



**Gastonia Planning Commission
Meeting Schedule
February 7, 2019**

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

5:30 – Until **Planning Commission Meeting**
(City Hall – City Council Chamber)

Gastonia Planning Commission
City Council Chamber, City Hall
February 7, 2019 – 5:30 pm

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Item 1c: Approval of December 6, 2018 Minutes and January 3, 2019 Minutes

Item 2: Public Hearing – Pat Budronis (File # 9165)

Subject hearing involves a request to rezone approximately 0.83 acres from C-1 (Neighborhood Commercial District) to C-2 CD (Highway Commercial Conditional District) The subject property is located on the southeast intersection of W. Franklin Boulevard and S. Myrtle School Road. The property is owned by Durga Jay Ambe LLC and Balaji Enterprises LLC.

Staff Presentation: Jana McMakin, AICP, Senior Planner

Item 3: Public Hearing – Stephen Drake (File # 9166)

Subject hearing involves a request to rezone approximately 4.94 acres from RS-12 (Residential District, minimum 12,000 square foot lots) to O-1 CD (Office Conditional District) for a Senior Independent Living Center. The subject property is located on the east side of Union Road. The property is owned by Charles Calvin Faires and Wade Elias Faires Jr.

Staff Presentation: Jana McMakin, AICP, Senior Planner

Item 4: Major Subdivision Preliminary Plat – Springhaven (File # 8933)

Request involves a Major Subdivision Preliminary Plat for a single family subdivision to be known as Springhaven submitted by REO Funding Solutions III, LLC. The property is located at the end of Huffstetler Road and off of Beaty Road.

Staff Presentation: Tucker Johnson, P.E., Assistant City Engineer

Item 5: Other Business

- Update on Council Votes
- Representative for February 19th City Council Meeting (if needed)

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
December 6, 2018**

Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:32 pm on Thursday, December 6, 2018, in the Council Chambers at City Hall.

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

Absent: None

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Senior Planner; Chrystal Howard, Secretary; Tucker Johnson, PE, Assistant City Engineer; Robert Cloninger, Division Manager-Field Operations; and Rusty Bost, PE, Director of Development Services

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Commissioner Epstein stated he received two contacts. Remaining Commissioners stated there were no contacts.

Item 1c: Approval of November 8, 2018 Meeting Minutes

Commissioner Cinq-Mars made the motion to approve the November 8, 2018 minutes as written and Commissioner Fleeman seconded the motion. The motion was unanimously approved (8-0).

Chairperson Goode explained the rules of procedure and time limitations.

Item 2: Public Hearing – JP Development Group LLC (File # 9135)

Subject hearing involves a request to rezone approximately 19.17 acres from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to RS-8 CD (Residential Conditional District, minimum 8,000 sq. ft. lots). The subject property is located on the northwest corner at the intersection of Winterlake Drive and Elam Street. The property is owned by Jerry M. Gunter Trust & Windley Family Trust.

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

Commissioner Epstein addressed Chairperson Goode to recuse himself because the northern edge of this rezoning is across from his home. Commissioner Epstein stated he was advised it was not necessary to recuse, but will after an abundance of caution. He recognized his vote will be in the affirmative of whatever motion is made to approve or deny. Chairperson Goode recused Commissioner Epstein from the meeting.

Ms. McMakin thanked the Commissioners for being present this evening. Ms. McMakin stated the site description and background of the subject property and she displayed the rezoning map and site plan. The applicant submitted a request to rezone to RS-8 CD (Residential Conditional District, minimum 8,000 sq. ft. lots) for a single-family detached subdivision with maximum 51 lots located at the intersection of Winterlake Drive and Elam Street. The subject property for this zoning request is comprised of 9 tax parcels totaling approximately 19.17 acres. The applicant has submitted a site plan, various models offered as part of the subdivision, and architectural standards. The applicant held a neighborhood meeting. Ms. McMakin displayed the site plan. The lots that are showing direct access to Elam Street and Winterlake Drive are at least 10,000 sq. ft. The property has natural features, pond and streams, that would be part of the open space area maintained by a future Homeowner Association (HOA). The site plan shows one entrance on Elam Street for a total of 51 lots or less and one access point is required. RS-8 includes the same 30 ft. front and 30 ft. rear setback as RS-12 lots. The side setbacks in RS-8 are 8 ft. rather than 12 ft. A total of 9 elevations or model homes are shown that could be used mixed of 1 and 2 story homes. Ms. McMakin briefly displayed each model. The conditional district also includes additional conditions submitted by the applicant that will be used during building permit review and briefly explained zoning condition 2. Ms. McMakin displayed the zoning map and briefly explained adjoining properties and land use trend, public facilities and necessary improvements. The Future Land Use Map in the 2025 Comprehensive Plan indicates residential for the subject property and surrounding properties. The applicant has shown the lots will meet RS-8 standards

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and exceeds minimum lot size for several lots. The conditional district includes the conditions and additional elevations and models that have been submitted with the request. Staff recommends that the request be approved as presented.

Commissioner Fleeman inquired about the history of this property. Mr. Thompson replied prior to the adoption of the current Unified Development Ordinance (UDO), a zoning approval request was approved for smaller lots by the Planning Commission but never developed. When the UDO was adopted the zoning map was readopted. During the process decisions were made in various locations across the City to make zoning changes that are deemed appropriate. As a result, this property was changed back to RS-12 when it never developed.

Commissioner Stewart inquired about improvements to be made to the pond and green area. Ms. McMakin stated to her understanding the pond would not be utilized for any type of stormwater. If the applicant meets a certain threshold, intermittent and perennial streams would be determined by wetland scientists and this process and buffers would be worked with division water quality, and the pond itself army core of engineers. The condition of the pond and status and integrity of the dam would be part of the review process, as well as, making sure to delineate where the buffers are for the streams. Commissioner Stewart was concerned about cleaning up that area. Mr. Thompson stated the applicant's intent is to stay under the dwelling unit density threshold; therefore, the pond would not be adjusted in any way to make it a stormwater detention pond.

No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Jim Windham, 401 E. Franklin Boulevard of Gastonia, NC. Mr. Windham is appearing on behalf of J&P Development Group LLC. J&P Development Group LLC has been developing for several years in Charlotte area and some development in Belmont and Mount Holly. They are pleased to present this project as their first project in Gastonia. Mr. Windham provided background on J&P Development Group LLC. Mr. Windham stated this property would enhance the neighborhood being 19.17 acres. He commented on the prior rezoning. He explained the property has some difficult developmental problems, such as a pond, earth dam, and streams. These restrict development but are also considered amenities for the neighborhood and surrounding neighborhood. The pond will have a 4 ft. sidewalk along it and it will need cleaned up. Street development is along Winterlake Drive and Elam Street. Mr. Windham briefly talked about the neighbor meeting and the good participation from surrounding owners. He commented that residents in the Shannon area thought they should have received notification. Following the neighborhood meeting, the lots were reconfigured. After hearing traffic concerns, the entrance to the subdivision was moved from Winterlake Drive to Elam Street closer to Union Road. Three lots to the north of the earth dam were eliminated. Mr. Windham commented that the dam needs maintenance and the proposed development would provide that the HOA would take care of this amenity of the pond in the neighborhood. He explained growth, large plants, and erosion will need addressed with the current property owners and developer. Mr. Windham stated that the amenity of the pond will be enhanced by the sidewalk, cleanup and maintenance, and street improvement. Mr. Windham stated the proposed development plan is for 51 various sized lots with a minimum 8,000 sq. ft. lots. Mr. Windham requested Mr. Vince Keene to be recognized to speak on density and dam issues. No questions were asked by the Commission.

