



**Gastonia Planning Commission  
Meeting Schedule  
February 8<sup>th</sup>, 2024**

**5:00 DINNER**

**5:30 – UNTIL PLANNING COMMISSION MEETING**  
*(City Hall – City Council Chambers)*

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**ITEM 1a: Role Call / Sound Check**

**ITEM 1b: Calls/Contacts to Planning Commission Members**

**ITEM 1d: Approval of January 4<sup>th</sup>, 2024 Minutes**

**ITEM 2: Public Hearing – Union Mill (File #202300408)**

Subject hearing involves a request for annexation and assignment of zoning for approximately 219.178 acres from Gaston County R-1 (Single-family Limited Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Union New Hope Road, adjacent to Driftwood Drive to the north and directly across Glover Road to the south and is owned by Walton North Carolina, LLC.

- The Gastonia City Council will hold a Public Hearing for the annexation and assignment of zoning request at the **February 20<sup>th</sup>, 2024** meeting.

**Staff Presentation: Maddy Gates, MURP - Senior Planner**

**ITEM 3: Public Hearing – Oakwood Townhomes (File #202300361)**

Subject hearing involves a request to rezone approximately 3.152 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located at 1106 N. Oakwood Street and is owned by KB Holdings, LLC.

**Staff Presentation: Jordan Tubbs, MEPD - Senior Planner**

**ITEM 4: Public Hearing – 1820 Hoffman Road (File #202300461)**

Subject hearing involves a request to rezone approximately 3.75 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to C-2 (Highway Business). The subject property is located at 1820 Hoffman Road and is owned by Gary McCaslin.

**Staff Presentation: Maddy Gates, MURP - Senior Planner**

**ITEM 5: Public Hearing – 819 S. Oakland Street (File #202300502)**

Subject hearing involves a request to rezone approximately 0.26 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 819 S. Oakland Street and is owned by Bond Stone Holdings, LLC.

**Staff Presentation: Jordan Tubbs, MEPD - Senior Planner**

**ITEM 6: Public Hearing – 2558 W. Franklin Boulevard (File #202400010)**

Subject hearing involves a request to rezone approximately 2.62 acres from I-2 (General Industrial) to C-3 (General Business). The subject property is located at 2558 W. Franklin Boulevard and is owned by Rusty Nutz, LLC.

**Staff Presentation: Jordan Tubbs, MEPD - Senior Planner**

**GASTONIA PLANNING COMMISSION MEETING**  
**Gastonia Council Chamber – City Hall – Gastonia, NC**

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**ITEM 7: OTHER BUSINESS**

**ITEM 8: ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

February 20<sup>th</sup> & March 5<sup>th</sup> – City Council Meeting – 6:00 p.m.

March 7<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

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ALL INTERESTED PERSONS WISHING TO COMMENT SHOULD APPEAR AT THE PUBLIC HEARING. INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS WHEN ATTENDING THIS MEETING AND/OR IF THIS INFORMATION IS NEEDED IN AN ALTERNATIVE FORMAT BECAUSE OF A DISABILITY, SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, LOCATED IN CITY HALL AT 181 S. SOUTH STREET, TELEPHONE: (704-866-6786), FAX: (704-836-0022) OR BY EMAIL: JUDYS@CITYOFGASTONIA.COM. THE HUMAN RESOURCES DEPARTMENT REQUESTS AT LEAST 72 HOURS' NOTICE PRIOR TO THE MEETING TO MAKE THE APPROPRIATE ARRANGEMENTS.

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, January 4, 2024, in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Chair Kristie Ferguson and Commissioners Rodney Armstrong, Megan Chapman, Anthony Gallant, Carl Harris and Chad Ghorley

Absent: Commissioners Jim Stewart and Glen Silverman

Staff Members Present: Charles Graham, Quentin McPhatter, Jason Thompson, Maddy Gates, Jalen Nash, Jordan Tubbs, Cory Steiss, Keith Lineberger, and Amber Bridges

### **Item 1a: Role Call / Sound Check**

Chair Kristie Ferguson noted the absence of Commissioner Stewart and Commissioner Silverman and declared a quorum for the meeting.

### **Item 1b: Calls/Contacts to Planning Commission Members**

Chair Ferguson received one contact. None of the other Commissioners received any contacts.

### **Item 1d: Approval of December 7<sup>th</sup>, 2023 Meeting Minutes**

Commissioner Ghorley made a motion to adopt the December 7<sup>th</sup> minutes as presented and Commissioner Harris seconded the motion. The motion unanimously passed (5-0).

### **Item 2: Public Hearing (Continued) – Prime Gastonia; 2024 Redbud Drive (File #202300272)**

Subject hearing involves a request to rezone a portion of tax parcel 148683 for approximately 8.64 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to O-1 CD (Office – Conditional District). The subject property is located east of the S. New Hope Road and Redbud Drive intersection and is owned by New Hope Baptist Church.

Chair Ferguson recognized Jason Thompson, Planning Director, for staff presentation. Mr. Thompson noted that this item was continued from the December 7<sup>th</sup> Planning Commission meeting. He explained the reasons for continuing were due to additional traffic information that was needed from the North Carolina Department of Transportation (NCDOT) on the Traffic Technical Memorandum (TTM). Cory Steiss, City Traffic Engineer, presented the results from NCDOT, which included all previous recommendations from City staff. Mr. Steiss noted that the required improvements were an eastbound right turn lane into the site, and two exit lanes. He added that no additional improvements have been included from NCDOT. Mr. Steiss noted that NCDOT and the City did not support a connection through the adjoining church property.

With no questions for staff, Chair Ferguson recognized Brett Massey, 3335 Misty Hollow Court, Graham, NC. Mr. Massey stated that the current site plan includes the TTM recommendations and noted that it is the same plan from last month.

Chair Ferguson recognized Brandon McKoy, 4524 Rillview Court, Gastonia, NC. Mr. McKoy shared that he is the pastor of New Hope Baptist Church, which is the entity selling the land to Prime Independent Living. Mr. McKoy discussed the traffic concerns from the December Planning Commission meeting. He indicated that the church is going to have to sell their property regardless of this rezoning decision. Mr. McKoy lastly shared that he believes there is a great need for senior housing in Gastonia and that he was in support of the proposed development.

Chair Ferguson recognized Karen Bicknase, 673 Tryon Place, Gastonia, NC. Ms. Bicknase shared that she owns a home directly across from the subject property. She stated she is in favor of the rezoning request and believes it is a good project. She shared concerns with the proposed site access being located between Pamela and Helen. She suggested a traffic light would be safer at this location but that she was in support regardless.

Chair Ferguson recognized Eric Elliot, 410 Deerwood Drive, Gastonia, NC. Mr. Elliot shared that he was disappointed that the proposed development only has one road connection on Redbud Drive, and not on S. New Hope Road. He shared concerns for traffic and safety out of this development and out of Pamela Street. Mr. Elliot stated he liked the project but wanted better traffic safety mitigations to be required. He shared that he believes the developer is not paying the full cost of development and is instead passing it on to the general public. Mr. Elliot discussed several other developments in Gastonia and related problems of congestion on major thoroughfares. Lastly, he asked that the developer make the project safer for existing Gastonia residents.

Commissioner Ghorley asked staff if additional right-of-way on Redbud Drive was required for this project. Mr. Thompson replied “Yes”, explaining that it would be for a future roadway plan. Mr.

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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Thompson also responded to a previous comment regarding Pamela Street. He shared that the driveway access for this development could not be moved closer to the S. New Hope-Redbud intersection because NCDOT has proximity requirements, and this location was too close.

Mr. Massey approached for a rebuttal regarding traffic and safety concerns. He stated that this project is compliant with all City and State traffic requirements and that they will continue to pursue a safe development. Commissioner Ghorley asked Mr. Massey when construction would start and be completed. Mr. Massey replied that the intent is to start construction by the first quarter of the following year and that it takes 18-months to complete. Mr. Massey also noted that current plan is only for the purposes of Planning Commission and that a full site plan review still needs to be submitted.

Commissioner Ghorley made a motion to close the public hearing and Commissioner Gallant seconded the motion. The motion to close the public hearing was unanimously approved (6-0). Commissioner Ghorley discussed traffic concerns and the required mitigations, stating that the board should trust the recommendations from the City Traffic Engineer and NCDOT. He shared that he was in favor of the project and noted that it was a needed use in Gastonia. Commissioner Gallant agreed with Commissioner Ghorley and shared he was also in favor of the project. Commissioner Chapman asked for clarification on the final report from NCDOT. Commissioner Harris stated that the report had been completed and that NCDOT had no other traffic mitigations beyond what the City had already required. Assistant City Attorney, Charles Graham, explained the authority between the City and NCDOT on traffic matters.

With no further discussion, Commissioner Chapman made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Gallant seconded the motion. With no discussion, the motion to approve the request as presented was unanimously passed (6-0).

### **Item 3: Public Hearing – Shannon Bradley Townhomes (File #202300400)**

Subject hearing involves a request to rezone approximately 21.14 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and RS-8 (Single-family Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located west of Shannon Bradley Road, adjacent to Northwynn Road and Colebrook Drive and is owned by Judy Ramkissoon.

Chair Ferguson recognized Jason Thompson, Planning Director, for staff presentation. The zoning map was displayed. Mr. Thompson stated the request was for 131 townhomes, 12 front loaded and the rest are rear loaded. He explained the provisions in the code which allow for front loaded townhomes in cases where the existing topography or wetlands on a site, would make a rear lane difficult to construct. He shared that a Traffic Impact Analysis (TIA) is required for this project but has not yet been done. Mr. Thompson discussed the surrounding context of the property which was primarily residential with some industrial to the north. The site plan was displayed. Mr. Thompson stated that although the 2025 Future Land Use Map indicated industrial uses for the subject property, staff felt a residential use would be more compatible with the existing area. The proposed conceptual elevations were presented. He stated staff is recommending approval as presented.

With there being no questions for staff, Chair Ferguson recognized Nolan Groce, 1213 W. Morehead Street (Suite 450) Charlotte, NC. Mr. Groce shared that he was representing the applicant, Oz Realty. He discussed the context of the site, including the two access points, the typical townhome product size, open space and tree save area. He shared the Future Land Use Map and stated that he believes a residential project would be less impactful than an industrial use at this location. He displayed the site plan and shared that open space and tree save area are being used as an additional buffer from existing single-family homes. Mr. Groce discussed stormwater control measures, buffers, elevations and architectural details. Lastly, he shared that they are committing to a two-story product, which he feels would be a better compliment to the adjoining neighborhood.

Commissioner Harris asked Mr. Groce for additional details on the Type A buffer. Mr. Groce responded that it was a minimum of eight feet, but was not sure of the planting schedule. Commissioner Harris also asked about stormwater retention on site and asked if there was any wetland issues. Mr. Groce responded that stormwater at this point, is based upon a percentage of built upon area but stated that additional details are provided when they get into land development. Commissioner Ghorley asked if a neighborhood meeting was conducted and how many residents were in attendance. Mr. Groce replied “Yes” and shared that 5 residents were in attendance. Commissioner Ghorley asked what the concerns were and if any mitigations were provided as a result. Mr. Groce replied that general concerns were regarding traffic and access through Colebrook Drive. He shared that the Type A buffer was the only added mitigation from the neighborhood meeting. Additionally, Mr. Groce discussed the City wide paving project which added speed humps on Belfast Drive and Northwynn Road.

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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Commissioner Harris asked for clarification on the elevations and building materials. Mr. Groce responded that unit price points were also a concern at the neighborhood meeting and that they have conditioned to have the option for either vinyl or fiber cement siding. He added that masonry products will be provided on the fronts of the townhomes for each. He also shared that the elevations at this point are conceptual but the final product will be similar.

Chair Ferguson recognized Ravi Gangiredla, 7016 Tea Olive Road, Marvin, NC. Mr. Gangiredla stated he owned the property to the west and wanted to know how this development would connect to his property. Mr. Thompson replied that there is a proposed road connection to Mr. Gangiredla's property.

Chair Ferguson recognized Connie Bratton, 3230 Northwynn Road, Gastonia, NC. Ms. Bratton shared that her house is adjacent to the subject property and that she has concerns about the effects of this development on her neighborhood. She stated she was worried about traffic and safety problems right next to her house. Ms. Bratton expressed concern for possible damage to her property during the construction phase as well as potential sewer and drainage issues. Mr. Thompson replied to Ms. Bratton stating that if issues arise during development, she can contact the City of Gastonia's engineering inspectors or the police. He also referenced drainage and sewer concerns by discussing the City's grading policy.

