



**Gastonia Planning Commission
Meeting Schedule
June 7, 2018**

5:00 – 5:30 **Dinner**
(City Council Conference Room 201, City Hall)

5:30 – Until **Planning Commission Meeting**
Begin in City Council Chamber, City Hall
Transition to City Council Conference Room 201, City Hall

Gastonia Planning Commission
City Council Chamber, City Hall
June 7, 2018 – 5:30 pm

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Item 1c: Approval of May 3, 2018 Minutes

Item 2: Major Subdivision Preliminary Plat - John S. & Joshua S. Davis - Wren Road (File #8981)

Request involves a Major Subdivision Preliminary Plat for three (3) lots located off of Wren Road including a modification request from Chapter 13-Subdivisions of the *Unified Development Ordinance*.

Staff Presentation: Keith Lineberger, Land Development Project Manager

Transition to Council Conference Room 201, City Hall

Item 3: Residential Development Standards Discussion

Presentation by: Jason Thompson, AICP, Planning Director
Richard Flowe, AICP, Metrocology, Inc.

Item 4: Other Business

- Update on Council Votes
- Representative for June 19th City Council Meeting (if needed)
- Decision on July Meeting

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Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:32 pm on Thursday, May 3, 2018, in the Council Chambers at City Hall.

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

Absent: Commissioner Jerry Fleeman

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Senior Planner; 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 April 5, 2018 Amended Minutes

Commissioner Epstein made the motion to approve the April amended 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 – CW Holdings of Gaston, LLC (File # 8965)

Subject hearing involves a request to rezone approximately 23.74 acres from RS-12 (Residential District-Minimum 12,000 sq. ft. lots) to RS-8 CD (Residential Conditional District-Minimum 8,000 sq. ft. lots). The property is located off of Stowe Road in The Enclave at Cramer Woods. The property is owned by CW Holdings of Gaston, LLC.

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

Ms. McMakin thanked the Commissioners for being present this evening. Ms. McMakin stated the Live Well Homes submitted the rezoning request on behalf of the owner, CW Holdings of Gaston, LLC. Ms. McMakin stated the site description and background of the subject property and she displayed the rezoning map and site plan. The applicant submitted a request to rezone to RS-8 CD (Residential Conditional District, minimum 8,000 sq. ft. lots) for a portion of The Enclave at Cramer Woods subdivision. The preliminary plat had 44 lots proposed and the street network has not changed from the original preliminary plan approval. The only difference would be a maximum of 18 lots for this portion based on the lot size from 12,000 sq. ft. to 8,000 sq. ft., requiring stormwater control measures based on density. Ms. McMakin stated that this will need to go through Engineering and construction documents would need to be renewed and reviewed. The applicant submitted proposed zoning conditions provided in the agenda packet. The applicant has also submitted various ranch and two-story elevations that can be offered in the subdivision, as well as, conditions that would be used to review the elevations submitted with the building permit. Ms. McMakin displayed the rezoning map and briefly explained the adjoining properties and land use trends. The Future Land Use Map in the 2025 Comprehensive Plan indicates residential for the subject property and surrounding properties. Ms. McMakin reminded the Commissioners that the request is for a rezoning to the RS-8 CD district for a difference of up to 18 additional lots than what was approved following the RS-12 subdivision approval. The street layout will remain the same as approved on the original preliminary plan. The applicant has shown that the lots will meet the RS-8 standards which include the same 30 ft. front and 30 ft. rear setback as RS-12 lots. The side setbacks would be reduced from 12 ft. to 8 ft. Also the applicant has indicated that the models offered on the RS-12 zoned lots will also be offered in the RS-8 CD portion if approved. The conditional district also includes additional conditions submitted by the applicant that will be used during building permit review. Staff recommends that the request be approved as presented.

Commissioner Epstein requested confirmation that the homes offered in the RS-12 district will be offered in the RS-8 district and Ms. McMakin answered according to the applicant, Chris Robusto with Live Well Homes, that this was the indication that the same types of homes currently being built or offered would be offered on the 8,000 sq. ft. lots. Commissioner Epstein asked if they are

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indicating that or was that a condition. Mr. Thompson read *Proposed Zoning Condition 2. xii. Conceptual Architectural Elevations for homes currently being built in the Enclave at Cramer woods are being presented, these plans may be built in the future, other elevations will be introduced creating additional diversity. The intent of the owner shall be to evolve the designs to meet market demand.* Ms. McMakin referred the Commissioners to the representative elevations that show several homes being offered.

Commissioner Epstein presented a hypothetical situation for lot 38 currently zoned RS-12 on the rezoning map to be rezoned to the RS-8 district and Mr. Thompson confirmed that this could happen. Commissioner Epstein asked how many additional homes could go on this lot zoned as RS-12 and as RS-8. Ms. McMakin answered that 35 lots are currently approved on the preliminary as the RS-12 district. Staff was unable to provide answer for the RS-8 district without a comparison and the removal of lots because of stormwater control measures. Commissioner Epstein asked if the total count of Phase 1 map 1 and 2 was 31 lots with an increase of an additional 18 lots and Ms. McMakin answered yes. Discussion ensued on lot count and the difficulty to determine a count.

Ms. McMakin stated that on the original preliminary plan showed 2 lots, not connected, at cul-de-sac on Spindle Ridge Lane have been removed for the RS-8 CD and is now a common open space. Commissioner Epstein asked if she was referring to lot 1 and 41 on the rezoning map and Mr. Thompson answered that these lots already exist. Discussion ensued the location of the additional plots shown at the end of the cul-de-sac.

Commissioner Cinq-Mars inquired about the connector between 2 cul-de-sacs through the open space and Ms. McMakin thought it was a sewer line and not a connection or continuation of a road. Commissioner Cinq-Mars asked if the area has a Homeowners' Association (HOA) and Ms. McMakin answered that this may be in the builder's name and referred these questions to the applicant. Commissioner Cinq-Mars inquired if sidewalks are on both sides of the street and Ms. McMakin answered yes. Commissioner Cinq-Mars asked if the width of the roads accommodate parking on both sides of the street and Ms. McMakin answered that the roads meet the residential standard 50 ft. right-of-way. Mr. Thompson commented that street cross sections would be discussed in the next agenda item.

No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Chris Robusto, 862 Harvest Pointe Drive of Fort Mill, SC. Mr. Robusto stated he is the President of Live Well Homes and provided the business background and its current projects. Mr. Robusto thanked the Commissioners for allowing them to present their request. Mr. Robusto stated that the proposal is to have the ability to reduce basically a 90 ft. lot width within the subdivision to the minimum 60 ft. lot width and stated that the approximate lot size was 11,240 sq. ft. Agenda page 2-5 was displayed. Mr. Robusto stated they are not proposing to rework the network of the road system. Mr. Robusto stated a HOA was established in the subdivision and he is the President of the HOA. The request this evening is to increase this portion by 18 units and he explained that when exceeding 2 units per acre, water quality or stormwater treatment is required; therefore, the requested 18 lots will be reduced. Stormwater control measures are not on the current plans and are being discussed. The lots to be expected from the request is 12 to 15. The density from approved to current is 0.8 unit per acre. Mr. Robusto acknowledged Commissioner Epstein's comment about tract 1C that it is about 1/3 of total acreage smaller than what is currently being proposed providing roughly an additional 9 to 10 more units. However, stormwater control measure may not net 9 to 10 units. Mr. Robusto continued that their sales representatives have provided customer feedback requesting smaller yards; thus stemming the rezoning request. Mr. Robusto stated that the product home base plans currently offered and the introductory plans start at around \$300,000. Homes are closing between \$325,000 and \$330,000 to \$350,000 and \$360,000 and the intent is to stay with the same pricing model on smaller lots. Increase in material costs was explained. Mr. Robusto acknowledged 19 vacant lots. Lastly, Mr. Robusto stated that if the rezoning request is approved, they will reengineer and resubmit to staff for review and approval with an expected 3 to 4 months to complete and construction starting around September or October. He continued that the existing product is approximately 50 ft. wide creating a minimum lot width of 66 ft. and acknowledged a product coming that will be approximately 46 ft. wide allowing for a variation of lot widths for customers to choose.

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Mr. Robusto talked about the 50 ft. wide Samuel II Master floor plan as inquired by Commissioner Ferguson.

Commissioner Epstein asked if the 46 ft. wide base home plan would suffice for a 60 ft. wide lot and Mr. Robusto answered that the lot width would need to be 62 ft. wide.

Commissioner Cinq-Mars asked if the property was serviced by city water and Mr. Robusto answered that they are in the city limits and have access to all city services.

No further questions were asked by the Commissioners.

Mr. Thompson informed the Commissioners that signed statement of opposition letters were received from the public this evening.

Chairperson Goode recognized Ms. Mary Norris, 1207 Jackson Road of Gastonia, NC. Ms. Norris is in opposition of the request and thanked the Commissioners and staff for their time this evening. Ms. Norris is a North Carolina real estate broker and the Vice-President of Property Matters Realty, who is the Association Management Company for The Enclave at Cramer Woods Phase 2 and 3 HOA. Ms. Norris stated that on February 28, 2018 the North Carolina Secretary of State administratively dissolved CW Holdings of Gaston LLC. As of May 3, 2018 the Secretary of State website showed this status remained. The authority to make changes to this land including this rezoning is given to the declarant by Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of The Enclave at Cramer Woods. Ms. Norris stated that the Declaration of CC&Rs has been recorded and read the declarant. Ms. Norris asked the Commissioners if the Commission can approve this request, and should this process start over since the application was signed by Mr. Robusto on March 12, 2018, twelve days after CW Holdings of Gaston LLC was administratively dissolved because CW Holdings of Gaston LLC is no longer a North Carolina corporation. Ms. Norris deferred her remaining speaking time to the Ms. Heather Eastburn, the next speaker. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Heather Eastburn, 4316 Spooler Court of Gastonia, NC. Ms. Eastburn is in opposition of the request. Ms. Eastburn stated she has lived in Cramer Woods for 11 years, she is a member of the Phase 2 and 3 HOA Board of Directors, and she is representing the association board in opposition of this request. Ms. Eastburn stated she realized the difficult choices and time commitment of the Commissioners. Ms. Eastburn informed the board of the calls she received regarding a Gaston Gazette advertisement leading some homeowners to believe the Planning Commission already made a rezoning decision, and she thanked the Commission for showing them that the headline was incorrect. Ms. Eastburn stated she read a 2035 Comprehensive Plan and she appreciated its recognition of the rural character of the southeast section of Gaston during development. Ms. Eastburn requested the Commission to stand by and keep their RS-12 decision of September 3, 2015. Ms. Eastburn recognized that the citizens have filled the Council Chambers and overflow room and stated that an opposition petition was online with over 425 signatures, as well as, printed opposition statements. Ms. Eastburn recognized the presenter at the September 3, 2015 Gastonia Planning Commission meeting and stated the Gastonia Planning Commission's recommendation. Ms. Eastburn shared these concerns; the changed parcel of common space from Tract 1B to Track 1A on the map is different from the rezoning map, the proposed density, and potential water runoff, zoning change possibilities for other areas, increased traffic, and an increase of student in schools. Ms. Eastburn asked the Commission to reaffirm their September 3, 2015 decision and thanked them for their time and service to the citizens of Gastonia on behalf of the owners of Cramer Woods.

Commissioner Epstein thanked Ms. Eastburn for appreciating their challenge. Commissioner Epstein commented that this development will occur and homes will be built, traffic will be worse, schools will have new students, and these cannot be stopped. He then provided a reduction of the expressed concerns as the approximate 10 to 12 extra homes, water runoff from increased surface areas, and lastly precedent for adjacent parcels to accelerate a process of 10 to 30 percent more homes than already approved. Commissioner Epstein asked if he was correct and Ms. Eastburn answered yes. Commissioner Cinq-Mars stated his appreciation for the summary and thanked Ms. Eastburn for her time and effort. No other questions were asked by the Commissioners.

Chairperson Goode recognized Mr. John Forgan, 5465 Spindle Ridge Lane of Gastonia, NC. Mr. Forgan is in opposition of the request and stated that he lives at lot 1 on the rezoning map. Mr. Forgan stated he is aware that things are going to happen such as traffic, but his biggest concerns

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for the community are the following; can they control what their community looks like, can they control the type of homes that end up in the community, the price point and purchases of homes, and the school. Mr. Forgan recognized the school next to the community and growth as a positive. He commented on matters that cannot be solved today, such as growth and insufficient money for this growth. Mr. Forgan gave positive recognition to the Planning Commission's help with the original approval of The Enclave at Cramer Woods. Lastly, Mr. Forgan stated that to change this midstream, to change the types of homes, to change the type of community is concerning to him. No questions were asked by the Commissioners.

Chairperson Goode acknowledged the signed statement of opposition letters were received from the public this evening.

Chairperson Goode recognized Mr. Mike Tweed. Mr. Tweed was not present; therefore, the Chair recognized the next speaker.

Chairperson Goode recognized Mr. Lamar Anthony, 4757 McDade Lane of Gastonia, NC. Mr. Anthony is in opposition of the request and stated that traffic is his major concern. Mr. Anthony stated that Stowe Road currently is a safety problem with the school during the morning and afternoon. He commented that the increase in homes increases the number of vehicles. Once Phase 3 is complete traffic on McDade Lane will increase. Mr. Anthony commented that children in the area do not have a playground area and currently play in the street, plus the nearest playground is the elementary school approximately a mile from his home. Mr. Anthony stated that when he moved into The Enclave of Cramer Woods there was no mention of the cul-de-sac becoming a main road and if he would have known this he would not have purchased the home. Mr. Anthony inquired if the company always completes their projects as this may be an additional concern. Discussion occurred on project completion. At this time, Commissioner Epstein reiterated what the request was and what the Commissioners will need to decide upon. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Mike Tweed and he remained unavailable; therefore, the Chair moved forward with rebuttals.

Mr. Chris Robusto corrected an earlier comment that the connector between 2 cul-de-sacs through the open space is a pump line and not a sewer line. Density for this basin is controlled by the pump station and the density is on average 11,000 sq. ft. Mr. Robusto included that they are making conditions on their product. Mr. Robusto reiterated his request to increase their portion by 18 units and reminded the Commissioners that this will be reduced to a net of 12 to 15 due to stormwater management. Mr. Robusto recognized additional homes will contribute more traffic but was unaware how nominal the traffic would be and a traffic study would provide an answer. Brief discussion ensued between the applicant and Commissioner Epstein on the average 11,000 sq. ft.

Regarding the architectural standards, Commissioner Epstein inquired if the extra architectural features agreed upon are part of the condition and was the ordinance stipulated more restrictive. Mr. Thompson answered that due to state legislation we can no longer have architectural standards in the ordinance for single family detached. Mr. Thompson referred the Commissioners to Proposed Zoning Condition 2. xii. Conceptual Architectural Elevations. Discussion occurred on the how the City can work with the applicant on baseline architectural standards, how the standards run with the land, and that the RS-12 sections are not affected. No further questions or comments were made by the Commissioners.

Chairperson Goode recognized Mr. Mike Tweed once more and he remained unavailable.

Commissioner Epstein requested counsel regarding Ms. Norris earlier question. Attorney Graham answered that the corporation is administratively dissolved and typically occur for failure to file an annual report or failure to file an annual fee and can be corrected by filing the report. The filing then reinstates the corporation and it relates back to the original dissolution as if it never occurred. By statute an administrative or any dissolution does not change the ownership of the property and it does not prevent the corporation from bringing or defending proceedings in its corporate name.

Chairperson Goode recognized Mr. Chris Roberto. Mr. Robusto informed the Commission that they failed to submit their annual report and it will be rectified within the week.

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Chairperson Goode recognized Ms. Mary Norris. Ms. Norris provided an example of her limitations if her real estate license were to be expired and compared it to the CC&R situation for CW Holdings of Gaston LLC. Ms. Norris reiterated her earlier question based on Declaration of CC&Rs. Attorney Graham read NCGS 55-14-05 (b) The dissolution of a corporation does not: (5) prevent commencement of a proceeding by or against the corporation in its corporate name.

Commissioner Epstein reminded that public of an appeal process.

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

Commissioner Epstein commented that this is tough decision for the Planning Commission and it is a quintessential problem of having competing values such as what the neighbors want and the individual property rights of the owner. Commissioner Epstein also shared his thoughts on the additional homes that the rezoning will add, as well as, proposed conditions having two advantages over existing zoning; requirement for stormwater management and the agreement to provide a minimum look to these homes. He shared that he was sympathetic to the notion of precedent setting and arguments by developers of squeezing lots because that is where the market is going. Commissioner Epstein also shared that there are developments being built with bigger lots, bigger homes, and are more expensive and it may come more slower if it is required to have bigger lots and homes to Gaston County, but it will still come. Commissioner Epstein provided an example of a previous rezoning case that was denied. Lastly, Commissioner Epstein shared that it was difficult for him to have a compelling vote to deny because it is 12 to 14 homes, traffic will be marginally worse, the development is coming no matter what, and a fairly minor pressure on the roads and schools.

Commissioner Cinq-Mars shared that he drove by the old and new neighborhood and thought the homes and lots were nice and well developed. Commissioner Cinq-Mars shared his concern about higher density properties in the middle of an area with lower density. Commissioner Cinq-Mars stated that he was not really concerned about traffic or increase in schools and he sees the advantage of stormwater. Brief discussion occurred between Commissioner Cinq-Mars and Commissioner Epstein.