Chairperson Goode recognized Mr. Vince Keene, 5004 Billybrook Court of Monroe, NC. Mr. Keene is an engineer with Yarbrough-Williams & Houle Inc and briefly provided his background with the company. Mr. Keene visited the site and from a stormwater standpoint the property has streams that need to be preserved. One crossing will take place and they will stay in the thresholds of any nationwide permit with the army core and state minimizing the impact to the stream. All regulations would be met in regards to stormwater. The intent is to develop this project under 24 percent impervious areas and briefly explained. The pond will be a beautiful amenity and the dam is substantial and wide for the pond. Testing will be done in regards to the internal integrity of the dam. A small 8 inch pipe runs to the bottom of the dam and appears to be clogged. An open spillway is dictating the surface elevation of the pond away from Winterlake Drive and briefly explained the erosion of the spillway that needs to be addressed. Regarding improvement to the pond, Mr. Keene explained having an outlet structure that would control the flow coming out and over the dam.

Commissioner Cinq-Mars inquired about the depth of the dam. Mr. Keene stated he did not know and guessed about 5 ft. to 8 ft. deep because of natural filling that may have occurred over the

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years. Breaching the dam and removing the pond was considered; however, they prefer the dam and pond as an amenity.

No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Tom Pearson, 4301 Fairview Oaks Drive of Charlotte, NC. Mr. Pearson briefly provided his background as a residential land developer and shared the pride he has about his work. Mr. Pearson asked if anyone had questions.

Commissioner Stewart stated the pond and green area would be a great amenity for the existing housing development and the entire area. Commissioner Stewart commented on the 14 ft. elevation drop from the front of the lots and the rear houses have a basement walkout. He suggested researching different elevations for the back of the homes on this property because of the important view of the lake and sidewalk (he referenced the rear elevation provided by the applicant). Mr. Pearson stated he appreciated his suggestion and they will take a look at this. He commented that he has always tried to minimize the number of basement lots in a development. Brief discussion ensued on these homes.

Commissioner Cinq-Mars suggested a viewpoint of having the road along the pond front and have the front of the houses looking over the lake reconstructing the roadway behind it. These lots would become premium lots. Mr. Pearson commented that one-sided streets would be twice as expensive. He stated he appreciated his suggestion and they will try to make sure that they do not have basements facing out over the lake.

No questions and no further suggestions were made by Commissioners.

Chairperson Goode recognized Mr. Darrell Creasman and Ms. Jennifer Creasman, 2242 Winterlake Drive of Gastonia, NC. Ms. Creasman signed the sheet for this request because this property will eventually be developed. She commented that she is not against development per se, but she is against many issues. She shared her concerns on items discussed at their community meeting. Street traffic problem was discussed, and the diagram displayed showed this traffic change. It was a concern to her about all of the various size houses on a small amount of property. She was informed that the homes would be brick or stone and no vinyl, and the examples displayed appears to have vinyl or some type of siding. The houses on Winterlake Drive facing her house and others were to be removed and all but one house has been removed. Regarding the road improvement, she requested the developer to state that the existing properties will not be affected, including the widening of the road. Her last concern was about the elevation and the filtration needed for the pond. With regard to road improvement along Winterlake Drive, Mr. Thompson clarified that the ordinance requirements for improvements like curb and gutter, sidewalk, and street trees only relate to the side of the property that is the developers side. As a result, the ordinance would not require any improvements or adjustments on the other side of the street. Mr. Creasman did not have concerns to add.

Commissioner Cinq-Mars asked where the water runs in front of their house. Ms. Creasman stated the water runs into ditches with runoff pipes under driveways on her side of the street. The water runs downhill to the north toward the Shannon development.

Mr. Thompson informed the Commissioners staff is present to help with concerns related to stormwater.

Chairperson Goode recognized Mr. Gary Hough, 2282 Winterlake Drive of Gastonia, NC. Mr. Hough is opposed to the request. He owns the house on the corner of Winterlake Drive and Elam Street and the lot next to it. His concern was the confusion on the vinyl issue. He is not opposed to a good development. Mr. Hough would like to keep his property value up. He is opposed to the rezoning from RS-12 to RS-8. He stated the correspondents he received from JP Development all have had one point of error in it. He referred the Commissioners to the design plan. Until this meeting he was confused about the rezoning request from RS-12 to RS-8, because he received a letter stated lot sizes were increasing while they were asking to rezone to RS-8. Mr. Hough pointed out the houses to be moved and one remaining. He strongly encouraged the Commissioners to be diligent, cautious, and pay attention to the details. Mr. Hough explained the runoff from the side and front of his house to the culvert. He applauded the developers on the new drawings. He was concerned that the entrance road will go across a current drain, and the house on the extreme corner

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of Elam Street and Winterlake Drive will cover a large culvert. He continued that traffic will be an issue on Elam Street and briefly explained. Regarding stormwater, 24 percent impervious area on 19.2 acres would be roughly 25,000 cu. ft. per hour or 187,000 gallons per hour. He does not know where this water will go. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Tucker Johnson, Assistant City Engineer for clarification. Mr. Johnson stated street improvements are required along the frontage. The ditch will be filled in and there will be curb and gutter drainage. To his knowledge, street improvements would also occur along Winterlake Drive with curb and gutter and the street would be widened on the development side. The properties on the other side of the street would not be affected by any widening. Streets would need to be brought up to minimum city standards on developer side of street, widening to a minimum of 2 ft. from current center line, curb and gutter, ditches filled, drainage and catch basin installed as required.

Commissioner Cinq-Mars asked how many homes were in Shannon development. Exact count was not readily available, but Mr. Thompson answered that he thought it was 50 or less.

Chairperson Goode recognized Mr. Rusty Bost, City Engineer for clarification. Mr. Bost clarified curb and gutter is a storm drainage system and the whole purpose is to carry water. The existing system would be tied into catch basins and unground pipe. Mr. Bost began explaining the difference between runoff and detention stating everything has stormwater runoff and there is nothing anyone can do about that. The city ordinance requires a stormwater detention to be constructed for a development that has more than 24 percent built upon or higher than 2 units per acre. The goal is to have water trickle out of ponds at a rate similar to prior to the development. With the current proposal it is runoff and it does not require stormwater detention. The runoff would go through the pond which will remain private and not a regulatory detention basin. It will be regulated by the Department of Environmental Quality. He continued that this is viewed as an amenity. Brief discussion occurred on underground pipe possibilities.