Chair Ferguson recognized Theresa Young, 673 Colebrook Drive, Gastonia, NC. Ms. Young shared that she attended the neighborhood meeting and that it went great. She stated her concerns were for traffic and safety on Colebrook Drive since there is no sidewalk in the neighborhood. Ms. Young asked what can be done to make the neighborhood safer from the increased traffic volume. In response to Ms. Young, Mr. Thompson reiterated that the developer will be required to produce a TIA and that the mitigations will have to be done. He also shared that there will be sidewalk internal to the site on new streets, but noted that developers are not required to add sidewalk to existing streets that are not within their property boundary. Commissioner Ghorley asked Mr. Thompson what the process would be to get sidewalk in existing neighborhoods. Mr. Thompson replied that the best course of action would be to contact staff.

Ms. Bratton approached to discuss a road that is behind her house, which connects to Shannon Bradley. She asked if that road can be used as an access to the site. Mr. Thompson noted that the road in question is a private road and could not be used as an access to the development. Commissioner Harris asked staff what the width is for sidewalk on new developments. Mr. Groce responded that it depends on the typical cross section detail. Mr. Thompson replied that it is 5-feet but noted that there are several typical cross sections to choose from depending on the project.

Commissioner Chapman made a motion to close the public hearing. Commissioner Ghorley seconded the motion. The motion to close the public hearing was unanimously passed (6-0). Chair Ferguson and Commissioner Ghorley discussed the TIA process and traffic mitigations. Commissioner Ghorley and Commissioner Gallant discussed the addition of sidewalk in existing neighborhoods. Assistant City Attorney, Charles Graham, stated to the Commissioners and the members of the public in attendance, that the Planning Commission is considering land use. He discussed the City and State regulatory ordinances and statutes that will guide the rest of the development.

Commissioner Armstrong made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Chapman seconded the motion. With no further discussion, the motion to approve as presented was unanimously passed (6-0).

### **Item 4: Public Hearing – Highland Townhomes (File #202300274)**

Subject hearing involves a request to rezone approximately 6.278 acres from RS-8 (Single-family Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located at 933 N. Highland Street and is owned by P&G Realty Solutions, LLC.

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for the purpose of staff presentation. The zoning map was presented. Ms. Gates stated that the request was from RS-8 to PD-RRDD with the intent of developing 59 townhomes. She discussed the zoning map and the context of the existing area. Ms. Gates stated that it is a primarily single-family residential area but that infill and higher density development in the Highland neighborhood has been common over the past few years. The site plan was displayed. Ms. Gates discussed the access point off of N. Highland Street and required road improvements. She shared that the development was exempt from providing open space due to its proximity to the Erwin Center, which is a municipal park. The proposed elevations were displayed and Ms. Gates noted that the applicant has committed to provide a two-story product. Finally, she stated that the proposed development is consistent with the 2025 Future Land Use Map and that staff is recommending approval as presented.

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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Chair Ferguson recognized Graham Singer, 613 W. Worthington Avenue, Charlotte, NC. Mr. Singer shared that he was the applicant on the rezoning. He discussed that the project was exempt from providing open space but that they intend to construct the multi-use path located on site. He also discussed the tree save area, stormwater pond, and open space that was shown on the site plan. Mr. Singer shared that they are committing to an affordable two-story product with no vinyl. Lastly he mentioned that the development was not large enough to trigger a traffic study. Commissioner Harris asked Mr. Singer for clarification on the building materials. Mr. Singer responded that they are proposed with fiber cement siding, brick or stone, and metal trim. Commissioner Harris asked what materials the multi-use path would be constructed with. Mr. Singer replied that they are considering a payment-in-lieu option but that it would be made with asphalt. Commissioner Harris asked what the community response to the project was. Mr. Singer responded that it was a mixed response and that there were concerns regarding traffic, crime, density, and stormwater issues. He continued by stating that the building foot prints were increased which brought the density ratio down. In response to the concerns of stormwater and crime, Mr. Singer also noted that they have sufficient stormwater detention allocated and that the townhomes are for-sale products.

Chair Ferguson recognized Bill Blalock, Charlotte, NC. Mr. Blalock shared that he was in support of the project and believes it would be a great addition to the community.

Chair Ferguson recognized Carlos Caroll, Charlotte, NC. Mr. Caroll shared that he was in favor of the project and believes it would increase the property values in the area.

Chair Ferguson recognized Dan Berovides, 716 Wood Lily Drive, Belmont, NC. Mr. Berovides shared that he was the current property owner and is in support of the project. He shared that he felt townhomes fit better at this location compared to apartment, which they considered. He discussed home ownership in Gaston County and stated he believes this project has a better impact on the community.

Chair Ferguson recognized Jacqueline Ramseur 1229 N. Highland St., Gastonia, NC. Ms. Ramseur shared that her property is directly north of the rezoning site and that she is in opposition of the petition. She expressed concerns with stormwater, wildlife, crime, and sewer issues. Ms. Ramseur stated that the proposed subject property is very valuable to the existing community and she fears the character of the neighborhood will be ruined. She also expressed concern for existing flooding and sewer issues, stating more density will only make it worse. Ms. Ramseur discussed the extension of N. Highland Street which would take her property and the development only having one access. Lastly, she shared that the Highland neighborhood is an older neighborhood and she feels the proposed project does not fit.

Chair Ferguson recognized Donald Ramseur Jr., 1229 N. Highland St., Gastonia, NC. Mr. Ramseur shared that the existing neighborhood was established in 1957. He discussed the quality of the neighborhood in terms of the residents and history and stated it needed to be preserved. He shared concerns regarding the removal of the trees and wildlife, traffic, buffers, and stormwater. He stated the natural buffer shown on the site plan was insufficient and that 59 townhomes did not work in this area. Mr. Ramseur discussed the extension of N. Highland Street and the potential increase in traffic. He shared that he was in opposition of the petition and believed the proposed development was not consistent with the existing community.

Chair Ferguson recognized Clinton Feemster, 1226 N. Highland St., Gastonia, NC. Mr. Feemster shared that he was in opposition of the petition. He expressed concern that the applicants are not from Gastonia and do not understand the community. Mr. Feemster stated that residents of the Highland neighborhood moved there because of its single-family residential zoning and argued that townhomes do not fit. He discussed that the neighborhood meeting was not conducted well and that the applicant held individual conversations rather than an open dialogue with everyone. Mr. Feemster stated the Highland neighborhood is historic but that that was not taken into consideration. He expressed concern with a changing neighborhood, safety issues, traffic, and high density. Mr. Feemster stated he was in opposition of the townhome request and believed the land should remain zoned for single-family homes.

Chair Ferguson recognized Melicent Feemster, 1226 N. Highland St., Gastonia, NC. Ms. Feemster stated she was in opposition of the townhome project. She shared concerns of townhomes not fitting in the area and fear of the neighborhood changing.

Mr. Singer approached for a rebuttal. In response to concerns for N. Highland Street, he shared that there are no intentions to extend it. He also shared that stormwater will be reviewed further and that the developer will have to comply with all stormwater requirements. Commissioner Harris asked Mr. Singer where the neighborhood meeting was held. Mr. Singer responded that it was held on-site and that he felt it went well. Commissioner Harris asked Mr. Singer if he was familiar with the Highland

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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Neighborhood Association. Mr. Singer replied that he was not aware. Commissioner Ghorley asked the applicant if he had considered developing by-right in RS-8. Mr. Singer replied “Yes” but stated he thought the issue was new people in the neighborhood and not the selected land use. Commissioner Ghorley responded stating that he felt single-family residential fit better in this area. Commissioner Ghorley and Mr. Singer discussed by-right development options. Mr. Feemster approached to discuss the neighborhood meeting and shared that it was held individually. Mr. Thompson discussed the notification process for rezoning petitions and neighborhood meetings.

Commissioner Ghorley made a motion to close the public hearing and Commissioner Harris seconded the motion. The motion to close the public hearing was unanimously passed (6-0). Chair Ferguson asked Assistant City Attorney, Charles Graham, if the Planning Commission could require a specific format for neighborhood meetings. The Assistant City Attorney indicated that it currently follows what is written in the Unified Development Ordinance (UDO) but that the ordinance can be revised if needed.

Commissioner Harris discussed that he felt a quality neighborhood meeting was not held and that it was unfair to the community. Commissioner Ghorley and Commissioner Gallant discussed the compatibility of townhomes in a single-family area and whether or not it was consistent. The Commissioners discussed the proposed density and the potential of development by-right. Commissioner Chapman stated she did not think the existing community would benefit from the change in zoning. Chair Ferguson discussed that there are a variety of uses in the Highland neighborhood and that it is not only single-family residential as it may look on the zoning map. She also discussed fair housing laws and guidelines.

Commissioner Gallant made a motion to deny the request as presented. Commissioner Chapman seconded the motion. The motion to deny the request as presented was voted 4-2. Commissioners Harris, Gallant, Armstrong and Chapman voted in favor of the motion to deny. Chair Ferguson and Commissioner Ghorley voted in opposition of the motion to deny. Due to a vote with less than  $\frac{3}{4}$  majority, the item will continue to the February 20<sup>th</sup> City Council meeting with a recommendation of denial from the Gastonia Planning Commission.

### **Item 5: Public Hearing – 423 Norment Street (File #202300411)**

Subject hearing involves a request to rezone approximately 0.24 acres from RS-8 (Single-family Residential) to RS-8 CD (Single-family Residential – Conditional District). The subject property is located at 423 Norment Avenue and is owned by Oak Island Services, LLC.

Chair Ferguson opened the public hearing and recognized Jordan Tubbs, Senior Planner, for the purpose of staff presentation. The zoning map was presented. Mr. Tubbs stated that the request was for RS-8 CD to allow for the construction of two single-family dwellings using the Revised Residential Development District standards. He shared that the two new dwellings are required to be rear loaded from a 20-foot access easement on N. Boyce Street. Mr. Tubbs discussed the zoning map and the proposed elevations. Lastly, he stated that the request was consistent with the 2025 Future Land Use Map and staff is recommending approval as presented.

Chair Ferguson recognized Ashley Cameron, 229 Village Glen Way Mount Holly, NC. Ms. Cameron stated the new lots are rear loaded due to the slope on Norment Street and a front driveway would be impractical. She shared that she was available for any questions. Commissioner Ghorley stated he likes the attached elevation and asked for clarification on the details. Ms. Cameron stated that it is a two-story, three-bedroom house.

Commissioner Armstrong made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. With no further discussion, the motion to approve as presented was unanimously passed (6-0).

### **ITEM 6: Public Hearing – Unified Development Ordinance Amendment (File #202300503)**

Subject hearing involves a request to amend Section 7.1-1 Table of Uses, Section 7.3-1 Bulk and Use Chart, Section 8.1.5 Dwelling, Two Family, and Section 8.1.17 Single-Family Attached Development to the Unified Development Ordinance to revise the permitted uses and dimensional requirements for all applicable residential uses.

Chair Ferguson announced that the Gastonia City Council will hold a Public Hearing for the text amendment request at the January 16<sup>th</sup>, 2024 meeting.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson discussed the revision to the code is mainly to address

## **Gastonia Planning Commission January 4<sup>th</sup>, 2024 Meeting Minutes**

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missing middle housing, such as duplexes and infill development. He shared the changes for use by-right options, dimensional standards, and the use table. Mr. Thompson explained that the code changes overtime based upon requests from the public and that this amendment will be more user-friendly.

With no discussion, Commissioner Ghorley made a motion to recommend approval of the text amendment as presented. Commissioner Harris seconded the motion. The motion to recommend approval was unanimously passed (6-0).

### **Item 7: Approval of the 2024 GPC Public Hearing Schedule**

Chair Ferguson opened the public hearing and recognized Jordan Tubbs, Senior Planner, for the purpose of staff presentation. Mr. Tubbs discussed the proposed scheduled for the 2024 Gastonia Planning Commission meeting and asked if there are any requested changes from the Commissioners. He noted that there is no meeting in July due to the July 4<sup>th</sup> holiday. Commissioner Ghorley asked staff if the Planning Commission will be holding a joint meeting with City Council. Mr. Thompson replied that staff is working on getting a training set up. Chair Ferguson asked if there is an attendance requirement for Commissioners. Mr. Thompson replied “Yes”, stating it is 60% attendance required.

Commissioner Ghorley made a motion to approve the 2024 GPC Public Hearing Schedule. Commissioner Harris seconded the motion. The motion to approve the 2024 GPC Public Hearing Schedule was approved (6-0).

### **Item 8: Other Business**

Commissioners discussed representation for the February 20<sup>th</sup> City Council meeting. Mr. Thompson discussed plans for updating the Gastonia Comprehensive Plan.

### **Item 9: Adjournment**

Chair Ferguson entertained a motion to adjourn the January 4<sup>th</sup> Planning Commission meeting. Commissioner Harris made a motion to adjourn the meeting and Commissioner Ghorley seconded the motion. The motion to adjourn was unanimously passed (6-0). The meeting adjourned at 8:28 PM.