Commissioner Ferguson provided some MLS listings of homes currently on the market and addressed pricing of a few homes in the \$400,000 range. Commissioner Ferguson commented that the New Hope Elementary School class room sizes were the following; Kindergarten is 1 teacher to 20 students, first grade is 1 teacher to 17 students, second grade is 1 teacher to 22 students, third grade is 1 teacher to 23 student, fourth grade is 1 teacher to 24 students and no cap, and fifth grade is 1 teacher to 24 students and no cap. The feedback about ratio was that they were over capacity and do not know what to do with the expected growth. The school has one vacant classroom that is currently used by the art teacher, but may be moved to a cart.

Commissioner Stewart stated that he is for growth, but has concerns about the traffic. Discussion ensued between Commissioner Stewart and Commissioner Epstein.

Commissioner Epstein reminded the Commissioners that the county is responsible for the schools and encouraged anyone concerned about overcrowding in school to go and vote. Commissioner Epstein stated that the lot will develop with approximately 30 versus 43 homes. Commissioner Epstein inquired if this was enough to keep somebody from doing what they want with their property. There are competing values and he is torn. Commissioner Epstein commented on future rezoning cases that can be presented and the precedent on the Commission votes on this item. He continued that the merits of the proposal itself make it difficult for him to deny.

Commissioner Armstrong agreed with Commissioner Epstein with the conflict of both sides and his concern is the ripple effect that their vote may create.

Commissioner Stewart was not in a favor of the proposed zoning condition 2.b.vi. Minimum 8” roof overhang on all house (front, sides and rear elevations) and stated that he thinks the roof overhang should be at least 1’ to give more character to the home. Commissioner Stewart would also like to see 2.b.vii. No all vinyl siding front elevations allowed and would like for this to be

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changed. Commissioner Epstein noted that the Commissioners cannot ask the applicant to make this change; however, the applicant can volunteer these changes.

Commissioner Biggerstaff commented that his questions have been answered.

Commissioner Cinq-Mars made the motion to deny the request as presented and Commissioner Biggerstaff seconded the motion.

Commissioner Cinq-Mars amended his motion to deny the request as presented with the statement of consistency and reasonableness that the proposed rezoning is inconsistent with the surrounding property, therefore the Planning Commission considers an affirmative vote to not be reasonable and not in the public interest. Commissioner Biggerstaff seconded the amended motion.

Commissioner Epstein stated that he will be consistent with his vote from the previous rezoning which was to take an existing rezoning for a large development that wanted to make smaller lots and he voted against it, so his reasonableness and consistency will be to deny this item on the basis of the same rationale. Commissioner Epstein supports the motion.

The motion to deny the request as presented with the statement of consistency and reasonableness that the proposed rezoning is inconsistent with the surrounding property, therefore the Planning Commission considers an affirmative vote to not be reasonable and not in the public interest was approved 6-1 (Goode).

Commissioner Epstein commented that if this item is appealed to City Council and the decision holds, there will not be a stormwater detention in the new area, and there will be 12 or fewer lots.

Item 3: Residential Development Standards Discussion

Chairperson Goode recognized Jason Thompson, Planning Director for the purpose of staff presentation.

Mr. Thompson stated that this evening was to be the first major discussion on Residential development standards unfortunately the consultant is not feeling well and is unable to make to tonight's meeting. As a result, staff is asking to defer this item to the June meeting. The Planning Commissioners were unanimously in favor of moving this item to the June 7th meeting. Mr. Thompson explained the room transitions that will occur at the next meeting.

Deli meal was suggested for the June 7, 2018 meeting.

Item 4: Other Business

No update on Council votes and no representative is needed for the May 15, 2018 City Council Meeting.

There being no further business, Commissioner Goode entertained a motion to adjourn the meeting. Commissioner Stewart made the motion to adjourn the meeting and Commissioner Ferguson seconded the motion. The motion was approved unanimously. Commissioner Goode adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pam Goode, Chairperson

MEMORANDUM

Date: May 30, 2018
To: Gastonia Planning Commission
From: Tucker Johnson, PE, Assistant City Engineer
Thru: Gary Saine, PE, City Engineer
Subject: **Item for June 7, 2018 Gastonia Planning Commission Agenda**

**PRELIMINARY MAJOR SUBDIVISION PLAT
JOHN S. & JOSHUA S. DAVIS SUBDIVISION
JOHN S. DAVIS
FILE NO. 8981**

Steve Davis has submitted a preliminary subdivision plat for his development to be known as the John S. & Joshua S. Davis Subdivision. The property is located on the south side of Wren Road just east of Union Road. The development will contain a maximum of 3 single-family homes. The property is located within the Gastonia Corporate limits and is zoned RS-12.

Public water and sewer will service the property. A waterline currently exists along the north side of Wren Road which will serve the subdivision. Sewer service will be provided by an extension from the existing outfall sewer line to the east coming from the Rosegate Subdivision.

The section of Wren Road along the proposed development is currently not constructed to City standards. Per Section 13.22E of the Unified Development Ordinance, the developer is responsible for the improvements to bring it up to standard. These improvements include widening the south side of Wren Road to 12 feet of pavement from the existing centerline of pavement along the entire length of the property. The developer would also install concrete curb and gutter, storm drainage, sidewalks, and any other necessary improvements to accommodate the above road section on the south side of Wren Road along the entire length of the property. All improvements to Wren Road shall meet the City of Gastonia requirements.

The developer is requesting a modification to the terms of Chapter 13 of the Unified Development Ordinance regarding the requirements for street improvements and sidewalk. The developer is asking the Planning Commission to make a recommendation to the City Council that the proposed Preliminary Plat be approved as is, without having to meet the street improvement and sidewalk requirements as set forth in the Ordinance.

Per Section 13.7 of the UDO, the following findings must each be found to be in the affirmative for the granting of a modification:

1. There are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would deprive the Subdivider of the use of his land.
2. The modification is necessary for the preservation of a substantial property right of the petitioner.
3. The circumstances giving rise to the need for the modification are peculiar to the subdivision and are not generally characteristic of other subdivisions.
4. The granting of the modification will not be detrimental to the public's health, safety, and welfare nor injurious to other properties in close proximity to the subdivision site.

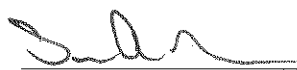
Being that the "Preliminary Plat" is not in conformance with the City of Gastonia's Subdivision Ordinance, it is therefore NOT recommended for approval.

If approved, the Preliminary Plat will be subject to the following conditions:

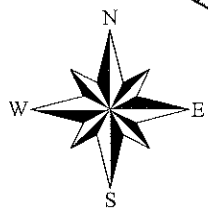
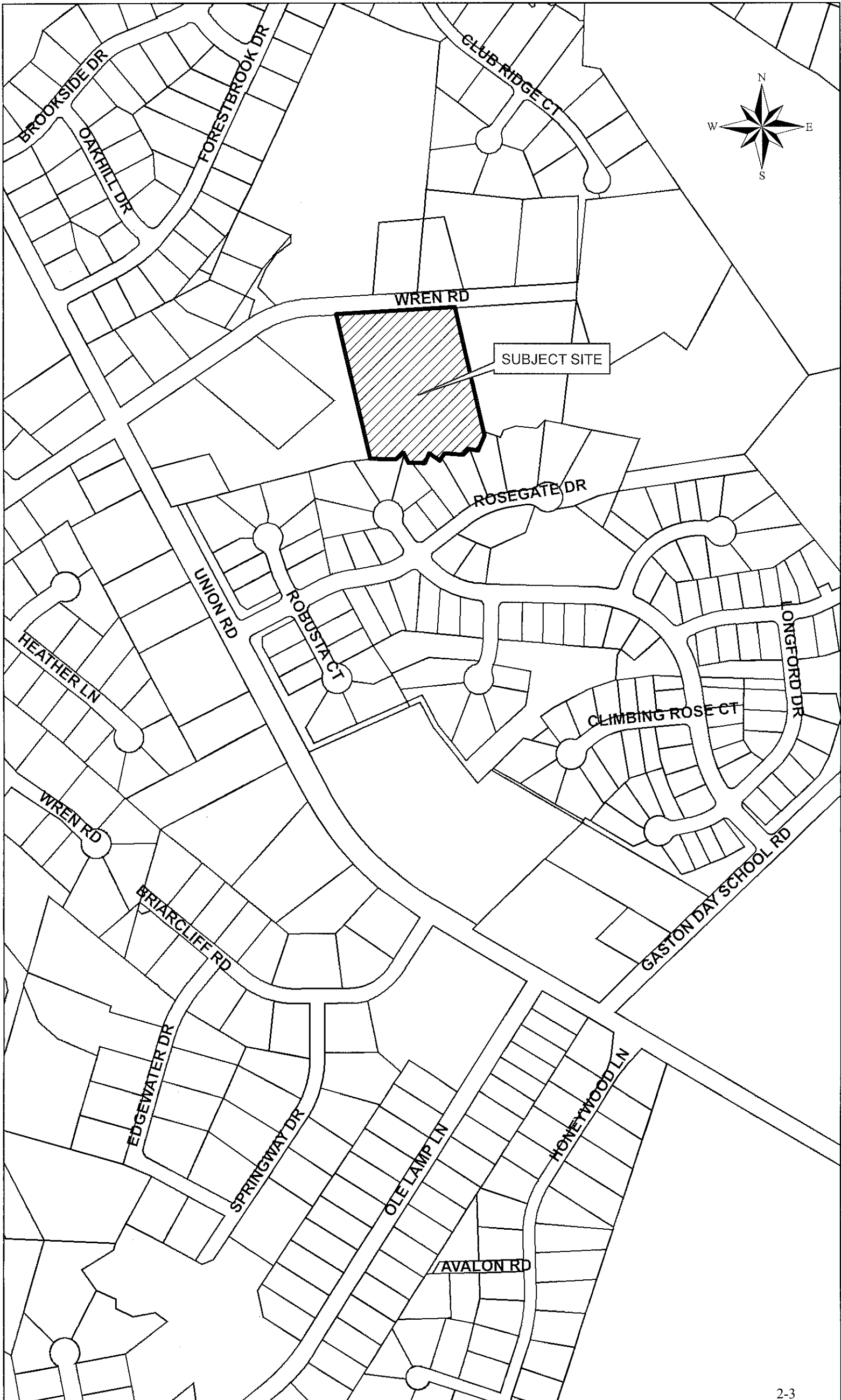
1. No building permits or site work shall be allowed prior to the recording of the final plat.
2. Final plat to be signed and sealed by Professional Land Surveyor.

3. All owners of the property included in the subdivision are to sign the final recording plat.
4. Location of driveway/road entrances to be approved by the City.
5. Developer shall secure the necessary approval, permits, and encroachments from private utilities as required.
6. Comply with Gaston County Erosion Control Ordinance.
7. Comply with "General Storm Drainage System Notes" as shown on the subdivision plan review copy and checklist.
8. 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.
9. 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.
10. Developer is responsible for location of existing underground utilities prior to construction.
11. Dedicate the standard interior, exterior, and rear lot line drainage and utility easements unless otherwise shown.
12. Comply with all City comments as shown on the preliminary plat.
13. Complete all appropriate submittals for major subdivisions.
14. Show buildings setback lines on all lots.
15. Comply with all applicable City Codes and Ordinances.
16. 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.
17. 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.
18. 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.
19. 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.
20. The construction plans shall adhere to latest revision of the City of Gastonia "Subdivision Grading Minimum Design Standards."
21. 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 Department.

(Presentation to be made by: Keith Lineberger)

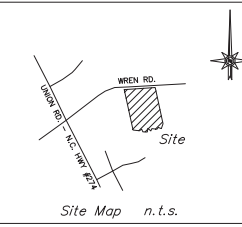


Tucker Johnson, P.E.
Assistant City Engineer



SUBJECT SITE

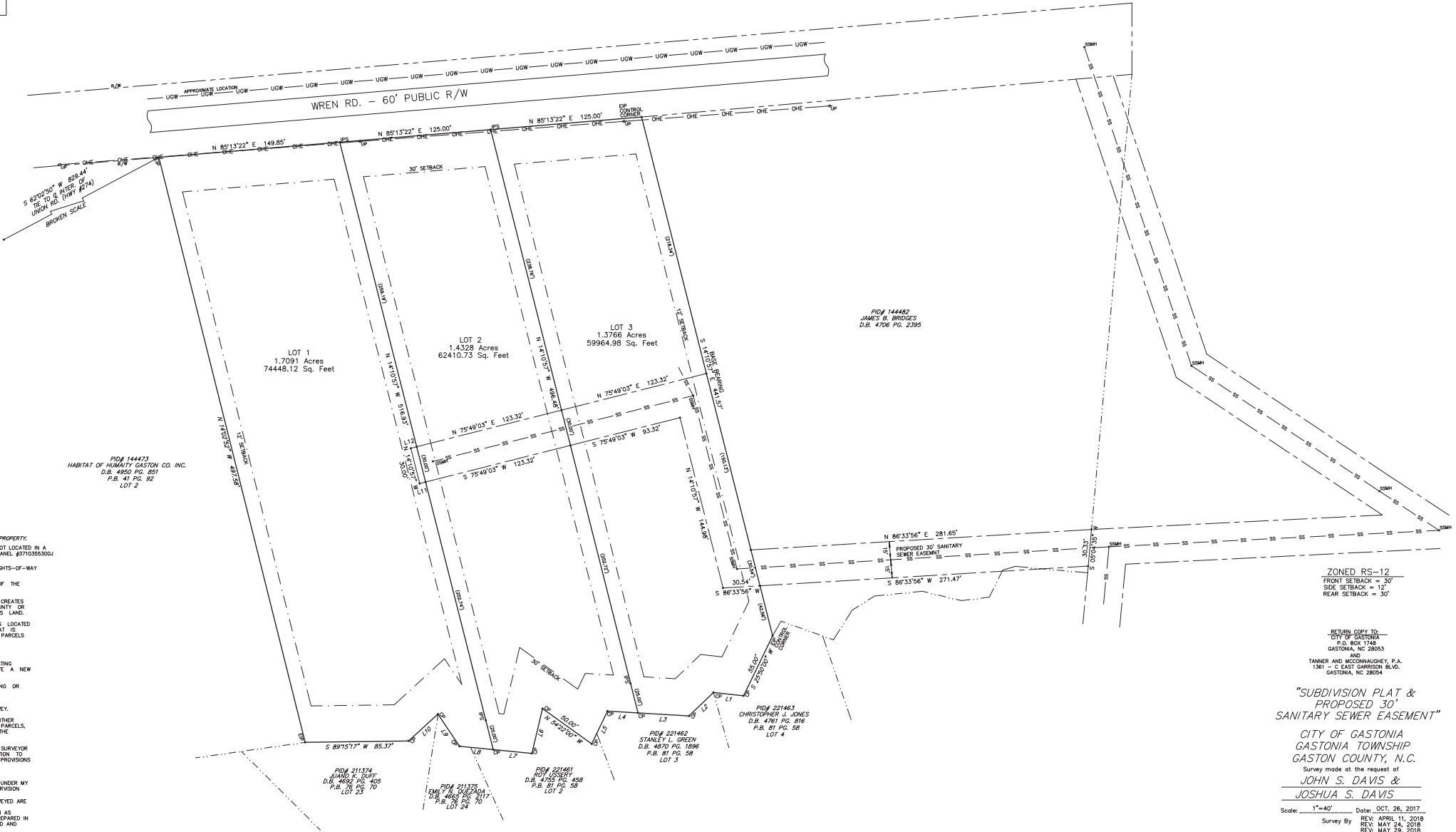
REGISTER OF DEEDS CERTIFICATION
 SUSAN S. LOCKRIDGE
 REGISTER OF DEEDS
 GASTON COUNTY, NORTH CAROLINA
 I, SUSAN S. LOCKRIDGE, REGISTER OF DEEDS, IN AND FOR THE
 FORESAID COUNTY AND STATE, HEREBY CERTIFY THIS TO BE A TRUE
 COPY OF DOCUMENT WHICH IS RECORDED IN BOOK _____
 PAGE _____
 WITNESS MY HAND, AND SEAL OF OFFICE THIS _____ DAY OF
 _____ 2018
 BY: SUSAN S. LOCKRIDGE REGISTER OF DEEDS ASSISTANT / DEPUTY.