Chairperson Goode recognized Ms. Mary Campbell, 1011 Robin Lane of Gastonia, NC. Ms. Campbell is opposed to the request. She thanked the Commissioners for this opportunity. Her concerns includes a lot of what has already been discussed, plus she had a concern about the removal of the trees and requested a tree buffer. Ms. Campbell thanked Commissioner Stewart for pointing out neighbors looking at back side of homes. She continued that she had a concern about the increase in noise and pollution after all the trees are removed or thinned out. She was unsure what the developer means by thinned out. The trees help with the noise from Union Road. She requested the Commissioners to look at this issue. Losing the trees means the loss of animal habitat. Ms. Campbell was also concerned about water runoff. She appreciated increasing the beauty around the lake and commented that the lake was important to the people and animals. She asked for honesty from the developers.

Commissioner Cinq-Mars asked Ms. Campbell how long she lived in Shannon and she answered that she has been living in Shannon for 17 years. Commissioner Cinq-Mars asked when the properties along Winterlake Drive outside of Shannon were built and she replied after Shannon development.

No further questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Katrina Keogh, 2060 Shannon Drive of Gastonia, NC. Ms. Keogh is opposed to the request. She thanked the Commissioners for taking the time to listen to the people who live in Shannon development as this development will affect them too. Ms. Keogh stated she had a grave concern that the number of homes in Shannon was unknown. She commented that it is difficult now to turn either direction onto Union Road. She is concerned for traffic coming from Elam Street, along with the concern of one way in and out. Ms. Keogh briefly explained the prior rezoning proposed brick attached patio homes. She requested the Commissioners to address the Letter of Intent between Eastwood Homes and developer with a commitment from Eastwood Homes. She was informed that the property will close in February and they had not received a Letter of Intent from Eastwood Homes stating they will be building in this development. Ms. Keogh briefly shared the benefit of a buffer. Lastly, she was disappointed that the Shannon area was not notified.

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Chairperson Goode asked Mr. Thompson to address notification letter concerns. Mr. Thompson clarified that public hearings and proper notification were bound by the ordinance and state statute with regards to how this takes place. Every case, with no exceptions, is required to do the following; advertise in a local newspaper, post a sign or signs on the subject property, and every property within 100 ft. of the subject property. These steps are done in every case including this case as required by ordinance and state statute.

Chairperson Goode recognized Mr. Nikki Helms, 1001 Robin Lane of Gastonia, NC. Mr. Helms is opposed to the request and lives in the Shannon subdivision. Mr. Helms commented and had a concern that approximately 90 percent of the Shannon subdivision was eliminated in regards to the 100 ft. notification requirement. Chairperson Goode summarized the notification process and Mr. Thompson confirmed. Mr. Helms commented that if the developer knew about this, it would have been nice information to have received. His concern was adding more traffic to Elam Street in addition to the Shannon subdivision residents who also exit the Winterlake Drive and Elam Street. He was concerned about the developer's request decreasing from 12,000 sq. ft. lots to 8,000 sq. ft. lots and how this could enhance the neighborhood. Mr. Helms inquired about the minimum sq. ft. and Mr. Thompson answered that the RS-8 district minimum sq. ft. is 8,000 and this does not mean that cannot configure larger lots. He continued that the developer proposed some lots that are larger than the minimum. Mr. Helms inquired about the home sizes and Mr. Thompson stated there is no size sq. ft. restriction or requirement as part of zoning for single family residences. Mr. Helms was concerned about the property values and traffic accessibility in his neighborhood. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Diane Wray, 2234 Winterlake Drive of Gastonia, NC. Ms. Wray is opposed to the request and lives across from the pond. Her concerns are the following; how wildlife will be affected by changes to the pond area, the pond area's appearance, size of homes and little green area, and being able to look at the back of homes. She stated it was unclear how wide the natural area would be at the pond. She asked if the trees would be cleared and how much of what is currently there would remain. Ms. Wray stated runoff comes from her driveway underneath the road and fills up. The runoff from the recent storm was tremendous from Elam Street between Hoffman Street and Malotte Lane. She asked if the drainage would be able to handle more runoff from the construction. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Howard Shope, 2402 Malotte Lane of Gastonia, NC. Mr. Shope is opposed to the request and has lived at his residence since 1996. Mr. Shope was originally for the development. After attending meetings and knowing what is being proposed at the public hearing, this has him concerned. The homes proposed and drawings were encouraging and felt the home values would be maintained or enhanced. He realized these homes were a proposal and could be changed. He was encouraged by the reduction of homes to 51 units. He asked if the rezoning request is approved to a minimum 8,000 sq. ft lots, what is to stop them from going smaller with the lots and adding additional lots. He also asked if more than 51 homes could be added. Mr. Thompson answered that this would require an additional rezoning as a new process and briefly explained, and then answered that no more than 51 homes could be added. He asked if the sidewalks were on the development side and Mr. Thompson replied that he was correct. His next concern was traffic and congestion. He commented the traffic congestion in and out of Elam Street was very dangerous, mailboxes have been hit, and pedestrians almost hit. He stated sidewalks were an improvement and would enhance the curb and gutter. He inquired about speed humps to slow the traffic. He was for the entrance on Elam Street and briefly explained. He inquired about proposed studies. He had a concern about the wildlife and gave a specific example of an owl that lived on the subject property. He requested clarification of the price point on the record and whether the developer can use vinyl.

Commissioner Ferguson asked if residents exit on Tryon Place and Malcolm Street. Mr. Shope replied that residents on the south end do use them. Most of the flow naturally migrates to Elam Street including the Shannon neighborhood and Winterlake development.

Commissioner Cinq-Mars asked what the name of the area Mr. Shope lived in and Mr. Shope replied Robinson Heights.

Mr. Thompson clarified the concern of vinyl siding. The current request as proposed and as the conditions are structured there is no specific prohibition of the use of vinyl siding as a siding material. Through conditional zoning, if the applicant agrees to such a condition, a zoning