Respectfully submitted,

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Jalen Nash, Planning Technician

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Kristie Ferguson, Chairwoman



**PUBLIC HEARING  
STAFF REPORT**

**File # 202300408**

**GPC Hearing Date: February 8<sup>th</sup>, 2023**

OWNER: Walton North Carolina, LLC.

APPLICANT: Meritage Homes

PROPOSED ZONING ACTION: Rezoning from R-1 (County) to PD-RRDD

LOCATION: North of Union New Hope Road, adjacent to Driftwood Drive to the north and Glover Road to the south (PID: 205616)

TRACT SIZE: Approximately 219.178 acres

WARD: County to 1 (City)

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**EVALUATION:**

Site Description and Background

The subject property includes one tax parcel, currently located in Gaston County's jurisdiction, zoned R-1 (Single-Family Limited Residential). An annexation petition has been filed by the applicant, and both the annexation and assignment of zoning requests will be heard by the Gastonia City Council on February 20<sup>th</sup>, 2024. The subject property is located on the northern side of Union New Hope Road, across from Glover Road to the south and adjacent to Driftwood Drive to the north. The property is currently vacant and wooded.

The rezoning request is from Gaston County R-1 (Single-family Limited Residential) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). PD-RRDD is requested to facilitate a single-family residential development consisting of a maximum of 526 dwelling units. The overall site density is 2.4 dwelling units per acre. In accordance with the RRDD design standards of section 8.1.11 in the Unified Development Ordinance (UDO), all single-family dwellings in the development are proposed to be front loaded with a minimum lot width of 56'. There are three access points into the site proposed off of Union New Hope Road and Driftwood Drive where sidewalk and other road improvements will be required along the frontage of the property included in this request. A Traffic Impact Analysis (TIA) is required for this development and is currently under review. The developer will be responsible for providing all mitigations resulting from the TIA. All street cross sections, sidewalk, traffic calming, and any required road improvements will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review process.

The development includes an amenity center and several pocket parks dispersed throughout the site. Additional details of the improved open space will be reviewed during the preliminary plat and subdivision review process and are required to meet section 8.1.11. The applicant has agreed to provide a 50-foot perimeter setback along the entirety of the subject property to act as a buffer from the external property lines and individual lots. Additionally, a 100-foot landscaping setback will be provided along the Union New Hope Road frontage. The applicant has submitted conceptual elevations which include a variety of one-story and two-story homes.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 526 single-family dwelling units.
2. A Traffic Impact Analysis (TIA) is required and must be completed prior to the subdivision plan review process. The developer will be responsible for providing all mitigations resulting from the TIA.
3. Street cross sections, points of ingress/egress, parking locations, internal traffic calming, sidewalks and other road improvements to be finalized during the preliminary plat and subdivision review process.

4. Additional details of the improved open space are required to be provided in an open space plan during preliminary plat and construction document review. Final open space design and details to be determined during subdivision plan review.
5. The developer has agreed to provide a 50' perimeter setback along the entirety of the subject property as depicted on the attached site plan. The perimeter setback is to act as a buffer between the external property lines and individual lots and is to be maintained by the HOA.
6. Construction shall be generally consistent with the character and details as depicted in the submitted elevations and architectural standards of Section 8.1.11 in the UDO. Construction materials shall consist of brick, stone or other masonry product, and any combination/variation of fiber cementitious siding. Vinyl may be used for trim, soffits, windows, garage doors, etc. Any alternatives must be reviewed and approved by staff as part of zoning permit reviews.
7. The developer has agreed to provide 100' landscaping setback along the frontage of Union New Hope Road as depicted on the attached site plan. All landscaping along the frontage must comply with all sight distance requirements.
8. In no instance shall the zoning conditions exempt a project from other development requirements.
9. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Adjoining properties are a combination of Gaston County's and City of Gastonia's jurisdiction and include primarily residential uses and zoning. Directly to the north, south, and west of the subject property is Gaston County R-1 zoning consisting of single-family residential uses. Further west is the Nolen Farms development in the City of Gastonia which includes single-family residential and townhomes. To the east is Gaston County R-1 zoning and a 2006 approval (File #4360) for 891 residential units, consisting of the Spring Haven development in the City of Gastonia. As of current, Spring Haven has not been developed and is vacant and wooded.

#### Available Public Facilities

Water and sewer are required to be extended to serve the property. Additional Two Rivers Utilities comments will be provided during the site plan review process.

#### Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property.

#### Conclusion

The request includes an annexation and assignment of zoning from Gaston County R-1 to City of Gastonia PD-RRDD to facilitate a 526-unit single-family residential development. Based on the 2025 Comprehensive Plan, the submitted site plan, and proposed conditions, **staff recommends approval of the request as presented.**



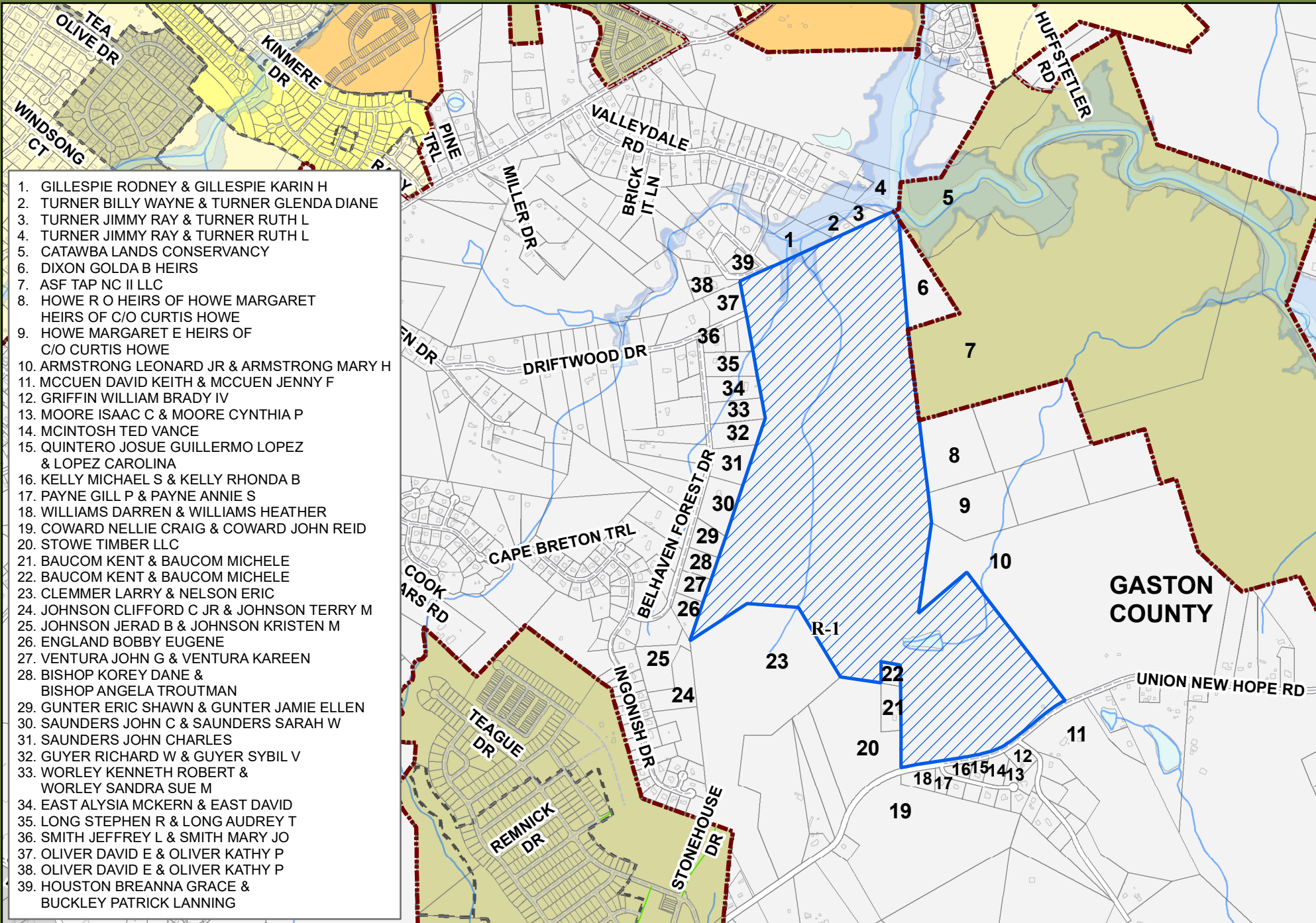
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Maddy Gates, MURP  
Senior Planner

**Statement of consistency and reasonableness (motion to approve):** *The proposed zoning is consistent with the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a single-family residential use to be reasonable and in the public's interest.*

**Statement of consistency and reasonableness (motion to deny):**

*The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



1. GILLESPIE RODNEY & GILLESPIE KARIN H
2. TURNER BILLY WAYNE & TURNER GLENDA DIANE
3. TURNER JIMMY RAY & TURNER RUTH L
4. TURNER JIMMY RAY & TURNER RUTH L
5. CATAWBA LANDS CONSERVANCY
6. DIXON GOLDA B HEIRS
7. ASF TAP NC II LLC
8. HOWE R O HEIRS OF HOWE MARGARET HEIRS OF C/O CURTIS HOWE
9. HOWE MARGARET E HEIRS OF C/O CURTIS HOWE
10. ARMSTRONG LEONARD JR & ARMSTRONG MARY H
11. MCCUEN DAVID KEITH & MCCUEN JENNY F
12. GRIFFIN WILLIAM BRADY IV
13. MOORE ISAAC C & MOORE CYNTHIA P
14. MCINTOSH TED VANCE
15. QUINTERO JOSUE GUILLERMO LOPEZ & LOPEZ CAROLINA
16. KELLY MICHAEL S & KELLY RHONDA B
17. PAYNE GILL P & PAYNE ANNIE S
18. WILLIAMS DARREN & WILLIAMS HEATHER
19. COWARD NELLIE CRAIG & COWARD JOHN REID
20. STOWE TIMBER LLC
21. BAUCOM KENT & BAUCOM MICHELE
22. BAUCOM KENT & BAUCOM MICHELE
23. CLEMMER LARRY & NELSON ERIC
24. JOHNSON CLIFFORD C JR & JOHNSON TERRY M
25. JOHNSON JERAD B & JOHNSON KRISTEN M
26. ENGLAND BOBBY EUGENE
27. VENTURA JOHN G & VENTURA KAREEN
28. BISHOP KOREY DANE & BISHOP ANGELA TROUTMAN
29. GUNTER ERIC SHAWN & GUNTER JAMIE ELLEN
30. SAUNDERS JOHN C & SAUNDERS SARAH W
31. SAUNDERS JOHN CHARLES
32. GUYER RICHARD W & GUYER SYBIL V
33. WORLEY KENNETH ROBERT & WORLEY SANDRA SUE M
34. EAST ALYSIA MCKERN & EAST DAVID
35. LONG STEPHEN R & LONG AUDREY T
36. SMITH JEFFREY L & SMITH MARY JO
37. OLIVER DAVID E & OLIVER KATHY P
38. OLIVER DAVID E & OLIVER KATHY P
39. HOUSTON BREANNA GRACE & BUCKLEY PATRICK LANNING

**Applicant: Meritage Homes of The Carolinas, Inc.**

**Owner: Walton North Carolina, LLC**

**Planning Comm Hearing: Feb. 8, 2024**


**Request: R-1 (Co.) to PD-RRDD (City)**

**Ward: County to 1 (City)**







**Total Tract Size: approx. 219.178 acres**

**Parcel ID #: 205616**







**Legend**

 **Subject Property**




**Residential Zones**

-  RLD Residential Low Density
-  RS-12 Residential 12000sqft lots
-  RS-8 Residential 8000sqft lots
-  RMF Residential Multi-Family District
-  PD Planned Development (Residential)
-  PD Planned Development (Mixed Use)





**Commercial Zones**

-  C-1 Neighborhood Business District
-  C-2 Highway Business District
-  C-3 General Business District
-  CBD Central Business District
-  TMU Transitional Mixed Use
-  UMU Urban Mixed Use District



**Office Zones**

-  O-1 Office District
-  OLC Office Light Commercial
-  O-M Medical Office District



**Industrial Zones**

-  I-U Urban Industrial District
-  I-1 Light Industrial District
-  I-2 General Industrial District
-  I-3 Exclusive Industrial District










**Other Zones**

-  SP State Park District
-  AP Airport District

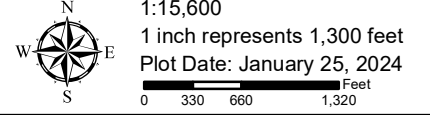
**Gaston County Zoning**

-  C-3
-  R-1

**Map Symbols:**

-  City Boundary
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Lakes
-  Rivers
-  Parcels
-  Buildings

