

Gastonia Planning Commission October 6, 2022 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, October 6, 2022, in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Chairwoman Kristie Ferguson, Vice-Chair Jim Stewart, Commissioners David Wilson, Carl Harris, Anthony Gallant, and Bob Cinq-Mars

Absent: Commissioner Rodney Armstrong and Chad Ghorley

Staff Members Present: Charles Graham, Quentin McPhatter, Jason Thompson, Jason Pauling, Maddy Gates, Tucker Johnson, Chrystal Howard, and Jalen Nash

Item 1a: Role Call / Sound Check

Chairwoman Kristie Ferguson declared a quorum.

Item 1b: Calls/Contacts to Planning Commission Members

No commissioners received contacts.

Chairwoman Ferguson recognized the absence of Commissioners Rodney Armstrong and Chad Ghorley.

Item 1c: Approval of September 8th, 2022 GPC Minutes

Commissioner Stewart made a motion to adopt the September 8th, 2022, minutes as presented. Commissioner Cinq-Mars seconded the motion. The motion was unanimously approved (6-0).

Chairwoman Ferguson explained the rules of procedure and time limitations.

Item 2: Public Hearing – Cleveland Avenue (File #202200477)

Subject hearing involves a request to rezone approximately 0.52 acres from RMF to RS-8. The subject property is located south of Cleveland Avenue and north of New Beginnings Avenue, adjacent to Bell Street. The property is owned by ABC Asset Management, LLC.

Chairwoman Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson stated that the Assistant Planning Director, Jason Pauling, is going to handle some presentations tonight and that he is there for questions as well. Mr. Pauling presented the zoning map and noted the zoning of adjacent properties. Mr. Pauling presented the aerial map and noted the existing apartments immediately to the east and south, single-family to the north, and additional vacant properties to the west. He stated that the future land use plan is recommending residential growth in this area, therefore, staff is recommending approval.

Chairwoman Ferguson recognized Lang Holding, 9634 Logan Ct, Charlotte, NC. Mr. Holding stated that he is one of the owners of ABC Asset Management and ABC Residential. Mr. Holding stated as the GIS mapping shows, this lot is 100 feet across in the front and all the other lots around them are right at 50 feet. He stated that their purpose is to rezone from RMF to RS-8 to be with the remaining individual lots around them, not multi-family lots like the apartments. Mr. Holding stated that what he would like to do is divide their parcel into two, in order to build two houses on lots of 50-foot widths and become like the other homes around the property. Mr. Holding continued that dividing the parcel would increase the tax base because there are two houses instead of one.

Chairwoman Ferguson asked the board if there are any more questions for the applicant. Commissioner Wilson asked if there is any opposition. Chairwoman Ferguson responded no, there is not anyone signed up to speak in opposition. With no further questions, Chairwoman Ferguson asked for the wishes of the board. Commissioner Stewart made a motion to close the public hearing and approve the project with a statement of reasonableness and consistency. Commissioner Cinq-Mars seconded the motion. The motion was unanimously approved (6-0).

Item 3: Public Hearing – Union Road (File #202200487)

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 1.46 acres from Gaston County O-1 (Office) to City of Gastonia PD-RRDD (Planned District – Revised Residential Development District). The subject property is located between Union Road and Robinson Road, adjacent to Pineridge Lane. The property is owned by South Oak Partners, LLC.

Chairwoman Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The Assistant Planning Director, Jason Pauling, stated that the

Gastonia Planning Commission October 6, 2022 Meeting Minutes

applicant has requested this item be tabled. Mr. Pauling continued saying the applicant is not present due to an emergency and certain things not being ready.

Commissioner Cinq-Mars asked Mr. Graham if the commission should move this item to the next month's meeting. Mr. Graham explained the next steps of procedures for closing this item. Mr. Graham suggested that Chairwoman Ferguson entertain a motion to continue this item to the next meeting so that the item would not have to be re-advertised.

Commissioner Cinq Mars made a motion of recommendation for this item to be tabled to the next meeting. Commissioner Gallant seconded the motion of recommendation. The motion of recommendation of tabling this item to the next meeting was unanimously approved (6-0).

Item 4: Public Hearing – Hand Property (File #202100532)

Subject hearing involves a request to rezone approximately 103.84 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) to PD-TND (Planned District – Traditional Neighborhood Development). The subject property is located north and south of E. Hudson Boulevard between S. New Hope Road and Redbud Drive/Hoffman Road. The property is owned by James R. Hand and Lisa Turbeville.

