans given that the Future Land Use Map designates the site for non-residential uses and the surrounding properties are zoned for commercial and light commercial uses. Therefore, **staff recommends approval of the request as presented.**

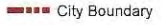





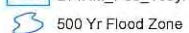

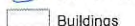

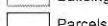










Jana McMakin, AICP
Planner II

Statement of consistency and reasonableness: The proposed rezoning is consistent with the 2025 Plan and all other applicable plans, because it results in the potential development of a small residentially zoned site surrounding by non-residential zoning. The rezoning also is consistent with the mix of uses shown on the Future Land Use Plan for the E. Hudson Boulevard and Union Road intersection. The Planning Commission considers an affirmative vote to be reasonable and in the public's interest.




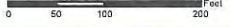
Applicant: Joyce Jenkins
Owner: Essie S. Davis Heirs
 c/o Joyce Jenkins
Planning Comm Hearing: Jan. 5, 2017
Request: RS-12 to C-2
Ward: 3
Tract Size: 0.69 acres
Tax ID #: 139744

 **Subject Property**

- Legend**
- | | |
|---|---|
|  AP Airport |  City Boundary |
|  C-1 Light Commercial |  Roads |
|  C-2 Highway Commercial |  Streams |
|  C-3 General Commercial |  Floodway |
|  CBD Central Business District |  DFIRM_P06_100yr |
|  I-U Urban Industrial |  500 Yr Flood Zone |
|  I-1 Light Industrial |  Buildings |
|  I-2 General Industrial |  Parcels |
|  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 | |

1. Lidl US Operations LLC
2. CVS 5565-02 NC LLC
3. Hudson Crossing LLC
4. PS NC I LP
5. First Freewill Baptist Church
6. Alliance Bank & Trust Co.
7. Union Road Church of God

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


 1 : 2,400
 1 inch represents 200 feet
 Plot Date: December 20, 2016


Application
#8680

I, Jana McMakin, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on December 21, 2016.



MEMORANDUM

DATE: December 27, 2016
TO: Gastonia Planning Commission
FROM:  Tucker A. Johnson, Assistant City Engineer-Land Development
SUBJECT: Item for January 5th, 2017 Planning Commission

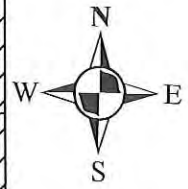
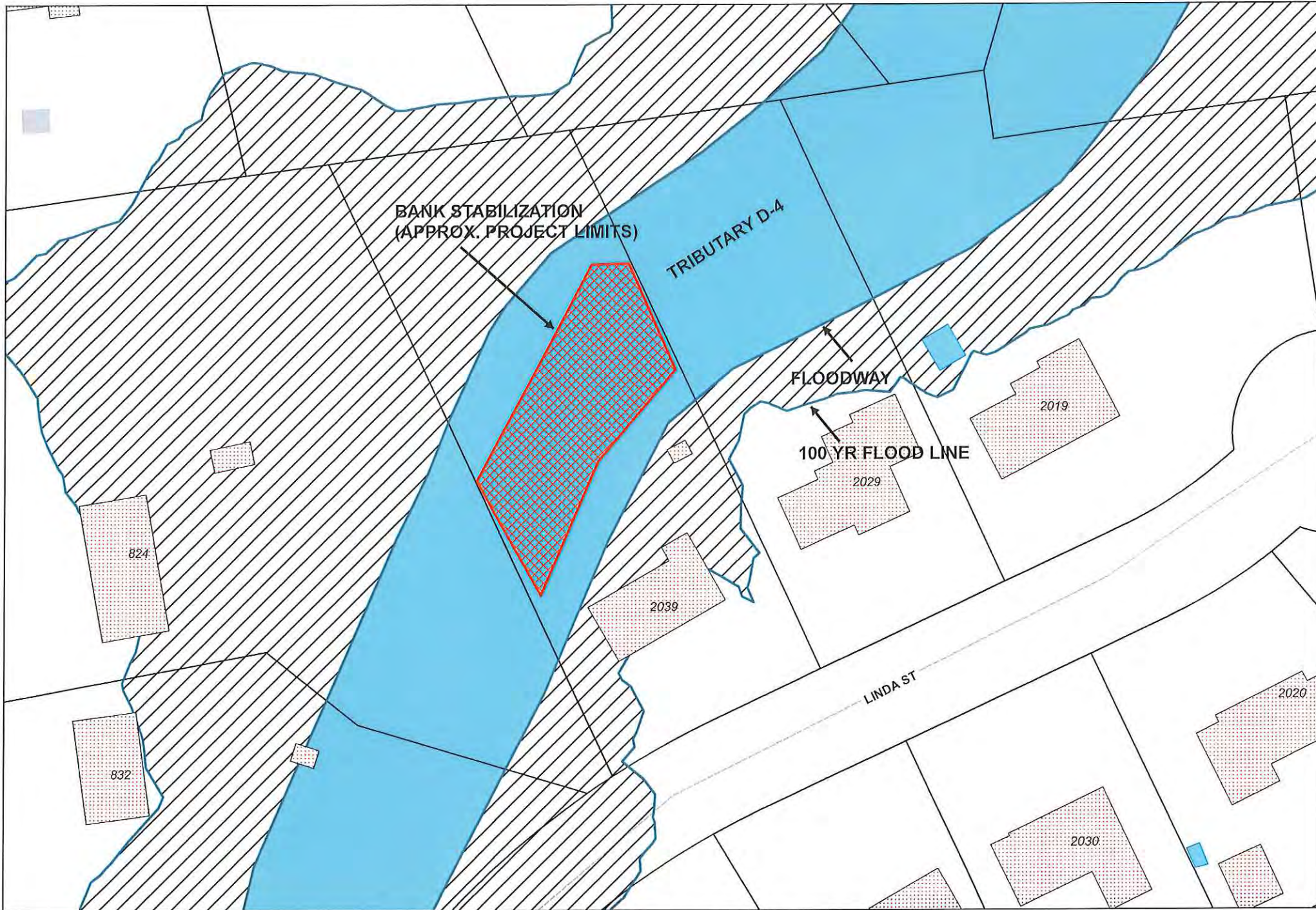
Subject hearing involves the granting of a special exception under section 7.6.1-17(A).11 of the flood overlay district to permit grading for a stream bank stabilization project located along Tributary D-4 (Armstrong Creek) in the City of Gastonia, North Carolina.

Ecosystem Services Engineering, PLLC has submitted a flood study for the City of Gastonia to make stream bank improvements within the 100-year flood zone on Tributary D-4 (Armstrong Creek) as designated by the Flood Insurance Rate Map as established by the Federal Emergency Management Agency (FEMA). These stream bank improvements to be made at 2039 Linda Street.

Ecosystem Services Engineering, PLLC has prepared a flood study in support of the “zero rise” certification required in the above criteria listed in the referenced section of the City of Gastonia Zoning Ordinance.

City staff has reviewed the flood study and recommends approving this request for a special exception.

(Presentation: Tucker Johnson)



- Legend**
- Parcels_VW
 - City Streets - ALL**
 - <all other values>
 - SERVSTAT**
 - Future
 - In Service

**2039 LINDA ST FLOOD PLAIN ENCROACHMENT MAP
(NOT TO SCALE)**



81 Chickwood Trail
Weaverville, NC 28787
828.493.3287
www.ecosystems-services.us
info@ecosystems-services.us

Mr. Tucker Johnson, P.E.
Assistant City Engineer
150 South York Street
Gastonia, North Carolina 28052

December 20, 2016

Reference: Armstrong Creek (Tributary D-4)
No-Rise Certification – Linda Street Stream Bank Stabilization

Dear Mr. Johnson:

As requested, Ecosystem Services Engineering, PLLC has evaluated the proposed stream bank stabilization project along Armstrong Creek adjacent to the property located at 2039 Linda Street, Gastonia, NC. The proposed work is within the FEMA regulated floodplain. The purpose this evaluation was to determine if the proposed activities would result in a No-Rise scenario such that the 100 floodplain elevations of Armstrong Creek would not be effected.

This document is to certify that I am a duly qualified engineer licensed to practice in the State of North Carolina. It is to further certify that the technical data included in the flood study for Armstrong Creek submitted to the City of Gastonia on November 22, 2016 supports the fact that the proposed stream bank stabilization project will not increase the base flood elevations on Armstrong Creek (Tributary D-4) at published and unpublished cross-sections in the Flood Insurance Study for the Gaston County, North Carolina and Incorporated Areas, dated 9/28/2007 and Revised on 11/4/2009.

Findings of Fact

As stated in the Section 7.6.1A (I7) (a) (II) of the Unified Development Ordinance: "No fill shall be permitted within any area of Special Flood Hazard unless the City Council, after having conducted a public hearing, grants a special exception upon the affirmative findings that:

1. "The granting of the special exception will not create a danger that fill or construction materials may be swept on to lands other than those for which the exception is granted to the injury of others;"

Project Response: Placement of fill on the project site will not occur as part of the stream bank stabilization project. Stream banks will be graded back and areas of the floodplain and banks will be cut. Appropriate sediment and erosion control measures will be installed to reduce the potential for off-site sedimentation during construction.