LEGEND
 ———— PROPERTY LINE
 - - - - - SURROUNDING PROPERTY LINE
 - - - - - RIGHT-OF-WAY
 - - - - - FENCE LINE
 - - - - - POWER LINE
 - - - - - SEWER LINE
 - - - - - UGW
 CM = CONC. MONUMENT
 EP = EXISTING IRON PIN
 IRP = IRON PIN SET
 SMH = SANITARY SEWER MAN HOLE
 UP = UTILITY POLE

LINE	BEARING	DISTANCE
L1	N 83°43'00" W	26.00'
L2	S 45°15'00" W	58.00'
L3	N 86°37'23" W	42.14'
L4	N 86°37'23" W	26.26'
L5	S 23°40'00" W	32.00'
L6	S 13°18'55" W	38.00'
L7	N 84°21'00" W	36.71'
L8	N 84°21'00" W	27.69'
L9	N 33°58'00" W	32.00'
L10	S 47°30'24" W	36.63'

LINE	BEARING	DISTANCE
L11	S 75°49'03" W	15.00'
L12	N 75°49'03" E	5.00'



NOTE:
 DRAINAGE AND UTILITY EASEMENT
 TO EXTERIOR AND REAR LOT LINES
 5' INTERIOR LOT LINES
 NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE () IS (X) NOT LOCATED IN A
 SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA PANEL 8310030000
 EFFECTIVE DATE: 9/28/2007 (NO FLOOD SURVEY MADE).
 PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY
 OR EASEMENTS NOT OBSERVED.
 I, FRANKLIN E. TANNER, CERTIFY TO ONE OR MORE OF THE
 FOLLOWING AS INDICATED BY AN "X"
 A. THAT THIS PLAT IS OF A SURVEY THAT CREATES
 A SUBDIVISION OF LANDS WITHIN AN AREA OF A COUNTY OR
 MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES LAND.
 B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED
 IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS
 UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS
 OF LAND.
 C. ANY ONE OF THE FOLLOWING:
 1. THAT THIS PLAT IS OF A SURVEY OF EXISTING
 PARCELS OR PARCELS OF LAND, AND DOES NOT CREATE A NEW
 STREET OR CHANGE AND EXISTING STREET.
 2. THAT THIS PLAT IS OF AN EXISTING BUILDING OR
 OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A
 WATERCOURSE.
 3. THAT THIS IS A RESULT OF CONTROL SURVEY.
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER
 CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS,
 A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE
 DEFINITION OF SUBDIVISION.
 E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR
 IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO
 THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS
 CONTAINED IN (A) THROUGH (D) ABOVE.
 I, FRANKLIN E. TANNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
 (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____)
 (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE
 CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
 BOOK _____ PAGE _____ (OTHER) THAT THE RATIO OF PRECISION AS
 CALCULATED IS 1:_____. THAT THE PLAT WAS PREPARED IN
 ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND
 SEAL THIS _____ DAY OF _____, 2018.

PRELIMINARY
 NOT FOR DEED CONVEYANCE
 OR RECORDATION

REVIEW OFFICER'S CERTIFICATION
 STATE OF NORTH CAROLINA
 GASTON COUNTY
 REVIEW OFFICER _____
 DATE _____

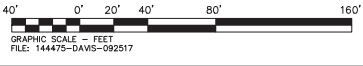
ZONING ADMINISTRATOR CERTIFICATION
 I HEREBY CERTIFY THE SUBDIVISION SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE, IS IN
 COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE GASTONIA ZONING ORDINANCE.
 ZONING ADMINISTRATOR _____
 DATE _____

OWNER'S CERTIFICATION
 I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY
 SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN
 THE SUBDIVISION JURISDICTION OF THE CITY OF GASTONIA,
 NORTH CAROLINA AND THAT I ADOPT THIS PLAT WITH MY
 FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND
 DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES
 AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.
 OWNER: JAMES B. BRIDGES
 827 WREN RD.
 GASTONIA, NC 28056
 OWNER: JOHN S. DAVIS & JOSHUA S. DAVIS
 2858 PLANTER TER.
 GASTONIA, NC 28054

ZONED RS-12
 FRONT SETBACK = 30'
 SIDE SETBACK = 12'
 REAR SETBACK = 30'
 RETURN COPY TO:
 CITY OF GASTONIA
 P.O. BOX 1748
 GASTONIA, NC 28053
 TANNER AND McCONAUGHEY, P.A.
 1361-C E. Garrison Blvd. Gastonia, NC
 GASTONIA, NC 28054

"SUBDIVISION PLAT &
 PROPOSED 30'
 SANITARY SEWER EASEMENT"
 CITY OF GASTONIA
 GASTONIA TOWNSHIP
 GASTON COUNTY, N.C.
 Survey made at the request of
 JOHN S. DAVIS &
 JOSHUA S. DAVIS

Scale: 1"=40' Date: OCT. 26, 2017
 Survey By: REV. APRIL 11, 2018
 REV. MAY 24, 2018
 REV. MAY 29, 2018
 REV. MAY 30, 2018
 TANNER AND McCONAUGHEY, P.A.
 Professional Surveyors
 1361-C E. Garrison Blvd. Gastonia, N.C.
 (704) 866-8421 OR (704) 864-2811
 D.B. 1440 PG. 300 Lots _____ Block _____
 Subd. _____ P.B. _____ PG. _____
 Tax Map # _____ Page 89 Parcel 15.02
 PID# 144475



FRANKLIN E. TANNER - P.L.S. # 2534

RESIDENTIAL DEVELOPMENT STANDARDS

DISCUSSION

June 7, 2018

City Hall

**Council Conference
Room 201**

- ◆ Introduction of Richard Flowe, AICP, Metrocology, Inc.
 - National and regional trends in residential growth and development
- ◆ Maps of residential development in Gastonia 1997-2017
 - Approval years
 - Tax value
 - Buildout status
- ◆ Existing Unified Development Ordinance (UDO) Standards for residential development.
 - Planned Residential Developments
 - RS-8 and RS-12 zoning standards
- ◆ Existing street standards for residential development
 - 50' ROW
 - 60' ROW
 - Cul-de-sacs
- ◆ Questions for Planning Commissioners:
 - What does it mean to you to promote residential growth and development of lasting value?
 - What development regulations are helpful in ensuring this and what regulations may be problematic when it comes to achieving this goal?

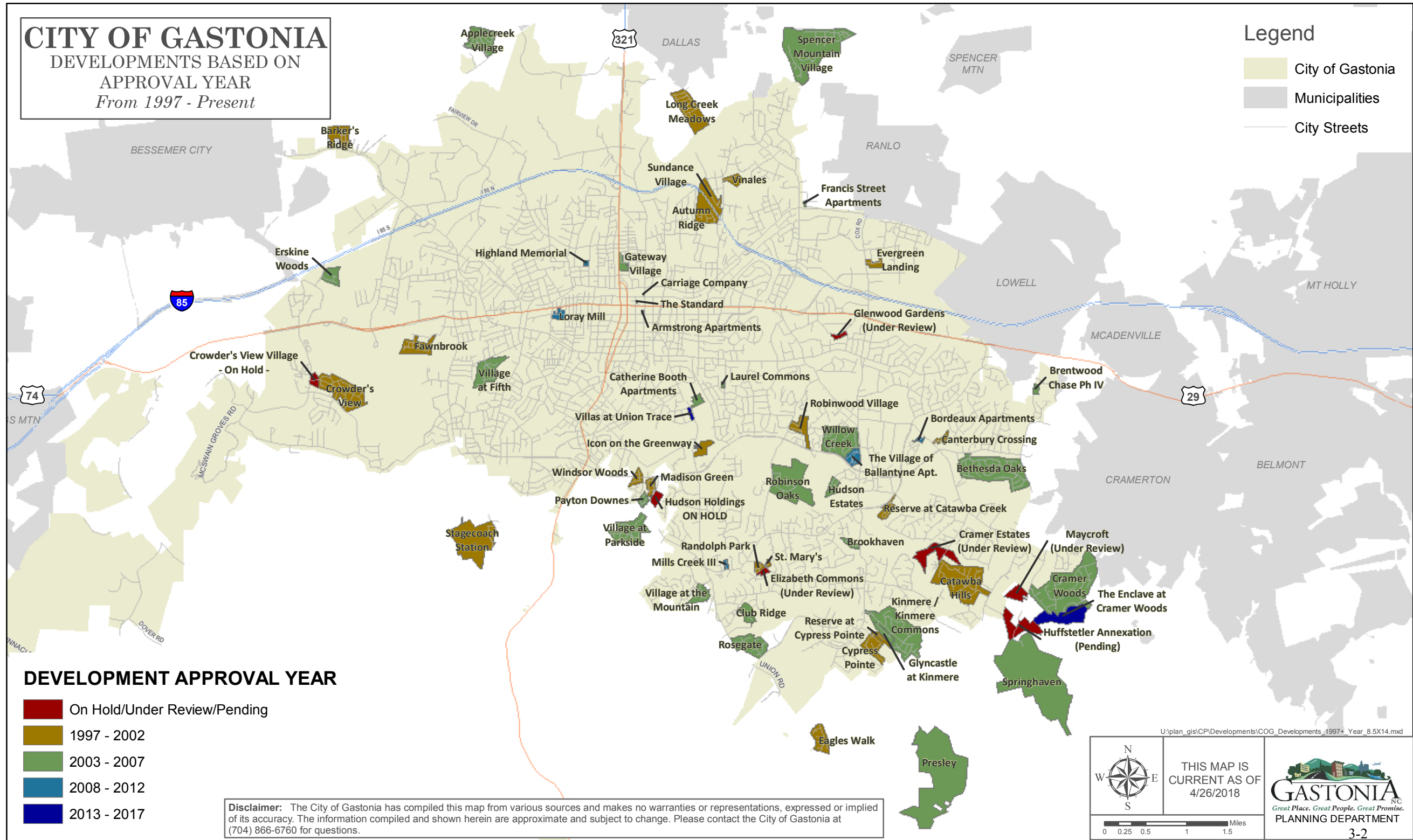


CITY OF GASTONIA

DEVELOPMENTS BASED ON APPROVAL YEAR
From 1997 - Present

Legend

- City of Gastonia
- Municipalities
- City Streets



DEVELOPMENT APPROVAL YEAR

- On Hold/Under Review/Pending
- 1997 - 2002
- 2003 - 2007
- 2008 - 2012
- 2013 - 2017

Disclaimer: The City of Gastonia has compiled this map from various sources and makes no warranties or representations, expressed or implied of its accuracy. The information compiled and shown herein are approximate and subject to change. Please contact the City of Gastonia at (704) 866-6760 for questions.

U:\plan_gis\CPIDevelopments\COG_Developments_1997+_Year_8.5X14.mxd

THIS MAP IS CURRENT AS OF
4/26/2018

GASTONIA
NC
Great Place. Great People. Great Promise.
PLANNING DEPARTMENT

3-2

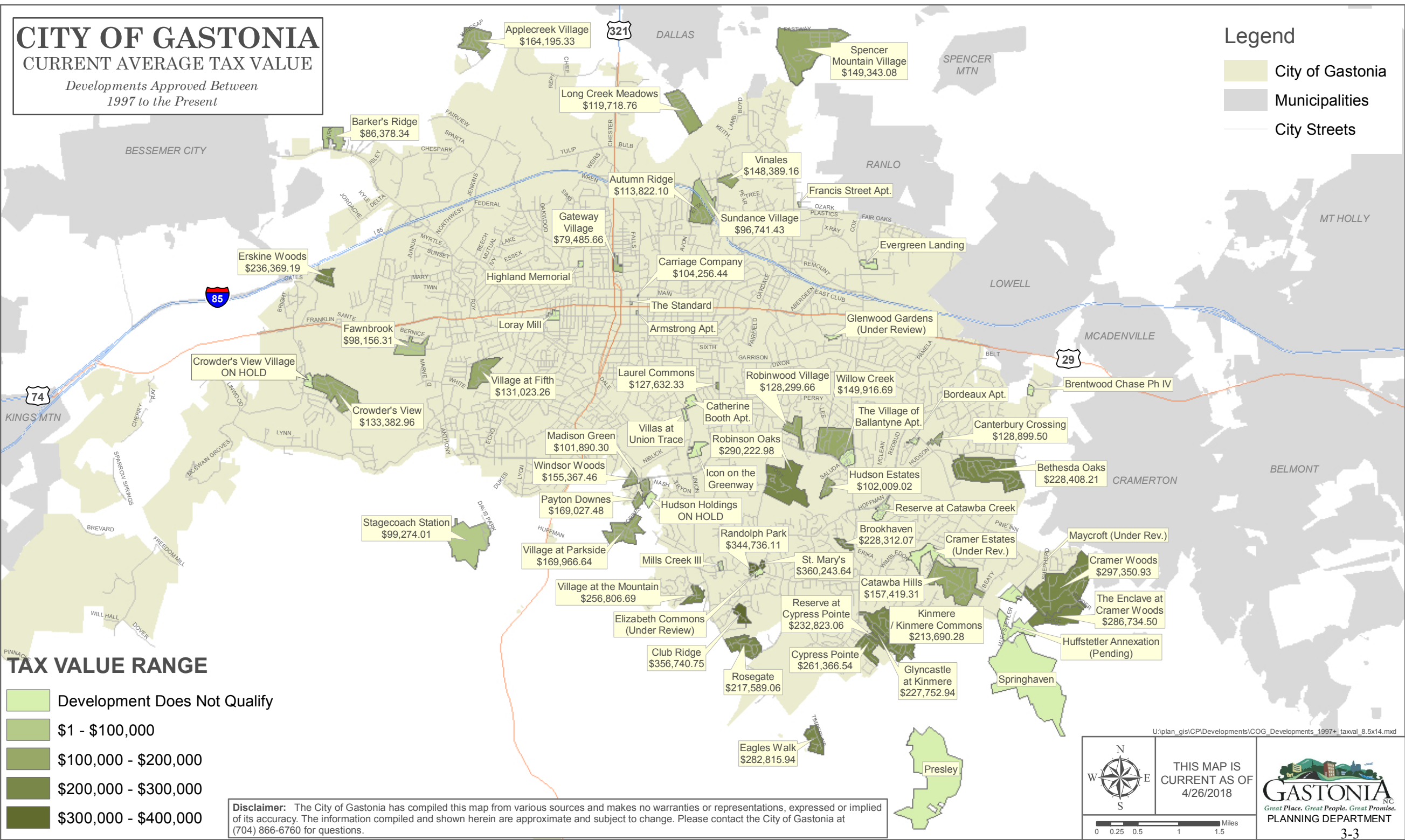
CITY OF GASTONIA

CURRENT AVERAGE TAX VALUE

Developments Approved Between
1997 to the Present

Legend

- City of Gastonia
- Municipalities
- City Streets



TAX VALUE RANGE

- Development Does Not Qualify
- \$1 - \$100,000
- \$100,000 - \$200,000
- \$200,000 - \$300,000
- \$300,000 - \$400,000

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THIS MAP IS
CURRENT AS OF
4/26/2018

PLANNING DEPARTMENT
3-3

U:\plan_gis\CPI\Developments\COG_Developments_1997+_taxval_8.5x14.mxd

- Applecreek Village \$164,195.33
- Long Creek Meadows \$119,718.76
- Spencer Mountain Village \$149,343.08
- Barker's Ridge \$86,378.34
- Vinales \$148,389.16
- Autumn Ridge \$113,822.10
- Francis Street Apt.
- Sundance Village \$96,741.43
- Evergreen Landing
- Erskine Woods \$236,369.19
- Gateway Village \$79,485.66
- Carriage Company \$104,256.44
- Highland Memorial
- Armstrong Apt.
- Glenwood Gardens (Under Review)
- Fawnbrook \$98,156.31
- Loray Mill
- The Standard
- Robinson Village \$128,299.66
- Willow Creek \$149,916.69
- Brentwood Chase Ph IV
- Crowder's View Village ON HOLD
- Village at Fifth \$131,023.26
- Laurel Commons \$127,632.33
- Robinson Oaks \$290,222.98
- Canterbury Crossing \$128,899.50
- Crowder's View \$133,382.96
- Madison Green \$101,890.30
- Villas at Union Trace
- Catherine Booth Apt.
- Icon on the Greenway
- Robinson Oaks \$290,222.98
- Windsor Woods \$155,367.46
- Payton Downes \$169,027.48
- Hudson Holdings ON HOLD
- Randolph Park \$344,736.11
- Brookhaven \$228,312.07
- St. Mary's \$360,243.64
- Hudson Estates \$102,009.02
- Reserve at Catawba Creek
- Stagecoach Station \$99,274.01
- Village at Parkside \$169,966.64
- Mills Creek III
- Catawba Hills \$157,419.31
- Cramer Estates (Under Rev.)
- Maycroft (Under Rev.)
- Cramer Woods \$297,350.93
- Village at the Mountain \$256,806.69
- Elizabeth Commons (Under Review)
- Reserve at Cypress Pointe \$232,823.06
- Kinmere / Kinmere Commons \$213,690.28
- The Enclave at Cramer Woods \$286,734.50
- Club Ridge \$356,740.75
- Rosegate \$217,589.06
- Cypress Pointe \$261,366.54
- Glyncastle at Kinmere \$227,752.94
- Huffstetler Annexation (Pending)
- Eagles Walk \$282,815.94
- Springhaven
- Presley