Chairwoman Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. Mr. Pauling stated to the commissioners that the next case before them is a much larger request for 103.84 acres to rezone from RS-12 to PD-TND (Planned District – Traditional Neighborhood Development). The zoning map was displayed. Mr. Pauling noted that the property is currently vacant and flanks both sides of East Hudson Boulevard between South New Hope Road on the east, and Redbud and Hoffman Road on the western boundary. Mr. Pauling continued to the south in the former Wilson Property, also recently rezoned to PD-TND, which will include a mix-use development with a small commercial area and approximately 616 dwelling units. Mr. Pauling stated that the Chateau Village Apartments, currently zoned RMF adjoins the property to the north, the Bradford Heights neighborhood to the west, which is zoned RS-8, and the Courtyards at Cramerton neighborhood, recently rezoned about a year ago is to the east. He stated that there is also additional commercial zoning and uses at the intersection of Hudson and New Hope.

The aerial map was displayed. Mr. Pauling stated that on the aerial map, you can see the existing site is vacant and wooded. He noted that Hudson Boulevard already exists and splits the property. Mr. Pauling stated the northern piece slopes from New Hope towards Red Bud at a gradual 2%. He continued to say the southern piece is bordered to the south by a small creek, where the applicants have proposed a new greenway connection.

The proposed rezoning plan was presented. Mr. Pauling stated that the proposed rezoning plan includes a mix of commercial at the northwest intersection of New Hope and Hudson, Apartments, single-family attached, and single-family detached with various lot sizes on the south side of Hudson. Mr. Pauling stated in total, there are 688 new units proposed.

The commercial and multi-family area of the proposed rezoning plan was presented. Mr. Pauling stated that the two commercial outparcels total just over two acres, and the applicants have committed to 36,000 square feet of commercial space featuring brick facades. He continued that the multi-family area will feature 348 units and 11 buildings.

The single-family attached area of the proposed rezoning plan was presented. Mr. Pauling stated that single-family attached will include townhomes with rear-loaded alleys, which will be developed following the RRDD section of our code. He also stated that this will be 133 units.

The south side of Hudson, mixed detached single-family lots, of the proposed rezoning plan is presented. Mr. Pauling stated that the applicants are proposing a mix of detached single-family lots, 207 total units with a mix of 35-foot lots and 56-foot wide lots.

The proposed Greenway Extension plan was presented. Mr. Pauling mentioned the greenway, but to elaborate more on connectivity, which you will also see in the conditions, the applicants have committed to installing a new sidewalk on both sides of Hudson Blvd., multiuse paths on Redbud, Hoffman, and New Hope, which they could also provide payment-in-lieu for since those are both future NCDOT projects, and extension of the greenway to the intersection of Hoffman and Leonard Drive. Mr. Pauling said the applicants will also be required to coordinate with the City and NCDOT on improvements as part of the South New Hope widening plan.

Proposed multi-family building plans were presented. Mr. Pauling stated that elevations have been submitted for all building types except for commercial. Mr. Pauling stated the multi-family will include

Gastonia Planning Commission October 6, 2022 Meeting Minutes

stone veneer and a combination of fiber cement siding materials and patterns. He also states that this pattern is also being portrayed with the townhomes and smaller lots of detached single-family homes.

Proposed single-family building plans were presented. Mr. Pauling stated here are the elevations proposed for the single-family area to the south of Hudson, with a variety of options for the wider lots.

Proposed conditions were presented. Mr. Pauling stated the staff's conclusion, the applicants' proposal is consistent with the Future Land Use Plan. Mr. Pauling stated the applicants have already seen the proposed conditions. Mr. Pauling said the first two are typically standard conditions as well as conditions 7 and 8. Mr. Pauling mentioned that condition 3 refers to the commercial area elevation and square footage. He continued to say that conditions 4 through 6 refer to the sidewalks, multi-use paths, and greenway development commitments that he referenced on an earlier slide.

Mr. Pauling stated that the staff is recommending approval of this request and does find it consistent with the Future Land Use Plan. Mr. Pauling also stated that the applicants conducted a community meeting, and I can let them elaborate more on what was discussed at that meeting. Mr. Pauling stated that this concluded the staff presentation and opened the floor to questions.

Commissioner Cinq-Mars asked Mr. Pauling to elaborate more on sidewalks. The proposed rezoning plan was presented. Mr. Pauling responded that Hudson exists and the sidewalk is a little substandard on the north side and no sidewalk on the Southside. Mr. Pauling stated that the commitment is to complete the sidewalk on both sides of Hudson and then multiuse paths, which is a 10-foot sidewalk, on Redbud, Hoffman, and New hope as shown in red on the presentation. Mr. Pauling mentioned the Proposed Greenway Extension and that the applicant has already proposed Greenway, this would just take that Greenway to the intersection of Hoffman and Leonard.