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condition could be written to restrict vinyl. Mr. Shope encouraged this as a proposed condition. Mr. Thompson informed him this cannot be imposed and the applicant would have to agree to the condition. Mr. Thompson continued in terms of zoning price cannot be restricted, cannot get into that conversation, and the price range would not become zoning law. Mr. Thompson deferred the matter on Eastwood homes being contractually obligated to the applicant and development team if they want to answer that question. He clarified zoning cannot require one particular builder over another. From a zoning perspective the drawing included in the agenda packet are a set of architectural renderings, and lot configuration, lot size, lot density, whole lot numbers, open space configuration, and road connectivity would be set in stone. The developer is irrelevant. Brief discussion ensued and examples of previous approvals were mentioned. Mr. Shope asked if Mr. Pearson can state on record and voluntarily agree not to use vinyl. Brief discussion ensued on whether or not vinyl could be used. Mr. Thompson reiterated that as the conditions are currently written there is no specific prohibition of the use of vinyl siding as a siding material. There are vinyl products that mimic different styles of siding and gave Board & Batten, Shake, and siding as an example. Mr. Thompson reiterated through conditional zoning, if the applicant agrees to such a condition, a zoning condition could be written to restrict vinyl. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Greg Hamm, 2226 Winterlake Drive of Gastonia, NC. Mr. Hamm is opposed to the request. Mr. Hamm requested information from the applicant about the appearance of the subdivision compared to other subdivisions, restrictions on the homes, minimum sq. ft. on the homes, outbuildings, market target, price and sell range target, and clarification on changing from RS-12 to RS-8 and ending with fewer lots. Commissioner Cinq-Mars replied the property was not platted and from one of the drawings, it only had eight plats to it. Mr. Hamm continued that the pond and lake has kudzu and from Elam Street to the pond has an underground culvert. His concern was that the developer will completely clear the area on the property then cut, fill, and finish. He continued that it is uncertain that the homeowner's association will upkeep the dam and it is uncertain who will keep the place clean. Mr. Hamm requested information about who would be liable for any damages or injuries at the property around the lake. He stated stormwater goes in the lake. He briefly mentioned the wildlife and environmental concerns and the color of the pond in the summer. Mr. Hamm finished with complementing Mr. Windley. No questions were asked by the Commissioners.

Chairperson Goode announced a total of five minutes will be allowed to both proponents and opponents for rebuttal and allowed time for the public to determine speakers.

Mr. Windham stated this plan would protect both the new and existing neighborhoods. He commented the plan provides good amenities. He appreciated the concerns heard and he expressed his care for wildlife. Mr. Windham tried to clarify any misunderstanding of the original zoning prior to the UDO to the current rezoning request. He recognized, appreciated, and respected all the good comments about needed amenities for this project. He finished by stating they want to make this development to enhance everyone's life and protecting the existing developments.

Chairperson Goode inquired about a traffic study. Mr. Windham replied he was advised that a traffic study was not necessary. He stated they listened at the neighborhood meeting and changed the traffic away from Winterlake Drive. He noted that any development will increase traffic.

Commissioner Ferguson inquired if any property owner outside the 51 property owners who will be responsible for paying HOA dues. Mr. Windham replied that only the property owners in the development would be responsible and required to pay HOA dues. Commissioner Cinq-Mars asked what forces property owners to pay an HOA and Mr. Windham answered the restrictive covenants requires it. Mr. Thompson suggested adding an additional condition if it is a major concern of the Commission with the agreement of the applicant that an HOA will be established and will be held responsible for maintenance of the common open space area. Mr. Windham stated this would not be a problem and it has been their intent to have the HOA. If this is part of the conditions, it is acceptable.

Brief discussion ensued on lots possible as RS-12 instead of RS-8 and developing with either zoning district.

Commissioner Stewart suggested considering adding conditions for the following concerns, vinyl siding, area on the back of the three story homes with an extreme grade drop, and reduce the

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number of trees cut. He suggested making lot 51 something like a wildlife park area. Mr. Thompson stated hypothetically these can be addressed in some way through zoning conditions and provided past conversations held in development proposals ending with zoning conditions written.

No questions were asked by the Commissioners.

Mr. Shope stated confusion remains on some of the conditions and requested a detailed list of the conditions. To accommodate this request, the zoning conditions were displayed for the public and Commissioners. Chairperson Goode commented that the agenda which includes these conditions is available on the City of Gastonia website and Mr. Thompson explained navigating to the Planning Commission page that contains the agendas. Mr. Shope continued requesting vinyl not to be used. Mr. Shope asked the Commission to strongly consider voting against the rezoning because RS-12 is more conforming to the neighborhood and existing properties. The restricting of the tree removal or making a natural area was a great recommendation and noted a lot of the neighbors feel strongly about it for noise abatement, foliage and overall pleasantness of the area. He asked the Commissioners to strongly consider this. Lastly, Mr. Shope asked Mr. Pearson to voluntarily enter into the record to make a commitment not to use vinyl as described in the neighborhood meeting. No questions were asked by Commissioners.

Commissioner Ferguson requested a condition that there will be a HOA and the HOA will maintain the dam and pond.

Chairperson Goode stated her concern of what will remain of the pond after cleanup and requested a reduction of the trees. Mr. Thompson commented that it may be helpful to ask the development team what they vision as their approach to the development of the land and provided ideas to some of the concerns.

Chairperson Goode recognized Mr. Windham to answer further questions by the Commissioners. Mr. Windham requested time to talk to the developer for approximately 30 seconds for guidance.

Chairperson Goode declared a 5 minute recess. The meeting recessed at 7:44 p.m. and reconvened at 7:54 p.m.

Due to the amount of confusion, major questions asked regarding economics on the development, and inquired calculations, Commissioner Fleeman made the motion to continue the public hearing until January 3, 2019 to allow further research, allow the public to contact staff for questions and answers, and for concerns to be addressed and Commissioner Cinq-Mars seconded the motion.

Chairperson Goode recognized Mr. Windham. Mr. Windham discussed a continuation with the developer during recess and they are in agreement as this allows them to have a reasoned approach on what they can do to address concerns.

Mr. Thompson encouraged the public to contact him directly with questions or to receive any information. The motion was unanimously approved 8-0.

Item 3: Other Business

Update on Council Votes: Gastonia City Council will hear the following items on December 18th:

Public Hearing – Tulip Drive Properties, LLC (File # 9130)

Subject hearing involves a request to rezone a portion of 1.86 acres from RS-8 (Residential District, minimum 8,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is located on the southeast corner of the intersection of Tulip Drive and Rankin Lake Drive. The property is owned by Jack M. Kimbro.

Public Hearing – City of Gastonia (File # 9131)

Subject hearing involves a request to rezone approximately 3.62 acres from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is generally located on the western side of N. Broad St. and north of Boxwood Lane. The property is owned by the City of Gastonia.

No representative is needed for Tuesday, December 18, 2018 City Council Meeting.

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Mr. Thompson commented there is no towing in the City Hall parking lot after hours.

Mr. Thompson commented that Ms. Kristy Crisp, Director of Economic Development will come to a future meeting and provide an update on the FUSE project.

Mr. Bost briefed the Commission on the existing traffic impact analysis (TIA) policy and ordinance as being minimal and being reliant on NCDOT's policy which is for the State of North Carolina. Staff is working with the Transportation Committee on developing a TIA ordinance housed in the UDO. The ordinance will direct to a policy document that is administered by staff. Growth created the urgency for the need to develop this policy. Discussion ensued on consideration of a traffic light, activated on need, in the area effected by the additional 51 lots discussed as the earlier agenda item. Mr. Bost stated this area would not have enough traffic to warrant a signal on Union Road, a state road; therefore, NCDOT would not allow it.

Brief discussion ensued on stormwater. Chairperson thanked Mr. Johnson, Mr. Cloninger, and Mr. Bost for being present to answer questions.