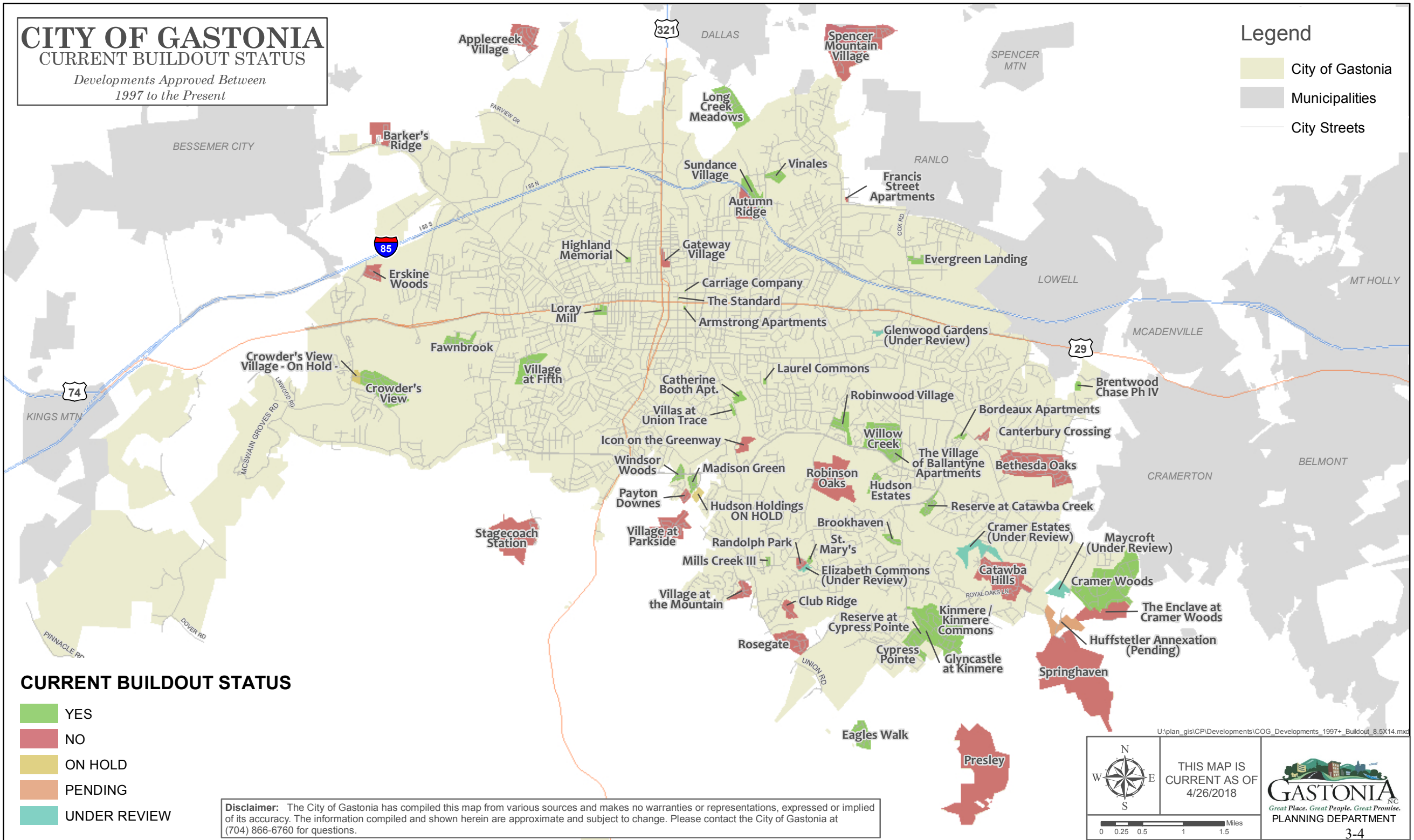
CITY OF GASTONIA

CURRENT BUILDOUT STATUS

*Developments Approved Between
1997 to the Present*

Legend

- City of Gastonia
- Municipalities
- City Streets



CURRENT BUILDOUT STATUS

- YES
- NO
- ON HOLD
- PENDING
- UNDER REVIEW

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U:\plan_gis\CPIDevelopments\COG_Developments_1997+_Buildout_8.5X14.mxd

THIS MAP IS
CURRENT AS OF
4/26/2018

GASTONIA
PLANNING DEPARTMENT

0 0.25 0.5 1 1.5 Miles

8.1.11 - PLANNED RESIDENTIAL DEVELOPMENT (PRD)

A. **Planned Residential Development Guidelines.**

1. Purpose and Intent.

Planned residential developments (PRDs) may consist of either single-family dwellings, duplexes/twin homes or multifamily dwellings, or a mixture of said housing types. A variety of dwelling types and physical arrangements may be permitted such as single-family detached houses, lot line houses, village houses, twin houses, duplexes, patio houses, atrium houses, townhouses, other cluster arrangements, or other multifamily arrangements. The purpose for having planned residential developments is to promote variety, innovation, and flexibility in development by allowing certain variations in lot sizes, dwelling unit types and/or design requirements, the intended purpose of which is to:

- a. Permit a creative approach to the development of residential land;
- b. Provide for an efficient use of land;
- c. Enhance the appearance of neighborhoods through preservation of natural features;
- d. Provide for recreational areas and open space; and
- e. Provide an opportunity for new approaches to living environment and provide an environment of stable character compatible with surrounding residential areas.

In keeping with the stated purpose of this section, PRDs are only allowed through conditional district zoning as part of a PD planned district. Furthermore, planned developments are reviewed in terms of the overall density, quality of development, and building separation to ensure public safety. Therefore, the lot and setback requirements are waived for individual lots within the PRD except as provided in this Section (8.1.11). Minimum street frontage requirements are provided herein. All lots shall have access to a publicly maintained street or alley and all lots with a driveway shall have a minimum 20-foot width at the back of curb (measured by extending the property lines from the street or alley right-of-way to the back of curb).

2. Public Service.

All PRDs must be served by a public water and sewer system.

3. Project Size and Maximum Residential Density.

PROJECT TYPE	MINIMUM GROSS PROJECT AREA (Acres)	MAXIMUM DENSITY* (Units per Acre)
Single family detached only	5	3

Project includes single family attached	10	5
Project includes multi-family	10	7

*Section 8.1.11A13 provides for a schedule of density bonuses over and above these basic gross densities where projects meet certain other requirements.

4. Allowed/Required Housing Types.

<i>Dwelling Unit Type</i>	PD
DETACHED	
Single-family detached house (excluding manufactured homes)	YES
Lot line house	YES
Patio house	YES
Village house	YES
<i>Dwelling Unit Type</i>	
ATTACHED	
Single-family attached	YES
Atrium House	YES
Townhouse/Rowhouse	YES
Twin house	YES
Duplex	YES
Multifamily (in a building containing up to two (2) above-ground stories)	YES
Multifamily (in a building containing over two (2) aboveground stories)	YES

5. Project Lot Width and Project Boundary Setbacks.

- a. The minimum project lot width (as measured at required front yard setback) shall be one hundred (100) feet.
- b. The minimum setback of twenty-five (25) feet shall be provided along the entire, external planned residential district boundary. Provided, however, certain larger buildings shall be required to meet greater setbacks from the project boundary according to the following table:

Two stories	Three stories	Four or more stories
50 feet	50 feet, or 75 feet for buildings having more than two connected dwelling units	100 feet

The expanded project boundary setback provision shall not apply within a Traditional Neighborhood Development (TND) or an Infill Residential Development (IRD), or within the Urban Mixed Use, Transitional Mixed Use, or Central Business districts.

Said project setback shall be within a common area (not on an individual lot) and cannot count towards required open space (Exception: Where the project setback area is provided in conjunction with additional open space of at least one acre that lies outside the required project setback, and creates with the project setback a total open space area having not less than one hundred fifty (150) feet between any opposing boundaries, it (project setback area) may be counted as required open space provided it meets all other open space standards of this Chapter).

The external PRD setback may be reduced when the front, rear, and side yard setbacks of single-family residential buildings and accessory residential structures in a planned residential district within one hundred fifty (150) feet of the perimeter conform to the setbacks in the adjacent single-family residential zone. In this case, PRD project setbacks may be reduced to that required by the adjacent single-family residential zone

- c. When rear residential yards abut the front project boundary, the setback at the front project boundary shall be fifty (50) feet. Said setback may be reduced to a minimum of twenty-five (25) feet where a type 3 buffer (or equivalent as determined by the Zoning Administrator) is placed in the front yard. If the fence-landscaping option is used, the fence shall be semi-transparent and constructed of brick, stone, stucco or other decorative masonry finish in combination with iron or vinyl pickets (e.g. brick knee wall with vinyl or iron pickets or an iron fence with brick columns). Said landscaping buffer shall be within a common area (not on an individual lot) and cannot count towards required open space.

6. Common Open Space.

Common open space is only that land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the planned development. Open space may be common area owned and maintained by a homeowners' association or open space dedicated to the public. The City of Gastonia will only accept open space when it is part of a larger public recreation system (such as land along a planned greenway route) and maintains sole discretion on property acceptance.

- a. At least sixteen (16) percent of the gross acreage of the PRD shall consist of common open space. Common open space shall be improved for recreation purposes, such as pedestrian trails, swimming pools, tennis courts, or playgrounds, provide usable natural areas, such as community greens or passive park space, or provide significant visual or aesthetic qualities, such as tree save areas or nature preserves.

Improved open space shall be at least one-fourth (¼) acre in size. Common open space, as calculated per the requirements stated herein, shall not be occupied by or include streets, drives, parking areas, private lots, or structures (other than recreational structures).

The following indicates the percent of the gross acreage of the PRD that shall consist of common open space and the amount of common open space required to be improved based on the overall common open space provided (improved recreation areas or usable natural areas).

Improved Common Open Space Provided	Total Common Open Space Provided
0%	24%
3%	23%
6%	22%
9%	21%
12%	20%
13%	19%
14%	18%
15%	17%
16%	16%

- b. Reserved.
- c. All property owners in the PRD shall have access to the improved open space by means of a public or private street or a paved sidewalk, trail, or walkway in a publicly-dedicated easement.
- d. When improvements are made for recreational purposes, standard practices for long-term durability and minimal maintenance should be observed.
- e. Open space shall be provided within each phase of the PRD in sufficient amounts to serve a substantial portion of the expected population or occupancy of that phase.

- f. Wet detention ponds may be counted towards meeting the improved open space requirement if (1) the facility is designed to hold water throughout the year, and (2) if the facility is surrounded by a path or walkway and contains benches or similar improvements for enjoyment by residents or users of the development.
- g. If walking or nature trails are proposed, said trails shall be at least seven (7) feet wide and paved using asphalt, concrete, or other hard surface material as approved by the City of Gastonia. Trails designed as part of the publicly maintained trail system (current or future use), shall be a minimum of ten (10) feet wide and paved using materials noted above. All trails shall be designed and constructed according to the North Carolina Bicycle Facilities Planning and Design Guidelines. Improved common open space shall be calculated as follows:

$$(\text{length of the trail}) \times (100) = \text{improved space.}$$

If any land within the calculated area is not unobstructed open space, said areas shall be subtracted from this calculation. In addition, any area may only be used once in determining the improved common open space calculation.

7. Accessory Structures.

- a. Accessory structures for single-family patio homes shall not be located in any front yard or required side yard; shall not cover more than thirty (30) percent of any required rear yard; and shall be set back twelve (12) feet on one side yard only. The zero lot line for the accessory structure shall be the same as the zero lot line for the principal structure. A five-foot setback shall be maintained between the accessory building and the rear property line and/or any other structure located on the property. The exterior finish of such accessory building shall be similar to the principal dwelling and no openings shall be located on the zero lot line side.
- b. Accessory structures including mailboxes, newspaper boxes, walls, fences, birdhouses, and flag poles may be located in any front, side or rear yard. Otherwise, accessory structures shall be in the rear yard only. Accessory structures greater than fifty (50) square feet in area and shall be comprised of materials similar as the principal structure. Otherwise, accessory structures shall be in compliance with Section 9.9 of this Ordinance.

8. Off-Street Parking Requirements.

- a. The requirements of Chapter 10 shall prevail except as herein provided.
- b. For attached housing within a PRD, one additional parking space shall be provided in a designated off-street parking facility for every ten (10) units.
- c. Where parking is provided by private drives for individual dwelling units, space shall be provided for parking at least two (2) cars at each dwelling unit.

9. Screening and Landscaping Requirements.

- a. A minimum Type B landscaping buffer shall be provided at the fringes of the PRD. Internally, screening shall be provided when such use, if it were not located in the PRD, would have been required to provide screening in accordance with Section 11.4.
- b. For any development within a PRD which provides parking spaces in a designated off-street parking facility, parking lot landscaping requirements Section 11.5 shall be observed.
- c. A Type C landscaping buffer shall be required where rear facing lots within the PRD abut a public street.
- d. A minimum of two (2) trees shall be installed on each individual lot, with at least one tree being a canopy tree. An existing tree with a caliper of at least five (5) inches may count towards this requirement (one five-inch caliper tree counts for one tree).

10. Sidewalk/Greenstrip Requirements.

Refer to Section 9.18.1(E) for sidewalk requirements and Section 9.18.2 for greenstrip requirements.

Sidewalks, constructed in accordance with all applicable city construction specifications, shall be placed on both sides of all internal subdivision streets. Sidewalks shall not be required on public alleys. Required sidewalks shall be separated from the back of curb by a landscaped greenstrip a minimum of six (6) feet in width. Street trees shall be installed within the greenstrip lawn per Section 11.4, however, canopy trees shall be required unless otherwise approved by the zoning administrator.

11. Garage Requirements.

- a. To allow adequate space for vehicles to park between the garage and the public street, the front face of a front loaded garage shall be set back a minimum of twenty (20) feet from the public street right-of-way or back of sidewalk, whichever measurement creates the greatest setback. Garages that have access via a rear alley shall have:
 1. A minimum of eighteen (18) feet between the garage door and the alley right-of-way (twenty (20) feet from asphalt) to allow for parking outside the garage; or
 2. When the Director of Planning and the Subdivision Administrator determine that adequate marked, on-street parking is available on the public street, the setback between the garage door and the alley right-of-way may be reduced to three (3) feet. No parking shall be allowed between the alley and the garage.

- b. Single-family residential detached lots with an attached, front loaded, two-car garage shall be at least sixty (60) feet wide at the front building line.
- c. Single-family residential detached lots with an attached, front loaded, one-car garage shall be at least fifty (50) feet wide at the front building line.
- d. Single-family detached lots that are less than fifty (50) feet wide at the front building line shall have:
 - 1. Vehicle access via an alley that runs adjacent to the rear yard, with no driveway access along the front lot line;
 - 2. Vehicle access via the public street (along the front lot line) as long as the entire garage, whether attached or detached, or the entire parking area (other than the driveway) is fully within the rear yard; or
 - 3. For corner lots, vehicle access may be provided via the public street along the side lot line, as long as the garage is fully within the rear yard.

12. Street and Ingress/Egress Requirements.

- a. Streets within the PRD should have a design speed of thirty (30) miles per hour and a posted speed of twenty-five (25) miles per hour. Higher design and posted speeds may be allowed on major boulevards that provide through access to the PRD and adjoining developments.
- b. All streets (including alleys) within the PRD shall be publicly maintained. All streets (but not including alleys) shall be designed to have on-street parking on at least one side of the road. The street network within the PRD and with adjacent streets outside the PRD shall be interconnected to the greatest degree feasible and practical.
- c. Alleys in the PRD shall have a minimum paved surface of sixteen (16) feet and a minimum right-of-way width of twenty (20) feet. Private alleys shall be prohibited.
- d. Use of culs-de-sac shall be minimized within the PRD and shall not be used to avoid street connections. Cul-de-sac shall be no greater than two hundred fifty (250) feet in length.
- e. Block lengths shall be no greater than eight hundred (800) feet in length.
- f. Any PRD containing eighty (80) or more dwelling units shall have at least one point of ingress and egress onto a major or minor thoroughfare as depicted on the most up-to-date version of the thoroughfare plan of the Gaston Urban Area.
- g. Off-street parking areas and all internal streets shall provide safe and convenient access for emergency service and refuse collection vehicles and other service and delivery vehicles.
- h. Street trees shall be provided per Section 11.4 in all PRDs.

13. Density Bonus.

A density bonus over the basic density normally allowed may be approved by the Planning Commission or City Council with project approval. Such density bonus must be based upon the amount of common open space greater than that required by this section. The common open space calculation is derived from the gross project acreage and the acreage of common open space provided which meets the requirements of this section. For each one percent increase in the amount of common open space and improved common open space provided, the number of dwelling units allowed increases by .15.

Application for the density bonus must accompany the preliminary site plan when the plan is submitted for approval.

B. PRD BUILDING AND LOT STANDARDS

The following design standards shall apply within a PRD:

1. Multi-Family Buildings.

See Section 8.1.10 B.

2. Single-Family Detached Residences.

- a. A common front build-to line on both sides of the same block shall be maintained. Variations in front yard setbacks may vary by no greater than five (5) feet on any block. Areas between the building and the adjacent sidewalk shall be landscaped per Section 11.4.
- b. Pedestrian access to the residence shall be from the adjoining front yard sidewalk.
- c. Building facades shall be generally parallel to front property line.

3. Single-Family Attached Residences.

Single-family attached residences shall comply with the building standards for single-family detached (Section 8.1.11B2). In addition, the following standards shall be met:

- a. Front build-to lines shall be a minimum of ten (10) feet behind the sidewalk, except in the CBD, TMU, and UMU.
- b. A minimum of twenty (20) feet shall be maintained between one story buildings, however, the rear of a building shall be a minimum of fifty (50) feet from another building. An additional five (5) feet of separation shall be added for each additional story. A multiple-story building with lower end units shall be considered a multiple-story building.
- c. All single-family attached buildings (atrium house, townhouse, twin house, and other applicable units) shall front on a public street and have direct access to a public street or an alley. For single-family attached

developments, designated off-street parking areas shall not be located between the building and the public street.

- d. The ground level finished floor elevation of single-family attached units shall be located a minimum of two (2) feet above grade as measured from the back of the street right-of-way, when the front setback is less than twenty (20) feet.