Commissioner Cinq-Mars asked Mr. Pauling what about internal sidewalks. Mr. Pauling responded that those would be required.

Commissioner Harris asked Mr. Pauling if the multi-use lanes included bike lanes. Mr. Pauling responded that typically multi-use includes bikes, rollerblades, walkers, etc.

Commissioner Harris asked Mr. Pauling if this property has ever been developed. Planning director, Jason Thompson responded that the property has always been wooded land.

Commissioner Harris asked Mr. Pauling how do you keep people from driving on the multi-use path. Mr. Pauling responded that the path pretty much functions like a sidewalk and will be set behind curb, so the curb in the road will prevent you from driving on it. Mr. Thompson said that we have an example on Redbud just north of here and stated that being on the other side of a vertical curb prevents that from happening. Mr. Thompson stated that if it ever became an issue, bollards could work where there is not curbing.

There were no other questions for the staff. Chairwoman Ferguson called forth the applicants.

Chairwoman Ferguson recognized Troy Karski, 8025 Arrowridge Blvd, Charlotte, NC. Chairwoman Ferguson recognized Edgar Landeros, 1213 W Morehead St Suite 300, Charlotte, NC. Mr. Karski mentioned that he wanted to talk about the community vision a little bit more, as well as their timeline. The applicant presented a Site Map. Mr. Karski stated that their property is split up between north and south with Hudson Blvd. Mr. Karski stated the northern piece has the attached single-family and multi-use with commercial and multi-family. Mr. Karski stated in the south is single-family, very similar right now to what the Wilson Property is proposing just south of the site. Mr. Karski mentioned that they do make connections to the Wilson Property, two connections to the southeast. Mr. Karski stated that the biggest thing in this proposal is walkability and this is what this community is looking like. Mr. Karski also stated that they have a major Greenway proposal through the middle of their site down the bottom following the creek. Mr. Karski stated they have a linear park that connects the Greenway to their amenities center on the north side. Mr. Karski stated that he has worked a lot with Jason and one of the things that were requested was the main thoroughfare going through the northern piece to give it that walkability/urban feel. Mr. Karski stated that you will see the multi-family fronting that street to give it a more urban feel, something that's not common in the area. Mr. Karski stated that all the major/public streets will have sidewalks, the 5-foot sidewalk that's required. Mr. Karski stated that they are excited to have this community here to allow their residents and the city's resident to use, for example, the greenways and open spaces with amenity centers.

Different mixes of 56-foot home sites were presented. Mr. Karski stated that there are a bunch of different mixes and styles in this, and one of them is 56-foot wide with a lot of different options to tailor to everyone.

Gastonia Planning Commission October 6, 2022 Meeting Minutes

35-foot home sites were presented showing the rear-loaded garage. Mr. Karski stated that the rear-loaded home sites will have the alley in the back and the garage in the back, so you will have a little bit more of a friendly walkable streetscape with on-street parking wherever they can fit it in.

22-foot wide rear-loaded townhome examples were presented. Mr. Karski stated that the townhomes are also rear-loaded, so you won't have a bunch of garages and have a nice clean look to the front and all the cars will be out back in the garages.

An example of the apartments and their parking were presented. Mr. Karski stated they are looking at 3-story apartments that are garden-style, with a pool amenity center specifically for the apartments.

Amenity concepts were presented. Mr. Karski stated that the applicants are talking about amenity concepts of pools and little cabanas, with some playgrounds or 'Tot Lots' for children to play. Mr. Karski stated that the biggest thing here is the Greenways they are providing, providing a Public Greenway which will be a hearty surface, and a mulch natural trail that can connect everything.

A timeline was presented. Mr. Karski stated that they had their neighborhood meeting two weeks ago, they are looking to start construction at the end of next year and hopefully build out at the end of 2027 if the market stays. Mr. Karski mentioned that at the community meeting they had the property owner show up and one person from the charter school across the street show up. Mr. Karski stated that they did not have any real opposition or any worrisome comments they had to address.

Mr. Karski concluded his presentation and asked for questions from the board.

Commissioner Harris asked the applicants their projected price points on the homes being provided to everyone. Mr. Karski stated that it is a big variety and the numbers are not in front of him, but believes the front-loaded homes start in the low to mid \$300,000s to the upper \$300,000s. He stated the price points for rear-loaded homes and townhomes would be just below that.

