

North New Hope Road
Neighborhood Plan

December 2002

City of Gastonia
Planning Department

Adopted February 18, 2003

Contents

- Introduction
- Study Area
- Existing Conditions
- The Planning Process
- Key Issues
- Goals, Objectives and Policies
- Appendix
 - Maps
 - Future Land Use Map Amendment
 - Proposed Sidewalk and Greenway Additions
 - Current Zoning
 - Responses from September 30, 2002 neighborhood meeting
 - Sample response form from second meeting
 - Comments from individual response form
 - Representative images at key intersections

Introduction

This plan is an update of the North New Hope Road Corridor Land Use Plan, which was adopted in 1993. The update was initiated to address the increasing interest for land use changes as the wider road threatens the viability of maintaining residential properties along New Hope Road. The plan presents recommendations for addressing land use and urban design; infrastructure; economic development; and public safety. The purpose of the plan is to provide a framework to guide future public and private decision making toward long-term, agreed upon objectives. Reflecting upon the impact of widening this portion of North New Hope road, this plan provides a vision for what this area could be like in the future and contains goals and recommendations for achieving that vision.

The 1993 plan recommended neighborhood commercial nodes at the intersections of New Hope and Ozark roads and New Hope Road and Long Creek. Some institutional uses such as assisted living facilities and day care centers were to be scattered throughout the area with the remainder of the corridor remaining residential. When this plan and the subsequent 1995 Comprehensive Plan – *CityVision 2010* - were adopted, New Hope Road was a two-lane road that was recommended to be widened, but lacked an actual future alignment. Once the widening project began, homes and front yards were purchased, changing the character of the corridor. In January 2000, after receiving rezoning requests that were inconsistent with the land use plan, city staff met with the neighborhood to discuss the need to update the plan. The majority of people attending the meeting requested that the current plan be left in place and that planning staff return to the community after the road was constructed.

Study Area

The study area is bounded to the south by Ozark Avenue and the north by Robinson Clemmer Road. While the main focus is along the North New Hope Road corridor, neighborhoods immediately east and west of the road are also included in the planning area.

Existing Conditions

The widening of North New Hope Road has dramatically changed the character of this area. While always a heavily traveled thoroughfare, previously deep setbacks provided residents some distance from the road's noise and activity.

The predominant land use of the planning area is residential with approximately 2000 dwelling units. This land use is found in the many residential subdivisions to the east and west of New Hope Road as well as along the road itself. A commercial node, consisting of a grocery store, a dollar store, a retail fuel outlet and other various commercial uses, is located on the northern section of New Hope Road, just south of Long Creek. Recent rezonings at the southeast intersection of New Hope and Auten Roads have created the beginning of a potential office node consisting of a beauty salon and future dentist office. Also located within the planning area are an elementary school, several churches, and an assisted living center. Vacant land in the planning area equates to approximately 49 acres. Additionally, there are at least 45 parcels that might be considered underutilized based upon their large lot size and minimal development.

This segment of New Hope Road is still one of the most heavily traveled roads in the City. Further, the demand to accommodate more traffic is increasing rapidly due to regional commercial growth and a general increase in the number of vehicle miles traveled (VMT) throughout the population. As the widening is completed additional motorists will discover the road's potential to easily carry cars adding even more vehicle trips to this corridor.

The Planning Process

As the alignment was determined and construction was well under way City planning staff met with local residents in September 2002. During this meeting, the residents worked in groups to identify, discuss and analyze important issues facing the community (their comments are included in the appendix). These issues became the basis for formulating the goals, objectives and policies that address the neighborhood's concerns. A second meeting was held in late October to present a rough draft of the plan to the community. Staff reviewed the plan's overall goals and policies. Particular focus was given to four key intersections. Examples were displayed of the various types of design and development that would be recommended at each intersection. These items are included in the appendix. At the conclusion of the meeting, staff requested those present to complete a response form of the draft plan (see appendix for sample). The purpose of the form was to determine whether the draft reflected their concerns and ideas. Sixteen of the 20 respondents said the plan generally reflects the majority of sentiments expressed at the September 30, 2002 meeting. When asked if they agree, generally agree and generally do not agree with the plan, 19 of the 20 respondents either agree or generally agree with than plan as presented.