- e. There shall be a landscaped area at least four (4) feet in width along the entire length of the front facade of each building. There shall be at least one shrub per six (6) linear feet of building. (NOTE: This is not applicable in the TMU, UMU and CBDs.)



- f. In lieu of the street tree requirements contained in Section 11.4, trees shall be planted between the building and the adjoining public street (at the periphery of the development) as follows:

- Two (2) canopy trees and two (2) understory trees shall be planted for every one hundred (100) linear feet of public street frontage.
- When the backs of dwelling units face a street right-of-way, the number of plantings required above shall be increased by fifty (50) percent.

(Ord. No. 10-585, § 4, 8-17-10; Ord. No. 14-631, § 2, 3-18-14; Ord. No. 16-646, § 2, 5-17-16)

8.1.12 - INFILL RESIDENTIAL DEVELOPMENT

Infill Residential Developments are only allowed through conditional district zoning as part of a PD planned district.



A. Infill Development Guidelines.

1. Allowed Zoning Districts.

An infill residential development must meet each of the following requirements:

- Infill residential developments shall meet all requirements of a Planned Residential Development (PRD), unless otherwise stated herein.
- An infill residential development shall be located on a site that is: (1) on a (CATS or Gaston) transit line; or, (2) on a major or minor thoroughfare; or, (3) in an area that lies within a one-quarter ($\frac{1}{4}$) mile walking distance (and where sidewalk is provided within such quarter-mile) of a CBD; or, (4) within a quarter-mile walking distance to a shopping center, office park, industrial park, or individual commercial, office, or industrial use, any of which contains one hundred thousand (100,000) or more square feet gfa.

2. Minimum Lot Size.

Four thousand (4,000) square feet.

3. Allowed Housing Types.

Infill residential developments shall be limited to the following residential types:

- Single-family detached residential units (excluding manufactured homes)
- Lot line house
- Patio house

- Village house
- Atrium house
- Twin House

4. Gross Acreage and Density.

- Minimum of one acre up to a maximum of 4.99 acres
- 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.
- An infill development shall have a minimum of five (5) dwelling units.

5. Project Lot Width and Project Boundary Standards.

The minimum front yard setback at the project boundary shall be the same as required for a Planned Residential Development (PRD), however, said setback may be reduced to twenty (20) feet where a Type C buffer is installed adjacent to the street.

6. Minimum Setbacks.

For yards on lots located at the periphery of the infill residential development, the normal required minimum yard for a single-family residential use for the underlying zoning district shall be required. Otherwise, for all other yards within the interior of the development, the following minimum setbacks shall be required:

- Front Yard—Twenty (20) feet
- Side Yard—Five (5) feet
- Rear Yard—Twenty (20) feet

For lot line houses and twin houses, there shall be a minimum principal building separation on adjacent lots of fifteen (15) feet.

7. Common Open Space.

If ten (10) or more housing units are provided within an infill residential development, common open space shall be provided. Open space shall be required as specified for Planned Residential Developments (Section 8.1.11), however for infill residential development at least twelve (12) percent of the gross acreage shall consist of common open space and a minimum of eight (8) percent of the project area shall consist of improved common open space (improved recreation areas or usable natural areas). No common space shall be required for infill developments with less than ten (10) units.

B. Infill Residential Building Standards.

Residential building standards shall be the same as for Planned Residential Development (PRD), Section 8.1.11B, with the following additions. Where these standards are different than those in Section 8.1.11B, the following shall apply for Infill Residential Developments.

1. Garages may be attached or detached. If detached, they shall be in the rear yard only.
2. Building facades shall be generally parallel to the adjoining public street.
3. Pedestrian access to each unit may be from the front or rear yard.

(Ord. No. 16-646, § 2, 5-17-16)

8.1.13 - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

A traditional neighborhood development is a type of planned unit development (PUD); provided however, if it contains only residential land uses (and other nonresidential uses typically allowed by right in the applicable residential district) it may be deemed a type of planned residential development (PRD). A traditional neighborhood development that substantially meets the guiding principles of traditional neighborhood development design as set forth in this section.

In keeping with the stated purpose of this section, a Traditional Neighborhood Development shall only be allowed through conditional district zoning as part of a PD planned district.

A. **Purpose and Intent.**

The purpose of this section is to set forth guiding principles for traditional neighborhood development design and to provide relief from some of the standards found in this Ordinance, when such developments are found to substantially meet the guiding principles of this section.

B. **TND Guiding Principles.**

For organizational purposes, the guiding principles have been divided into six (6) categories; however, most principles relate to multiple categories. A TND must substantially meet these principles. Where the development application does not meet a principle, the applicant shall submit justification therefore, unless the principle is described as optional. The guiding principles are as follows:

1. *The principles of the public realm:*
 - a. The central element of traditional neighborhood design is the emphasis and weight given to the public realm (the streets and plazas, and the public open spaces such as parks, playgrounds, greens, and natural areas, together with semi-public spaces which frame the public realm and provide transition between public and entirely private spaces).
 - b. TNDs feature well-designed public spaces, special emphasis on public and cultural buildings, and special design treatment for vista terminations.
 - c. A sense of enclosure is maintained along the public street through an appropriate ratio between the height of building fronts and the distance between buildings on opposite sides of the street. Where street frontage

consists of single story buildings or open space, street trees can be a substitute for front building walls to maintain this sense of enclosure.

- d. Non-residential buildings are set at or very near the sidewalk. In most situations, the same is true for attached housing. Single homes have relatively shallow setbacks, typically one-fourth ($\frac{1}{4}$) to one-third ($\frac{1}{3}$) the lot width. Encroachments are allowed for porches, steps, bay windows, and balconies.
- e. The public realm is appropriately landscaped. Unless good landscape design would otherwise dictate, each street is provided with an orderly regimen of street trees of substantial nursery stock, which will grow quickly to provide a street canopy. Planting strips wide enough to accommodate street trees typically separate sidewalks from street roadways (see Section 8.1.13B2f).
- f. Single-family home lots in TNDs are typically smaller and narrower than in conventional subdivisions. A substantial amount of land area savings from reduced lot sizes is dedicated toward common areas.
- g. Narrower lots necessitate alternative treatment of certain fixtures that can diminish the aesthetic quality of the public realm. A system of rear access lanes (alleys) can provide garage access at the rear of the lot. This is especially preferred for lots less than fifty (50) feet in width. When built to a 16-foot standard with a 24-foot right-of-way, the alley can also serve as an appropriate location for electric, gas, cable TV, and telephone equipment as well as access for garbage pick-up and mail delivery. On lots at least fifty (50) feet wide, alternate, less preferred methods of garage access include (in descending order of preference):
 - 1. Front driveway accessing a garage behind the house or near the back of the lot;
 - 2. Turning the garage so that it does not face the front (provided the garage is set behind the front building line);
 - 3. Setting the garage at least twenty (20) feet behind the front of the house; or
 - 4. Providing special architectural treatment to the house to visually de-emphasize a garage at the front.

Where alleys are not available, other measures are taken to hide unsightly utility equipment; however, fire hydrants are always located on the fronting street, ideally situated on planting strip bulb-outs at intersections.

- h. TNDs are designed so that there are linkages between the private realm and the public realm while protecting private spaces. Single homes have front porches large enough for sitting (six (6) to eight (8) feet minimum depth), and attached dwellings typically have sitting porches or front stoops. Guidelines to allow for low front picket fences are often provided. Always for single homes served by alleys, and where feasible and designed

appropriately for town homes, private spaces are protected at the rear using privacy devices according to the development guidelines. The bottom floor of any dwelling whose sidewalk facing wall is within five (5) feet of such sidewalk should be elevated sufficiently above the sidewalk to provide additional privacy inside the dwelling.

- i. TNDs are designed to feature vista terminations at multiple locations. Vistas can terminate to important buildings, parks and greens, civic features in the town center, a carefully sited dwelling, a curve in the road, natural green edge, distant objects and scenery, and other features as appropriate. Entry into the community usually uses an important vista termination to provide a sense of place arrival.
- j. Utility wiring is underground and decorative street lighting fixtures are typically provided. Exceptions are provided for industrial areas.

2. *The principles of the transportation system:*

- a. TNDs always have a connecting web of streets, typically provided by a grid or modified grid street pattern. The street system is organized in a comprehensible network hierarchy that forms an orderly discernable neighborhood or town structure.
- b. Culs-de-sac are avoided unless natural site or site boundary conditions require them. In such situations, special street design features such as eyebrows and cul-de-sac loops are encouraged instead of standard ball-end cul-de-sacs.
- c. Curved as well as straight streets are allowed; however, each must contribute to the connecting web. Where possible, curved streets maintain the same cardinal orientation. Long blocks are to be avoided with an average block being no more than six hundred (600) feet in length or one thousand eight hundred (1,800) feet in perimeter.
- d. While the "sense of enclosure" described in Section 8.1.13B1c., will help to reduce traffic speeds, additional design measures will be needed to slow traffic. Examples of such measures include such features as "bulbing out" the curb line at intersections, traffic circles, streets no wider than necessary to provide adequate access, design for and encouragement of on-street parking, and safe but unconventional street geometrics. The internal streets should be designed to feel safe driving at a speed no more than twenty-five (25) miles per hour.
- e. Typical street widths include: 34—38 feet for a main street with marked parking on both sides, 32—34 feet for lesser streets with marked parking on both sides); 27—29 feet for through streets with marked parking on one side, 24—26 feet for standard streets with unmarked parking allowed to stagger from side to side; 20—24 feet for low density local streets with unmarked parking on one side; twenty (20) feet for one-way streets with parking on one side; and sixteen (16) feet for public residential alleys (private alleys may be allowed as narrow as twelve (12) feet) with

commercial alleys typically being twenty-four (24) feet. Where possible, streets are encouraged to narrow to 22—24 feet at intersections and at mid-block cross walks. Curve radii at intersections are ten (10) feet to twenty (20) feet, depending on street function. Standard vertical curb is preferred, and it is required on all residential streets without driveways (auto access is provided via a rear alley) and all commercial streets.

- f. TNDs are always walkable communities in the fullest sense. They typically contain sidewalks on both sides of the street and, in addition, may contain a network of off-road walking and bike trails. Pedestrian facilities always meet the three (3) standards of safety, comfort and interest. Sidewalks are well separated from the roadway with planting strips that are planted with indigenous, mostly deciduous shade trees (on commercial streets sidewalks may extend to the curb with street trees planted in grates or other sufficiently sized planting space). Planting strips should be six (6) feet to ten (10) feet wide (eight (8) feet is recommended), but may be reduced to four (6) feet in situations that are both unusual and difficult. Sidewalks are recommended five (5) feet in width on residential streets, wider on commercial streets.
 - g. TNDs always have multiple points of ingress and egress from collector and major roads. The street system should also flow seamlessly to adjoining neighborhoods either existing or future.
 - h. TNDs are never gated.
 - i. Parking lots should not front along a street. On-street parking is provided throughout the development, and particularly so on streets with commercial buildings and attached housing. Where additional parking is needed, it is provided behind buildings in the interior of the block. The calculation of parking needs for nonresidential uses should always take into consideration available on-street parking and the expected walkable patronage. Parking lots shall include shade trees and no space in a parking lot shall be further than sixty (60) feet from the trunk of a shade tree. Each shade tree shall be planted in a planting area sized and shaped to enable healthy growth, a minimum of two hundred (200) square feet. Pedestrian access from interior block parking area is best provided via a mid-block passageway to the street front. This passageway can also be used for other activities such as front entrances for small shops, access to second floor apartments, outdoor dining, outdoor vendors and outdoor display of plants, flowers and other appropriate items for sale.
 - j. When located on a public transit route a dry, inviting waiting place is provided at the neighborhood center. Where not located on a transit route, the TND should be given consideration for future route expansions when ridership can be expected.
3. *The principles of mixed use:*

- a. TNDs almost always contain a mixture of uses and dwelling types. Exceptions may be made for TNDs of less than twenty-five (25) acres and/or one that is within safe, easy walking distance to retail and other neighborhood services.
- b. TNDs always feature a mixture of residential types. While a mix of single homes and at least one type of attached housing is required in the development, an appropriate and carefully designed blending of single and attached housing within the development is encouraged.
- c. TNDs offer housing at a variety of affordability levels. Allowing garage apartments and "granny flats" at the rear of single home lots, in accordance with the development's private guidelines (whether rented or not) is encouraged. These innovative (but historically traditional) housing forms help to accommodate family situations and promote income diversity within the TND.
- d. Live-work units (shop or office at the street level and residence at the second level), apartments over businesses, and covenant provisions for zero-impact customary home occupations are encouraged.
- e. In traditional communities the denser housing and live-work units are typically located closer to the town center with a transition outward to less dense housing such as single homes. This principle should not be construed to discourage the careful blending of housing types as this transition occurs.
- f. Schools and churches are encouraged within the TND as is the provision of pedestrian and bicycle routes to connect to such facilities inside or outside the TND. It is, however, recognized that school location will, in most cases, not be possible unless the public school system considers smaller site standards.
- g. Where buildings are on both sides of the street, similar building types should face each other when possible. Single house, townhouse, live-work unit, apartment building and store building are examples of building types.
- h. TNDs are expected to provide some on-site and/or adjacent to site employment opportunities. This can include employment in the services and stores within the TND, live-work units (the owners dwelling over his/her shop or office), or larger employment centers such as office buildings and light industry. Industry should be located along a major road at the outer edge of the TND, where direct major road access is provided for trucks and workers who live elsewhere. Also, appropriate transition (and pedestrian access) must be designed between the industry and the neighborhood. Industrial buildings and their sites should include features sympathetic to traditional design principles, along with landscaped and natural areas used to create transition to the rest of the TND.
- i. In general TNDs should be built in approximate proportions to the overall percentages of dwelling types shown on the overall site plan; provided

however, lower density housing may be built at any faster rate than higher density housing. The initiation of commercial phases shall follow at any time after the initiation of construction of at least ten (10) percent of single homes.

4. *The architectural principles:*

- a. The architecture should respond to the surrounding fabric of buildings and spaces and to local traditions. The principle that structures should be seamlessly linked to their surroundings (within the TND) transcends the issue of style.
- b. Each building always exhibits principles of human and pedestrian scale and contributes appropriately to the pedestrian life of the street.
- c. Architecture within the development should reflect styles that are complimentary of each other. Private development controls assure a variety styles or sub-styles which serve to complement each other while providing for overall consistency and reflection of the principles of traditional neighborhood design.
- d. Affordability variations between housing types and choices do not translate into meaningful inferior architectural treatment of lower cost housing choices, as such housing relates to the public realm.
- e. Commercial buildings typically take on a "shop front" type appearance, joined by common walls, set with the front and entrance at the sidewalk along the street, and are typically two (2) or more stories high (other uses such as residential and offices may occupy upper floors). Commercial buildings should not face intersecting streets with blank walls.
- f. Residential buildings, other than bungalows and patio homes, should be at least two (2) stories tall.
- g. Except to more accurately portray pre-1940 architectural styles, buildings should employ relatively flat fronts and simple roofs. (Note: This principle shall not be construed to require pre-1940 architectural styles). Building articulations and setback encroachments for porches, stoops, steps, bay windows, balconies and other such features that form the transition between the public and private realms are encouraged.
- h. Corner-lot homes should face their front door to the larger street (unless said street is a thoroughfare), except for an end-unit townhouse or row house, which may turn the corner with its front (unless the side street is an alley). Fronting a townhouse on both the primary street and the intersecting street with two (2) doors and/or wrap-around porch is encouraged.

5. *The principles of the neighborhood center:*

- a. TNDs have at least one defined center. Neighborhood centers typically feature uses such as shops and services, live-work units, attached dwellings, apartments over businesses, a formal open space such as a

village square or green, and public/civic buildings (church, community building/center, and post office are examples).

- b. Automobile oriented uses are typically not found in a neighborhood center and drive-thru facilities are strongly discouraged; an exception may be made for a bank abutting a thoroughfare.
 - c. A public gathering space such as a plaza, green or square is almost always present along with one or more focal features in or near this public space such as a clock tower, fountain, monument, bandstand and/or public art which serve to terminate vistas and define the community.
 - d. The TND center is ideally located near the geographic center of the development; however, it may also identify itself jointly with a thoroughfare bordering the TND (and therefore, be located near this major road or be linked to this road with an entrance street) in order that businesses within the center may more easily attract patrons from outside the development. This can serve to improve chances for economic success of the TND center. Ideally, the neighborhood center is no farther than one-fourth ($\frac{1}{4}$) mile radius of most dwellings; however, a neighborhood center that is within two thousand four hundred (2,400) feet of eighty (80) percent of the dwellings in the TND is acceptable in order to allow the center to identify itself jointly with an adjoining thoroughfare.
 - e. Development form in the center typically reflects the traditional "main street" or "town square" vernacular of the region as described in Section 8.1.13(b)(4)e. and parking is provided in accordance with Section 8.1.13(b)(2)c.
 - f. Other civic uses are encouraged, including schools and day care centers; however, such uses should take on design features and lot sizes sympathetic to traditional principles and a walkable community. Office employment may occur at the TND center or along major roads adjoining the TND. Light industrial employment, if present, is more appropriately located along a major road boundary in accordance with Section 8.1.13(b)(3)c.
 - g. At least one site should be reserved at or near the neighborhood center, for an important community or civic building such as a community center, church, school, amenity center (club house and recreation facility) or community hall. The site should be prominent and special.
6. *The principles of open spaces and natural site characteristics:*
- a. A substantial amount of land savings generated by a more compact development form is converted to common open spaces.
 - b. TNDs always have formal public open spaces such as greens, village squares, parks and playgrounds. They may also have substantial amounts of natural or semi-natural open spaces that typically feature more informal amenities such as walking/bicycling trails and picnic areas.