2. "The granting of the special exception will not substantially increase the probability of flooding or erosion damage and thereby create a danger to life and property;"

Project Response: The proposed stream stabilization project is within the 100-year floodplain of Armstrong Creek. A flood study was performed to evaluate the impact of the proposed project on flooding Armstrong Creek. The hydraulic analysis shows the proposed stream project will not adversely impact potential flooding in this area.

3. "The granting of the special exception will not result in any increase in flood levels during the base flood discharge;"

Project Response: Based on the hydraulic analysis, the proposed project will not increase flood levels along Armstrong Creek.

4. "The granting of the special exception will not have an adverse impact upon properties upstream or downstream other than those for which the exception granted;

Project Response: Based on the hydraulic analysis, this project will not have an adverse impact on properties upstream or downstream of the project.

5. "The granting of the special exception will not result in any fill being placed within any designated floodway unless the requirements of section 7.6.1 A (17) (d) are met."

Project Response: Portions of the stream project falls within the floodway of Armstrong Creek. However, based on the flood study results, the proposed stream project will not increase the Base Flood Elevations along Armstrong Creek. This analysis was performed in accordance with standard engineering practice and has been submitted to the Floodplain Administrator.

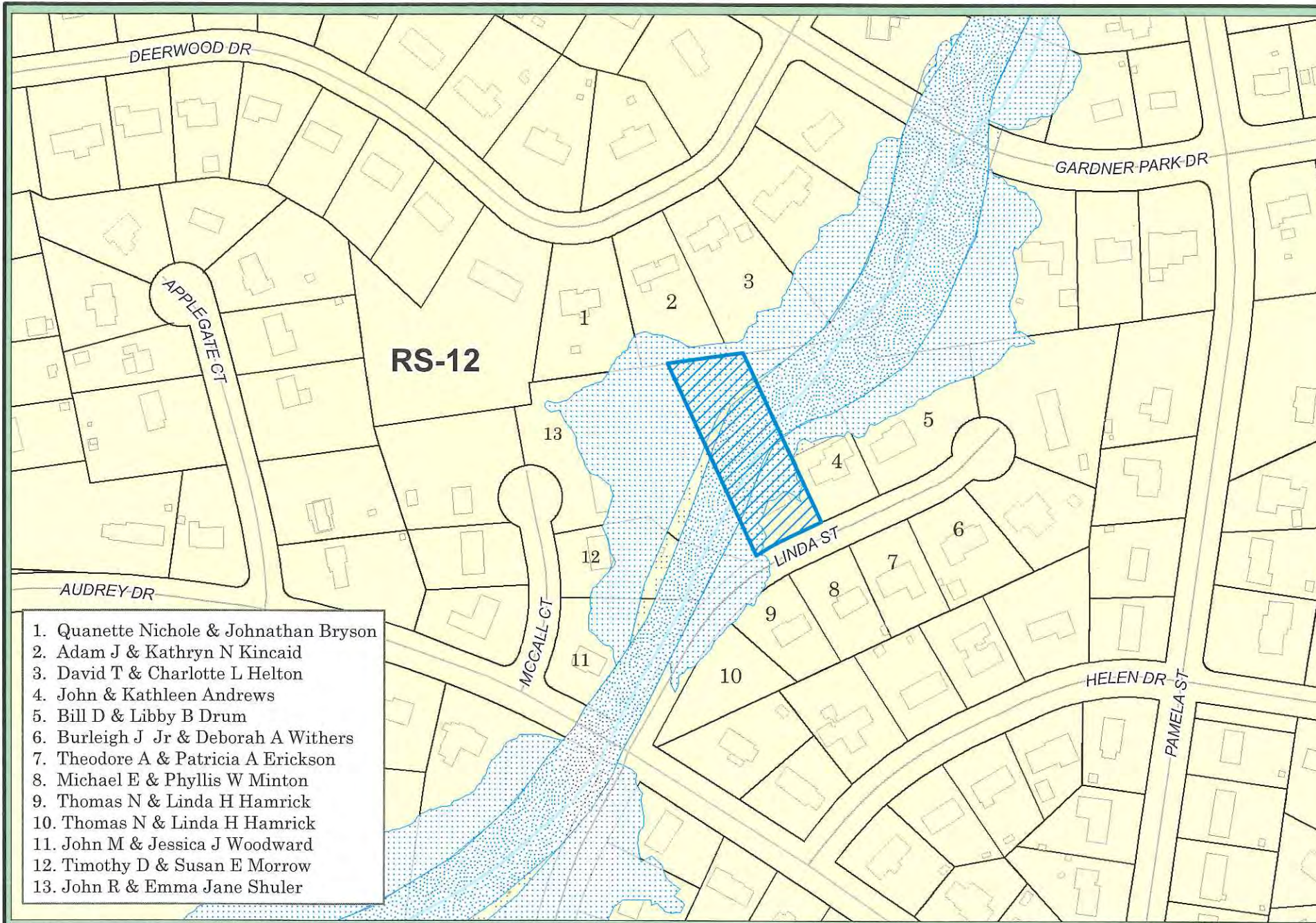
Please let us know if you have any questions!

Sincerely,



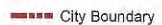
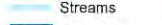
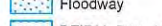
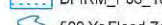
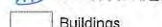

























Christopher A. Tomsic, PE, CFM, ENV SP
Ecosystem Services Engineering, PLLC





Applicant: City of Gastonia
Owner: Edward & Martha Snavely
Planning Comm Hearing: Jan. 5, 2017
Request: Special Exception to the Flood Hazard Area
Ward: 2
Tax ID #: 116212

 **Subject Property**

- Legend**
-  City Boundary
 -  Roads
 -  Streams
 -  Floodway
 -  DFIRM_P06_100yr
 -  500 Yr Flood Zone
 -  Buildings
 -  Parcels
 -  AP Airport
 -  C-1 Light Commercial
 -  C-2 Highway Commercial
 -  C-3 General Commercial
 -  CBD Central Business District
 -  I-U Urban Industrial
 -  I-1 Light Industrial
 -  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


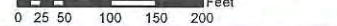
1. Quanette Nichole & Johnathan Bryson
2. Adam J & Kathryn N Kincaid
3. David T & Charlotte L Helton
4. John & Kathleen Andrews
5. Bill D & Libby B Drum
6. Burleigh J Jr & Deborah A Withers
7. Theodore A & Patricia A Erickson
8. Michael E & Phyllis W Minton
9. Thomas N & Linda H Hamrick
10. Thomas N & Linda H Hamrick
11. John M & Jessica J Woodward
12. Timothy D & Susan E Morrow
13. John R & Emma Jane Shuler

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


Application
#8588

I, Jana McMakin, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on December 21, 2016.



 1 : 2,400
 1 inch represents 200 feet
 Plot Date: December 19, 2016


MEMORANDUM

DATE: December 27, 2016
TO: Gastonia Planning Commission
FROM:  Tucker A. Johnson, Assistant City Engineer-Land Development
SUBJECT: Item for January 5th, 2017 Planning Commission

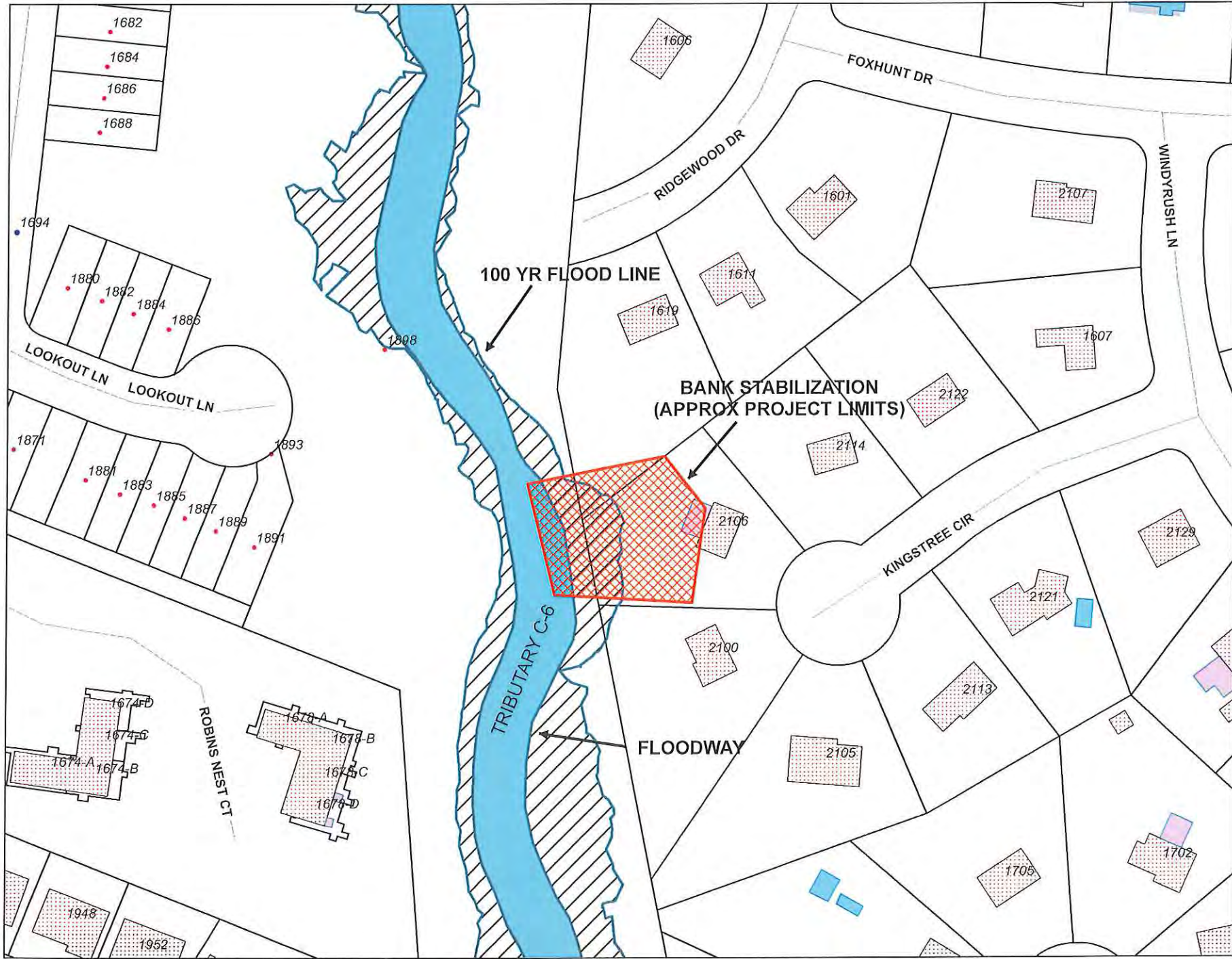
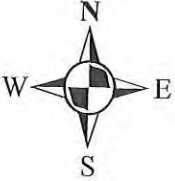
Subject hearing involves the granting of a special exception under section 7.6.1-17(A).11 of the flood overlay district to permit grading for a stream bank stabilization project located along Tributary C-6 (Shoal Branch) in the City of Gastonia, North Carolina.