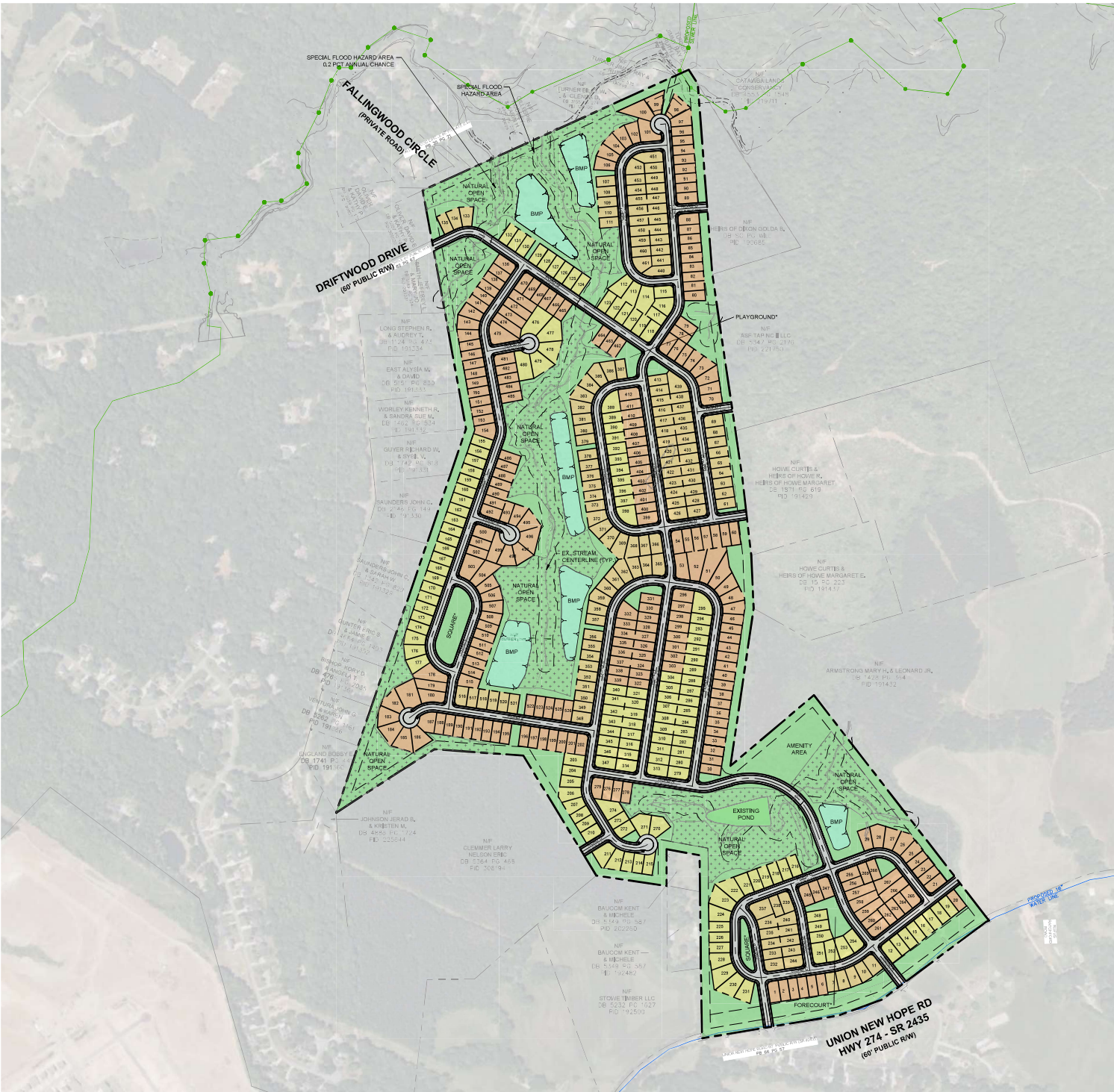
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.



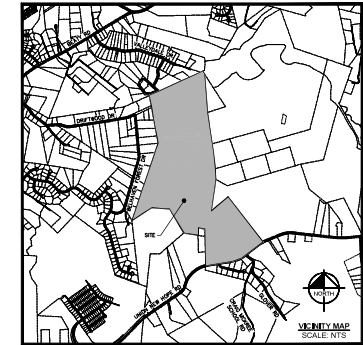
Page 9  
**Application**  
**PLMAC202300408**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on January 26, 2023.





SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	205616
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	2.18 TPA ACRES (AS PER SURVEY)
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710363000, 3710367000, 3710368200 & 3710367200
ZONING DISTRICT:	R-1 (SINGLE FAMILY LIMITED)
EXISTING:	R-1 (SINGLE FAMILY LIMITED)
PROPOSED:	R2D2 (REVISED RESIDENTIAL DEVELOPMENT DISTRICT)
<b>LOT BREAKDOWN</b>	
SINGLE FAMILY - 56' X 125' (47,000 SF)	244
SINGLE FAMILY - 61' X 115' (17,615 SF)	130
SINGLE FAMILY - 61' X 125' (47,625 SF)	152
TOTAL UNITS:	526
PROPOSED DENSITY:	2.4 DUA
<b>SETBACKS:</b>	
FRONT:	20 MIN. (35' FOR DAMAGED)
SIDE:	5 MIN.
REAR:	10' FOR CORNER SIDE YARD
<b>BUFFERS:</b>	
UNDISTURBED STREAM BUFFER:	50'
<b>SITE REQUIREMENTS:</b>	
REQUIRED OPEN SPACE:	21.9 AC (10%)
PROVIDED OPEN SPACE:	422 AC (10%)
REQUIRED TREE SAVE:	32.8 AC (15%)
PROVIDED TREE SAVE:	432.8 AC (19%)



**NOTE:**  
PUBLIC WATER AND SEWER LINES SHOWN ON PLAN ARE PROPOSED AS PART OF FUTURE PROJECTS BY TWO RIVERS UTILITIES. THE SUBJECT PARCEL WILL CONNECT TO THE PUBLIC WATER AND SEWER LINES AS NEEDED TO SERVE THE PROPOSED SITE.

LEGEND	
	SINGLE FAMILY (56' x 125')
	SINGLE FAMILY (61' x 115')
	SINGLE FAMILY (61' x 125')
	OPEN SPACE *
	POTENTIAL TREE SAVE AREA **

**NOTES:**  
\* Open Space Types shown will be provided; exact locations may change during site plan process. Open Space types shall meet standards as provided in Section 8.1.11. Open space plan shall be provided at time of preliminary plat. Final Design and details to be determined at time of subdivision plan submittal.  
\*\* Tree Save Areas shown are conceptual in nature and subject to change based on final grading and during the site plan process. Tree save requirements as per City of Gastonia ordinance shall be met.

Landscaping to be provided along length of Union New Hope Road.

## Meritage Homes – BUCHANAN



RENDERINGS SHOWN ARE REPRESENTATIVE OF MERITAGE HOMES 40' SINGLE FAMILY DETACHED HOMES PROPOSED FOR THE UNION MILL COMMUNITY. ELEVATIONS, COLOR PALETTE, ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

## Meritage Homes – CAROLINA



## Meritage Homes – BRENTWOOD



RENDERINGS SHOWN ARE REPRESENTATIVE OF MERITAGE HOMES 40' SINGLE FAMILY DETACHED HOMES PROPOSED FOR THE UNION MILL COMMUNITY. ELEVATIONS, COLOR PALETTE, ARCHITECTURAL FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

## Meritage Homes – Chandler



## Meritage Homes - CHATHAM



## Meritage Homes - DAKOTA



## Meritage Homes - JOHNSON



## Meritage Homes - NEWPORT





## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): Rezoning and Annexation Request from Single Family Limited (R-1) to Revised Residential Development District (R2D2) to accommodate a single family neighborhood

*Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.*

2. Gaston County Tax Identification Number(s): Parcel ID: 205616

3. Subject property addresses: 637 Union New Hope Road Gastonia, NC 28056

4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. Property is mostly wooded, and generally includes the area along Union New Hope Road between Petunia Drive and Glover Road.

5. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient). Deed and Draft Annexation Survey is attached.

6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes, with a minimum 72-hour notification prior to accessing the site

7. The real property to be rezoned is owned in fee simple by Walton North Carolina, LLC et al as evidenced in deed from (date) 5/12/2023 recorded in DB: 5410 PG: 592 in the Gaston County Registry

8. The real property for which the above request is sought is located on the north side of Union New Hope Rd between Teague Dr and Rufus Ratchford Rd having a frontage of 1,876.94 feet and depth of 5,455+/- feet and acreage of 219.178 AC. Yes, public water and sewer extensions are planned by Twin Rivers Utilities and are projected to be in service by time of project construction 2025/2026. Emails are attached to this application

9. Are sewer and water available on the property? construction 2025/2026. Emails are attached to this application

10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary). Walton North Carolina, LLC et al

C/O WALTON GLOBAL HOLDINGS LLC 8800 N GAINES CENTER DR STE 345, SCOTTSDALE, AZ 85258

12. Name and address of applicant: MERITAGE HOMES OF THE CAROLINAS, INC  
Telephone #: 704.944.8946 E-mail address: Tim Sheehy: Tim.Sheehy@meritagehomes.com

13. Interest in subject realty: Developer/Purchaser

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested.  True  False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit N/A
- planned unit development N/A
- subdivision ordinance N/A
- Planned Residential Development N/A
- Other Conditional District N/A

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Name and address of person to present item at public hearing: Sara Shirley, Kimley-Horn

Telephone number: 704-954-8273 Email: Sara.Shirley@kimley-horn.com

\*\*\*\*\*

Michael Slavotinek, as authorized signatory for Walton International Group, Inc., as Manager of Walton North Carolina, LLC, certify that I have read the information provided in the public hearing information package on the 9th day of October, 2023.

**SIGNATURES: All property owners must sign when a CD is requested.**

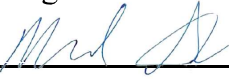
SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Public Hearing Application  
Owner Signature Page

Walton North Carolina, LLC, a North Carolina limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation  
Its: Manager

By:   
Name: Michael Slavotinek  
Title: Authorized Signatory

**PUBLIC HEARING  
STAFF REPORT**

**File # 202300361**

**GPC Hearing Date: February 8<sup>th</sup>, 2024**

OWNER: KB Holdings, LLC.  
APPLICANT: Kenneth Bell  
PROPOSED ZONING ACTION: Rezoning from RS-12 to PD-RRDD  
LOCATION: 1106 N. Oakwood Street (PID: 137046, 137047)  
TRACT SIZE: Approximately 3.152 acres  
WARD: 4

---

**EVALUATION:**

**Background and Request**

The subject property for this rezoning request consists of two tax parcels, both currently zoned RS-12 (Single-family Residential), located on the eastern side of N. Oakwood Street (1106 N. Oakwood Street and the adjacent parcel to the north). There is an existing single-family residence on the southern parcel of the site. The northern parcel is vacant.

The applicant is requesting to rezone to PD-RRDD (Planned Development – Revised Residential Development District) to facilitate a single-family attached residential development consisting of a maximum of 35 townhome units. The overall site density is approximately 15.6 units per acre. In accordance with section 8.1.17 of the Unified Development Ordinance, all townhomes in the development are proposed to be rear loaded, served by a rear lane, with either frontage on a public street or designated open space no less than 20 feet in width as defined in Section 8.1.11.H. There are two access points into the site, proposed from N. Oakland Street where sidewalk and other road improvements will be required. All street cross sections, points of ingress/egress, sidewalk and parking locations will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review process.

21,780 sq. ft. of open space is required for this development. The applicant is proposing 39,127 sq. ft. of open space with 8,042 sq. ft. designated as improved and 10,340 sq. ft. designated as improved active open space. The applicant has submitted conceptual elevations showing the proposed product.

**Proposed zoning conditions:**

1. Development shall be generally consistent with the attached site plan including a maximum of 35 single-family attached townhomes.
2. Construction shall be generally consistent with the character and details as depicted in the submitted elevations. Construction material shall consist of a combination of brick, stone, or other masonry product, and any variation of fiber cementitious siding. Any alternatives must be reviewed and approved by staff as part of zoning permit reviews.
3. All residential structures are limited to two-stories (40-feet) only.
4. Street cross sections, points of ingress/egress, parking locations, curb and gutter, frontage improvements, sidewalks and other road improvements including right of way dedication required from existing centerline to bring N Oakwood up to 50' right of way standard on project side, to be finalized during the preliminary plat and subdivision review process.
5. The developer has agreed to provide access to the adjacent property, east of the site, tax parcel 221626 (1106 ½ N. Oakwood).
6. Development on site must comply with all City and State Stormwater requirements. Final review and approval must be obtained by the Stormwater Administrator.

