

Gastonia Planning Commission February 4, 2021 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:30 pm on Thursday, February 4, 2021 via Zoom.

Present: Commissioners Rodney Armstrong, Jerry Fleeman, Kristie Ferguson, Pamela Goode, Bob Cinq-Mars, Jim Stewart, and David Wilson

Absent: Commissioner Anthony Gallant

Staff Members Present: Charles Graham, Quentin McPhatter, Jason Thompson, Keith Lineberger, Tucker Johnson, Jana McMakin, and Chrystal Howard

Item 1a: Role Call / Sound Check

Commissioners were recognized.

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners were not contacted.

Item 1c: Approval of December 3, 2020 Meeting Minutes

Commissioner Fleeman made the motion to approve the December 3, 2020 minutes and Commissioner Stewart seconded the motion. The motion was approved (7-0).

Chairperson Goode explained the rules of procedure and time limitations.

Item 2: Public Hearing – Ronald B. Werran (File #202100007)

Subject hearing involves a request to rezone approximately 0.63 acres from O-1 CD (Office Conditional District) to OLC (Office Light Commercial District). The subject property is located at 616 W. Garrison Boulevard. The property is owned by Ronald B. and Elizabeth K. Werran.

Chairperson Goode opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and indicated on the map Mr. Warren's property. She stated this item was presented and approved at the November Planning Commission meeting, but the situation did not work out. As a result, Mr. Werran is requesting a new rezoning to OLC. Ms. McMakin gave a description of adjoining properties and zoning. She noted that the request is to rezone to OLC. This will allow Mr. Werran to offer the property to other potential buyers for something other than medical office use, which was the specific use permitted in 1990. Based on the area, zoning map and the Future Land Use Map, staff recommended the request be approved as presented.

Chairperson Goode recognized Michele Stephens, 405 S. York Street of Gastonia, NC, who is the realtor for Mr. Warren and is speaking on his behalf. Ms. Stephens commented on the limitations of what the property can be used for, the potential buyer interests for office instead of medical, and that the change to OLC will expand the use beyond medical.

Chairperson Goode asked if there were potential buyers if this was rezoned and Ms. Stephens replied that she believed this to be the case.

Chairperson Goode recognized Ms. McMakin for any additional comment. Ms. McMakin reiterated that because of the conditional district in 1990, it was rezoned for that specific use. This rezoning would take away those conditions limiting its use on the property.

Commissioner Cinq-Mars made a motion to approve with the statement of consistency and reasonableness and Commissioner Fleeman seconded the motion. The motion was approved (7-0).

Item 3: Major Subdivision Preliminary Plat – Union Square (File #202000320)

Request involves a Major Subdivision Preliminary Plat for the Union Square subdivision submitted by Profile Homes-Union Station LLC. The property is located on the northeast side of Union Road.

Chairperson Goode opened the public hearing and recognized Keith Lineberger, Land Development Project Manager for the purpose of staff presentation. Mr. Lineberger stated the preliminary subdivision plat for the development is to be known as Union Square Townhomes.

Gastonia Planning Commission
February 4, 2021 Meeting Minutes

The subdivision was submitted by Profile Homes and is in south Gastonia on Union Road adjacent to the Rosegate subdivision. The property is zoned RMF CD. The development will contain 56 attached townhome units. Public water and sewer will service the property through extensions made by the developer. The developer is responsible for utility and street construction internal to the site per City standards. The developer is also responsible for the installation of the sidewalk along the portion on Union Road, the frontage currently missing a sidewalk. With the "Preliminary Plat" in conformance with the City of Gastonia's Unified Development Ordinance, staff recommended approval.

Commissioner Cinq-Mars mentioned the expansion proposal on Union Road to a three lane road with a center turn lane. Commissioner Cinq-Mars commented that the body of the letter explains the developer was responsible for the sidewalk; however, the conditions did not mention a sidewalk for compliance. He referred to the map and identified the sidewalk as the solid line. He explained the location of the sidewalk and the missing portion along Union Road. Mr. Lineberger referred to the map and explained the solid and dotted lines. Mr. Lineberger replied that the subdivision plans were submitted and close to approval. He continued that the sidewalk was on the submitted subdivision plans and staff will make sure it occurs. No further questions were asked.

Commissioner Cinq-Mars made a motion to approve and Commissioner Fleeman seconded the motion. The motion was approved (7-0).

Item 4: Major Subdivision Preliminary Plat – Northglenn (File #202000033)

Request involves a Major Subdivision Preliminary Plat for the Northglenn subdivision submitted by Profile Homes-Northglenn LLC. The property is located on the east side of Dr. Martin Luther King, Jr. Way.