Ecosystem Services Engineering, PLLC has submitted a flood study for the City of Gastonia to make stream bank improvements within the 100-year flood zone on Tributary C-6 (Shoal Branch) as designated by the Flood Insurance Rate Map as established by the Federal Emergency Management Agency (FEMA). These stream bank improvements are to be made at 1619 Ridgewood Dr.





Ecosystem Services Engineering, PLLC has prepared a flood study in support of the “zero rise” certification required in the above criteria listed in the referenced section of the City of Gastonia Zoning Ordinance.

City staff has reviewed the flood study and recommends approving this request for a special exception.

(Presentation: Tucker Johnson)



Legend

-  Parcels_VW
- City Streets - ALL**
-  <all other values>
- SERVSTAT**
-  Future
-  In Service

**1619 RIDGEWOOD DRIVE FLOOD PLAIN ENCROACHMENT MAP
(NOT TO SCALE)**



81 Chickwood Trail
Weaverville, NC 28787
828.493.3287
www.ecosystems-services.us
info@ecosystems-services.us

Mr. Tucker Johnson, P.E.
Assistant City Engineer
150 South York Street
Gastonia, North Carolina 28052

December 20, 2016

Reference: Shoal Branch (Tributary C-6)
No-Rise Certification – Ridgewood Drive Stream Bank Stabilization

Dear Mr. Johnson:

As requested, Ecosystem Services Engineering, PLLC has evaluated the proposed stream bank stabilization project along Shoal Branch adjacent to the property located at 1619 Ridgewood Drive, Gastonia, NC. The proposed work is within the FEMA regulated floodplain. The purpose this evaluation was to determine if the proposed activities would result in a No-Rise scenario such that the 100 floodplain elevations of Shoal Branch would not be effected.

This document is to certify that I am a duly qualified engineer licensed to practice in the State of North Carolina. It is to further certify that the technical data included in the flood study for Shoal Branch submitted to the City of Gastonia on November 22, 2016 supports the fact that the proposed stream bank stabilization project will not increase the base flood elevations on Shoal Branch (Tributary C-6) at published and unpublished cross-sections in the Flood Insurance Study for the Gaston County, North Carolina and Incorporated Areas, dated 9/28/2007 and Revised on 11/4/2009.

Findings of Fact

As stated in the Section 7.6.1A (17) (a) (II) of the Unified Development Ordinance: "No fill shall be permitted within any area of Special Flood Hazard unless the City Council, after having conducted a public hearing, grants a special exception upon the affirmative findings that:

1. "The granting of the special exception will not create a danger that fill or construction materials may be swept on to lands other than those for which the exception is granted to the injury of others;"

Project Response: Placement of fill on the project site will not occur as part of the stream project. Stream banks will be graded back and areas of the floodplain and banks will be cut. Appropriate sediment and erosion control measures will be installed to reduce the potential for off-site sedimentation during construction.

2. "The granting of the special exception will not substantially increase the probability of flooding or erosion damage and thereby create a danger to life and property;"

Project Response: The proposed stream stabilization project is within the 100-year floodplain of Shoal Branch. A flood study was performed to evaluate the impact of the proposed project on flooding Shoal Branch. The hydraulic analysis shows the proposed stream project will not adversely impact potential flooding in this area.

3. "The granting of the special exception will not result in any increase in flood levels during the base flood discharge;"

Project Response: Based on the hydraulic analysis, the proposed project will not increase flood levels along Shoal Branch.

4. "The granting of the special exception will not have an adverse impact upon properties upstream or downstream other than those for which the exception granted;

Project Response: Based on the hydraulic analysis, this project will not have an adverse impact on properties upstream or downstream of the project.

5. "The granting of the special exception will not result in any fill being placed within any designated floodway unless the requirements of section 7.6.1 A (17) (d) are met."

Project Response: Portions of the stream project falls within the floodway of Shoal Branch. However, based on the flood study results, the proposed stream project will not increase the Base Flood Elevations along Shoal Branch. This analysis was performed in accordance with standard engineering practice and has been submitted to the Floodplain Administrator.

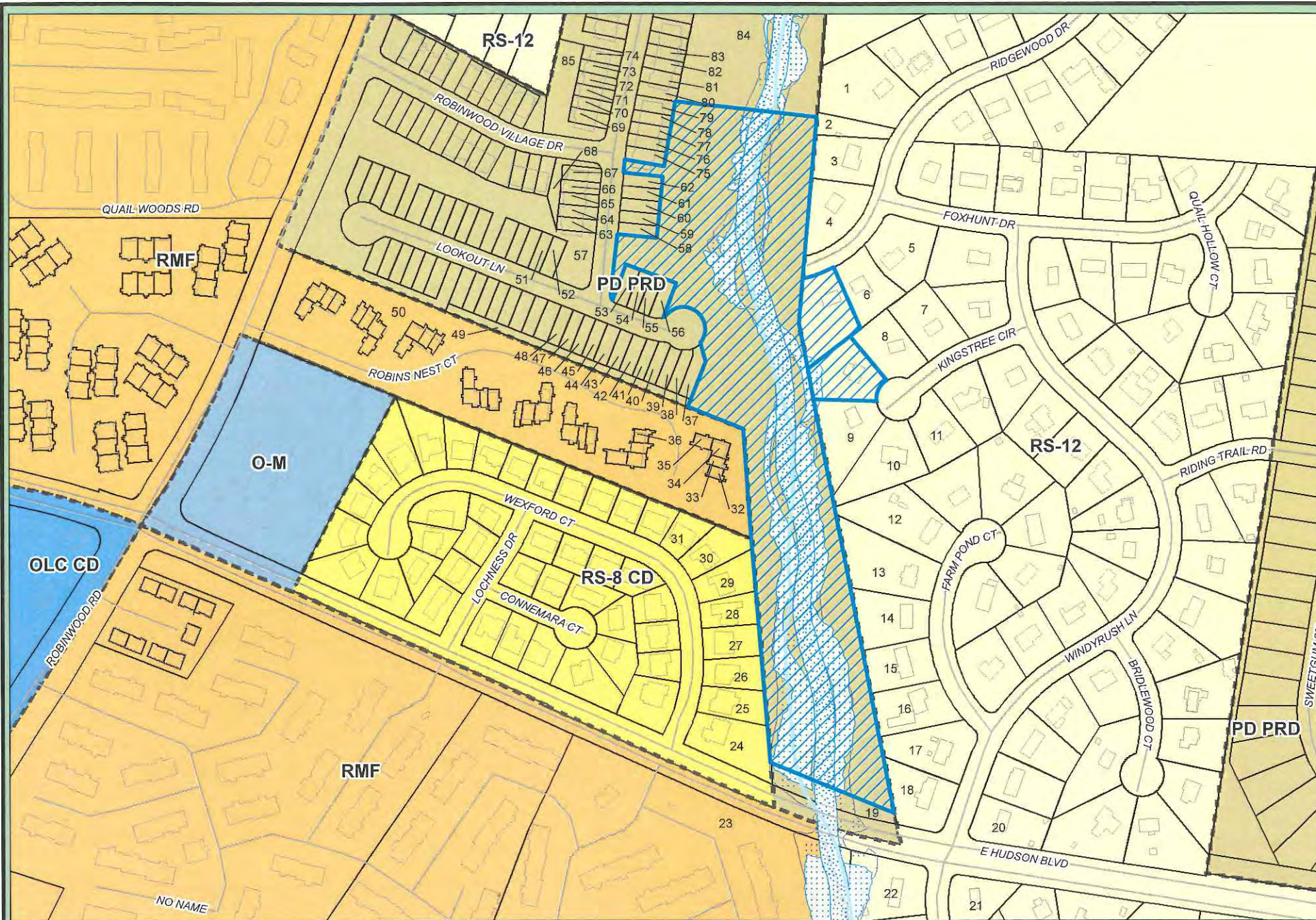
Please let us know if you have any questions!