Discussion ensued on the authority of the Planning Commission and how to address this to the public.

Commissioner Armstrong commented that stormwater and roads may be used as an excuse to shut a project down when the concern may be about the look and home values. He inquired if somewhere at the beginning of the meeting the authorization of this governing body can be reviewed, such as what it can and cannot control. Commissioner Fleeman suggested providing a handout for anyone signed up to speak. Mr. Bost commented that one of the goals of the TIA policy is to remove the traffic discussion from a land use discussion similar to how the structure of the flood study is an engineering decision and not a land use decision. Attorney Graham provided suggestions on hearing the evidence, commenting and not engaging in conversations on non-land use matters, and expressing a decision on a vote or during discussion. Several Commissioners thanked Attorney Graham for his suggestions and explanations. Commissioner Armstrong commented the public does not understand what the Planning Commission can or cannot do. Mr. Thompson encouraged the Commissioners to contact him and ask questions on any upcoming agenda item and factual information being presented can be discussed.

The Planning Commission received a copy of the draft Single Family Residential Zoning Revisions. Mr. Thompson mentioned discussions have taken place regarding a potential scope expansion. This will be presented to City Council at their Strategic Planning Session in January of 2019 and it will depend on a budgetary decision to commit funding to the budget. Commissioner Biggerstaff asked if the Single Family Residential Zoning revision was finished and Mr. Thompson clarified that this was not finished and still needs feedback from the Commission as well as stakeholder groups.

The City of Gastonia Employee BBQ is scheduled on Friday, December 14, 2018 and a letter will be mailed from the City of Gastonia.

There being no further business, Chairperson Goode adjourned the meeting at 8:17 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pam Goode, Chairperson

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January 3, 2019

Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:40 pm on Thursday, January 3, 2019, in the Council Chambers at City Hall.

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

Absent: Commissioner Jerry Fleeman

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Senior Planner; Chrystal Howard, Secretary; Tucker Johnson, PE, Assistant City Engineer; Keith Lineberger, Land Development Project Manager, Robert Cloninger, Division Manager-Field Operations; and Rusty Bost, PE, Director of Development Services

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners stated there were no contacts.

Item 1c: Approval of October 4, 2018 Meeting Minutes

Commissioner Cinq-Mars made the motion to approve the October 4, 2018 minutes as written and Commissioner Stewart seconded the motion. The motion was unanimously approved (7-0).

Chairperson Goode explained the rules of procedure and time limitations.

Item 2: Public Hearing – JP Development Group LLC (File # 9135) Continued

Subject hearing involves a request to rezone approximately 19.17 acres from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to RS-8 CD (Residential Conditional District, minimum 8,000 sq. ft. lots). The subject property is located on the northwest corner at the intersection of Winterlake Drive and Elam Street. The property is owned by Jerry M. Gunter Trust & Windley Family Trust.

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

Commissioner Epstein addressed Chairperson Goode to recuse himself because the northern edge of this rezoning is across from his home. Commissioner Epstein stated he was advised it was not necessary to recuse, but will after an abundance of caution. He recognized his vote will be in the affirmative of whatever motion is made to approve or deny. Chairperson Goode recused Commissioner Epstein from the meeting and he will return to the dais for the next matter.

Ms. McMakin stated this item was a rezoning request presented at the December meeting and continued. This agenda item is located off of Winterlake Drive and Elam Street. At that meeting there was a lot of public input during the public hearing and a lot of issues discussed by staff, applicant, and citizens that came to the meeting. Planning Commission unanimously voted to continue this hearing until tonight so that the applicant could look back at the subdivision to do any further analysis, time to review any needed calculations, and time to add or modify any conditions. The applicant submitted a revised rezoning site plan, reviewed the issues, and proposed some new conditions listed in the agenda packet. Ms. McMakin briefly explained the rezoning map. The request is for a single-family RS-12 district, minimum 12,000 sq. ft. lots, to be rezoned to RS-8 CD, minimum 8,000 sq. ft. lots. Ms. McMakin displayed the revision by the applicant and notes provided in addition to the five proposed zoning conditions listed in the December staff report. The applicant approached Ms. McMakin earlier this evening and asked that one condition under the architectural standards number four (iv) that lists front elevation windows with styled grids be deleted as it is more of a style type item that could become dated from the proposed conditions. No other changes were made to the site plan, there are still 51 proposed lots and the acreage is total site area of over 19 acres. Ms. McMakin briefed the Commissioners on the new proposed conditions. Ms. McMakin reiterated the revisions include the six new conditions, the tree save area which would have some disturbance for sewer installation and easement, but the lot numbers remained the same. Ms. McMakin displayed the proposed

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conditions. The applicant sent another site plan that reflects these changes; however, it was too late in the evening to display on the screen.

Commissioner Cinq-Mars asked Ms. McMakin to show the sewer line on the site plan. Ms. McMakin replied that the sewer line was not indicated on the site plan yet and the tree save area was not on the original site plan. No further questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Rick Judson, 1005 N. Church Street of Charlotte, NC. Mr. Judson is representing the applicant. He provided his background and their purchase of the subject property. Mr. Judson explained they spent time on the marketing and analysis on what a community and consumer would want. The community meeting requirement was fulfilled and they received good input. Community concerns registered were addressed and the initial suggestion was modified. Regulatory items presented by the Planning department were addressed. They continue to try and achieve everything that has been asked of them. Mr. Judson stated they found a lot of positive things about the community. Mr. Judson stated they conducted a survey of every single house on the adjacent property and a value analysis on every single lot in the community from Union Road. He explained the revised change in lots and the previous zoning district change. He mentioned engineers were present to discuss the tree save and open area. Mr. Judson explained the average value of the expected finished product. He continued that aesthetic suggestions were met. Lastly, as part of the due diligence, a breach in the dam was discovered and is being addressed with an engineering firm. The breach is a caution issue, not a hazard, and will be fixed immediately upon or prior to purchase or during purchase of the property currently being negotiated.

Commissioner Stewart asked for clarification on proposed zoning condition 11. Mr. Judson replied this was an industry standard. He did not want to propose vinyl nor exclude vinyl from gables, dormers, soffits, decorative scallops, and areas where vinyl is practical. The intent is to allow for the use of vinyl without having vinyl boxes.

Chairperson Goode recognized Ms. Judy Brown, 2274 Winterlake Drive of Gastonia, NC. Ms. Brown welcomed the development and her main concern was the traffic light issue on Union Road and Elam Street intersection. She stated a traffic light was needed at this location. No questions were asked by the Commission.

Chairperson Goode recognized Ms. Carolyn Amos, 2274 Winterlake Drive of Gastonia, NC. Ms. Amos stated she was neither for nor against this request. Her concerns are about the traffic and the dam. She stated Malcolm Street has the same traffic problems as Elam Street and driving through the church parking lot area may become an issue. She commented that Winterlake residents know the traffic issues. Her second concern regarding the dam was addressed. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Yvette Brown, 2274 Winterlake Drive of Gastonia, NC. Ms. Brown withdrew her opportunity to speak.