Key Issues

This plan is not only concerned with the development potential directly along the corridor, but also how such development relates to the adjacent community of approximately 5,000 persons. The comments received from the neighborhood at the September 30th meeting were summarized into the following four goals:

- **Goal 1 - Maintain residential stability of the N. New Hope Road neighborhood**
- **Goal 2 - Provide for safe movement along N. New Hope Road**
- **Goal 3 – Promote a well-connected community**
- **Goal 4 – Encourage the development of community wide amenities**

These four goals will allow new development to occur along the corridor that will serve the community without sacrificing the neighborhood's continuity. They also serve to strengthen the area and provide a plan to promote a community identity. The following specific objectives and policies to achieve these goals will be used in the implementation process.

Goals, objectives and policies

▪ **Goal 1 - Maintain residential stability of the N. New Hope Road neighborhood**

- Limit the encroachment of non-neighborhood related uses along N. New Hope Road
 - Allow limited light commercial and office uses near the intersection of Auten and N. New Hope Road and light office immediately south of the current Food Lion shopping center.
 - Allow several parcels at the northeast corner of the intersection of North New Hope Road and Auten Road to transition to light office (O-1) type uses. Existing dwellings and current lot configurations may be utilized subject to meeting zoning and engineering standards.
 - Allow residential development, somewhat higher in density than the current pattern, along the corridor from Ozark Avenue to Robinson Clemmer Road.
 - Allow daycare facilities, churches and assisted living facilities along the corridor from Ozark Avenue to Robinson Clemmer Road.
 - Require the following lot sizes for new development: commercial – three acres or greater, office and attached residential – two acres or greater.

- Promote quality development to create a visually pleasing corridor
 - Place new buildings near the sidewalk and locate parking either behind the buildings or at a minimum to the building's side.
 - In areas designated commercial, encourage traditional (i.e. Neighborhood Services Center) style commercial development.
 - The orientation of new development should conform to existing development.
 - Buildings should be constructed with traditional materials. Such materials include, but are not limited to brick, stucco, or horizontally oriented wood or vinyl siding. Metal building materials are not allowed.
 - Allow detached signage only when used to identify group developments. Limited to 8' in height and illuminated with an external light source. The size and color should not visually disrupt the surrounding neighborhood.
 - Encourage the following residential types: townhomes, cluster homes, live-work units, condominiums and higher density single family residential development.
 - Limit new commercial development to two stories and new attached residential and live work units to three stories.
 - New development should conform to plan design standards or by using measures such as conditional use zoning or neighborhood service center (NSC) standards.

- Maintain the residential appearance with a quality landscaping plan
 - Develop a schedule for the City to plant trees within the right-of-way of existing developed parcels.
 - Ensure adequate landscaping buffers are planted between residential and non-residential uses.

- Consider the conversion to landscaped medians, where feasible, once the development pattern has been established.

- **Goal 2 - Provide for safe movement along N. New Hope Road**
 - Minimize access points along N. New Hope Road
 - Require the following lot sizes for new development: commercial – three acres or greater, office and attached residential – two acres or greater.
 - Limit new development along N. New Hope Road to one driveway connection.
 - Internally connect developments wherever possible.
 - Ensure safe pedestrian movement
 - Develop pedestrian friendly street crossings at each intersection.
 - Locate driveway access at a signalized intersection, wherever possible

- **Goal 3 – Promote a well-connected community**
 - Improve pedestrian movement throughout the community
 - Adopt a sidewalk improvement plan.
 - Require pedestrian connections in all new development.
 - Development should occur in a manner that supports walkability (i.e. safe, comfortable and interesting).
 - Develop greenways between Bradley Recreation Center and N. New Hope Road near Auten Road and along Long Creek, preserving corridors where needed.