Sincerely,



Christopher A. Tomsic, PE, CFM, ENV SP
Ecosystem Services Engineering, PLLC




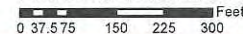


Applicant: City of Gastonia
Owner: Victoria M. & Carmen Rivas
 Phillip D. & Sonya N. Wilson
 Robinwood Village Comm Assoc
Planning Comm Hearing: Jan. 5, 2017
Request: Special Exception to the
 Flood Hazard Area
Ward: 3
Tax ID #: 115234, 115241, 209943

 **Subject Property**

- Legend**
-  AP Airport
 -  C-1 Light Commercial
 -  C-2 Highway Commercial
 -  C-3 General Commercial
 -  CBD Central Business District
 -  I-U Urban Industrial
 -  I-1 Light Industrial
 -  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
 -  City Boundary
 -  Roads
 -  Streams
 -  Floodway
 -  100yr Flood Zone
 -  500 Yr Flood Zone
 -  Buildings
 -  Parcels

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

 1 : 3,600
 1 inch represents 300 feet
 Plot Date: December 20, 2016


Application #8589

I, Gana McMakin, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on December 21, 2016.



1	LEONARD & FAY H EGNOR LIV TRST	33	MICHAEL H SCHWARTZ	64	SANDRA B REYNOLDS
2	GASTONIA CITY OF	34	PATRICIA T BUNTON	66	PAMELA D FUNDERBURK
3	JAMES A & CHARLOTTE B MCCLURE	35	LAURA STEVENS CARTER	67	JORGE M PAULINO & FATIMA BRENS
4	KELLUM MORRIS	36	BETTE S STRANGE LIFE ESTATE	68	ROBINWOOD VILLAGE COMM ASSOC
5	DANIEL W & DEBRA L BIRK	37	CYNTHIA GABRIELLA MARINO	69	H RANDALL & ANNA Y CHAMBERS
6	BARBARA JANE RENAS	38	JOSEPH ALFRED JALBERT & BEVERLY LEDFORD ENSLEY	70	SELINA K WELCH
7	RICHARD J PADGETT	39	FRANCES A ESSELMEYER	71	GEORGE & KATHY G WOOTEN
8	DONALD R & NIGHTSICARLEM LITTLEJOHN	40	JILL R STINES	72	JESSICA WALLACE
9	KELVIS DELAINE REID	41	CHARLES T III RICHARDSON	73	PAULETTE CARTER
10	SAMUEL H & PEGGY B EVANS	42	BRENDA R EMMERTH	74	CAROLYN J KINNEY LIFE ESTATE
11	DEREK A REYNOLDS	43	ROBINWOOD VILLAGE COMM ASSOC	75	EUGENE D & JUDITH MALONEY
12	JAMES PLATO & ANNETTE HILL	44	KIMBERLY VESS CADDICK	76	MICHAEL J GILREATH
13	HERNANDO & MARIA BEDOYA	45	THOMAS E & CHARLENE S MEDLIN	77	KATHY L CROSBY
14	CAIL & MARY ELLIOTT	46	GAYLE HARTNESS	78	MARINA YAKOVLEVA
15	CHRISTI LEA & GREGORY ALAN JOLLEY	47	KYLE D & ALLISON D BUMGARDNER	79	YUSUF SATTAR
16	WILLIAM J & CAROL I BRACKETT	48	BETTYE JOHNSON SPENCER	80	ROBINWOOD VILLAGE COMM ASSOC
17	FLOYD EDWARD & DORIS G HEAD	49	ROBINWOOD VILLAGE COMM ASSOC	81	CHANDRASEKHAR RAMINENI
18	LEWIS MOTORS INC	50	ROBINWOOD PLACE ASSOC INC	82	KIMBERLY J ELMORE
19	ALALA NELL P & BEP LIMITED PARTNERSHIP	51	LINDA HARROLD	83	RICHARD H JR & NATALIE L LOVELACE
20	HARVEY F RAINEY IV	52	ELIZABETH H MASON	84	ROBINWOOD VILLAGE COMM ASSOC
21	RONALD & JANE MISKELLY	53	MARK T BURHAM	85	ROBINWOOD VILLAGE COMM ASSOC
22	ROBERT ROSS	54	JOE S & JANE T CLARK		
23	TRIANGLE REAL ESTATE GAST INC	54	CHIMIN AMY CHANG		
24	WILLIAM L & JULIA G BLALOCK	55	DAVID C & ANILLIA S WINDT		
25	BRENDA R RATCHFORD	56	TWYLA B ORR		
26	REID L & BARBARA C CHAPMAN	57	ROBINWOOD VILLAGE COMM ASSOC		
27	RUDYARD D & JANE P BALLARD	58	ELLA F BRADFORD		
28	RONALD BLAKE & CYNTHIA HICKS SAWYER	59	SUE KIDD REAVIS		
29	MICHAEL W TINDALL	60	DAVID L & SHERRY L PORTER		
30	SIDNEY W SR & BRENDA B CRAIG	61	MARILYN M CAPEN		
31	EVELYN F NORRIS	62	FLAY ULYSSES ANTHONY JR		
32	PATRICIA BAILEY BOYD	63	SUE BOYD WHITLEY		

MEMORANDUM

Date: December 27, 2016
To: Gastonia Planning Commission
From: Tucker Johnson, PE, Assistant City Engineer
Thru: Rusty Bost, PE, City Engineer
Subject: **Item for January 5, 2017 Gastonia Planning Commission Agenda**

**PRELIMINARY MAJOR SUBDIVISION PLAT
CRAMER ESTATES SUBDIVISION
DT DEVELOPING, LLC
FILE NO. 8675**

DT Developing, LLC has submitted a preliminary subdivision plat for their development to be known as Cramer Estates Subdivision. The property is located on both sides of Stroupe Road, between Queens Street and Catawba Creek Drive. The development will contain 58 single-family homes. The property is located within the Gastonia Corporate limits and is zoned RS-12.

Stroupe Road is currently not constructed to City standards and is recommended for road improvements. The developer will dedicate 30 feet of right-of-way (if not already dedicated) and will widen the pavement to 14.5 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 on Stroupe Road along the entire length of the property.

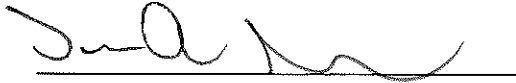
Public water and sewer will service the property. Public water will be extended throughout the development from an existing water line along Stroupe Road. Public sewer will be extended throughout the property from existing lines that cross the property.

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:

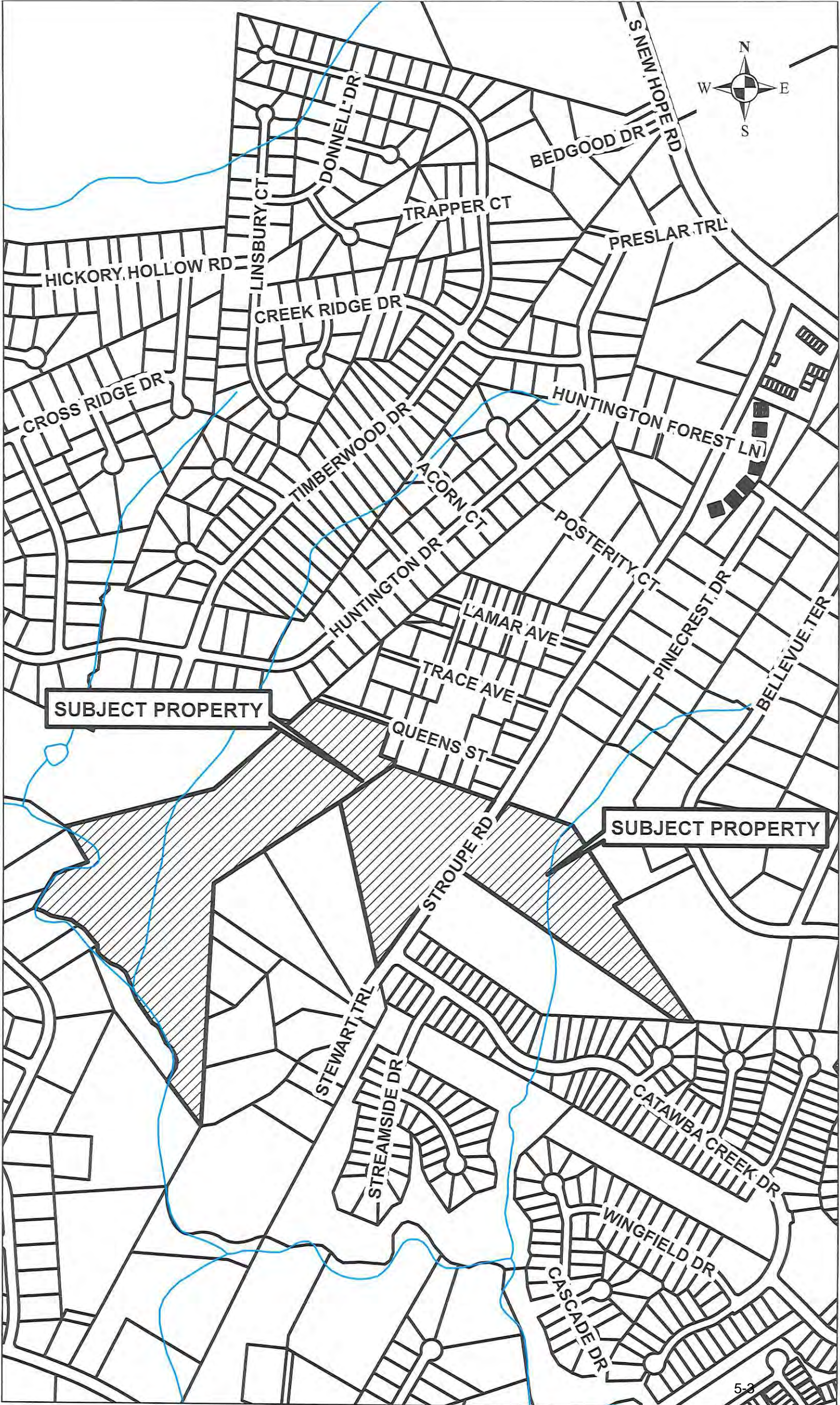
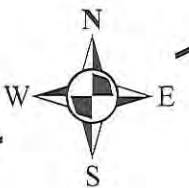
1. No building permits or site work shall be allowed prior to the recording of the final plat.
2. All open space to be dedicated and maintained by a Homeowners Association.
3. Final plat to be signed and sealed by Professional Land Surveyor.
4. All owners of the property included in the subdivision are to sign the final recording plat.
5. Location of driveway/road entrances to be approved by the City.
6. Developer shall secure the necessary approval, permits, and encroachments from private utilities as required.
7. Comply with Gaston County Erosion Control Ordinance.
8. Comply with "General Storm Drainage System Notes" as shown on the subdivision plan review copy and checklist.
9. Secure street name approval.
10. 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.
11. 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.
12. Developer is responsible for location of existing underground utilities prior to construction.
13. Dedicate the standard interior, exterior, and rear lot line drainage and utility easements unless otherwise shown.