- c. There is always a significant civic space such as a town square, green, commons, or plaza at the neighborhood center.
- d. Small parks are distributed throughout the development, usually within one thousand (1,000) feet of any dwelling.
- e. Pre-existing or natural water features should be retained and made a community asset.
- f. The site should be designed in a manner that preserves specimen trees and significant groups of mature deciduous trees. Major tree stands should be incorporated into public open spaces, where possible.
- g. The neighborhood design should adapt itself, as much as possible, to the existing topography to minimize the amount of grading necessary to achieve a viable street network.
- h. Parks, plazas, and commons should be equipped with proper furnishings and shade trees to encourage outdoor sitting, human interaction and people watching; while some common areas should be grassed and left open (except for street trees) to encourage the types of leisure/recreational activities that require open areas.

C. Relief From (or Establishment of Greater Standards for) Certain PRD and PUD Requirements.

In order that TNDs may meet the principles set forth in this section the following provisions of Sections 8.1.11 and 8.2.26 are hereby modified for developments which are found to substantially meet the guiding principles of TND:

1. Section 8.1.11A5B, for TNDs minimum project boundary setback shall be twenty (20) feet. Allowed encroachments into rear setbacks along the project boundary include accessory buildings (including accessory dwellings) up to ten (10) feet from the project boundary (twenty (20) feet for two-story structures); utility equipment; alleys up to eight (8) feet provided an evergreen tree planting strip is provided if the alley is not used by development outside the project boundary; fences and walls. Where commercial uses within the TND adjoin single-family areas outside the TND, the Planning Commission or City Council may require additional setbacks, not to exceeding a cumulative total of fifty (50) feet.
2. Section 8.1.11A8C, for TNDs on street parking may count towards a portion of the parking requirements. Parking spaces inside garages are counted.
3. Section 8.1.11A9A, minimum screening requirements, do not apply to TNDs; provided, however, the Planning Commission may require screening in any situation along the boundary of a TND or inside a TND as a condition for approval wherever it deems appropriate for the protection of adjoining properties or to establish necessary transition. As a general rule, following of the best TND design principles should negate the need for screening, and screening should not be allowed to substitute for poor design or the lack of adequate design transition between less compatible buildings or uses.

4. Section 8.2.26A is modified for TNDs to be the purpose and intent of Section 8.1.13.
5. Section 8.2.26B1b does not apply to TNDs because a TND always contains dwellings.
6. Section 8.2.26B3b does not apply to TNDs.
7. Section 8.2.26B10b, c and d shall be modified for TNDs as set forth in Section 8.1.13C1 for residential buildings. Nonresidential buildings shall observe setbacks of thirty (30) feet minimum along any external project boundary that is not a street and ten (10) feet where a street right-of-way is the external boundary. Where commercial uses within the TND adjoin single-family areas outside the TND, the Planning Commission may require additional setbacks, not to exceed a cumulative total of fifty (50) feet.
8. Section 8.2.26B8 is replaced for TNDs with the applicable provisions of Section 8.1.13B and the principles set forth in Section 8.1.13C3.
9. Section 8.2.26B10e does not apply to TNDs.
10. Sections 8.2.26B9 and 8.2.26B10 g, h, i, and j are replaced for TNDs with the applicable provisions of Section 8.1.13B.

D. TND Parameters.

1. Approval Process for a TND.
 - a. The first step is to determine if a project meets the purpose, intent, and principles of a traditional neighborhood development as outlined in this section. The Developer shall be required to meet with the Administrator and review the TND to ensure substantial conformity to the Ordinance prior to the PIM being held.
 - b. Traditional neighborhood developments shall follow the procedures for approval through the conditional rezoning process, however the following additional requirements will be required in the site plan submission:
 - i. Representative building elevations representing the various building types proposed within the development shall be submitted for approval.
 - ii. Cross-section drawings of typical street areas from building profile to opposing building profile. A typical profile for each building type is needed; for example: town center, single-family street, town home or row house street, and apartment street.

2. Reserved.

3. Uses Allowed Within the TND.

Uses within a TND are limited to those listed below. Unless otherwise specified in this section, residential portions of planned unit developments shall meet all requirements of Section 8.1.11.

USE	DEVELOPMENT STATUS <i>⁽¹⁾ With supplemental regulations as applicable</i>
Dwelling, Mixed Use	Use by right
Multi-family Development	Use by right
Dwelling, Single-family	Use by right
Family Care Home	Use by right
Offices, including Medical Services (up to 99,999 sf. per building)	Use by right
Bed and Breakfast Inn (without restaurant)	Use by right
Bed and Breakfast Inn (which may only be located in the TND Center portion of the TND)	Use by right
Restaurants (no fast food; no drive-through)	Use by right
Amusement and Sporting Facility, Indoor	Use by right
Amusement and Sporting Facility, Outdoor	Conditional use
Animal Hospital (indoor)	Use by right
Auction House (indoor only)	Use by right
Art Gallery	Use by right
ATM	Use by right
Business Services	Use by right
Bus or Train Terminal, Passenger	Use by right
Day Care Center, Class B	Use by right
Day Care Center, Class C	Conditional use
Grooming Services	Use by right
School for the Arts	Use by right
Retail (up to 50,000 sf gfa)	Use by right
Laundromat (not open between Midnight and 5:00 a.m.)	Use by right
Manufactured Goods, Class I	Conditional use
Auditoriums/Assembly Hall/Community Center (less than 500 seats)	Use by right
Auditoriums/Assembly Hall/Community Center (500+ seats)	Conditional use

Church/Place of Worship	Use by right
Essential Services, Class 1	Use by right
Essential Services, Class 2	Use by right
Essential Services, Class 4	Use by right
Fraternal and Service Organization Meeting Facilities	Conditional use
Library	Use by right
Park	Use by right
Parking Lot	Use by right
Post Office	Use by right
Schools (Elementary, Middle and Senior High)	Use by right
Stadium	Conditional use
Transit Station	Conditional use

⁽¹⁾ If a use located in the TND is subject to the issuance of a conditional use permit, and if such use were shown on the site plan originally approved for the TND through the conditional zoning process or through issuance of a conditional use permit, issuance of a conditional use permit for such use shall not be needed. In instances where such use was not indicated on and approved as part of the site plan for the conditional rezoning of the property for the TND, or if the TND were approved administratively, a conditional use permit would need to be issued for such use.

⁽²⁾ Additional specifications for building design and layout specifications for buildings located in the TND are indicated elsewhere in this Section.

E. TND Building and Lot Standards

All design standards of the Urban Standards Overlay District shall prevail. Refer to Section 9.18.1(D) for provisions relating to sidewalks. In addition, the following design standards shall apply:

1. Non-Residential Buildings in the TND Center.
 - a. Buildings facing each other on the same side of the same street shall maintain a common front build-to line of from zero (0) to fifteen (15) feet. The Administrator may allow for minor deviations from the build-to line to allow for exterior amenities such as outdoor dining areas, customer drop-off points, etc. Refer to Figure 8.1.13-2 for an illustration of this requirement.
 - b. Building facades shall be parallel to the adjoining street.
 - c. Off-street parking shall be to the rear of buildings.
 - d. Off-street parking areas shall be inter-connected, wherever possible.
 - e. Trash dumpsters are to be located to the rear of the building.

- f. Buildings are to be served with rear-loading alleys.
 - g. Primary pedestrian entrance into the building shall be from the adjoining front yard sidewalk.
 - h. Building elevations fronting and/or visible from public streets shall be clad with any of the following: brick, brick veneer, stone or stone veneer, stucco or artificial stucco; cement fiberboard; glass, wood, or wood materials, or materials similar in composition, texture, and appearance. The Administrator or approval body, in instances where a conditional use permit or conditional zoning is involved, shall have the authority to approve building materials not specifically listed but similar in composition, texture, and appearance and texture to those herein listed.
 - i. Street level windows shall be provided and shall be transparent. Mirror or reflective glass shall not be allowed.
2. Residential Buildings.
- a. For multi-family buildings, building standards shall apply per Section 8.1.10B.
 - b. For all other residential development, building standards shall apply per Section 8.1.11B.
3. Civic Buildings.
- a. A minimum 15-foot front yard setback shall be observed. Areas between the building and the adjacent sidewalk shall be landscaped per Section 11.4. Off-street parking in the front yard shall be prohibited.
 - b. Building facades shall be generally parallel to front property line.
 - c. Pedestrian access to the principal buildings shall be from the adjoining front yard sidewalk.
 - d. Off-street parking areas shall be inter-connected, wherever possible.
 - e. Trash dumpsters are to be located to the rear of the building.
 - f. Building elevations fronting and/or visible from public streets shall be clad with any of the following: brick, brick veneer, decorative concrete block, pre-cast or field poured tilt concrete panels with texture; stone or stone veneer, flush architectural metal panels; stucco or artificial stucco; glass, wood, or wood materials, or materials similar in composition, texture, and appearance. The Administrator or approval body, in instances where a conditional use permit or conditional zoning is involved, shall have the authority to approve building materials not specifically listed but similar in composition, texture, and appearance and texture to those herein listed.
 - g. Decorative metal roofs shall be allowed.
 - h. Street level windows shall be provided and shall be transparent. Mirror or reflective glass shall not be allowed.

- i. Flat roofs may be permitted, provided a parapet is provided that screens all rooftop equipment from the view of pedestrians and motorists from the view below.

9.4.1 - RESIDENTIAL DISTRICTS

- A. No fence or wall located in any front yard setback shall be built to a height greater than four (4) feet above grade except as provided in subsection C. Notwithstanding this provision, when the zoning administrator finds that there exists an unusual or extraordinary circumstance where an overwhelming public interest is served by allowing additional height to protect a residential use from the potential negative impacts of non-residential uses, he may permit a height of up to ten (10) feet above grade for such fences.
- B. No fence or wall located in the side or rear yard shall be greater in height than eight (8) feet above grade height in the rear yard except as provided subsection C. Notwithstanding this provision, when the zoning administrator finds that there exists an unusual or extraordinary circumstance where an overwhelming public interest is served by allowing additional height to protect a residential use from the potential negative impacts of non-residential uses, he may permit a height of up to twelve (12) feet above grade for such fences.
- C. Any fence or wall serving as a retaining wall shall be solid cement, masonry or wood and be constructed to the standards of the City of Gastonia.
- D. Any fence or wall constructed within a sight distance triangle must conform to the regulations contained in Section 9.7.
- E. No fence or wall shall be constructed within a general drainage or utility easement which will block or materially impede the flow of stormwater runoff.
- F. Electric fences, except for livestock protection fences, shall be prohibited. Invisible pet fences are not considered "electric."
- G. A finished side of all walls or fences shall face the common property line boundary.

(Ord. No. 12-608, § 4, 4-17-12; Ord. No. 12-617, § 3, 8-21-12)

SECTION 9.5 - LOT TO ABUT A DEDICATED STREET; MINIMUM LOT WIDTHS

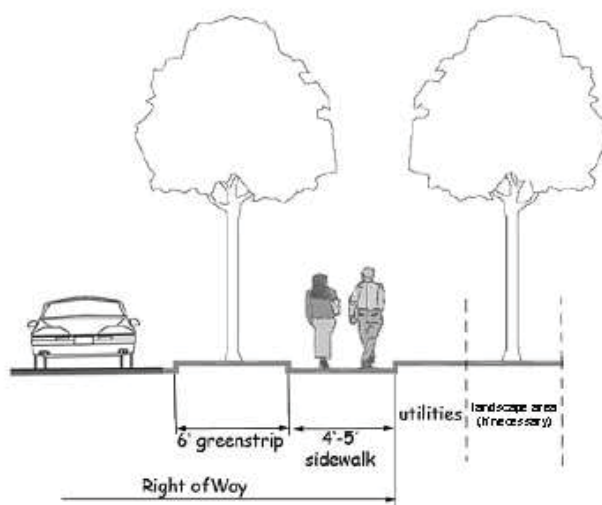
- A. No lot may be created after the effective date of this Ordinance that does not have at least forty (40) feet in all zoning districts, except CBD, of publicly maintained street (or privately maintained street approved through the subdivision regulations contained in Chapter 13) except as follows:
 - 1. Lots within a planned shopping center or office park or other planned multi-tenant development of a nonresidential nature; or
 - 2. Lots within a condominium, townhome, patio home, or planned residential development, traditional neighborhood development or an infill residential development.

- B. A single-family dwelling (or manufactured home, where allowed) may be constructed or placed on a lot that was platted and recorded on or before the effective date of this Ordinance which does not abut a dedicated street right-of-way provided the lot is given access to a dedicated street by an easement at least twenty (20) feet in width for the use of the dwelling established on such lot and further provided that such easement is maintained in a condition passable for automobiles and service and emergency vehicles. This easement may not be extended to provide access to any other lots nor to any other residence not having frontage on a dedicated street.

SECTION 9.18 - SIDEWALKS/GREENSTRIPS

9.18.1 - SIDEWALKS

- A. Sidewalks shall be a minimum of five (5) feet in width along major and minor thoroughfares and four (4) feet in width along other streets. Notwithstanding, in no case shall a sidewalk be required along a publicly maintained alley. Sidewalks shall otherwise be placed and constructed in accordance with specifications on file with the Administrator.



- B. Residential Subdivisions (except as otherwise required in TNDs, PRDs PUDs, and Infill Residential developments):
1. Sidewalks shall be constructed on both sides of existing major or minor thoroughfare streets and extensions thereof.
 2. Except along culs-de-sac, sidewalks shall be placed on both sides of all local subdivision streets. As used herein, the term "local subdivision street" shall mean any subdivision street other than a thoroughfare. Where a subdivision abuts an existing street (other than a thoroughfare), a sidewalk shall be provided where the subdivision abuts said street.
 3. Sidewalks shall not be required along cul-de-sac streets that are less than two hundred fifty (250) feet in length. For cul-de-sac streets that are greater than

two hundred fifty (250) feet in length, sidewalks along the "bulb" of the cul-de-sac may be waived by the plat approval body (without necessitating the issuance of a plat variation) upon determination that such waiver would increase the aesthetics of the subdivision and that there are practical difficulties and unnecessary hardships in placing the sidewalks along the bulb.

4. All sidewalks in subdivisions shall be installed within two (2) years of final plat approval unless a fee in lieu is paid per Section 13.17 of this Ordinance.
- C. Traditional Neighborhood Developments—Sidewalks shall be required on all streets within a TND. Given that TNDs have unique design elements and building relationships, the Administrator shall have the authority to otherwise modify the sidewalk requirements in order to achieve a better layout and design and to support pedestrian activity and access throughout the TND. Additional development standards for TNDs are found in Section 8.1.13.
- D. Planned Residential Developments—Sidewalks shall be required in all PRDs. Sidewalk requirements within a PRD shall be as any other subdivision, unless more restrictive provisions are found in Section 8.1.11.
- E. Planned Unit Developments—Sidewalks within the various residential and non-residential components of the PUD shall be provided in accordance with the standards contained herein for residential subdivisions, multi-tenant developments and other developments.
- F. Unified Developments. Within all unified developments, a pedestrian circulation system shall be required. Such system shall provide for the movement of pedestrians within the development and provide for connections to adjacent developments. The pedestrian system should include facilities to encourage bicycle use and transit use.
1. Non-residential Unified developments. Within non-residential unified developments, including but not limited to, office parks and commercial centers, a five-foot wide sidewalk shall be constructed on one side of major stem streets and circumferential and radial connectors as needed to safely move pedestrians throughout the site and to connect pedestrians to adjoining public streets. The provisions for internal sidewalks shall apply to both public and private streets and are in addition to the requirements for sidewalks along adjacent public streets.
 2. Residential Unified Developments. Within residential unified developments, including but not limited to, apartment, townhome, and other attached housing projects, a five-foot wide sidewalk shall be constructed on at least one side of internal streets, irrespective of whether the street is public or private. Sidewalks shall be located internally where needed to provide access from residential dwelling units to parking areas, amenity areas, and adjoining destination land uses.
 3. Unified developments within any zoning district which primarily serve industrial-type uses (e.g. warehousing, distribution centers, contractors' operations centers, welding shops, or machine shops), which generate little or no

pedestrian traffic, may be exempt from the internal sidewalk requirements of this section.