- **Goal 4 – Encourage the development of community wide amenities**
 - Create recreational opportunities
 - Encourage further development of a joint use park and recreational facility at Brookside Elementary, working in conjunction with the county.
 - Create opportunities for community interaction
 - Require new development, both residential and nonresidential, to include areas of improved public space.
 - Create neighborhood place makers
 - Preserve open space for natural scenic viewpoints along Long Creek.
 - Working in conjunction with the private sector, develop focal points of interest along N. New Hope Road, such as a prominent building feature (e.g. steeple), a pocket park with a gazebo, or a clock tower.

Appendix

**North New Hope Road Corridor
Neighborhood Meeting
September 30, 2002
Questions/Comments/Votes**

What qualities of the North New Hope Road community would you like to preserve?

- No low rent apartments – 34
- No spot zoning – 20
- Maintain existing speed limit (45mph) – 18
- Keep North New Hope residential – 17
- New buildings to be landscaped with trees – 15
- Buffer residents from traffic – 12
- No metal buildings facing corridor – 12
- Reserve trees along corridor – 12
- Protect neighborhoods from traffic – 10
- Availability: access, egress, smooth flowing traffic – 8
- No more annexing – 7
- Protect safety of the neighborhoods – 6
- Turning lane at Auten – 6
- Nothing because of road improvements – 4
- Traffic Signals at Auten - 1
- Keep parts of New Hope Road residential – 1
- Montrose stop sign

What concerns or problems are you having now or do you anticipate having that need to be addressed in the plan?

Limit rezonings to designated areas – 25

Lowering of property value (residential on 5-lane road) – 22

Need signal at Need signal at Pinehaven/Oak Hollow – 15

Ingress and access onto New Hope Rd – 17

Potential for convenience stores/ commercial at Modena/North New Hope – 17

Concern about potential multi-family housing – 15

Traffic signal at Robinson/Clemmer – 8

Noise from 5-lane road – 8

Resale of Property – 7

Off-road vehicles – 4 wheelers – 6

Concern for building architecture and compatibility with residential uses – 6

Maintain grass between curb and sidewalk throughout corridor – 6

Crime rate – 5

Beautify Properties where houses were demolished – 4

Topography too steep next to road after it was developed – 4

Losing land to road – 4

Conversion to rental residential property – 3

Crossing the street (pedestrians) – 3

Need for left turn arrow at Modena due to blind spot – 2

Buffer businesses from residential sites – 2

Future vacant land ownership – 2

Speed Limit concerns

More signalized intersections are a problem

Dallas/Stanley area; heavy traffic

Runoff/flooding issues at long creek: mosquito problems

What would your vision of the North New Hope Road and its surrounding neighborhoods include? For example: types of land use changes, new retail or residential construction, new civic or institutional amenities.

- Good quality businesses (if they go in) –32
- No Strip malls along North New Hope – 24
- Park with walking Track – 16
- Civic Center – 12
- Buffer zones between residential and non-residential (trees) – 10
- Follow the land use plan – 9
- If rezoned make light office – 9
- Residential areas to stay residential – 9
- No ABC stores – 9
- Professional offices along North New Hope – 8
- Traffic signal at Food Lion – 7
- Walking Track – 6
- Aesthetics for buildings – 6
- Pedestrian cross walks – 5
- Traffic signal at Old Spencer Mtn. Rd. – 5
- Retaining walls at steep grades – 5
- Sidewalk on Modena St – 4
- Sidewalk on both sides of North New Hope – 4
- Sidewalks on Auten Rd to connect to school – 3
- Link commercial to intersecting roads on New Hope –3
- Sidewalk to mall – 2
- Library Branch – 1
- Don't repeat Garrison Blvd –1
- Traffic signal at Leroy due to heavy traffic at this location
- Widen Auten too