Chairperson Goode opened the public hearing and recognized Keith Lineberger, Land Development Project Manager for the purpose of staff presentation. Mr. Lineberger stated this item was for the Northglenn Townhomes, also submitted by Profile Homes, and is located north of I-85 along Dr. Martin Luther King Jr. Way and across from Bulb Avenue. The property is zoned RMF CD. The subdivision will contain 178 attached townhomes units. Public water and sewer will service the property. The developer is responsible for utility and street construction internal to the site. This subdivision lacks improvements along the frontage of Dr. Martin Luther King Jr. Way; therefore, installation of sidewalk, curb and gutter to City standards is required for the entire frontage. Improvements from the Traffic Impact Analysis (TIA) will be required. With the "Preliminary Plat" in conformance with the City of Gastonia's Unified Development Ordinance, staff recommended approval.

Commissioner Cinq-Mars commented that he could see the sidewalk on this plan. Regarding the map on agenda page 3-3, Commissioner Cinq-Mars asked about the red line and Mr. Lineberger replied that it was the city limit.

Commissioner Ferguson made a motion to approve and Commissioner Stewart seconded the motion. The motion was approved (7-0).

Item 5: Major Subdivision Preliminary Plat – Wilson Property (File #PLPP202000069)

Request involves a Major Subdivision Preliminary Plat for the Wilson Property subdivision. The property is located on the west side of S. New Hope Road and the east side of Leonard Drive.

Chairperson Goode opened the public hearing and recognized Keith Lineberger, Land Development Project Manager for the purpose of staff presentation. Mr. Lineberger stated this subdivision plat is for Wilson Property development submitted by South Fork Ventures LLC. The property is located on the west side of S. New Hope Road and south of E. Hudson Boulevard. The property is zoned PD TND. The development will contain 362 detached residential homes and the majority of these homes will be rear loaded alley lots. The alleys will be private while the main streets in the subdivision remain public. Public water and sewer will service the subdivision. The developer is responsible for the internal utility and street construction. There is an ongoing Traffic Impact Analysis (TIA) study and the results will be required as part of the subdivision. With the "Preliminary Plat" in conformance with the City of Gastonia's Unified Development Ordinance, staff recommended approval.

Gastonia Planning Commission February 4, 2021 Meeting Minutes

Commissioner Cinq-Mars asked if the garage is in the back for rear loaded lots. Mr. Lineberger replied that the majority of lots are rear loaded with a garage in the back. The larger lots on the northwest section of the map are front loaded and all the homes are detached homes. Brief discussion ensued on lot sizes and then the dimensions were located on the preliminary plat. Commissioner Stewart inquired about garbage pickup and asked if it will be in the alley, and Mr. Lineberger replied that was the plan with access easements for garbage. He continued that parking will be along the public streets. Commissioner Cinq-Mars inquired about open spaces along New Hope Road and asked if it was for commercial for a future time. Mr. Lineberger replied that staff does not have the submittal for this section as the current focus was on the residential portion. Commissioner Cinq-Mars inquired if the developer will have to do some frontage along Union Road and Mr. Lineberger replied, "Yes". Mr. Lineberger also shared that road improvements and widening are forthcoming on South New Hope Road and the TIA will help. Commissioner Fleeman asked Mr. Lineberger to display preliminary plat C2.00 on agenda page 5-11 and commented that the road design was very unique, creative and a smart idea. He complimented on how they used parallel, reducing the 19 ft. parking space, the 24 ft. isle way, the 19 ft. parking space to 9 ft., 24 ft., and 9 ft. saving 20 ft. of impervious surface. Commissioner Fleeman requested the City look into this and determine if it can be used for rear loaded single family and townhomes saving an entire alley in impervious surface and space. Chairperson Goode stated she welcomed the idea.

Commissioner Cinq-Mars made a motion to approve and Commissioner Ferguson seconded the motion. The motion was approved (7-0).

Item 6: Other Business

Update on Council Votes

Mr. Thompson recalled an ordinance amendment that was presented to City Council (File # 202000235) in December. City Council continued the hearing to receive additional information from staff. On January 19th, City Council approved. Also on January 19th, City Council approved the rezoning file # 202000066, to rezone 2.4 acres from RS-12 to RS-8 located on the east side of N. Oakwood Road.

Commissioner Cinq-mars inquired about the location of the greenway access on Dr. Martin Luther King Jr. Way and he referred to agenda page 4-9. Mr. Thompson explained the connection between two related projects, the townhome site and a mixed use site. The map on agenda page 4-11 was used for explanation of the greenway access.

Commissioner Fleeman requested a presentation regarding the tree ordinance and Mr. Thompson replied that staff will coordinate with other departments to arrange a presentation.

Representative for February 16th City Council Meeting, if needed

No representative is needed.

Item 7: Adjournment

There being no further business, Chairperson Goode entertained a motion to adjourn the meeting. Commissioner Fleeman made a motion to adjourn the meeting and Commissioner Stewart seconded the motion. The motion passed (7-0); therefore, the meeting adjourned at 6:08 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pam Goode, Chairperson