14. Comply with all City comments as shown on the preliminary plat.
15. Complete all appropriate submittals for major subdivisions.
16. Show buildings setback lines on all lots.
17. Comply with all applicable City Codes and Ordinances.
18. 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.
19. 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.
20. 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.
21. 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.
22. The construction plans shall adhere to latest revision of the City of Gastonia "Subdivision Grading Minimum Design Standards."
23. No Certificates of Occupancy will be issued until all proposed public improvements are completed in accordance with the engineering plans approved by the City Engineer.

(Presentation to be made by: Keith Lineberger)



Tucker Johnson, P.E.
Assistant City Engineer



SUBJECT PROPERTY

SUBJECT PROPERTY

ABBREVIATIONS

ROC	BACK OF CURB	N.H.	MANHOLE
B.C.L.	BOUNDARY LINE	N.H.	MANHOLE
OMP	CORRUGATED METAL PIPE	N.A.	NOT AVAILABLE
CONC.	CONCRETE	P.I.	POINT OF INTERSECTION
EL.	ELEVATION	PROP.	PROPOSED
E.O.L.	EDGE OF LINE	P.W.M.	PAVEMENT
EOP	EDGE OF PAVEMENT	REC'D	REQUIRED
EWY	EASEMENT	REC'D	REQUIRED
EXST.	EXISTING	REC'D	REQUIRED
F.F.E.	FISHED FLOOR ELEVATION	R.S.L.	REAR SETBACK LINE
F.S.L.	FRONT SETBACK LINE	R.W.	RIGHT-OF-WAY
I.E.	INVERT ELEVATION	S.S.	SANITARY SEWER
I.W.	INVERT	S.S.L.	SIDE SETBACK LINE
UP	UPRAISED	TEMP.	TEMPORARY

LEGEND

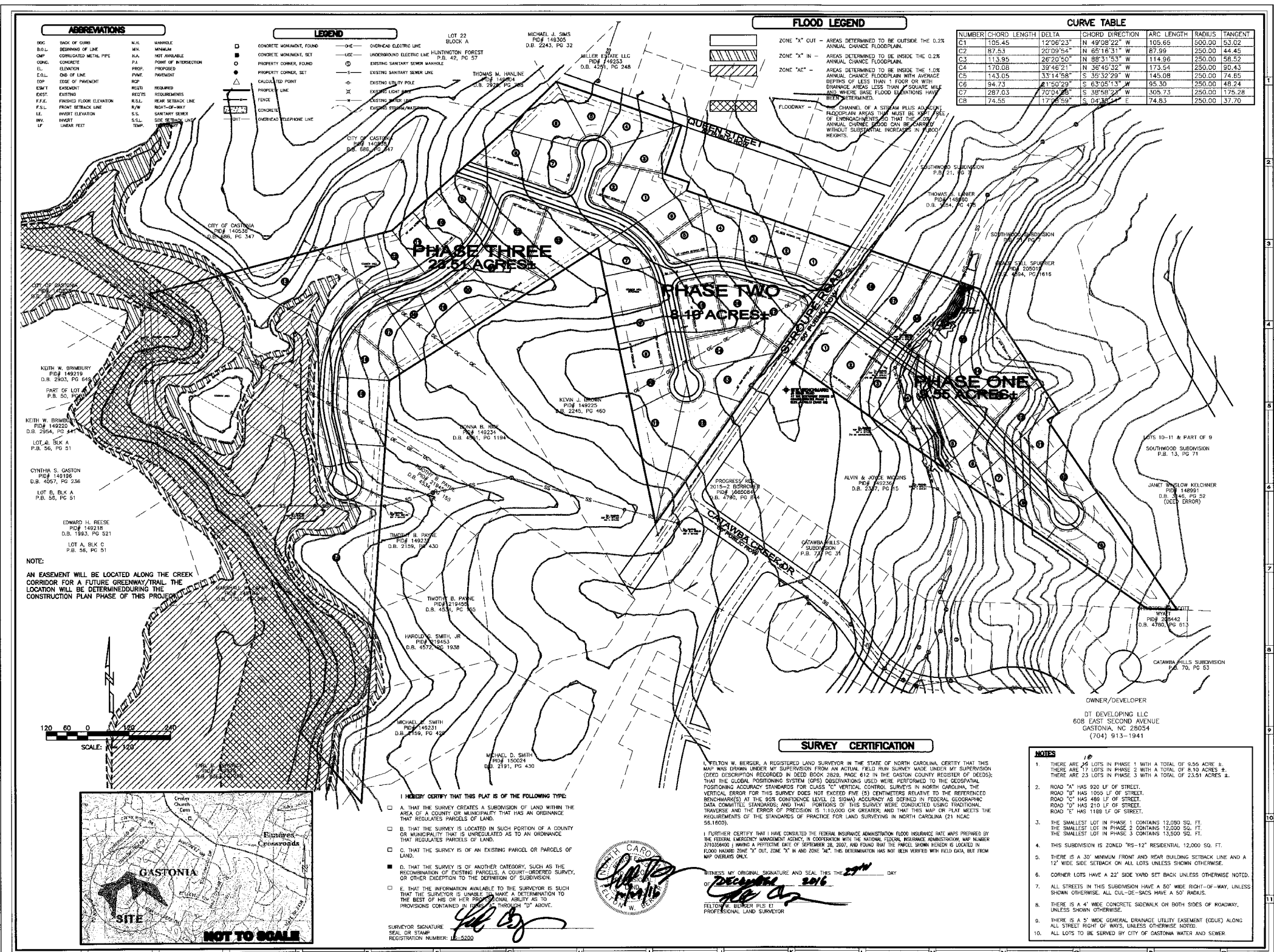
□	CONCRETE MONUMENT, FOUND	—O—E	OVERHEAD ELECTRIC LINE
■	CONCRETE MONUMENT, SET	—U—E	UNDERGROUND ELECTRIC LINE
○	PROPERTY CORNER, FOUND	—H—T	HUNTINGTON FOREST
●	PROPERTY CORNER, SET	—S—S	EXISTING SANITARY SEWER MAIN
△	CALCULATED POINT	—S—S	EXISTING SANITARY SEWER LINE
—	PROPER LINE	—L—L	EXISTING LIGHT POLE
—	FENCE	—L—L	EXISTING LIGHT POLE
—	CONCRETE	—L—L	EXISTING LIGHT POLE
—	OVERHEAD TELEPHONE LINE	—L—L	EXISTING LIGHT POLE

FLOOD LEGEND

Zone "X" OUT	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
Zone "X" IN	AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
Zone "AE"	AREAS DETERMINED TO BE INSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 10 SQUARE MILES AND WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