Comments from Individual Response Form

- Encourage upscale development and protect greenway. This is much improved over existing zoning.
- I reiterate the low rent apartments issue – meaning cheap, privately built structures that attract short-term transients, drugs and crime.
- Office, etc. – with apartments over them - this will cut down in spreading of building houses. These could be luxury type apartments – cycle ride path to the park
- I still feel we need a traffic light at Oak Hollow and Pinehaven especially with the plan putting higher density residential development in this area.
- I live on the corner of New Hope Road and Auten but I do not have at least 2 acres, but at some time in the future I might want to sell my house for a nice doctors office.
- Your map indicates high density residential at Pinehaven and New Hope. However, there is already Dana Federal Credit Union, a retirement home and an eyesore daycare. I would suggest either extending the office/residential/commercial zoning down to that point or rezone that intersection.
- Plan seems a fair representation of neighborhood wants. Hopefully all will be comfortable with plan.
- If plan is carried out as stated – will be for betterment of community. Quality of properties shown were of high quality.
- I don't believe that condos, cluster homes can be built that will not be considered low income. With the prices of the houses along New Hope you could never sell the condos for anything above \$80k to \$100k.
- I am concerned that you do not have the final say in appearance of dwellings and buildings that are in the plan. The slides show townhomes, etc that resemble First Ward in Charlotte. It is very unrealistic that homes of this caliber will be built on this side of town. How can you assure me that these plans will be followed? The general look of this are will only decline if you don't stick to the ideas of the slides shown. If it looks like your slides then I think the plan would be an asset to our community.
- I suggest that in the future a sidewalk be built to connect North New Hope (Ozark) with Eastridge Mall.
- Townhouse groups should not be too large and only 2 stories with lots of green area.
- I would suggest that Planning Department and DOT look at Robinson Clemmer Road before planning to pipe traffic to Dallas.
- I agree with the plan as it has been presented.



Potential large assembled tract along New Hope Road.



Type of development the plan would encourage.



Type of development the plan would encourage.



Type of development the plan would encourage.