Chairperson Goode recognized Ms. Ann Sauls, 931 Malotte Lane of Gastonia, NC. Ms. Sauls explained how Malotte Lane connects with Elam Street and Malcolm Street. Her concern was about the traffic. She stated traffic rolls through the stop sign on Winterlake Drive creating a dangerous intersection. Existing Elam Street and Union Road, traffic backup, and returning traffic are a concern. Ms. Sauls continued by sharing possible traffic issues on neighboring streets. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Garry Hough, 2282 Winterake Drive of Gastonia, NC. Mr. Hough owns lots #16 and #17 on the map. Mr. Hough agreed traffic would be an issue. Mr. Hough stated to the Commission to pay attention to details and make sure they understand what is being said. He shared his experience of dealing with deception. Mr. Hough shared FEMA and flood zone maps and briefly explained each page. Mr. Hough finished by informing the Commission that a nursing home was at the end of the floodway. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Diane Wray, 2234 Winterlake Drive of Gastonia, NC. Ms. Wray stated her concern was rezoning to smaller lots. The Shannon development has larger lots and aesthetically the smaller lots will not fit in with the neighborhood. Ms. Wray was also

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concerned about the drainage especially heavy rain falls and adding the solid surface between roads, sidewalks, and homes with little green space. Lastly she was concerned about how much of existing trees would be removed. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Katrina Keogh, 2060 Shannon Drive of Gastonia, NC. Ms. Keogh stated previous speakers brought up excellent points about traffic. Ms. Keogh inquired if a traffic study was done during the study for speed bumps on Winterlake Drive. She asked if a Letter of Intent from Eastwood Homes had been received. Ms. Keogh asked why the community did not receive in their mailing the Planning Commission's agenda and the covenants and restrictions. Ms. Keogh commented that posted zoning signs were not updated and neighborhoods were unaware of this meeting. Ms. Keogh asked what kind of guarantee the community has on aluminum siding and price point.

Mr. Thompson clarified the process remains the same for notifications. He stated at every meeting the chairperson makes everyone aware at the start of the public hearings that if anyone would like to be made aware of subsequent hearings let staff know. He continued that Planning Commission agendas are accessible on the website. Mr. Thompson also encouraged anyone in attendance to call the Planning Department to have information provided to them. Full Planning Commission agendas have never been mailed to entire neighbors as it is not part of the legal requirement, but agendas are readily available if someone would like to request it. He clarified that public hearings and proper notification were bound by the ordinance and state statute with regards to how this takes place. Every case, with no exceptions, was required to do the following; advertise in a local newspaper, post a sign or signs on the subject property, and mail notice to every property within 100 ft. of the subject property. If a person does not own a parcel within this proximity standard, a notification would not be mailed to the owner. These steps are done in every case including this case as required by ordinance and state statute. Mr. Thompson mentioned he discussed this information at the last meeting and wanted to clarify to everyone again at this evening.

Chairperson Goode recognized Mr. Rick Judson. Mr. Judson stated the candor received at the community meeting was good and they learned a lot and responded to it. He explained their mailing compliance and briefly explained the notifications opportunities given at the community meeting. He reminded everyone that the engineers were present and could address water retention issues in specificity.

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

Commissioner Ferguson stated she appreciated the applicant's response addressing concerns presented from the last public hearing meeting.

Commissioner Stewart made a motion to approve the request as presented with the eleven zoning conditions and the statement of consistency and reasonableness and Commissioner Ferguson seconded the motion. The motion was approved 6-1 (Cinq-Mars).

Statement of consistency and reasonableness (motion to approve): The proposed rezoning is consistent with the 2025 Comprehensive Plan, the existing residential zoning of the property, and the architectural standards and materials is in harmony with the current residential zoning and development surrounding the subject property. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public interest.

Chairperson Goode commented if anyone appeals our decision, the case will go on to the City Council for a new hearing and final action on Tuesday, February 19, 2019 at 6:00 p.m. in the Gaston County Courthouse.

Item 3: Public Hearing – Duncan & Smith, LLC (File # 9145)

Subject hearing involves a request to rezone approximately 5.65 acres (east side of Stroupe Road) and approximately 4.75 acres (west side of Stroupe Road) from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to RS-8 (Residential District, minimum 8,000 sq. ft. lots). The subject property is located on the east and west side of Stroupe Road. The property is owned by Duncan & Smith, LLC.

Chairperson Goode recognized Commissioner Epstein to the dais.

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

Ms. McMakin began with the location of the subject property. Ms. McMakin explained the entire property and the hatched area on the map represents the request. The applicant originally went through the Planning Commission on January 5, 2017 for a preliminary plat approval of 58 single-family lots known as Cramer Estates under the current RS-12 zoning district. After analyzing construction documents and other matters, the applicant has submitted a request to rezone to RS-8 (Residential District, minimum 8,000 sq. ft. lots) for a portion of the future subdivision. The subject property for this zoning request is approximately 10.4 acres located on the east side (5.65 acres) and west side (4.75 acres) of Stroupe Road that would be developed as RS-8. She stated this is a general rezoning request and not a conditional rezoning request, so no site specific plan or elevations. The applicant will have to go through the major subdivision process if it is to be rezoned. Ms. McMakin explained the RS-8 and RS-12 dimensional standards that would be used if rezoned. All adjoining properties are zoned residential and are residential uses. Catawba Hills is located to the south and is zoned PD-PRD (Planned Development-Planned Residential Development). The remaining surrounding property is comprised of larger lots zoned RS-12. The Future Land Use Map in the 2025 Comprehensive Plan indicates residential for the subject property and surrounding properties. Staff recommends that the request be approved as presented. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Tony Duncan, 4101 Kings Mountain Highway of Bessemer City, NC. Mr. Duncan briefly explained the time frame on acquiring both properties. His idea is to build patio homes based on the demand; therefore, the request to rezone from RS-12 to RS-8. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Frank Craig, 2543 Gleneagles Drive of Gastonia, NC. Mr. Craig is the Civil Engineering Consultant and is present to answer any engineering questions. No questions were asked by the Commissioners.

Chairperson Goode recognized Ms. Angela Dixon, 3588 Catawba Creek Drive of Gastonia, NC. Ms. Dixon stated she is #20 on the rezoning map and this is first time receiving a notification on the property. She commented on trees being removed on the property and her concern was on what would be built on the property, such as houses or apartments. This was her first notice received of what was taking place on the property.

Commissioner Epstein requested Ms. McMakin to clarify what would be permitted and the setbacks. Ms. McMakin stated the RS-8 zoning district proposed is single-family detached only and no apartments and nothing attached. She continued that duplexes would be allowed on a corner lot if it meets the standards. Based on discussion with the developer, it was her understanding that duplexes were not the applicant's intent. Only single-family would be permitted in this subdivision and this will go through the major subdivision process. The setback would be 30 feet from the property line to the principal structure. Mr. Thompson clarified the original proposal was RS-12 by-right zoning; therefore, no notification occurred.