CURVE TABLE

NUMBER	CHORD LENGTH	DELTA	CHORD DIRECTION	ARC LENGTH	RADIUS	TANGENT
C1	105.45	12°06'23"	N 49°08'22" W	109.65	500.00	53.02
C2	87.53	20°09'54"	N 65°16'31" W	87.99	250.00	44.46
C3	113.95	28°20'50"	N 88°31'53" W	114.96	250.00	58.52
C4	170.08	39°48'21"	N 36°45'32" W	173.50	250.00	90.43
C5	143.05	33°14'58"	S 35°32'29" W	145.08	250.00	74.65
C6	94.73	21°50'29"	S 63°05'13" W	95.30	250.00	48.24
C7	287.03	70°04'26"	S 38°58'13" W	305.73	250.00	175.28
C8	74.55	17°18'59"	S 04°45'17" E	74.83	250.00	37.70



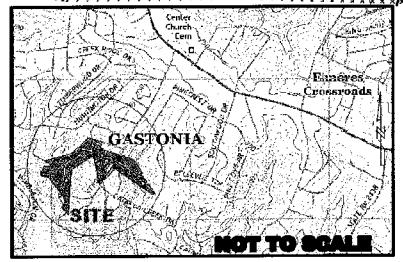
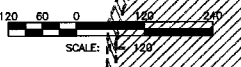
KEITH W. BRIMBURY
PID# 149219
D.B. 2903, PG 846

KEITH W. BRIMBURY
PID# 149220
D.B. 2954, PG 441

CYNTHIA S. GASTON
PID# 149198
D.B. 4057, PG 236

EDWARD H. REESE
PID# 149218
D.B. 1583, PG 521

NOTE:
AN EASEMENT WILL BE LOCATED ALONG THE CREEK CORRIDOR FOR A FUTURE GREENWAY/TRAIL. THE LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PHASE OF THIS PROJECT.



- I HEREBY CERTIFY THAT THIS PLAN IS OF THE FOLLOWING TYPE:**
- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
 - D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN THE ORDINANCE THROUGHOUT "D" ABOVE.

SURVEYOR SIGNATURE
SEAL OR STAMP
REGISTRATION NUMBER: 16-5200



SURVEY CERTIFICATION

FELTON W. BERGER, A REGISTERED LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD RUN SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2828, PAGE 612 IN THE GASTON COUNTY REGISTER OF DEEDS); THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USED WERE RELATED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS FOR CLASS "2" VERTICAL CONTROL SURVEYS IN NORTH CAROLINA; THE VERTICAL ERROR FOR THIS SURVEY DOES NOT EXCEED FIVE (5) CENTIMETERS RELATIVE TO THE REFERENCED BENCHMARK(S) AT THE 90% CONFIDENCE LEVEL (2 SIGMA) ACCURACY AS DEFINED IN FEDERAL GEOSPATIAL DATA COMMITTEE STANDARDS; AND THAT PORTIONS OF THIS SURVEY WERE CONDUCTED USING TRADITIONAL TRAVERSE AND THE ERROR OF PRECISION IS 1:110,000 OR GREATER; AND THAT THIS MAP OR "PLAN" MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 58.1600).

I FURTHER CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IN COOPERATION WITH THE NATIONAL FLOOD INSURANCE ADMINISTRATION, MAP NUMBER 370356001, DATED A PORTION DATE OF SEPTEMBER 08, 2007, AND FOUND THAT THE PARCELS SHOWN HEREON ARE LOCATED IN FLOOD HAZARD ZONE "X" OUT, ZONE "X" IN AND ZONE "AE". THIS DETERMINATION HAS NOT BEEN VERIFIED WITH FIELD DATA, BUT FROM MAP OVERLAYS ONLY.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 27th DAY OF December 2016.

FELTON W. BERGER PLS EI
PROFESSIONAL LAND SURVEYOR

- NOTES**
- THERE ARE 26 LOTS IN PHASE 1 WITH A TOTAL OF 9.56 ACRES ±. THERE ARE 17 LOTS IN PHASE 2 WITH A TOTAL OF 8.10 ACRES ±. THERE ARE 23 LOTS IN PHASE 3 WITH A TOTAL OF 23.51 ACRES ±.
 - ROAD "A" HAS 920 LF OF STREET. ROAD "B" HAS 1055 LF OF STREET. ROAD "C" HAS 480 LF OF STREET. ROAD "D" HAS 210 LF OF STREET. ROAD "E" HAS 1188 LF OF STREET.
 - THE SMALLEST LOT IN PHASE 1 CONTAINS 12,090 SQ. FT. THE SMALLEST LOT IN PHASE 2 CONTAINS 12,000 SQ. FT. THE SMALLEST LOT IN PHASE 3 CONTAINS 13,200 SQ. FT.
 - THIS SUBDIVISION IS ZONED "R5-12" RESIDENTIAL, 12,000 SQ. FT.
 - THERE IS A 30' MINIMUM FRONT AND REAR BUILDING SETBACK LINE AND A 12' WIDE SIDE SETBACK ON ALL LOTS UNLESS SHOWN OTHERWISE.
 - CORNER LOTS HAVE A 22' SIDE YARD SET BACK UNLESS OTHERWISE NOTED.
 - ALL STREETS IN THIS SUBDIVISION HAVE A 60' WIDE RIGHT-OF-WAY, UNLESS SHOWN OTHERWISE. ALL CUL-DE-SACS HAVE A 50' WIDTH.
 - THERE IS A 4" WIDE CONCRETE SIDEWALK ON BOTH SIDES OF ROADWAY, UNLESS SHOWN OTHERWISE.
 - THERE IS A 5' WIDE GENERAL DRAINAGE UTILITY EASEMENT (GDUE) ALONG ALL STREET RIGHT OF WAYS, UNLESS OTHERWISE NOTED.
 - ALL LOTS TO BE SERVED BY CITY OF GASTONIA WATER AND SEWER.

FELTON W. BERGER, PLS EI
PROFESSIONAL LAND SURVEYOR
CIVIL ENGINEER
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(919) 353-3307

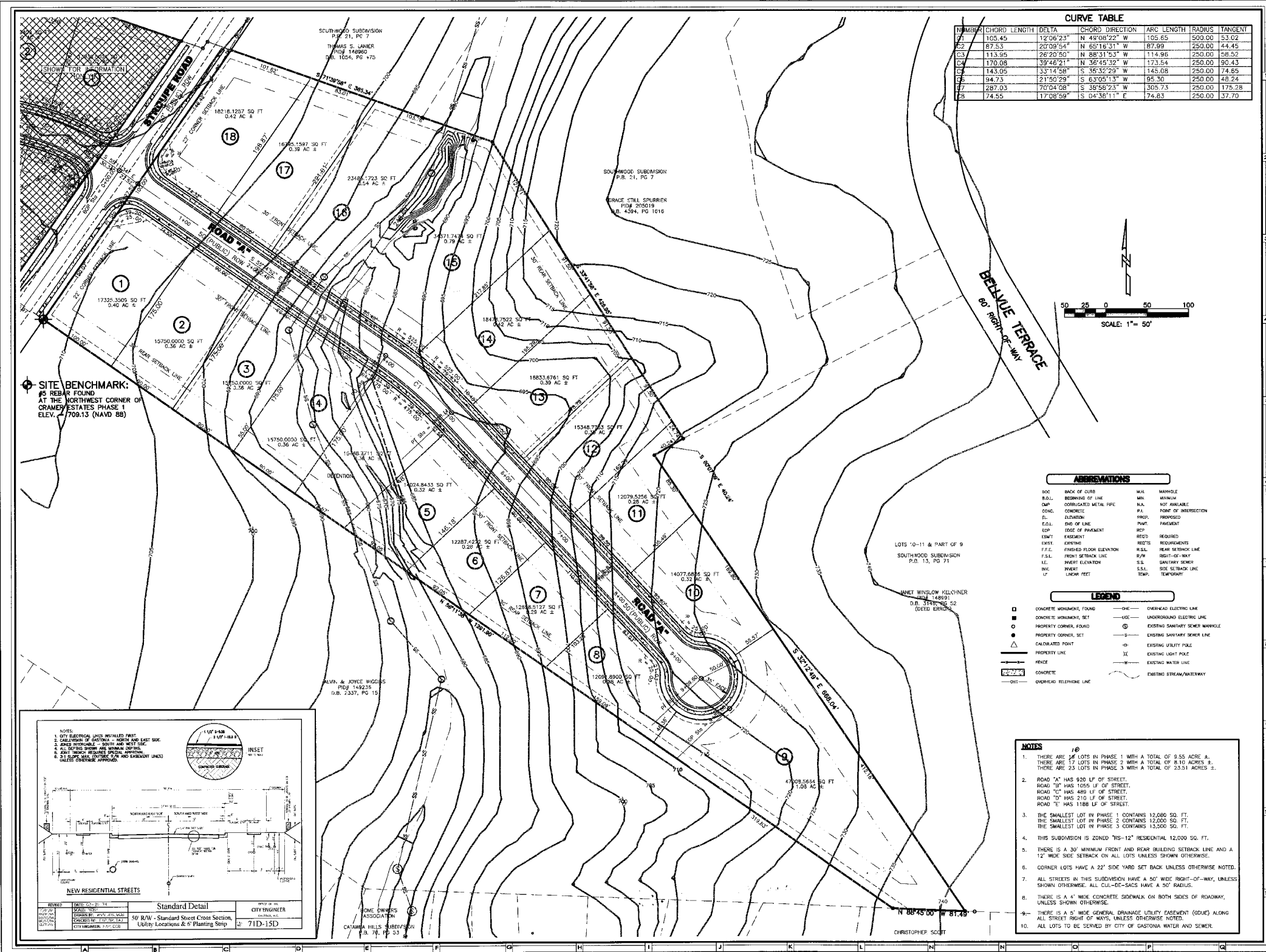
DATE	REVISION	DESCRIPTION
12/07/16	1	REVISED PLAN LAYOUT PER CITY COMMENTS
12/27/16	2	PER CITY COMMENTS