Smaller potential infill residential along New Hope Road



Type of development the plan would encourage

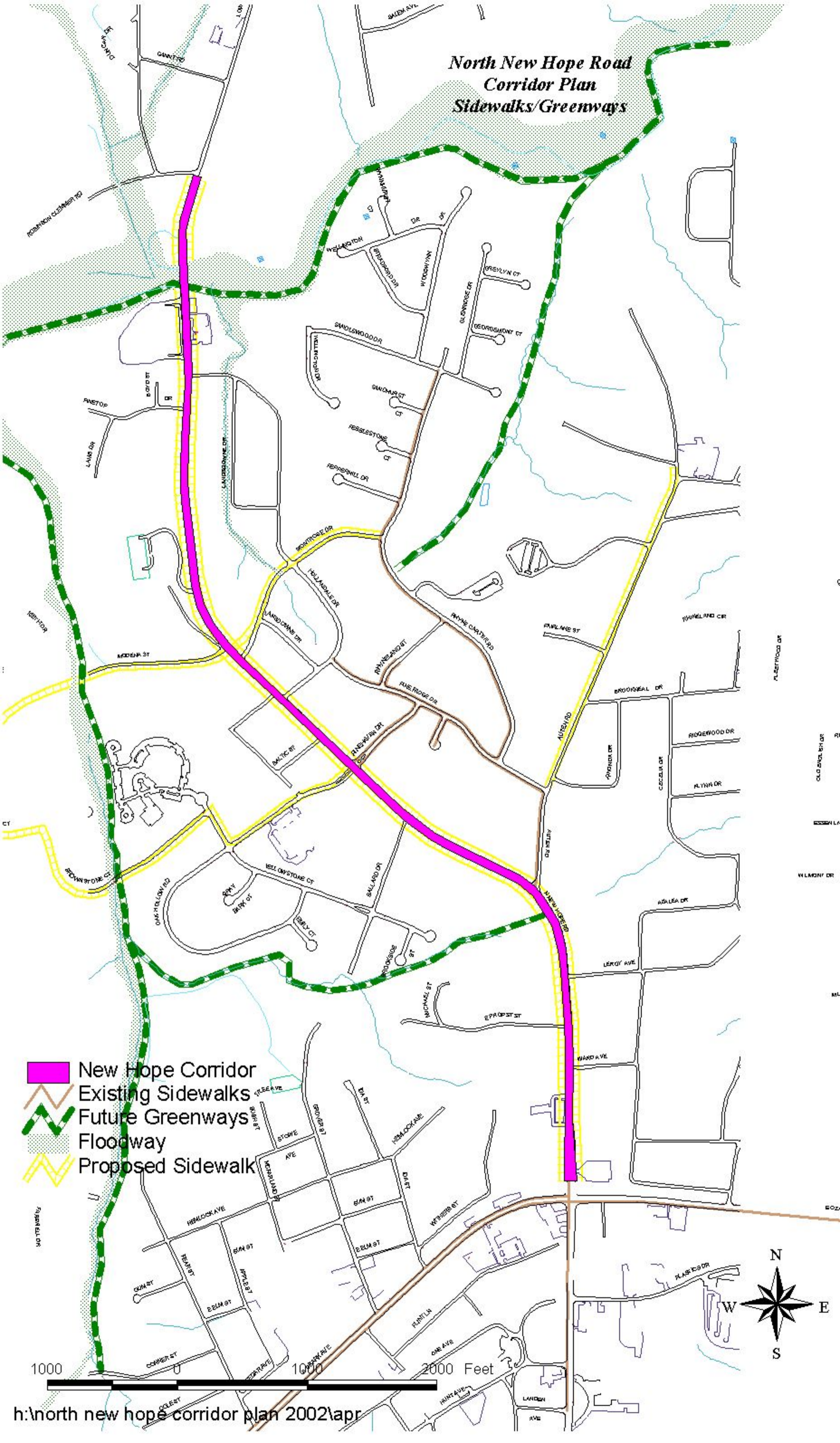


Type of development the plan would encourage.



Type of development the plan would encourage.

North New Hope Road Corridor Plan Sidewalks/Greenways



- New Hope Corridor
- Existing Sidewalks
- Future Greenways
- Floodway
- Proposed Sidewalk