Chairperson Goode recognized Ms. Evon Robbins, 502 Stroupe Road of Gastonia, NC. Ms. Evon stated she is #42 on the rezoning map. Her concern is the traffic and there are no speed signs or speed bumps. She used a race track as a metaphor for Stroupe Road. She requested speed bumps in the neighborhood on Stroupe Road. She pointed out that Catawba Creek Drive has speed bumps. She explained the traffic that travels through and at different times and days. Her other concern was safety. She asked what would become of the neighborhood safety with more housing in the area.

Commissioner Epstein commented that the Planning Commission does not have jurisdiction over speed bumps and referred her request to Mr. Thompson. Mr. Thompson asked Ms. Robbins to leave her contact information, so staff can provide her with the appropriate contact. No questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Tony Duncan. Mr. Duncan commented that the lots appear to be on average 150 feet with 30 to 40 feet from the woods line. Existing trees will probably remain as buffers.

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No questions were asked by the Commissioners.

Commissioner Cinq-Mars made a motion to approve the request as presented and Commissioner Stewart seconded the motion. The motion was unanimously approved 7-0.

Item 4: Major Subdivision Preliminary Plat – Franklin Woods (File #9161)

Subject involves a Major Subdivision Preliminary Plat for a unified development to be known as Franklin Woods submitted by TIC Franklin. The property is located on the south side of East Franklin Boulevard between Cox Road and Lineberger Road.

Chairperson Goode opened the public hearing and recognized Keith Lineberger, Land Development Project Manager for the purpose of staff presentation.

Mr. Lineberger stated TIC Franklin has submitted a preliminary subdivision plat for a unified development to be known as Franklin Woods. The property is located on the south side of East Franklin Boulevard across from Franklin Square. The proposed development will contain a maximum of 9 separate parcels. The property is zoned C-2 CD. Public improvements are required making this a major subdivision. The developer will extend the existing waterline located in East Franklin Boulevard which is needed to serve the development with water. Sewer service will be provided by extensions from the existing outfall sewer line to the south. NCDOT is responsible for completing an additional through lane along the frontage of the parcel. The developer is responsible for sidewalk improvements; however, due to the through lane and timing, the developer will be responsible for payment in lieu of the sidewalk before the final plat can be recorded. The city will construct a sidewalk at an appropriate time. The "Preliminary Plat" is in conformance with the City of Gastonia's Unified Development Ordinance; therefore, staff recommended approval subject to the condition listed in the staff report.

Commissioner Cinq-Mars asked if the state will construct the sidewalk when they build the road or will the city construct the sidewalk afterwards. Mr. Bost, Director of Development Services, replied that the state will construct the sidewalk. The city will accept payment in lieu from the developer for his responsibility and then forward the payment to the state. The city through the state will be contributing to the construction of the sidewalk.

Commissioner Epstein made a motion to approve the request as presented and Commissioner Stewart seconded the motion. The motion was unanimously approved 7-0.

Item 5: Other Business

No representatives are needed for Tuesday, January 22, 2019 City Council Meeting.

Update on Council Votes: Gastonia City Council approved the following items on December 18th:

Public Hearing – Tulip Drive Properties, LLC (File # 9130)

Subject hearing involves a request to rezone a portion of 1.86 acres from RS-8 (Residential District, minimum 8,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is located on the southeast corner of the intersection of Tulip Drive and Rankin Lake Drive. The property is owned by Jack M. Kimbro.

Public Hearing – City of Gastonia (File # 9131)

Subject hearing involves a request to rezone approximately 3.62 acres from RS-12 (Residential District, minimum 12,000 sq. ft. lots) to I-2 (General Industrial District). The subject property is generally located on the western side of N. Broad St. and north of Boxwood Lane. The property is owned by the City of Gastonia.

Mr. Thompson commented the Single Family Residential Development study will continue soon.

Mr. Thompson stated discussions have taken place regarding a potential scope expansion. This will be presented to City Council at their Strategic Planning Session scheduled on January 26th. Two distinct studies, a potential commuter rail line and a potential light rail line, are taking place related to the possibility of rail transit coming out of uptown Charlotte into Gaston County both with stops in Gastonia. Brief discussion ensued on the potential rail line. Mr. Thompson commented to convince other entities that we are ready for this growth, the city is preparing in advance. He briefly explained the type of ordinance change that will be proposed is of a greater

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movement commonly known as form based regulation which makes sure the built environment of the community works well together. The development community, consumers, and the public will be able to have a choice and it is back to an organic style of planning focusing on urban design and street scape design.

There being no further business, Chairperson Goode adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Pam Goode, Chairperson

**PUBLIC HEARING
STAFF REPORT
File # 9165
GPC Hearing Date: February 7, 2019**

OWNER: Durga Jay Ambe LLC & Balaji Enterprises LLC
APPLICANT: Pat Budronis
PROPOSED ZONING ACTION: Rezone from C-1 to C-2 CD
LOCATION: Southeast corner of W. Franklin Boulevard & S. Myrtle School Road
TRACT SIZE: Approximately 0.83 acres
WARD: 6

EVALUATION:

Site Description and Background

The subject property for this rezoning request consists of two tax parcels (a portion of one tax parcel) totaling approximately 0.83 acres. The subject property is currently zoned C-1 (Neighborhood Commercial District) comprised of an existing convenience store and gas pumps and a building currently being used for retail sales. According to the Unified Development Ordinance, convenience stores with gas pumps must be located at least in a C-2 (Highway Commercial District) and must meet supplemental regulations. The applicant has submitted a request to rezone to C-2 CD (Neighborhood Commercial Conditional District) to redevelop the subject property for a new convenience store with new canopy and gas pumps, parking area, and buffers and landscaping. The existing building on the second parcel located off of S. Myrtle School Road would be demolished. The applicant has submitted a site plan and architectural elevation of proposed building (see attached).

Proposed Zoning Conditions:

1. Subject property to go through subdivision recombination plat process to reflect zoning and proposed property lines.
2. The project shall be developed in conformance with the site plan and obtain Technical Review Committee final approval.
3. Final driveway locations must be approved by issuance of NCDOT driveway permit.
4. The final architectural elevations must meet 7.6.5 of the Unified Development Ordinance.
5. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
6. In no instance shall the zoning conditions exempt a project from other development requirements.

Adjoining Properties and Land Use Trends

Land use trends have been steady in the area. Property located at the W. Franklin Boulevard/S. Myrtle School Road intersection include C-1 (Neighborhood Commercial District) and C-2 CD (Highway Commercial Conditional District) zoning. Property to the immediate east and west is zoned C-1 (a home occupied for residential use) and C-1 CD (Zaxby's). The Linden ARP Church is also located to the west across S. Myrtle School Road and is zoned RS-8 (Residential District, minimum 8,000 sq. ft. lots). Properties along W. Second Avenue are zoned RS-8 and occupied for residential use.