7. The applicant has agreed to provide a Type C buffer along the sides and rear property lines as depicted on the attached site plan.
8. Additional details of the improved open space are required to be provided in an open space plan during preliminary plat and construction document review. Final open space design and details to be determined during subdivision plan review.
9. In no instance shall the zoning conditions exempt a project from other development requirements.
10. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

The subject property is bordered entirely by residential zoning and uses consisting of RS-12 immediately adjacent on all sides and RS-8 beginning 500 ft. to the east of the subject property and beginning 500 ft. to the south of the property. There are also multiple RMF (Residential Multi-Family) zoned sites within 1000 ft. of the subject property.

#### Available Public Facilities

Both public water and sewer currently serve this tax parcel.

#### Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential use for the proposed site.

#### Conclusion

The request includes a rezoning from RS-12 to PD-RRDD to facilitate a 35-unit townhome development. Based on the 2025 Comprehensive Plan, the submitted site plan, and the proposed conditions, **staff recommends approval of the request as presented.**

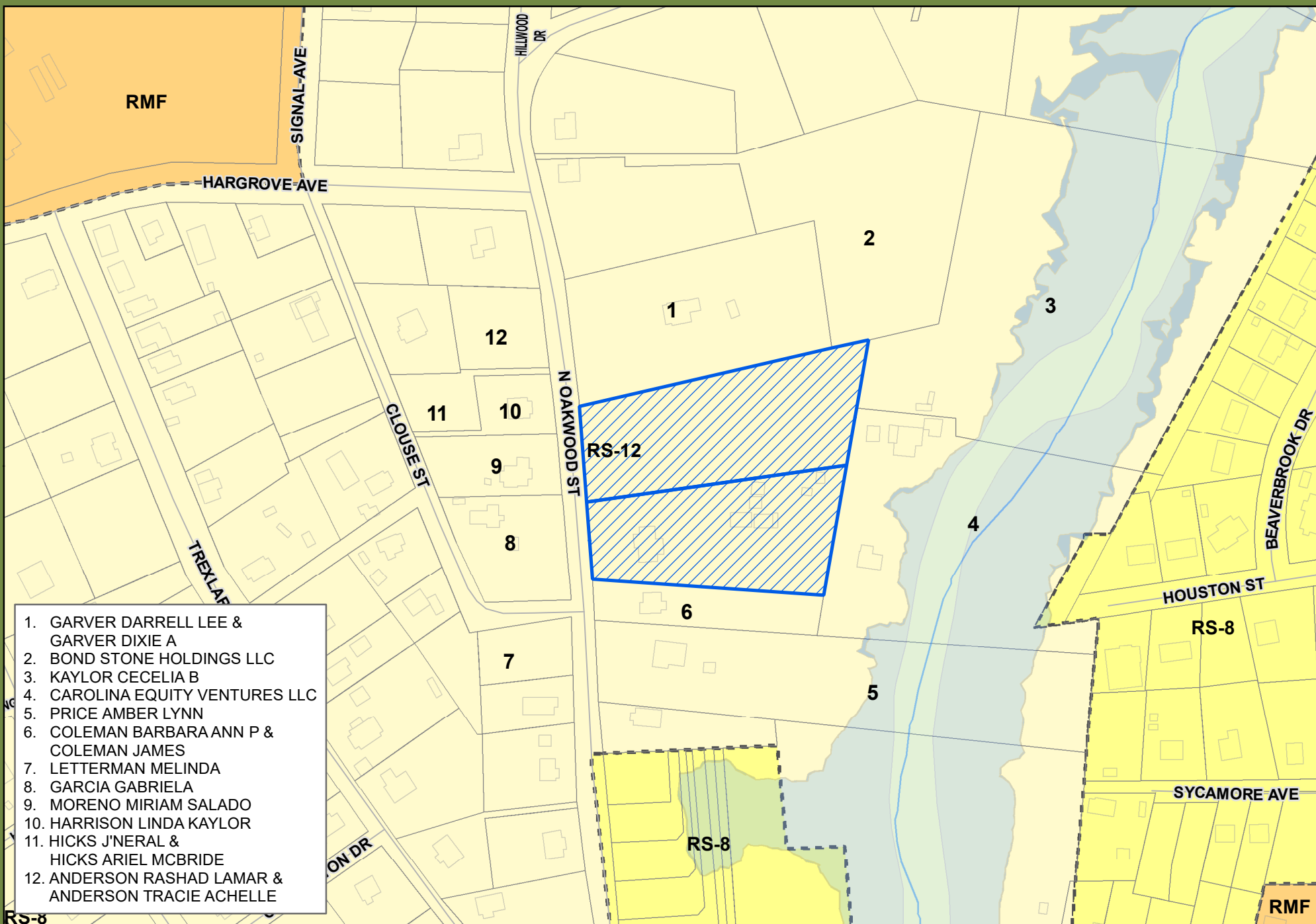


Jordan Tubbs, MEPD

Senior Planner

**Statement of consistency and reasonableness (motion to approve):** *Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a single-family attached residential use to be reasonable, compatible, and in the public's interest.*

**Statement of consistency and reasonableness (motion to deny):** *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



1. GARVER DARRELL LEE & GARVER DIXIE A
2. BOND STONE HOLDINGS LLC
3. KAYLOR CECELIA B
4. CAROLINA EQUITY VENTURES LLC
5. PRICE AMBER LYNN
6. COLEMAN BARBARA ANN P & COLEMAN JAMES
7. LETTERMAN MELINDA
8. GARCIA GABRIELA
9. MORENO MIRIAM SALADO
10. HARRISON LINDA KAYLOR
11. HICKS J'NERAL & HICKS ARIEL MCBRIDE
12. ANDERSON RASHAD LAMAR & ANDERSON TRACIE ACHELLE

**Applicant: Kenneth Bell**

**Owner: KB Holdings LLC**

**Planning Comm Hearing: Feb. 8, 2024**

**Request: RS-12 to PD-RRDD**

**Ward: 4**

**Total Tract Size: approx. 3.152 acres**

**Parcel ID #: 137046, 137047**

**Subject Property**

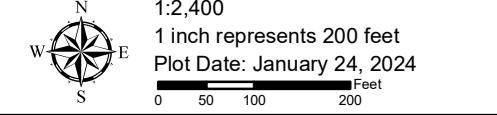
- Legend**
- Residential Zones**
- RLD Residential Low Density
  - RS-12 Residential 12000sqft lots
  - RS-8 Residential 8000sqft lots
  - RMF Residential Multi-Family District
  - PD Planned Development (Residential)
  - PD Planned Development (Mixed Use)
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- C-1 Neighborhood Business District
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  - C-3 General Business District
  - CBD Central Business District
  - TMU Transitional Mixed Use
  - UMU Urban Mixed Use District
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- O-1 Office District
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- Industrial Zones**
- I-U Urban Industrial District
  - I-1 Light Industrial District
  - I-2 General Industrial District
  - I-3 Exclusive Industrial District
- Other Zones**
- SP State Park District
  - AP Airport District
- Other Symbols**
- Roads
  - Floodway
  - 100yr Flood Zone
  - 500yr Flood Zone
  - Streams
  - Buildings
  - Parcels

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

Page 18

**Application**  
**PLMAC202300361**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on January 26, 2023.



# NOT FOR CONSTRUCTION

## ZONING CODE SUMMARY

PROJECT NAME: OAKWOOD TOWNHOMES  
 OWNER: KENNETH BELL PHONE: 704-222-4742  
 PLANS PREPARED BY: ARCHITECT BUILDER GROUP PLLC  
 CURRENT ZONING: RS-12 PROPOSED ZONING: PD-RRDD (R4)  
 EXISTING LAND USE: DETACHED SINGLE FAMILY  
 PROPOSED LAND USE: ATTACHED SINGLE FAMILY  
 PROPOSED USE: SINGLE FAMILY ATTACHED / TOWNHOMES  
 PROPOSED BLDG. HEIGHT: 45 FT - 3 STORIES  
 PROPOSED DENSITY: 35 / 2,247 = 15.57 UNITS/AC  
 LOT SIZE: 3.58 AC or 155,944.8 SF  
 TAX PARCEL ID: 137047 and 137046

## SETBACKS:

**BUILDING SETBACKS - PER SECTION U.D.O 8.1.17**  
 FROM PRIMARY ST (REAR LOADED): 5 FT BACK OF SIDEWALK (MIN OFT - MAX 10 FT)  
 FROM SIDE ST: 5 FT MIN - NO MAX FROM BACK OF SIDEWALK FROM SIDE LOT LINE: 0 FT  
 FROM REAR LOT LINE (WITH GARAGE / WITHOUT GARAGE): 5 FT / 20 FT (MIN 4 FT - MAX 6 FT OR 20 FT)  
**PARKING SETBACKS - PER SECTION U.D.O 8.1.17**  
 FROM SIDE STREET SIDEWALK: 5 FT MIN - NO MAX  
 FROM SIDE LOT LINE: 3 FT MIN  
 FROM REAR LOT LINE: 3 FT MIN  
 FROM ALLEY / REAR LANE (WITH GARAGE / WITHOUT GARAGE): 5 FT / 20 FT

## TREE PRESERVATION AREA REQUIREMENTS:

TREE SAVE AREA REQUIRED: 15% OF SITE OR 23,392 SF  
 TREE SAVE AREA PROVIDED: 24,396 SF

## OPEN SPACE:

OPEN SPACE REQUIRED: 0.5 ACRES OR 21,780 SF  
 TOTAL OPEN SPACE PROVIDED (INC. COS): 39,127 SF  
 IMPROVED OPEN SPACE PROVIDED: 8,042 SF  
 IMPROVED ACTIVE OPEN SPACE (I.A.O.S) PROVIDED: 10,340 SF

**NOTE:**  
 1. ALL AREA SURROUNDING THE BUILDINGS SHALL BE DESIGNATED AS COMMON OPEN SPACE (COS)  
 2. NO SWALES, RETAINING WALLS, STORMWATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS  
 3. UNDERGROUND STORM WATER MANAGEMENT TO BE PROVIDED

## IMPERVIOUS AREA DATA

BUILDING COVERAGE: 25,500 SF  
 CONCRETE COVERAGE: 16,999 SF  
 PAVEMENT COVERAGE: 37,836 SF  
 TOTAL IMPERVIOUS COVERAGE: 80,335 SF

## PARKING DATA

PARKING REQUIREMENTS: MAX 2 SPACES PER TOWNHOME  
 PROVIDED PARKING: 5 GARAGES - 30 DRIVEWAYS  
 ON STREET PARKING: NOT REQUIRED  
 TOTAL PARKING: 35 SPACES

## BIKE PARKING: NOT REQUIRED

## LANDSCAPE NOTES

1. PERIMETER SCREENING ALONG N OAKWOOD STREET - TYPE B
2. NORTH: REDUCED 15' W/ FENCE TYPE C BUFFER & 28' TYPE C BUFFER
3. SOUTH REDUCED 15' W/ FENCE TYPE C BUFFER
3. EAST: TYPE C PERIMETER SCREENING ALONG TPA

## TRASH NOTES

TRASH COLLECITON SHALL BE PRIVATE. PRIVATE COMPANY WILL COLLECT THE TRASH WITHIN THE BUILDING AND DISPOSE OFFSITE AT A PERMITTED FACILITY.

## UNITS PROPOSED

**UNIT SIZE: 45 FT X 20 FT (5 UNITS)**  
**UNIT SIZE: 35 FT X 20 FT (30 UNITS)**  
**TOTAL NUMBER OF UNITS: 35**



VICINITY MAP: NOT TO SCALE  
**NOT FOR CONSTRUCTION**



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ARCHITECT BUILDER GROUP PLLC  
 architectbuildergroup.com  
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 Huntersville, NC 28078  
 (800) 999-4213  
 info@abg.com

PRELIMINARY  
 (NOT FOR  
 CONSTRUCTION)

Preliminary  
 Not For Construction

REVISION	
NO.	DESCRIPTION

REZONING	
NO.	DESCRIPTION

PROFESSIONAL SEAL	
NO.	DESCRIPTION

PROJECT TEAM	
ROLE	NAME
PROJECT OWNER	ALAA BOU GHANEM
PROJECT ARCHITECT	ALAA BOU GHANEM
PROJECT ENGINEER	SOL CABERO

PROJECT INFO	
PROJECT NAME	PROJECT NO.
OAKWOOD TOWNHOMES	28-08-C008

SHEET INFO	
SHEET TITLE	SHEET NUMBER
REZONING SITE PLAN	RZ001

**RZ001**



GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- G.C. TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. BEGINNING OF WORK INDICATES CONTRACTOR HAS VERIFIED EXISTING CONDITIONS.
- FINISH FLOOR ELEVATION IS 0'-0" UNLESS NOTED OTHERWISE.
- SPOT ELEVATIONS ARE TAKEN FROM FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLIES.
- G.C. TO LOCATE ALL EXHAUST VENTS. NOTIFY ARCHITECT OF EXHAUST VENT LOCATION PRIOR TO INSTALLATION.
- INSTALL ALL EXTERIOR MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND STANDARD DETAILS.