Commissioner Harris asked the applicant about the traffic from development at the intersection of S. New Hope, Titman, and Hudson. Proposed site plans are presented. Mr. Karski responded that the curvature in the road on E. Hudson and New Hope is from NCDOT's design to widen New Hope Rd.

Commissioner Harris asked the applicant if the NCDOT design is incorporating all the other developments even if this one gets approved. Staff member, Tucker Johnson responded that there is a TIA in the works right now and that we do not currently have those results. Mr. Johnson stated that there are several projects in the area and multiple TIAs done with different developers. Mr. Johnson said that there was retail across New Hope Rd that performed a TIA and all of these mitigations were on top of each other. Mr. Johnson stated that the TIA from the Hand Property has not come back, so we do not know the extent of these mitigations that'll be required. Mr. Johnson stated that staff looked at the entrances and does not think it will be a big problem, but there may need to be some storage added at the intersection of Hudson, Titman, and New Hope. Mr. Johnson stated that the TIA should address all of that, the entrances will have to be approved by DOT, and the City and DOT will work together to address problems that arise.

Commissioner Cinq-Mars asked Mr. Johnson right across the street at Titman where properties are now commercial, is that still in the works or do we not know what is going on? Mr. Johnson responded that one has morphed a couple of times because of mitigations and we do not have all the answers at this time.

Chairwoman Ferguson recognized Edgar Landeros, 1213 W Morehead St, Suite 300, Charlotte, NC. Mr. Landeros stated that he is here on behalf of the engineering company and can speak on design, grading, storm water management, etc. commissioner Cinq-Mars asked Mr. Landeros if he has done a poll on this. Mr. Landeros responded that they have taken the publicly available GIS and they do not have a survey at this point, so they do not have the exact surface.

Commissioner Harris asked the applicants if anyone could describe the contour. Mr. Landeros stated that he cannot speak on that right now. Mr. Karski responded that it does have some angulations and a lot will have to be smoothed out.

There are no further questions for the applicants and Chairwoman Ferguson asked for the wishes of the board.

Commissioner Stewart motioned that the zoning is approved with the statement of reasonableness and consistency and close the public hearing. Commissioner Wilson seconded the motion.

Gastonia Planning Commission October 6, 2022 Meeting Minutes

Chairwoman Ferguson asked the board if there is any discussion. Commissioner Harris asked if there were any community meetings. Chairwoman Ferguson stated that the applicants did have a community meeting and some community members did show. There is no further discussion and Chairwoman Ferguson takes the vote.

The motion to approve the rezoning is unanimous (6-0).

Item 5: Public Hearing – Unified Development Ordinance Amendments (File #202200546)

The subject hearing involves a request to amend Section 5.16.4 Zoning Map Amendment – Conditional District (CD) to the Unified Development Ordinance to add a requirement for applicants to provide a sign notifying the public of details of the development proposal.

Chairwoman Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. Mr. Thompson stated that he will be handling the presentation for this public hearing. Mr. Thompson stated that the City put together a template for signs that the Developers can put up to help the community get more information. Mr. Thompson stated that the City already puts up yellow zoning signs as a legal requirement, but this sign gives you a little bit more information and contact information for the applicant. Mr. Thompson stated several other communities around the Charlotte region have started doing this as well and believes it is a good idea.

Commissioner Cinq-Mars asked Mr. Thompson if a company wanted to do that today, would they be able to. Mr. Thompson responded yes they could.

Commissioner Harris asked Mr. Thompson if that is the color template they decided on. Commissioner Thompson responded yes.

There are no further questions. Chairwoman Ferguson asked for the wishes of the board.

Commissioner Cinq-Mars motioned for the recommendation of approval. Commissioner Harris seconded the motion.

There being no further discussion, Chairwoman Ferguson takes the vote for recommended approval.

The motion is approved for recommendation (6-0).

Item 6: OTHER BUSINESS

Update on Council Votes: Mr. Thompson spoke about the most recent City Council votes on September 20th. He stated that the person who appealed the asphalt plant rezoning withdrew their appeal. Mr. Thompson stated that Crowders Creek development was approved by City Council, as well as the Ravenwood subdivision.

Item 7: Adjournment

There being no further business, Chairwoman Ferguson entertained a motion to adjourn the meeting. Commissioner Gallant made a motion to adjourn and Commissioner Wilson seconded the motion. The motion was unanimously approved (6-0). Hearing none in opposition, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

Jalen Nash, Planning Technician

Kristie Ferguson, Chairwoman