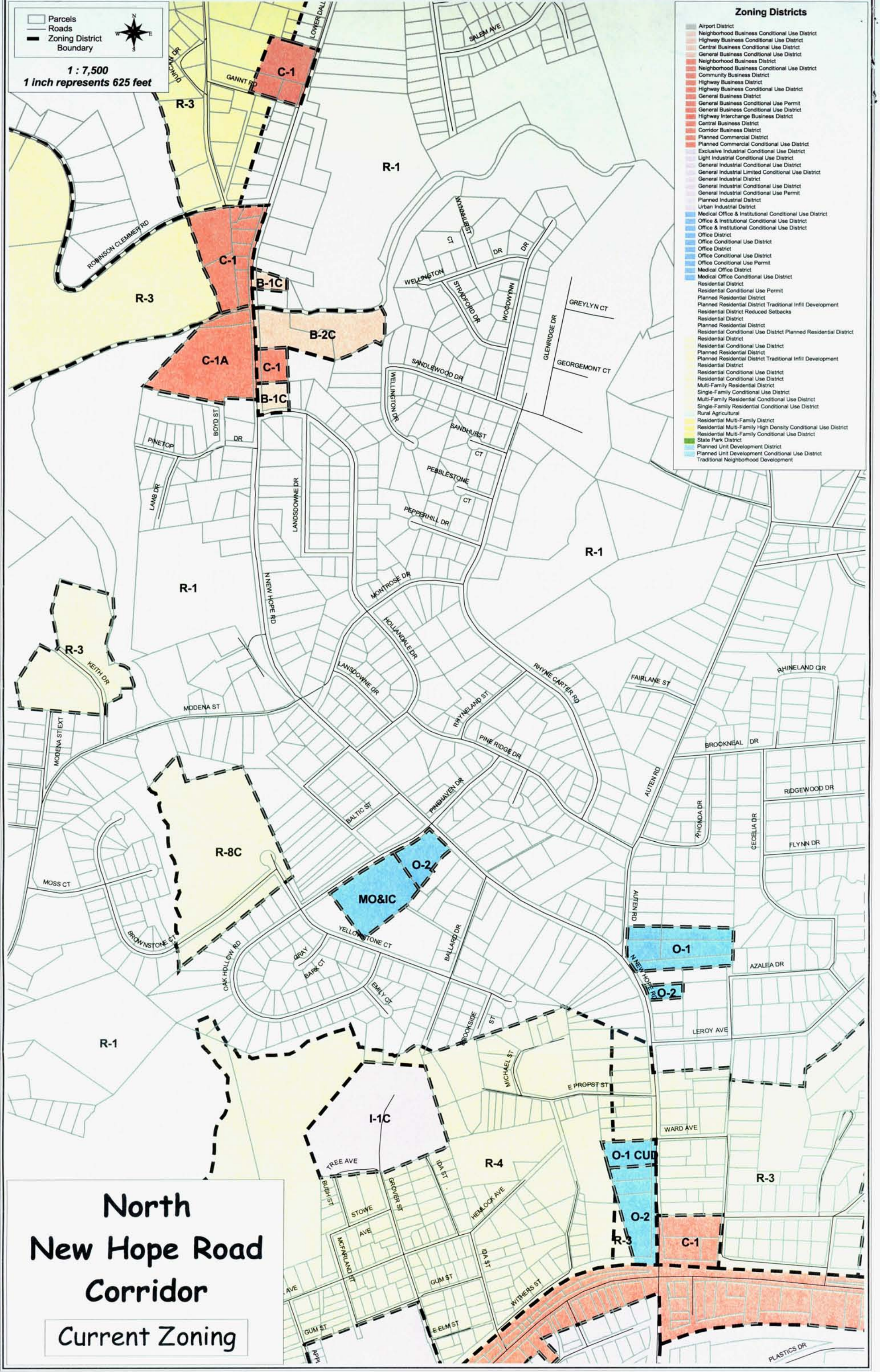
1000 2000 Feet



1 : 7,500

 1 inch represents 625 feet

- ### Zoning Districts
- Airport District
 - Neighborhood Business Conditional Use District
 - Highway Business Conditional Use District
 - Central Business Conditional Use District
 - General Business Conditional Use District
 - Neighborhood Business District
 - Neighborhood Business Conditional Use District
 - Community Business District
 - Highway Business District
 - Highway Business Conditional Use District
 - General Business District
 - General Business Conditional Use Permit
 - General Business Conditional Use District
 - Highway Interchange Business District
 - Central Business District
 - Corridor Business District
 - Planned Commercial District
 - Planned Commercial Conditional Use District
 - Exclusive Industrial Conditional Use District
 - Light Industrial Conditional Use District
 - General Industrial Conditional Use District
 - General Industrial Limited Conditional Use District
 - General Industrial District
 - General Industrial Conditional Use District
 - General Industrial Conditional Use Permit
 - Planned Industrial District
 - Urban Industrial District
 - Medical Office & Institutional Conditional Use District
 - Office & Institutional Conditional Use District
 - Office District
 - Office Conditional Use District
 - Office District
 - Office Conditional Use District
 - Office Conditional Use Permit
 - Medical Office District
 - Medical Office Conditional Use District
 - Residential District
 - Residential Conditional Use Permit
 - Planned Residential District
 - Planned Residential District Traditional Infill Development
 - Residential District Reduced Setbacks
 - Residential District
 - Planned Residential District
 - Residential Conditional Use District Planned Residential District
 - Residential District
 - Residential Conditional Use District
 - Planned Residential District
 - Planned Residential District Traditional Infill Development
 - Residential District
 - Residential Conditional Use District
 - Residential Conditional Use District
 - Multi-Family Residential District
 - Single-Family Conditional Use District
 - Multi-Family Residential Conditional Use District
 - Single-Family Residential Conditional Use District
 - Rural Agricultural
 - Residential Multi-Family District
 - Residential Multi-Family High Density Conditional Use District
 - Residential Multi-Family Conditional Use District
 - State Park District
 - Planned Unit Development District
 - Planned Unit Development Conditional Use District
 - Traditional Neighborhood Development



North New Hope Road Corridor

Current Zoning