EXTERIOR MATERIALS LEGEND

- MATERIAL: FACE BRICK  
MANUFACTURER: VETTERSTONE (OR APPROVED EQUAL)  
COLOR: SOUTHERN PEARL  
FINISH: TEXTURED
- MATERIAL: FIBER CEMENT LAP SIDING  
MANUFACTURER: JAMES HARDIE (OR APPROVED EQUAL)  
COLOR: TIMBER BARK  
FINISH: SELECT CEDARMILL
- MATERIAL: ASPHALT SHINGLE  
MANUFACTURER: OWENS CORNING (OR APPROVED EQUAL)  
COLOR: PEPPERCORN

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ARCHITECT BUILDER GROUP PLLC  
architectbuildergroup.com  
7022 McMillan Ln.  
Harrisville, NC 28078  
(800) 999-4213  
info@abgr.com

PRELIMINARY  
(NOT FOR )  
CONSTRUCTION

Preliminary  
Not For Construction

PROFESSIONAL SEAL

ISSUE FOR  
SCHEMATIC DESIGN

ISSUE DATE

01/10/2024

REVISIONS

No.	Description	Date

PROJECT TEAM

PRINCIPAL DESIGNER  
ALAA KOU GHANEM

PROJECT MANAGER  
SOL CABERO

SEAL NO.  
ABG-JS

PROJECT NAME

OAKWOOD TOWNS

PROJECT NO.

23-08-C0068

SHEET TITLE

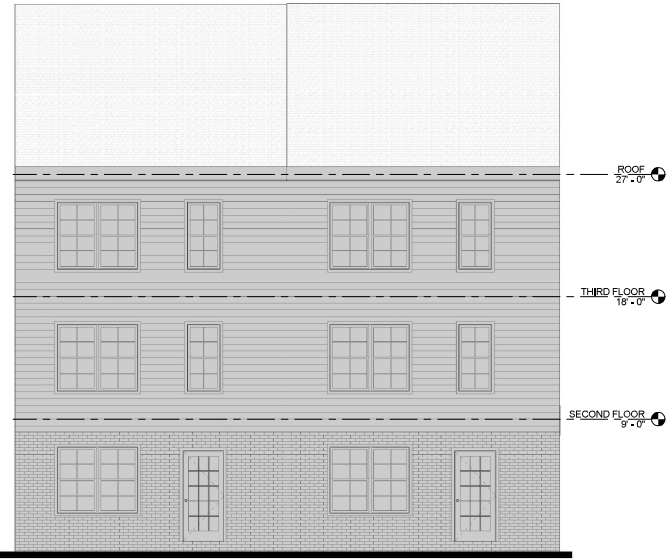
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



1 TYP. FRONT ENTRANCE ELEVATION (NO GARAGE UNIT)  
A201 1/4" = 1'-0"



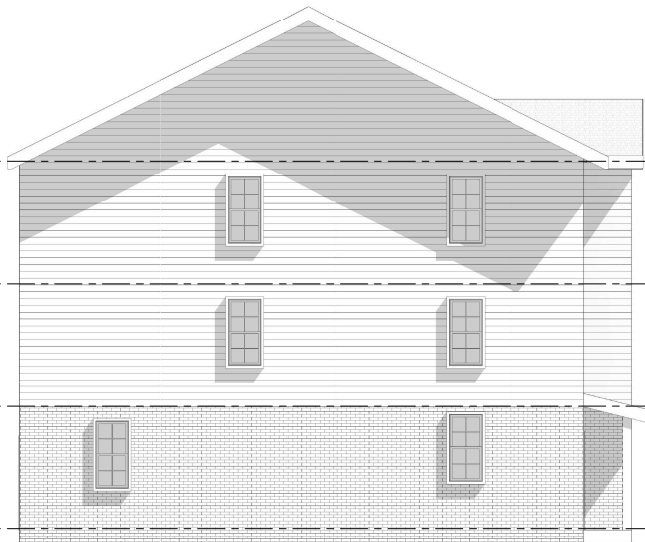
2 TYP. REAR ENTRANCE ELEVATION (NO GARAGE UNIT)  
A201 1/4" = 1'-0"



3 TYP. FRONT ENTRANCE ELEVATION (GARAGE UNIT)  
A201 1/4" = 1'-0"



4 TYP. REAR ENTRANCE ELEVATION (GARAGE UNIT)  
A201 1/4" = 1'-0"



5 TYP. CORNER ELEVATION  
A201 1/4" = 1'-0"



## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

- Identify the request (example: rezone from RS-12 to OLC CD or SUP; etc.): \_\_\_\_\_  
Rezone from RS-12 to PD-RRDD

*Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.*

- Gaston County Tax Identification Number(s): Parcel # 137046 & Parcel # 137047

- Subject property addresses: 1106 N Oakwood St Gastonia NC 28052 & Parcel # 137047 (two lots will be combined into one)

- In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. \_\_\_\_\_

A white frame house is located on the property with a shed like structure on the back of the property

- Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient).

- In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes

- The real property to be rezoned is owned in fee simple by KB Holdings LLC as evidenced in deed from (date) 8/14/23 recorded in DB: 5428 PG: 1182-1183 in the Gaston County Registry Parcel 137046 - deeded (8/11/23) recorded in DB: 5430 PG: 688-690

- The real property for which the above request is sought is located on the right side of N Oakwood between Clouse St and Hargrove Ave having a frontage of 270.55 feet and depth of 448.25 feet and acreage of 3.2974.

- Are sewer and water available on the property? No

- The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary).

N/A  
\_\_\_\_\_  
\_\_\_\_\_

12. Name and address of applicant: KB Holdings LLC 525 N Tryon St Ste 1600 Charlotte NC 28202  
Telephone #: 704-222-4742 E-mail address: kenneth@kbholdingsdevelopment.com

13. Interest in subject realty: Owner

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested.  True  False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit \_\_\_\_\_
- planned unit development \_\_\_\_\_
- subdivision ordinance \_\_\_\_\_
- Planned Residential Development \_\_\_\_\_
- Other Conditional District \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

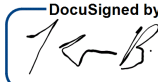
16. Name and address of person to present item at public hearing: Christian Hithe - 609 Blu Central Rd Pineville NC 28134 & Kenneth Bell 2300 Rozzelles Ferry Rd Charlotte NC 28208

Telephone number: 8037228309/7042224742 Email: info@queencitysolution.com/kenneth@kbholdingsdevelopment.com

\*\*\*\*\*

I, Kenneth Bell, certify that I have read the information provided in the public hearing information package on the 8th day of September, 2023.

**SIGNATURES: All property owners must sign when either a Special Use Permit or CD is requested.**

DocuSigned by:  
  
 B3CA000AFA7F471... \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**PUBLIC HEARING  
STAFF REPORT**

**File # 202300461**

**GPC Hearing Date: February 8<sup>th</sup>, 2024**

OWNER(S): McCaslin Gary Clee Life Est.  
APPLICANT: Gary McCaslin  
PROPOSED ZONING ACTION: Rezoning from RS-12 to C-2  
LOCATION: 1820 Hoffman Road (PID# 140098).  
TRACT SIZE: Approximately 3.75 acres  
WARD: 3

---

**EVALUATION:**

Site Description and Background

The subject request consists of one tax parcel (PID 140098) currently zoned RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots), located at 1820 Hoffman Road. The applicant is requesting to rezone the property to C-2 (Highway Business). The site is accessed off of Hoffman Road and currently consists of a single-family residence.

Adjoining Properties and Land Use Trends

Adjoining properties consist of a combination of commercial and residential zoning and uses. To the west, the subject property is bordered by single-family residential uses, zoned RS-12. Property directly north is zoned RMF (Residential Multi-family) and consists of the Arbors Townhomes. To the east and south of the subject property is C-2 zoning consisting of a life storage facility, CaroMont Urgent Care, and the Hoffman Village shopping center.

Available Public Facilities

Water is available on Hoffman Road. A sewer extension will be required to serve the property

Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential uses for the subject property, which is consistent along Hoffman Road, south of Duke Street. Although residential is recommended at this location, staff feels a commercial use at the subject property is in keeping with the existing character of the Hoffman Road – Gaston Day School Road intersection and is compatible with adjacent zoning and land uses.

Conclusion

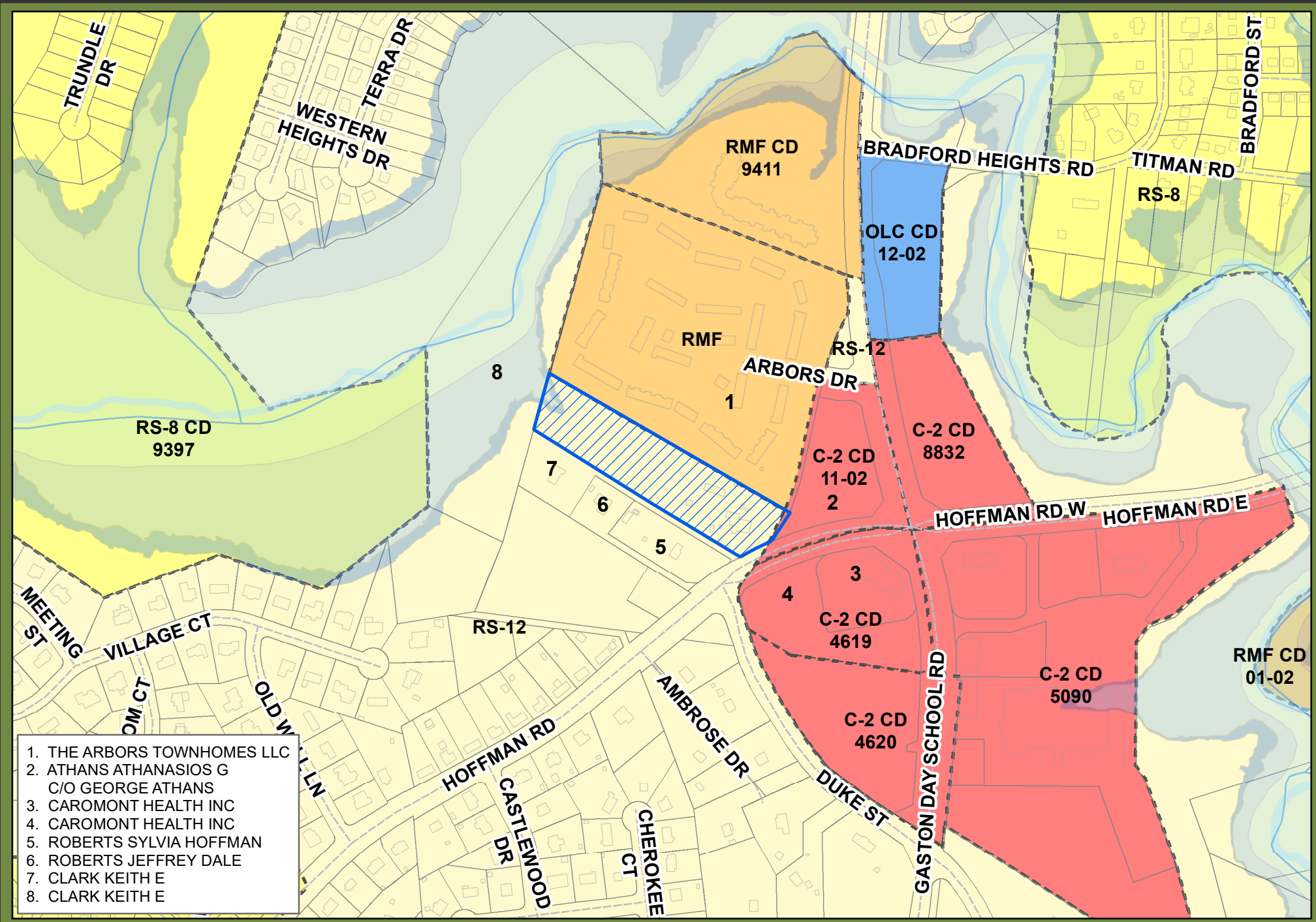
The applicant has requested a rezoning from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to C-2 (Highway Business). **Staff recommends that the request be approved as presented.**



Maddy Gates, MURP  
Senior Planner

**Statement of consistency and reasonableness (motion to approve):** *The proposed zoning is consistent with the 2025 Comprehensive Plan and will result in the potential development of a commercial use. The Planning Commission considers an affirmative vote to be reasonable and in the public's interest.*