GRAMER ESTATES SUBDIVISION SITEPLAN
CITY OF GASTONIA, GASTON COUNTY, NORTH CAROLINA

SHEET TITLE
PRELIMINARY PLAN

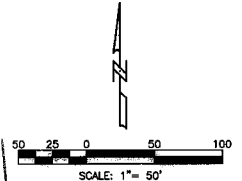
PROJECT: 2016-042
DRAWN: FWB
DATE: 11/11/2016
SHEET NO.
1 of 5
TOTAL SHEETS:





CURVE TABLE

NUMBER	CHORD LENGTH	DELTA	CHORD DIRECTION	ARC LENGTH	RADIUS	TANGENT
C1	105.45	12°06'23"	N 49°08'22" W	105.65	500.00	53.02
C2	87.53	20°08'54"	N 85°16'31" W	87.99	250.00	44.45
C3	113.95	26°20'50"	N 88°31'53" W	114.96	250.00	58.33
C4	170.08	33°42'21"	N 36°43'52" W	173.54	250.00	90.43
C5	143.05	33°14'58"	S 35°32'29" W	145.08	250.00	74.65
C6	94.73	21°50'29"	S 63°05'13" W	95.30	250.00	48.24
C7	287.03	7°04'08"	S 38°58'23" W	305.73	250.00	175.28
C8	74.55	17°08'59"	S 04°38'11" E	74.83	250.00	37.70



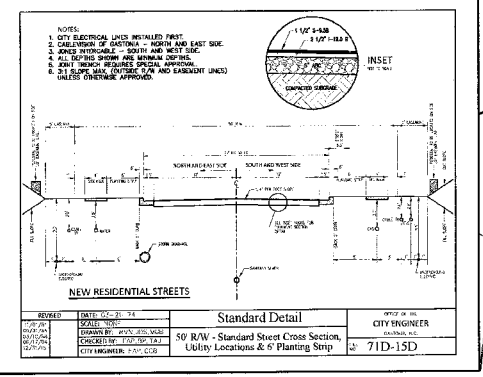
SITE BENCHMARK:
AS REBAR FOUND
AT THE NORTHWEST CORNER OF
CRAMER ESTATES PHASE 1
ELEV. = 709.13 (NAVD 88)

ABBREVIATIONS

BOC	BACK OF CURB	M/H	MANHOLE
B.O.L	BEGINNING OF LINE	MN	MINUM
CMP	CORRUGATED METAL PIPE	N.A.	NOT AVAILABLE
CONC	CONCRETE	P.I.	POINT OF INTERSECTION
EL	ELEVATION	PROP.	PROPOSED
E.O.L	END OF LINE	P/W	PAVEMENT
ESP	EDGE OF PAVEMENT	ROP	REQUIRED
ESMT	EASEMENT	REQ'D	REQUIRED
EXST.	EXISTING	RETS	REQUIREMENTS
F.F.E.	FINISHED FLOOR ELEVATION	R.S.L	REAR SETBACK LINE
F.S.L	FRONT SETBACK LINE	R/W	RIGHT-OF-WAY
I.E.	INVERT ELEVATION	S.S.	SANITARY SEWER
INW	INVERT	S.S.L	SIDE SETBACK LINE
LF	LINEAR FEET	TEMP.	TEMPORARY

LEGEND

■	CONCRETE MONUMENT, FOUND	—E—	OVERHEAD ELECTRIC LINE
■	CONCRETE MONUMENT, SET	—U—	UNDERGROUND ELECTRIC LINE
●	PROPERTY CORNER, FOUND	—S—	EXISTING SANITARY SEWER MANHOLE
●	PROPERTY CORNER, SET	—S—	EXISTING SANITARY SEWER LINE
△	CALIBRATED POINT	—U—	EXISTING UTILITY POLE
—	PROPERTY LINE	—U—	EXISTING LIGHT POLE
—	FENCE	—W—	EXISTING WATER LINE
—	CONCRETE	—	EXISTING WATER LINE
—	OVERHEAD TELEPHONE LINE	—	EXISTING STREAM/WATERWAY



- NOTES**
- THERE ARE 18 LOTS IN PHASE 1 WITH A TOTAL OF 9.55 ACRES ±. THERE ARE 17 LOTS IN PHASE 2 WITH A TOTAL OF 8.10 ACRES ±. THERE ARE 23 LOTS IN PHASE 3 WITH A TOTAL OF 23.51 ACRES ±.
 - ROAD "A" HAS 920 LF OF STREET. ROAD "B" HAS 1095 LF OF STREET. ROAD "C" HAS 480 LF OF STREET. ROAD "D" HAS 210 LF OF STREET. ROAD "E" HAS 1188 LF OF STREET.
 - THE SMALLEST LOT IN PHASE 1 CONTAINS 12,080 SQ. FT. THE SMALLEST LOT IN PHASE 2 CONTAINS 12,000 SQ. FT. THE SMALLEST LOT IN PHASE 3 CONTAINS 13,200 SQ. FT.
 - THIS SUBDIVISION IS ZONED "RS-12" RESIDENTIAL 12,000 SQ. FT.
 - THERE IS A 30' MINIMUM FRONT AND REAR BUILDING SETBACK LINE AND A 12' WIDE SIDE SETBACK ON ALL LOTS UNLESS SHOWN OTHERWISE.
 - CORNER LOTS HAVE A 22' SIDE YARD SET BACK UNLESS OTHERWISE NOTED.
 - ALL STREETS IN THIS SUBDIVISION HAVE A 50' WIDE RIGHT-OF-WAY, UNLESS SHOWN OTHERWISE. ALL CUL-DE-SACS HAVE A 50' RADIUS.
 - THERE IS A 4' WIDE CONCRETE SIDEWALK ON BOTH SIDES OF ROADWAY, UNLESS SHOWN OTHERWISE.
 - THERE IS A 5' WIDE GENERAL DRAINAGE UTILITY EASEMENT (ODUE) ALONG ALL STREET RIGHT OF WAYS, UNLESS OTHERWISE NOTED.
 - ALL LOTS TO BE SERVED BY CITY OF GASTONIA WATER AND SEWER.

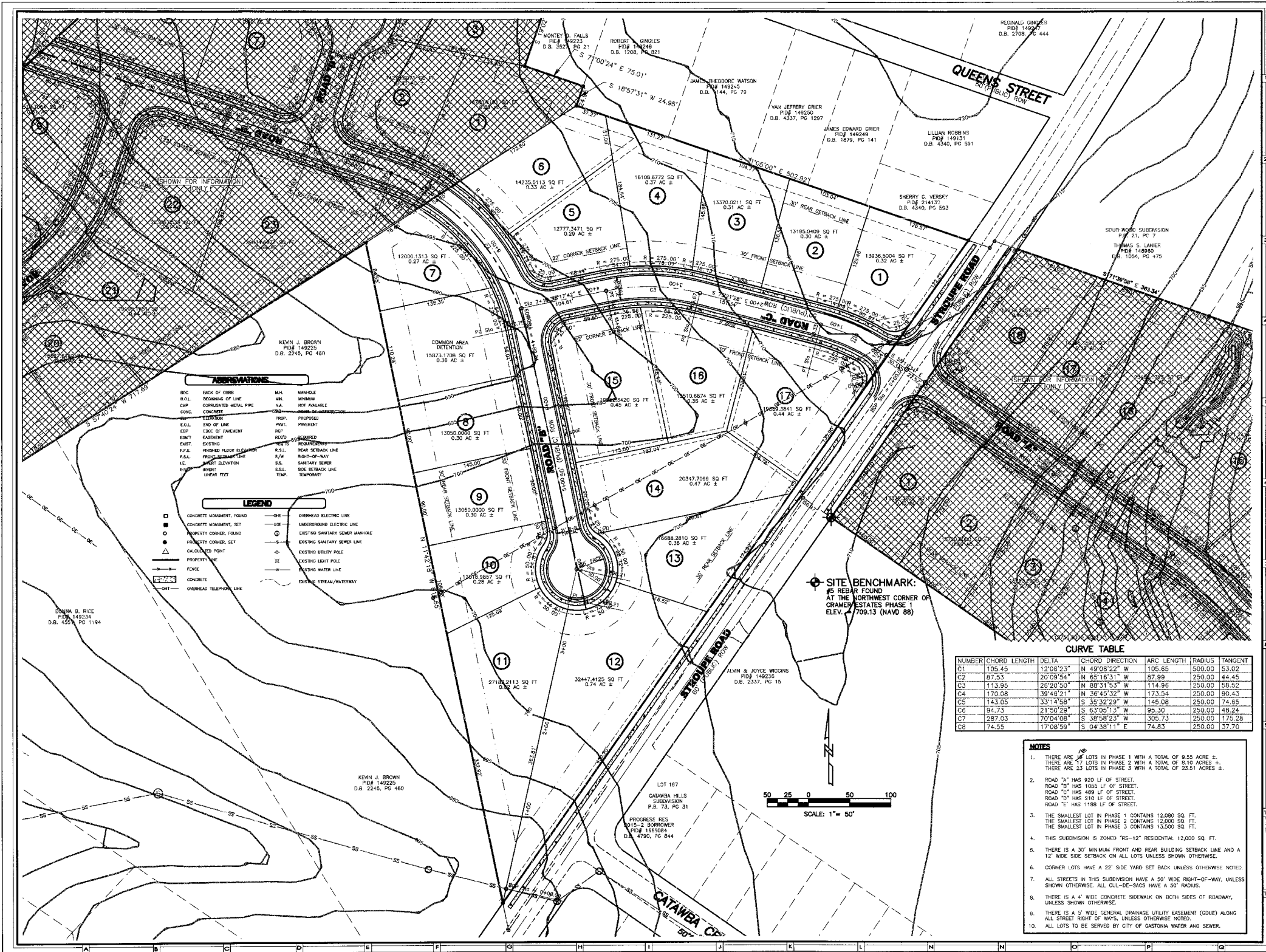
FELTON W. BERGER, PLS EI
PROFESSIONAL LAND SURVEYOR
CIVIL ENGINEER
3002-J CHARLOTTE, NC 28269
(919) 353-3307