G. All Other Developments.

1. Sidewalk construction required by this section shall be installed adjacent to uses and developments, under the following circumstances:
 - a. When the property is subject to site plan approval per the Technical Review Committee; and
 - b. Where curbing exists or is being installed on the applicable side of said adjacent street; and
 - c. Where adequate right-of-way is available to construct a sidewalk in accordance with all applicable standards and specifications.
2. Except as exempted in Subsection 3 below, sidewalks shall be placed in the following locations:
 - a. Along the abutting side of major or minor thoroughfare streets.
 - b. Along one side of new and existing collector and local streets. When determining if a sidewalk is required on a particular side of the street, the Administrator shall review such criteria as the pattern of existing sidewalks, the location of existing right-of-way, and expected pedestrian patterns. Sidewalks may be required on both sides of a collector or local street if one or more of the following conditions exists:
 - The current or projected average daily traffic volume is greater than eight thousand (8,000) vehicles per day.
 - The posted speed limit is greater than thirty-five (35) miles per hour.
 - The street is a strategic pedestrian route to an existing or planned pedestrian destination, such as a school, park, recreational or cultural facility, greenway trail (or similar amenity), retail commercial site, restaurant, or a multi-family development of ten (10) or more units, located within a one-quarter ($\frac{1}{4}$) mile, as measured along the street centerline.
 - Other pedestrian safety, access, or circulation needs are identified.
 - c. Sidewalks required by this section shall be constructed along the street for the full extent of each side of a parcel upon which such street abuts and shall be constructed in accordance with all applicable city standards and specifications.
3. The following locations shall be exempt from the placement of sidewalks:
 - a. Sidewalks shall not be required along new and existing local and collector streets where, upon determination of the Administrator, the following conditions are found to exist:

- The character and size of the proposed development will not result in substantial additional pedestrian facility needs; and
 - The proposed development is not within one-quarter ($\frac{1}{4}$) mile of a transit stop (as measured along the street centerline); and
 - The proposed development is not within one-quarter ($\frac{1}{4}$) mile of an existing or planned pedestrian destination, such as a school, park, recreational or cultural facility, greenway trail (or similar amenity), retail commercial site, restaurant, or a multi-family development of ten (10) or more units (as measured along the street centerline).
- b. Sidewalks shall not be required for developments no greater than two (2) acres that include the division of a tract under single ownership into no more than three (3) lots or tenant spaces.
 - c. Further, the Administrator may reduce or waive sidewalk construction required herein provided that specific circumstances unique to the subject property would make meeting the requirements impractical or impossible and that granting such reduction or waiver would not impair the public safety.

9.18.2 - GREENSTRIPS

- A. A minimum six-foot wide greenstrip shall be required between the edge of the curb and the sidewalk. Said greenstrip shall be grassed or otherwise landscaped with plant material. A greenstrip shall not be required if the abutting street does not contain either a curb or sidewalk. In no case shall a greenstrip be required to be placed along and parallel to a publicly maintained alley.
- B. Greenstrips shall be provided along streets with curbs and sidewalks in any planned unit development (PUD) or traditional neighborhood development (TND).
- C. The Administrator, or plat approval body, shall have the authority to waive or modify the greenstrip requirements herein stated on a case-by-case basis where he determines that the placement of a greenstrip would serve no public purpose and/or the greenstrip would not be in keeping with adjacent developed areas along the same street by meeting at least one of the following findings:
 1. The site is on a street where other adjacent or nearby developed lots that do not contain greenstrips;
 2. The street is within an infill residential development or TND and the lack of a greenstrip would achieve a better layout and design and would support pedestrian activity and access;
 3. There are unique topographic and physical characteristics associated with the site that would severely restrict placement and/or long-term maintenance of the greenstrip; or
 4. The presence of public utilities (either above- or below-ground) would affect the long-term maintenance and upkeep of the greenstrip.

TABLE 7.3-1 BULK AND USE CHART

	RLD						RS-20						RS-12					
	A	W	F	S	R	H	A	W	F	S	R	H	A	W	F	S	R	H
Single-family Dwellings	87,120	100	50	25	50	45	20,000	100	30	15 (1)	30	45	12,000	90 (5)	30	12 (1)	30	45
Manufactured Homes	87,120	100	50	25	50	45	20,000	100	30	15 (1)	30	45	12,000	90 (5)	30	12 (1)	30	45
Family Care Homes	87,120	100	50	25	50	45	20,000	100	30	15 (1)	30	45	12,000	90 (5)	30	12 (1)	30	45
Rooming House	87,120	100	50	25	50	45	20,000	100	30	15 (1)	30	45	12,000	90 (5)	30	12 (1)	30	45
Day Care Center, Class A	87,120	100	50	25	50	45	20,000	100	30	15 (1)	30	45	12,000	90 (5)	30	12 (1)	30	45
Two-family Dwelling	87,120	100	50	25	50	45	30,000	100	30	15 (1)	30	45	—	—	—	—	—	—
Bed and Breakfast Inn	87,120	100 (2)	50	25	50	45	30,000	100	30	15 (1)	30	45	18,000	90 (5)	30	12 (1)	30	45
Multi-family Development	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Museum	87,120	100 (2)	50	25	35	45	43,560	100 (2)	50	25 (1)	35	45	43,560	100 (2)	50 (4)	25 (1)	35	45
Day Care Center, Class B and C	87,120	100 (2)	50	25	50	45	30,000	100 (2)	30	15 (1)	30	45	—	—	—	—	—	—
All Other Uses	87,120	100 (2)	50	25	50	45	43,560	100 (2)	50	25 (1)	50	45	43,560	100 (2)	50 (4)	25 (1)	50	45

	RS-8						RMF					
	A	W	F	S	R	H	A	W	F	S	R	H
Single-family Dwellings	8000 (6)	60 (6)	30	8 (1)(3)	30	45	8000 (3)	70 (3)	30 (3)	8 (1)(3)	30 (3)	45
Manufactured Homes	8,000	60	30	8 (1)	30	45	8,000	70	30	8 (1)	30	45
Family Care Homes	8,000	60	30	8 (1)	30	45	8,000	70	30	8 (1)	30	45
Rooming House	8,000	60	30	8 (1)	30	45	8,000	70	30	8 (1)	30	45
Day Care Center, Class A	8,000	60	30	8 (1)	30	45	8,000	70	30	8 (1)	30	45
Two-family Dwelling	12,000	60	30	8 (1)	30	45	12,000	70	30	8 (1)	30	45
Bed and Breakfast Inn	12,000	60	30	8 (1)	30	45	12,000	70	30	8 (1)	30	45
Multi-family Development	—	—	—	—	—	—	43,560	100	50 (4)	15 (1)	30	45
Museum	43,560	100 (2)	50 (4)	25 (1)	35	—	43,560	100 (2)	50 (4)	25 (1)	35	45
Day Care Center, Class B and C	—	—	—	—	—	—	20,000	100 (2)	30	15 (1)	30 (4)	45
All Other Uses	43,560	100 (2)	50 (4)	25 (1)	50	—	43,560	100 (2)	50 (4)	25 (1)	50	45

NOTES:

A = Minimum Lot Area

F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)

R = Minimum Rear Setback

W = Minimum Lot Width (as measured at the minimum front yard setback)

S = Minimum Side Setback

H = Maximum Building Height

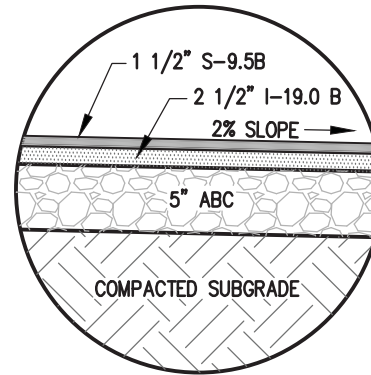
* There are no dimensional requirements for Essential Services, Class 1 and Parks

** Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein

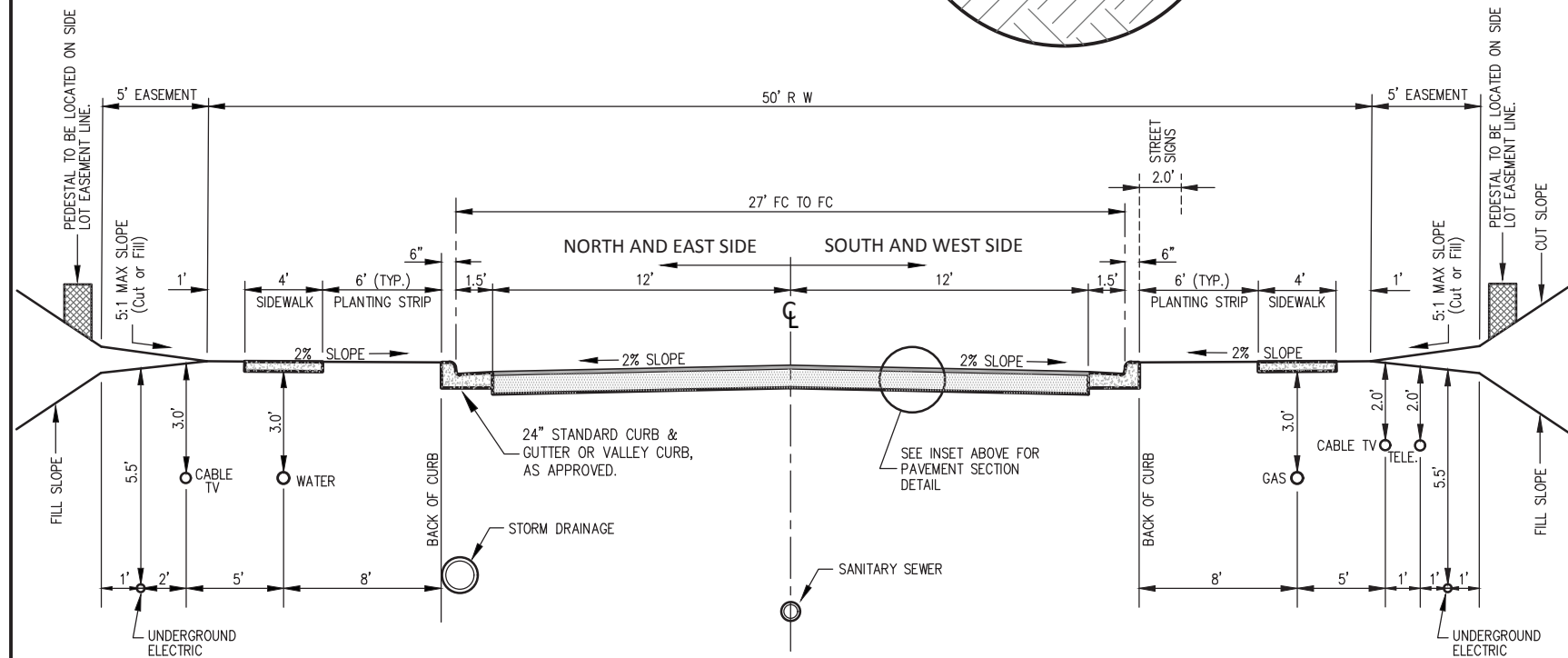
1. An additional ten (10) feet to the requirements listed above shall be required on all side yards which abut a public or private street.
2. For newly created non-residential lots: Minimum two hundred (200) feet on a major thoroughfare, a minimum one hundred (100) feet on a minor thoroughfare, and a minimum of one hundred fifty (150) feet on all lots located at the intersection of two (2) streets.
3. Existing lots with a width of less than sixty (60) feet may use a five (5) foot side yard setback.
4. Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet (applicable for attached housing and non-residential development only).
5. Existing lots with a lot width of sixty (60) feet or less may use the RS-8 setbacks.
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.

NOTES:

1. CITY ELECTRICAL LINES INSTALLED FIRST.
2. CABLEVISION OF GASTONIA – NORTH AND EAST SIDE.
3. JONES INTERCABLE – SOUTH AND WEST SIDE.
4. ALL DEPTHS SHOWN ARE MINIMUM DEPTHS.
5. JOINT TRENCH REQUIRES SPECIAL APPROVAL.
6. 3:1 SLOPE MAX, (OUTSIDE R/W AND EASEMENT LINES) UNLESS OTHERWISE APPROVED.



INSET
NOT TO SCALE

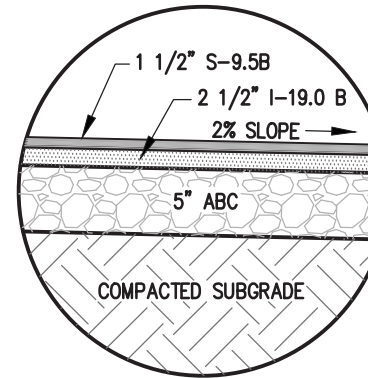


NEW RESIDENTIAL STREETS

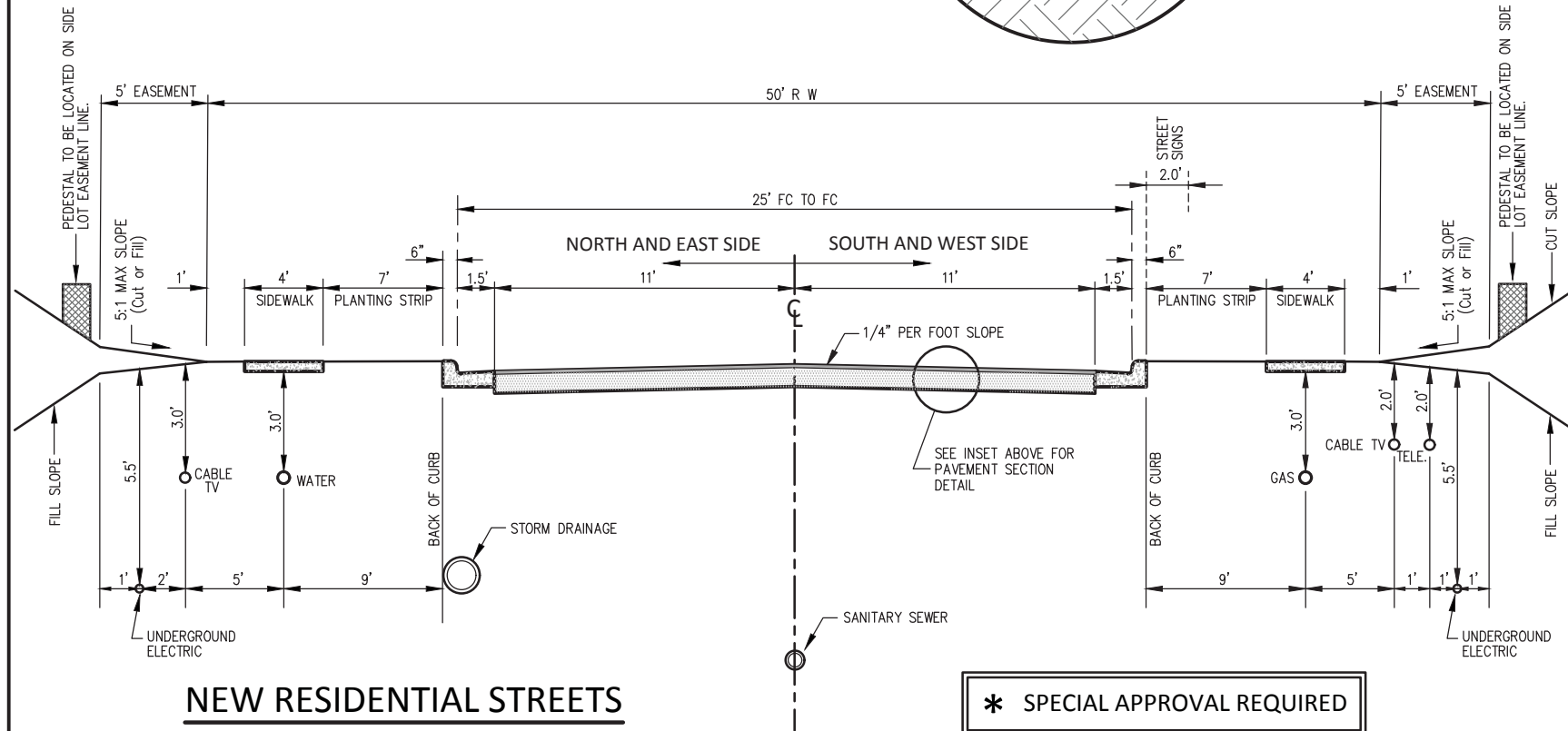
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	SCALE: NONE		
	DRAWN BY: MGB	50' R/W - Standard Street Cross Section	FILE NO. 71D-1
	CITY ENGINEER: CCB		

NOTES:

1. CITY ELECTRICAL LINES INSTALLED FIRST.
2. ALL DEPTHS SHOWN ARE MINIMUM DEPTHS.
3. JOINT TRENCH REQUIRES SPECIAL APPROVAL.
4. 3:1 SLOPE MAX. (OUTSIDE R/W AND EASEMENT LINES) UNLESS OTHERWISE APPROVED.