**Statement of consistency and reasonableness (motion to deny):** *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



1. THE ARBORS TOWNHOMES LLC
2. ATHANS ATHANASIOS G  
C/O GEORGE ATHANS
3. CAROMONT HEALTH INC
4. CAROMONT HEALTH INC
5. ROBERTS SYLVIA HOFFMAN
6. ROBERTS JEFFREY DALE
7. CLARK KEITH E
8. CLARK KEITH E

**Applicant:** Gary McCaslin  
**Owner:** McCaslin Gary Clee Life Est  
**Planning Comm Hearing:** Feb. 8, 2024  
**Request:** RS-12 to C-2  
**Ward:** 3  
**Total Tract Size:** approx. 3.75 acres  
**Parcel ID #:** 140098

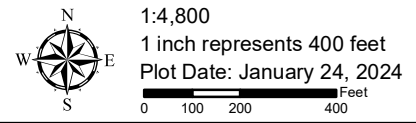
**Subject Property**

- Legend**
- |                                       |                           |
|---------------------------------------|---------------------------|
| RLD Residential Low Density           | <b>City Streets - ALL</b> |
| RS-12 Residential 12000sqft lots      | <b>SERVSTAT</b>           |
| RS-8 Residential 8000sqft lots        | In Service                |
| RMF Residential Multi-Family District | Floodway                  |
| PD Planned Development (Residential)  | 100yr Flood Zone          |
| PD Planned Development (Mixed Use)    | 500yr Flood Zone          |
| <b>Commercial Zones</b>               | Streams                   |
| C-1 Neighborhood Business District    | Lakes                     |
| C-2 Highway Business District         | Rivers                    |
| C-3 General Business District         | Buildings                 |
| CBD Central Business District         | Parcels                   |
| TMU Transitional Mixed Use            |                           |
| UMU Urban Mixed Use District          |                           |
| <b>Office Zones</b>                   |                           |
| O-1 Office District                   |                           |
| OLC Office Light Commercial           |                           |
| O-M Medical Office District           |                           |
| <b>Industrial Zones</b>               |                           |
| I-U Urban Industrial District         |                           |
| I-1 Light Industrial District         |                           |
| I-2 General Industrial District       |                           |
| I-3 Exclusive Industrial District     |                           |
| <b>Other Zones</b>                    |                           |
| SP State Park District                |                           |
| AP Airport District                   |                           |

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

Page 24  
**Application**  
**PLMA202300461**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on January 26, 2023.





## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD or SUP; etc.): \_\_\_\_\_  
 RS-12 to C-2 (Highway Business)  
 \_\_\_\_\_  
 \_\_\_\_\_

*Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.*

2. Gaston County Tax Identification Number(s): PID 140098  
 \_\_\_\_\_

3. Subject property addresses: 1820 Hoffman Road Gastonia, NC  
 \_\_\_\_\_

4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. Existing single-family home.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient).

6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes

7. The real property to be rezoned is owned in fee simple by Gary McCaslin as evidenced in deed from (date) 5/12/2021 recorded in DB: 5227 PG: 211 in the Gaston County Registry

8. The real property for which the above request is sought is located on the North side of Hoffman Road between \_\_\_\_\_ and \_\_\_\_\_ having a frontage of Approx. 109 feet and depth of 895 feet and acreage of 3.75.

9. Are sewer and water available on the property? Water is available. Sewer is not available.

10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Name and address of applicant: Gary McCaslin - 1820 Hoffman Road, Gastonia NC 28054  
Telephone #: 704-214-0230 E-mail address: \_\_\_\_\_

13. Interest in subject realty: Owner

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. X True \_\_\_\_\_ False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit \_\_\_\_\_
- planned unit development \_\_\_\_\_
- subdivision ordinance \_\_\_\_\_
- Planned Residential Development \_\_\_\_\_
- Other Conditional District \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Name and address of person to present item at public hearing: Gary McCaslin - 1820 Hoffman Road

Telephone number: \_\_\_\_\_ Email: \_\_\_\_\_

\*\*\*\*\*

I, GARY McCaslin certify that I have read the information provided in the public hearing information package on the 11/15/23 day of \_\_\_\_\_, 20\_\_\_\_\_.

**SIGNATURES:** All property owners must sign when either a Special Use Permit or CD is requested.

Gary McCaslin \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PUBLIC HEARING  
STAFF REPORT**

**File # 202300502**

**GPC Hearing Date: February 8<sup>th</sup>, 2024**

OWNER: Bond Stone Holdings, LLC.  
APPLICANT: Bond Stone Holdings, LLC.  
PROPOSED ZONING ACTION: Rezoning from C-2 to C-1  
LOCATION: 819 S. Oakland Street (PID: 109012)  
TRACT SIZE: Approximately 0.26 acres  
WARD: 5

---

**EVALUATION:**

**Background and Request**

The subject property for this rezoning request consists of one vacant tax parcel currently zoned C-2 (Highway Business). The applicant is requesting to rezone the property to C-1 (Neighborhood Business). C-1 zoning allows for more flexibility in uses which may include residential, mixed uses, and neighborhood commercial. The applicant has stated the reason for the request is to allow for the construction of a single family dwelling.

**Adjoining Properties and Land Use Trends**

The subject property is surrounded by existing residential uses along S Oakland Street, which are also zoned C-2, consisting of similar sized lots on both sides of S Oakland Street. There are lots zoned C-3 (General Business) just to the north east and approximately 270 feet to the south of the subject property. There is one parcel just to the east of the subject property on E Eighth Avenue that was rezoned from C-2 to C-1 in April of 2023 for similar uses.

**Available Public Facilities**

Both public water and sewer are available to serve this parcel.

**Consistency with the Comprehensive Plan**

The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial use for the proposed site.

**Conclusion**

The applicant has requested a rezoning to C-1 (Neighborhood Commercial). Based on the character of this area, surrounding land uses, and size of the property, staff believes that smaller scale commercial is more appropriate along Eighth Avenue versus C-2 zoning, which is geared more toward auto dependent commercial uses. C-1 also allows options for residential and mixed use, yielding to more flexibility for smaller scale projects while keeping commercial base zoning. **Staff recommends approval of the requested zoning change.**

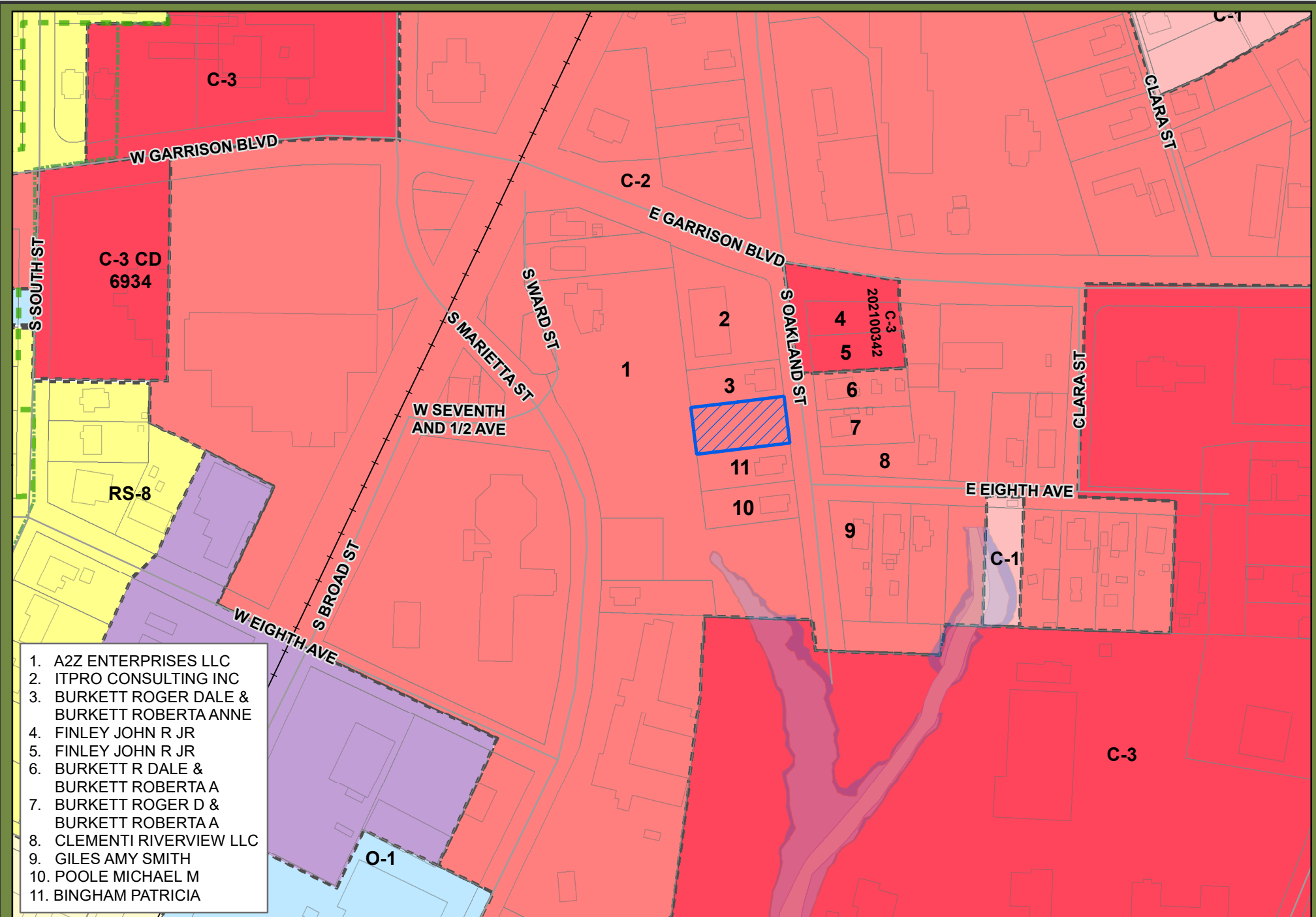


Jordan Tubbs, MEPD

Senior Planner

***Statement of consistency and reasonableness (motion to approve):*** *The proposed zoning is consistent with the 2025 Comprehensive Plan and will result in the potential development of a neighborhood commercial, mixed use or residential use. The Planning Commission considers an affirmative vote to be reasonable and in the public's interest.*

***Statement of consistency and reasonableness (motion to deny):*** *The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.*



1. A2Z ENTERPRISES LLC
2. ITPRO CONSULTING INC
3. BURKETT ROGER DALE & BURKETT ROBERTA ANNE
4. FINLEY JOHN R JR
5. FINLEY JOHN R JR
6. BURKETT R DALE & BURKETT ROBERTA A
7. BURKETT ROGER D & BURKETT ROBERTA A
8. CLEMENTI RIVERVIEW LLC
9. GILES AMY SMITH
10. POOLE MICHAEL M
11. BINGHAM PATRICIA

**Applicant: Bond Stone Holdings, LLC**

**Owner: Bond Stone Holdings, LLC**

**Planning Comm Hearing: Feb. 8, 2024**









**Request: C-2 to C-1**

**Ward: 5**

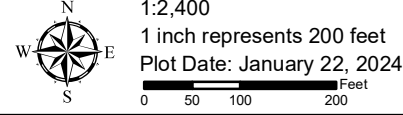
**Total Tract Size: approx. 0.26 acres**

**Parcel ID #: 109012**

 **Subject Property**

- Legend**
- Residential Zones**
-  RLD Residential Low Density
  -  RS-12 Residential 12000sqft lots
  -  RS-8 Residential 8000sqft lots
  -  RMF Residential Multi-Family District
  -  PD Planned Development (Residential)
  -  PD Planned Development (Mixed Use)
- Commercial Zones**
-  C-1 Neighborhood Business District
  -  C-2 Highway Business District
  -  C-3 General Business District
  -  CBD Central Business District
  -  TMU Transitional Mixed Use
  -  UMU Urban Mixed Use District
- Office Zones**
-  O-1 Office District
  -  OLC Office Light Commercial
  -  O-M Medical Office District
- Industrial Zones**
-  I-U Urban Industrial District
  -  I-1 Light Industrial District
  -  I-2 General Industrial District
  -  I-3 Exclusive Industrial District
- Other Zones**
-  SP State Park District
  -  AP Airport District
- Other Symbols**
-  Roads
  -  Railroad
  -  Floodway
  -  100yr Flood Zone
  -  500yr Flood Zone
  -  York-Che... Local Historic District
  -  Parcels
  -  Buildings

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



Page 28

**Application**  
**PLMA202300502**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on January 26, 2024.





**CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING**

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

- 1. Identify the request (example: rezone from RS-12 to OLC CD or SUP; etc.): REZONE FROM C-2 TO C-1

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.