DATE	DESCRIPTION
12/01/16	REVISED OVERALL LAYOUT
12/27/16	PER CITY COMMENTS

**CRAMER ESTATES SUBDIVISION
PHASE ONE**
CITY OF GASTONIA, GASTON COUNTY, NORTH CAROLINA

PRELIMINARY PLAN
PROJECT: 2016-042
DRAWN: FWB
DATE: 11/11/2016
SHEET NO. **2 OF 5**
TOTAL SHEETS





FELTON W. BERGER, PLS EI
 PROFESSIONAL LAND SURVEYOR
 CIVIL ENGINEER
 3000-1 CHARLOTTE, NC 28209
 (919) 853-3307

DATE	REVISION	DESCRIPTION	BY	CHK
12/01/16	1	REVISED OVERALL LAYOUT	FWB	
12/27/16	2	PER CITY COMMENTS	FWB	

**CRAMER ESTATES SUBDIVISION
 PHASE TWO**
 CITY OF GASTONIA, GASTON COUNTY, NORTH CAROLINA

DATE: 11/11/2016
 PROJECT: 2016-042
 DRAWN: FWB
 SHEET NO. 3 OF 5
 TOTAL SHEETS: 5



PID# 140536
D.B. 666, PG. 347

KEITH W. BRIMBURY
PID# 149219
D.B. 2903, PG. 649
PART OF LOT 9
P.B. 50, PG. 3

W. BRIMBURY
D.B. 149220
2854, PG. 441
P.C. BLK A
P.B. 56, PG. 51

CYNTHIA S. GASTON
PID# 149196
D.B. 4057, PG. 236
LOT B, BLK A
P.B. 56, PG. 51

EDWARD H. REESE
PID# 149215
D.B. 1993, PG. 521
LOT A, BLK C
P.B. 56, PG. 51

MARSHALL W. LAFAR
PID# 149194
D.B. 1751, PG. 980

17
16874.4808 SQ. FT.
0.39 AC ±

16
16342.9590 SQ. FT.
0.38 AC ±

15
26811.6048 SQ. FT.
0.62 AC ±

DIANNA B. RICE
PID# 149234
D.B. 4551, PG. 1194

TIMOTHY R. PAYNE
PID# 219456
D.B. 4834, PG. 155

TIMOTHY R. PAYNE
PID# 149232
D.B. 2504, PG. 400

TIMOTHY R. PAYNE
PID# 219455
D.B. 4534, PG. 155

HAROLD G. SMITH, JR.
PID# 219453
D.B. 4572, PG. 1938

COMMON AREA
432719.4089 SQ. FT.
9.93 AC ±

NOTE:
AN EASEMENT WILL BE LOCATED ALONG THE CREEK CORRIDOR FOR A FUTURE GREENWAY/TRAIL. THE LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PHASE OF THIS PROJECT.

CURVE TABLE

NUMBER	CHORD LENGTH	DELTA	CHORD DIRECTION	ARC LENGTH	RADIUS	TANGENT
C1	105.45	127°06'23"	N 49°08'22" W	105.65	500.00	53.52
C2	87.53	207°32'54"	N 65°16'31" W	87.89	250.00	144.45
C3	113.95	262°20'50"	N 88°31'53" W	114.96	250.00	58.52
C4	170.08	39°46'21"	N 36°45'32" W	173.54	250.00	90.43
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C8	74.55	17°06'59"	S 04°38'11" E	74.83	250.00	37.70

ABBREVIATIONS

BCK	BACK OF CURB	M/L	MANHOLE
B.O.L.	BEGINNING OF LINE	M/L	MINIMUM
CM	CORRUGATED METAL PIPE	N/A	NOT AVAILABLE
CONC.	CONCRETE	P/I	POINT OF INTERSECTION
EL	ELEVATION	PROP.	PROPOSED
E.O.L.	END OF LINE	P/MT	PAVEMENT
EQ	EDGE OF FACED	REQ	REQUIRED
EMT	EASEMENT	REQ'S	REQUIRED
EXST.	EXISTING	REQ'S	REQUIRED
F.F.E.	FINISHED FLOOR ELEVATION	R/S	ROAD SETBACK LINE
F.S.L.	FRONT SETBACK LINE	R/W	RIGHT-OF-WAY
IC	INVERT ELEVATION	S/S	SANITARY SEWER
INT.	INVERT	S/S	SEWER SETBACK LINE
LF	LINEAR FEET	TEMP.	TEMPORARY

LEGEND

□	CONCRETE MONUMENT, FOUND	—O—	OVERHEAD ELECTRIC LINE
●	CONCRETE MONUMENT, SET	—U—	UNDERGROUND ELECTRIC LINE
○	PROPERTY CORNER, FOUND	—S—	EXISTING SANITARY SEWER
●	PROPERTY CORNER, SET	—S—	EXISTING SANITARY SEWER
△	CALCULATED POINT	—U—	EXISTING UTILITY PIPE
—	PROPERTY LINE	—L—	EXISTING LIGHT RAIL
—	FENCE	—W—	EXISTING WATER MAIN
—	CONCRETE	—	EXISTING WATER MAIN
—	OVERHEAD TELEPHONE LINE	—	EXISTING WATER MAIN

FLOOD LEGEND

[Pattern]	ZONE "X" OUT - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
[Pattern]	ZONE "X" IN - AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
[Pattern]	ZONE "AE" - AREAS DETERMINED TO BE INSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
[Pattern]	FLOODWAY - THE CHANNEL OF A STREAM PLUS ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1.0% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

NOTES

1. THERE ARE 18 LOTS IN PHASE 1 WITH A TOTAL OF 9.55 ACRES ±. THERE ARE 17 LOTS IN PHASE 2 WITH A TOTAL OF 8.10 ACRES ±. THERE ARE 23 LOTS IN PHASE 3 WITH A TOTAL OF 23.51 ACRES ±.
2. ROAD "A" HAS 920 LF OF STREET.
ROAD "B" HAS 1059 LF OF STREET.
ROAD "C" HAS 480 LF OF STREET.
ROAD "D" HAS 210 LF OF STREET.
ROAD "E" HAS 1189 LF OF STREET.
3. THE SMALLEST LOT IN PHASE 1 CONTAINS 12,080 SQ. FT.
THE SMALLEST LOT IN PHASE 2 CONTAINS 12,000 SQ. FT.
THE SMALLEST LOT IN PHASE 3 CONTAINS 13,200 SQ. FT.
4. THIS SUBDIVISION IS ZONED "RS-12" RESIDENTIAL 12,000 SQ. FT.
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7. ALL STREETS IN THIS SUBDIVISION HAVE A 50' WIDE RIGHT-OF-WAY, UNLESS SHOWN OTHERWISE. ALL CURB-TO-CURBS HAVE A 30' RADIUS.
8. THERE IS A 4' WIDE CONCRETE SIDEWALK ON BOTH SIDES OF ROADWAY, UNLESS SHOWN OTHERWISE.
9. THERE IS A 5' WIDE GENERAL DRAINAGE UTILITY EASEMENT (GDUE) ALONG ALL STREET RIGHT-OF-WAYS, UNLESS OTHERWISE NOTED.
10. ALL LOTS TO BE SERVED BY CITY OF GASTONIA WATER AND SEWER.

FELTON W. BERGER, PLS EI
PROFESSIONAL LAND SURVEYOR
CIVIL ENGINEER
3000 - CHARLOTTE ROAD
CHARLOTTE, NC 28269
(810) 353-3387

DATE	REVISION	DESCRIPTION
12/27/16	2	PER CITY COMMENTS

**CRAMER ESTATES SUBDIVISION
PHASE THREE (2 OF 2)**
CITY OF GASTONIA, GASTON COUNTY, NORTH CAROLINA

PRELIMINARY PLAN

PROJECT: 2016-042

DRAWN: FWB

DATE: 11/11/2016

SHEET NO. **5 OF 5**

TOTAL SHEETS: 5