INSET
NOT TO SCALE



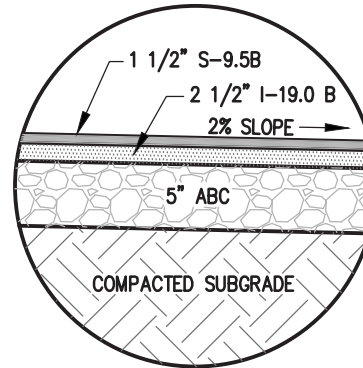
NEW RESIDENTIAL STREETS

*** SPECIAL APPROVAL REQUIRED**

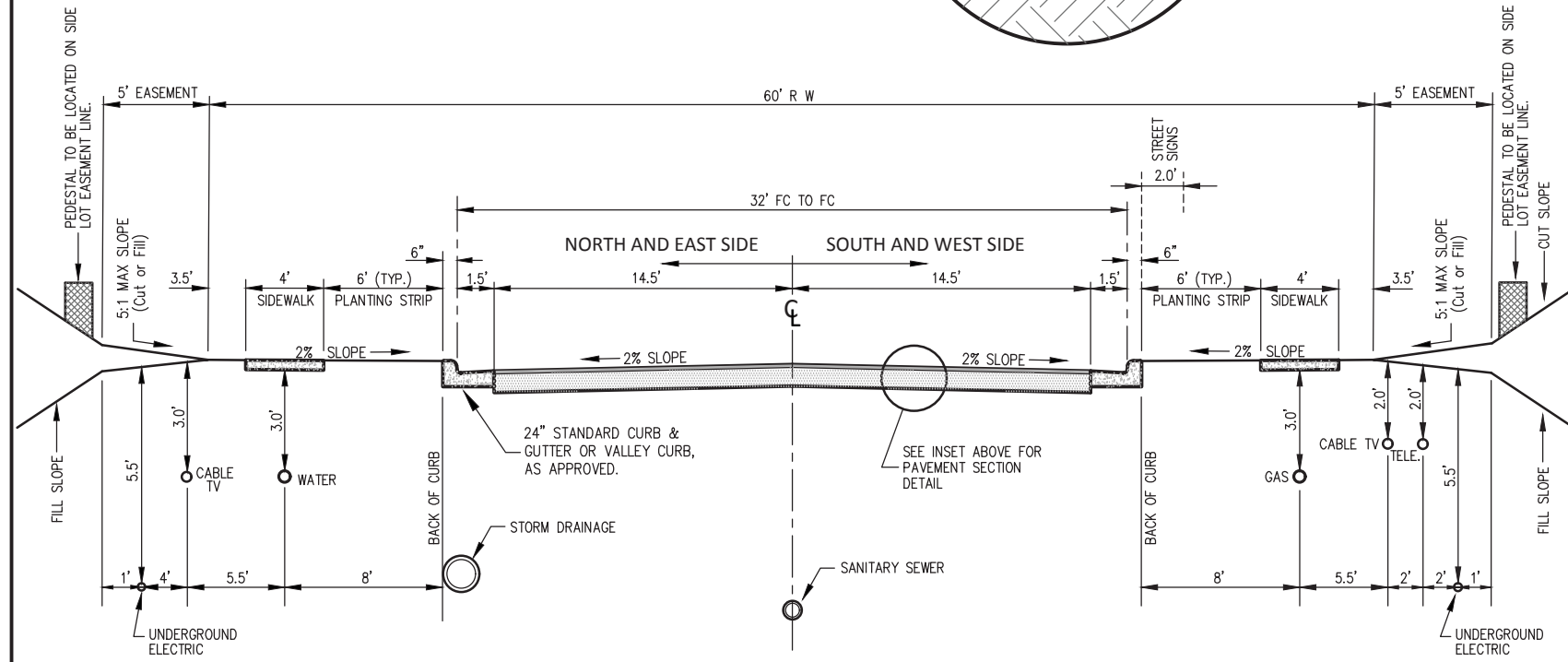
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	SCALE: NONE		CITY ENGINEER
	DRAWN BY: MGB		GASTONIA, N.C.
	CHECKED BY: TAJ		
	CITY ENGINEER: CCB	*Provisional	FILE NO. 71D-1P
		50' R/W - Narrow Street Cross Section	

NOTES:

1. CITY ELECTRICAL LINES INSTALLED FIRST.
2. CABLEVISION OF GASTONIA – NORTH AND EAST SIDE.
3. JONES INTERCABLE – SOUTH AND WEST SIDE.
4. ALL DEPTHS SHOWN ARE MINIMUM DEPTHS.
5. JOINT TRENCH REQUIRES SPECIAL APPROVAL.
6. 3:1 SLOPE MAX, (OUTSIDE R/W AND EASEMENT LINES) UNLESS OTHERWISE APPROVED.



INSET
NOT TO SCALE

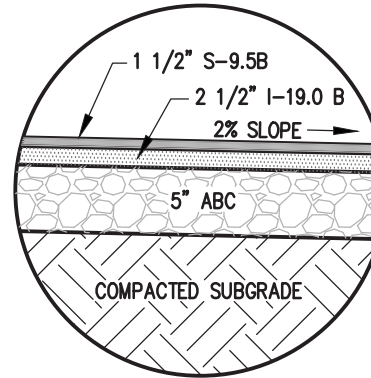


NEW RESIDENTIAL STREETS

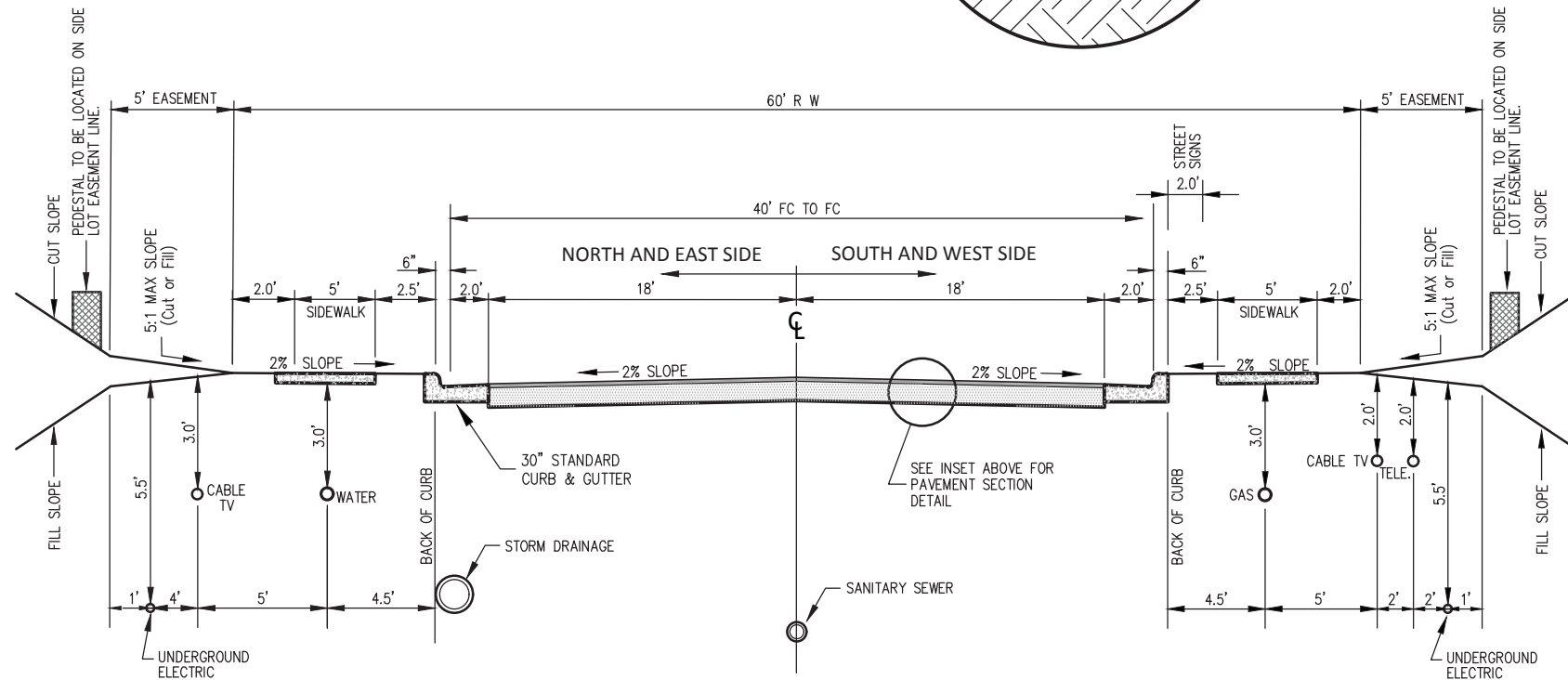
REVISED	DATE: 02-27-17	Standard Detail	OFFICE OF THE
	SCALE: NONE		CITY ENGINEER
	DRAWN BY: MGB	60' R/W - Collector Street Cross Section	GASTONIA, N.C.
	CHECKED BY: JB, TAJ		FILE NO. 71D-2
	CITY ENGINEER: CCB		

NOTES:

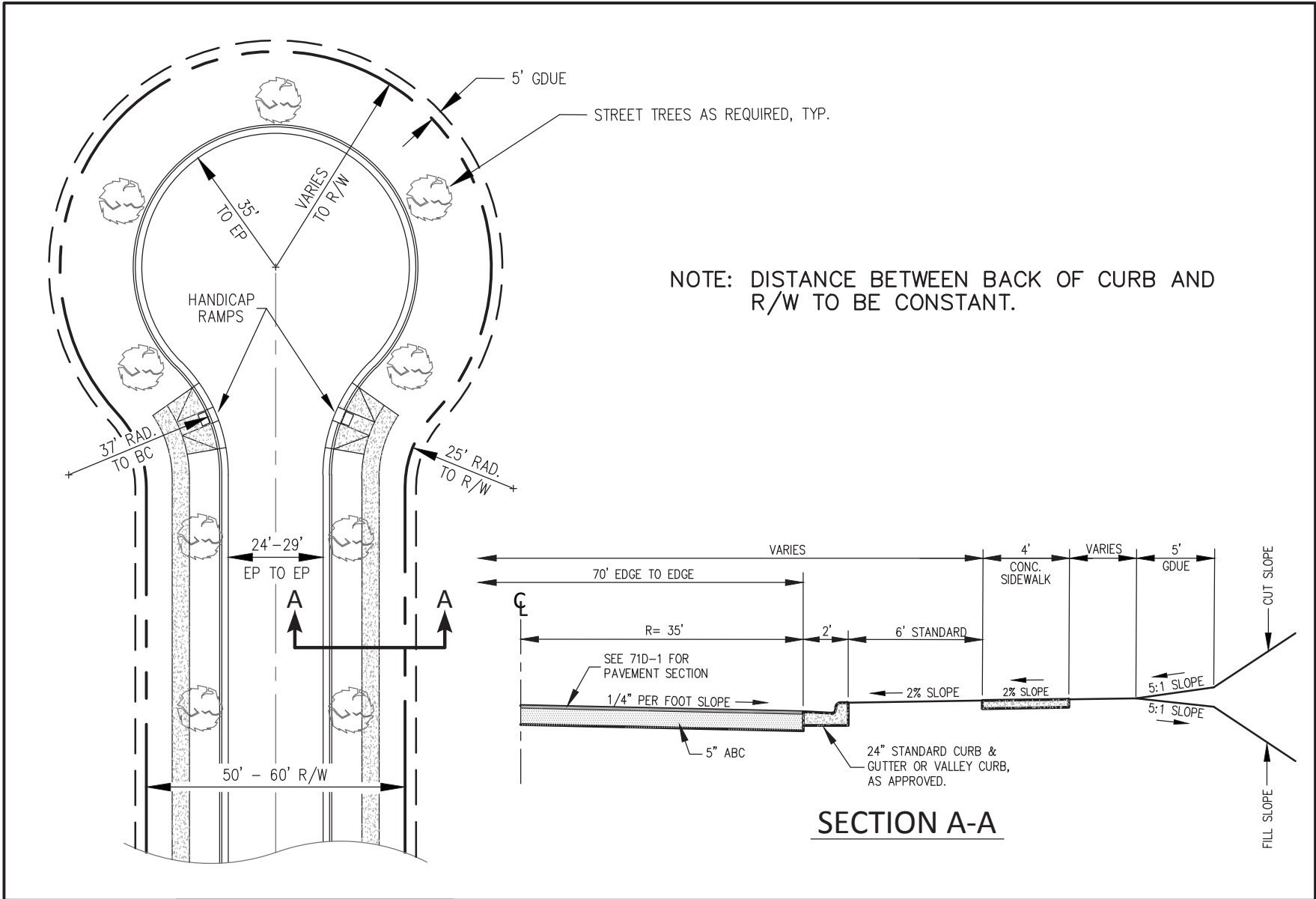
1. CITY ELECTRICAL LINES INSTALLED FIRST.
2. CABLEVISION OF GASTONIA – NORTH AND EAST SIDE.
3. JONES INTERCABLE – SOUTH AND WEST SIDE.
4. ALL DEPTHS SHOWN ARE MINIMUM DEPTHS.
5. JOINT TRENCH REQUIRES SPECIAL APPROVAL.
6. 3:1 SLOPE MAX, (OUTSIDE R/W AND EASEMENT LINES) UNLESS OTHERWISE APPROVED.
7. NO STREET TREES WITHIN THE RIGHT OF WAY OR UTILITY EASEMENT.



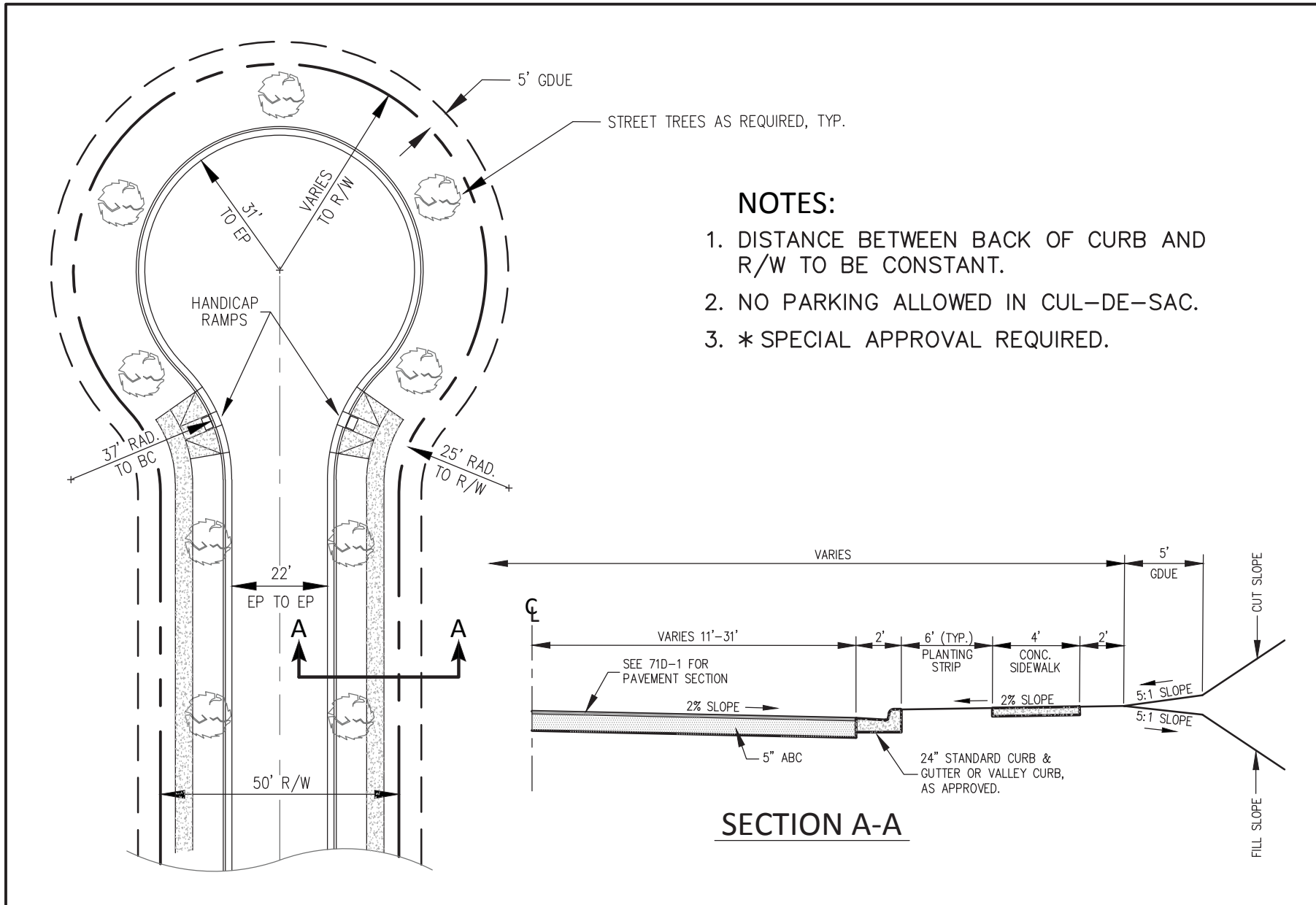
INSET
NOT TO SCALE



REVISED	DATE: 03-21-17	Standard Detail	OFFICE OF THE CITY ENGINEER GASTONIA, N.C.
	SCALE: NONE		
	DRAWN BY: MGB	60' R/W - Minor Thoroughfare / Special Collector Street Cross Section	FILE NO. 71D-3
	CHECKED BY: TAJ		
	CITY ENGINEER: CCB		



REVISED	DATE: 04-06-17	Standard Detail	OFFICE OF THE CITY ENGINEER GASTONIA, N.C.
	SCALE: NONE		
	DRAWN BY: MGB	Standard Street Cul-de-sac Detail With Curb And Gutter	FILE NO. 71D-6
	CHECKED BY: TAJ		
	CITY ENGINEER: CCB		



NOTES:

1. DISTANCE BETWEEN BACK OF CURB AND R/W TO BE CONSTANT.
2. NO PARKING ALLOWED IN CUL-DE-SAC.
3. * SPECIAL APPROVAL REQUIRED.

SECTION A-A

REVISED	DATE: 03-17-17	Standard Detail	OFFICE OF THE CITY ENGINEER GASTONIA, N.C.
	SCALE: NONE		
	DRAWN BY: MGB		
	CHECKED BY: TAJ		
	CITY ENGINEER: CCB		
* Provisional - Reduced Radius Street Cul-de-sac Detail		FILE NO. 71D-6P	