- 2. Gaston County Tax Identification Number(s): 109012

- 3. Subject property addresses: 819 S OAKLAND ST.  
GASTONIA, NC 28054

- 4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. VACANT LOT IN  
BETWEEN TO OLDER SINGLE FAMILY  
HOUSES.

- 5. Complete legal description by metes and bounds of said realty is attached to the application (a copy of the deed is sufficient).

- 6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? YES

- 7. The real property to be rezoned is owned in fee simple by Baro Spive Holdings LLC evidenced in deed from (date) 11/2/23 recorded in DB: 5443 PG: 2118 in the Gaston County Registry

- 8. The real property for which the above request is sought is located on the N side of SOAKLAND between 817 and 821 having a frontage of 75 feet and depth of 150 feet and acreage of .20.

- 9. Are sewer and water available on the property? YES

- 10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Name and address of applicant: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-mail address: \_\_\_\_\_

13. Interest in subject realty: \_\_\_\_\_

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested.  True  False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit \_\_\_\_\_
- planned unit development \_\_\_\_\_
- subdivision ordinance \_\_\_\_\_
- Planned Residential Development \_\_\_\_\_
- Other Conditional District \_\_\_\_\_

If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Name and address of person to present item at public hearing: \_\_\_\_\_

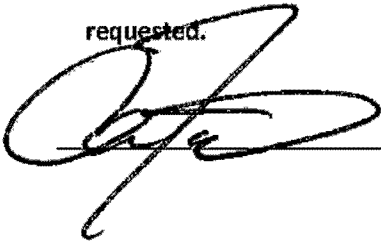
ADAM FORTUNE

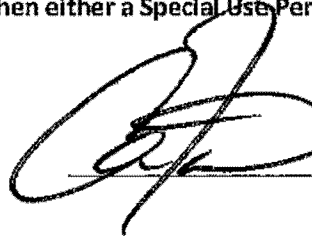
Telephone number: 704.220.7665 Email: FORTUNE.ADAM@GMAIL.COM

\*\*\*\*\*

I, ADAM FORTUNE, certify that I have read the information provided in the public hearing information package on the 13<sup>th</sup> day of DEC, 20 23.

SIGNATURES: All property owners must sign when either a Special Use Permit or CD is requested.

  
\_\_\_\_\_  
\_\_\_\_\_

 FOR BOND SURETY HOLDERS  
\_\_\_\_\_  
\_\_\_\_\_



**PUBLIC HEARING  
STAFF REPORT**

**File # 202400010**

**GPC Hearing Date: February 8<sup>th</sup>, 2024**

OWNER: Rusty Nutz, LLC.  
APPLICANT: Bobby L. Heffner  
PROPOSED ZONING ACTION: Rezoning from I-2 to C-3  
LOCATION: 2558 West Franklin Blvd. (PID: 138153)  
TRACT SIZE: Approximately 2.62 acres  
WARD: 4

---

EVALUATION:

Background and Request

The subject property for this rezoning request consists of one tax parcel (PID 138153), currently zoned I-2 (General Industrial), located on the northern side of West Franklin Blvd. to the west of Wal-Mart and immediately east of the DMV. There is an existing brick building located on the property. The applicant is requesting to rezone to C-3 (General Business) to allow for the variety of commercial land uses available in that district.

Adjoining Properties and Land Use Trends

Surrounding properties currently have mostly commercial and industrial uses. Adjacent properties to the north and east of the subject property are currently zoned C-3. The parcels to the west are predominantly I-2 with one property being zoned C-3 approximately 300 feet from the subject property. To the south, on the opposing side of West Franklin Blvd, the property is zoned C-3. There are a few properties zoned RS-8 (Residential Single Family) scattered beyond the previously described commercial and industrial surrounding properties.

Available Public Facilities

Both public water and sewer are currently available to this tax parcel at frontage.

Consistency with the Comprehensive Plan

The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial use for the proposed site.

Conclusion

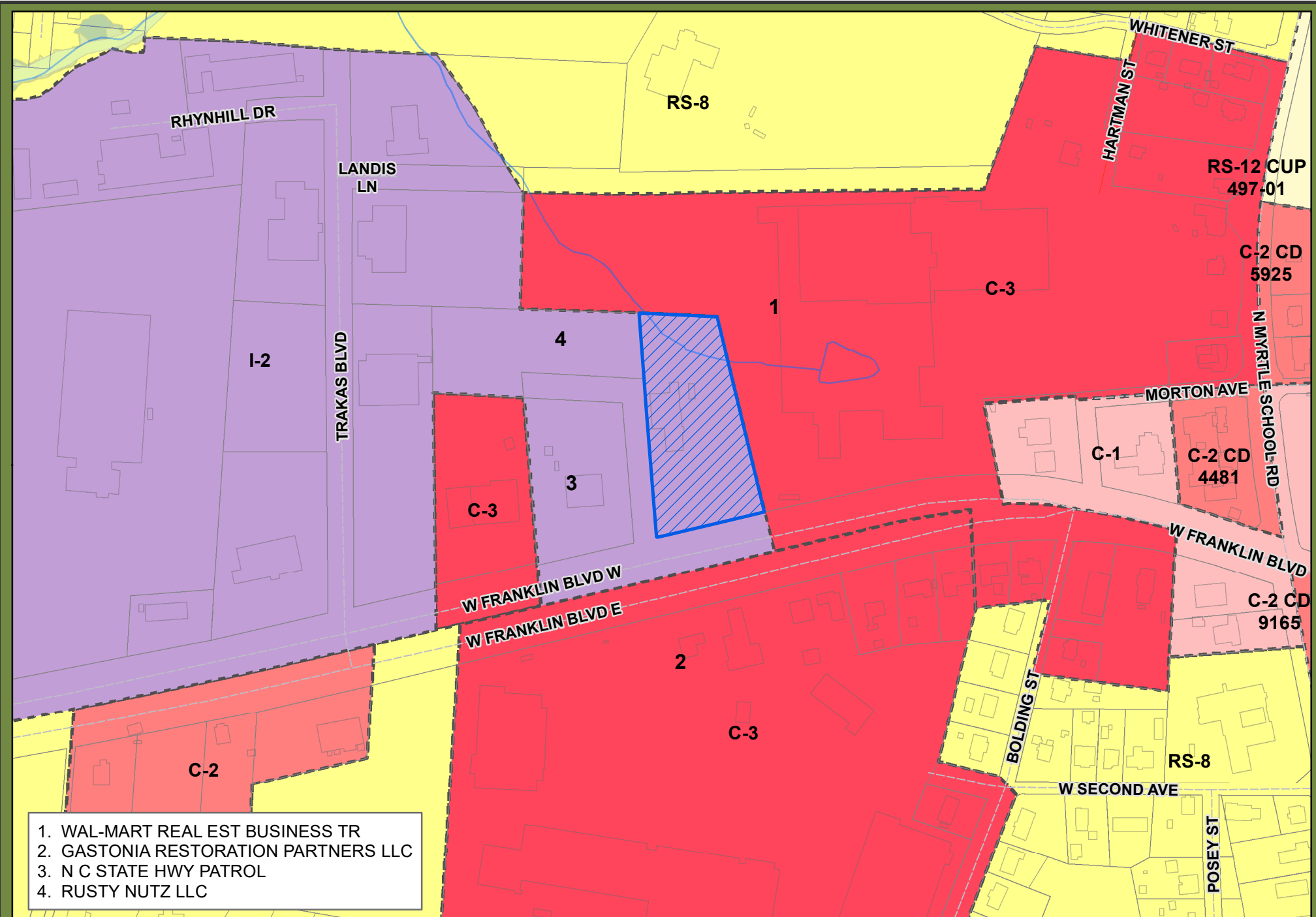
The request includes a rezoning from I-2 to C-3 to facilitate commercial uses. Based on the 2025 Comprehensive Plan and the submitted application, **staff recommends approval of the request as presented.**



Jordan Tubbs, MEPD  
Senior Planner

**Statement of consistency and reasonableness (motion to approve):** Based on the 2025 Comprehensive Plan, as well as existing and surrounding zoning and land uses, the Planning Commission considers an affirmative vote for a commercial use to be reasonable, compatible, and in the public's interest.

**Statement of consistency and reasonableness (motion to deny):** The Planning Commission considers an affirmative vote to not be reasonable and to not be in the public interest.



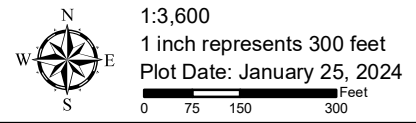
1. WAL-MART REAL EST BUSINESS TR
2. GASTONIA RESTORATION PARTNERS LLC
3. N C STATE HWY PATROL
4. RUSTY NUTZ LLC

**Applicant:** Bobby L. Heffner  
**Owner:** Rusty Nutz, LLC  
**Planning Comm Hearing:** Feb. 8, 2024  
**Request:** I-2 to C-3  
**Ward:** 4  
**Total Tract Size:** approx. 2.62 acres  
**Parcel ID #:** 138153

**Subject Property**

- Legend**
- Residential Zones**
- RLD Residential Low Density
  - RS-12 Residential 12000sqft lots
  - RS-8 Residential 8000sqft lots
  - RMF Residential Multi-Family District
  - PD Planned Development (Residential)
  - PD Planned Development (Mixed Use)
- Commercial Zones**
- C-1 Neighborhood Business District
  - C-2 Highway Business District
  - C-3 General Business District
  - CBD Central Business District
  - TMU Transitional Mixed Use
  - UMU Urban Mixed Use District
- Office Zones**
- O-1 Office District
  - OLC Office Light Commercial
  - O-M Medical Office District
- Industrial Zones**
- I-U Urban Industrial District
  - I-1 Light Industrial District
  - I-2 General Industrial District
  - I-3 Exclusive Industrial District
- Other Zones**
- SP State Park District
  - AP Airport District
- Other Symbols:**
- Floodway
  - 100yr Flood Zone
  - 500yr Flood Zone
  - Streams
  - Parcels
  - Buildings

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



**Application**  
**PLMA202400010**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on January 26, 2024.





## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

ATTN: Please upload applications and all attachments separately to our online portal at the following address: <https://devsvcs.cityofgastonia.com/> and click on "Apply for a Planning Permit"

The undersigned do hereby make application to the City of Gastonia for the hereinafter described request and in support of this request, the following facts are shown:

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): \_\_\_\_\_  
Rezone from I-2 to C3

Please Note: Before applying for a rezoning, applicants are advised to determine if their property is subject to private deed restrictions to be sure the intended use of the property is allowed. The City of Gastonia neither keeps records of, enforces, nor overrules private deed restrictions.

2. Gaston County Tax Identification Number(s): 138153

3. Subject property addresses: 2558 W. Franklin Blvd. Gastonia NC  
28052

4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. A brick building is located on the property. Walmart is to the east and the DMV is on the west. Dixie Village Shopping Center is to the North

5. Complete legal description by metes and bounds of said realty is attached to the application (a copy of the deed is sufficient).

6. In order to be familiar with the subject property the City staff may need to walk the property. Do we have the property owner's permission to do so? Yes

7. The real property to be rezoned is owned in fee simple by Rusty Nutz LLC as evidenced in deed from (date) 11/19/20 recorded in DB: 5175 PG: 1073-1085 in the Gaston County Registry

8. The real property for which the above request is sought is located on the N side of W. Franklin Blvd between N Myrtle School Rd and Trukas Blvd having a frontage of 226.7 feet and depth of 480.16 feet and acreage of 2.62.

9. Are sewer and water available on the property? Yes

10. The tax sheets for all persons or firms that own the subject land and land adjacent to or within 100 feet of all sides, including property across the street, from the property for which the request is sought are attached. (Note: When measuring the 100-foot distance, street rights-of-way shall not be included in the measurement.)

11. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary). (N/A) Bobby L. Heffner is Sole owner of Rusty Nutz LLC.

12. Name and address of applicant: Bobby L. Heffner

Telephone #: 704 813-5406 E-mail address: bobbylheffner@gmail.com

13. Interest in subject realty: Owner

14. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being used as requested. X True \_\_\_\_\_ False

15. Has this property previously been subject to any of the following (please add case # and date)?

- Conditional Use Permit No
- planned unit development No
- subdivision ordinance No
- Planned Residential Development No
- Other Conditional District No

If yes, please explain \_\_\_\_\_

\_\_\_\_\_

16. Name and address of person to present item at public hearing: Bobby Heffner and Kathy Spencer (daughter)

Telephone number: 704 813 5406 Email: kspencer956@gmail.com

\*\*\*\*\*

I, Bobby L Heffner, certify that I have read the information provided in the public hearing information package on the 8<sup>th</sup> day of January, 2024.

**SIGNATURES:** All property owners must sign when a CD is requested.

Bobby L Heffner \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_