Available Public Facilities

Public sewer and water can serve the site. The property has road frontage on W. Franklin Avenue and S. Myrtle School Road. The applicant has indicated they have received preliminary feedback from NCDOT that has been shown on the site plan for the driveway locations.

Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan shows the subject property as commercial for the tax parcel with existing convenience store with gas pumps and residential for the second tax parcel.

Conclusion

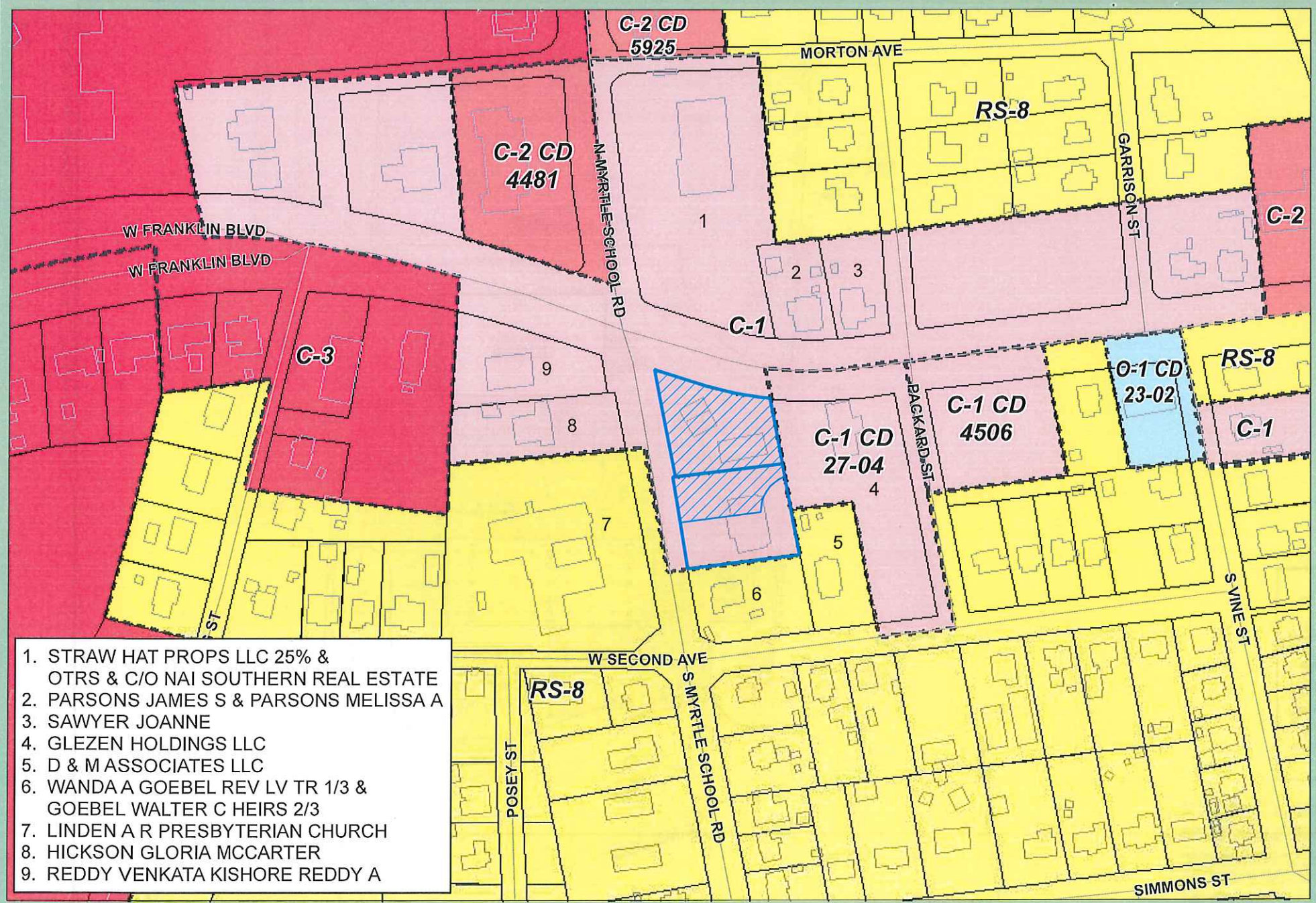
This rezoning request proposes to rezone from the C-1 to C-2 CD district to be able to redevelop an existing convenience store with gas pumps. In addition, the applicant is including a portion of the adjacent tax parcel in order to meet the supplemental regulations of the Unified Development Ordinance for this use. Based on the existing commercial zoning and uses on the subject property and improvements proposed to the site, **staff recommends that the request be approved.**

Jana McMakin, AICP
Senior Planner

Statement of consistency and reasonableness (motion to approve): The Planning Commission finds that the proposed zoning is consistent the existing commercial zoning and land uses on the subject property and at the intersection of W. Franklin Boulevard and S. Myrtle School Road. The subject property is designated for commercial and residential in the 2025 Comprehensive Plan. The property will be redeveloped to meet current ordinance standards and include landscape buffers. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public 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. STRAW HAT PROPS LLC 25% & OTRS & C/O NAI SOUTHERN REAL ESTATE
2. PARSONS JAMES S & PARSONS MELISSA A
3. SAWYER JOANNE
4. GLEZEN HOLDINGS LLC
5. D & M ASSOCIATES LLC
6. WANDA A GOEBEL REV LV TR 1/3 & GOEBEL WALTER C HEIRS 2/3
7. LINDEN A R PRESBYTERIAN CHURCH
8. HICKSON GLORIA MCCARTER
9. REDDY VENKATA KISHORE REDDY A

Applicant: Pat Budronis
 Owner: Durga Jay Ambe LLC
 Balaji Enterprises LLC
 Planning Comm Hearing: February 7, 2019
 Request: C-1 to C-2 CD
 Ward: 6
 Tract Size: 1.17 total acres
 Tract Size to be rezoned: 0.83 acres
 Parcel ID #: 106855, portion of 106884

Subject Property

Legend

- | | |
|---|------------|
| AP Airport | City Limit |
| C-1 Light Commercial | Roads |
| C-2 Highway Commercial | Streams |
| C-3 General Commercial | Parcels |
| CBD Central Business District | Buildings |
| I-U Urban Industrial | |
| I-1 Light Industrial | |
| I-2 General Industrial | |
| O-1 Office | |
| OLC Office/Light Commercial | |
| O-M Medical Office | |
| PD IRD Planned District Infill Res Devt | |
| PD PRD Planned District Planned Res Devt | |
| PD PUD Planned District Planned Unit Devt | |
| PD TND Planned Dist Traditional Neighborhood Devt | |
| RLD Residential Low Density | |
| RS-12 Residential 12000sqft lots | |
| RS-8 Residential 8000sqft per lot | |
| R-A Rural Agricultural | |
| RMF Residential Multi-Family District | |
| SP State Park District | |
| TMU Transitional Mixed Use | |
| UMU Urban Mixed Use District | |

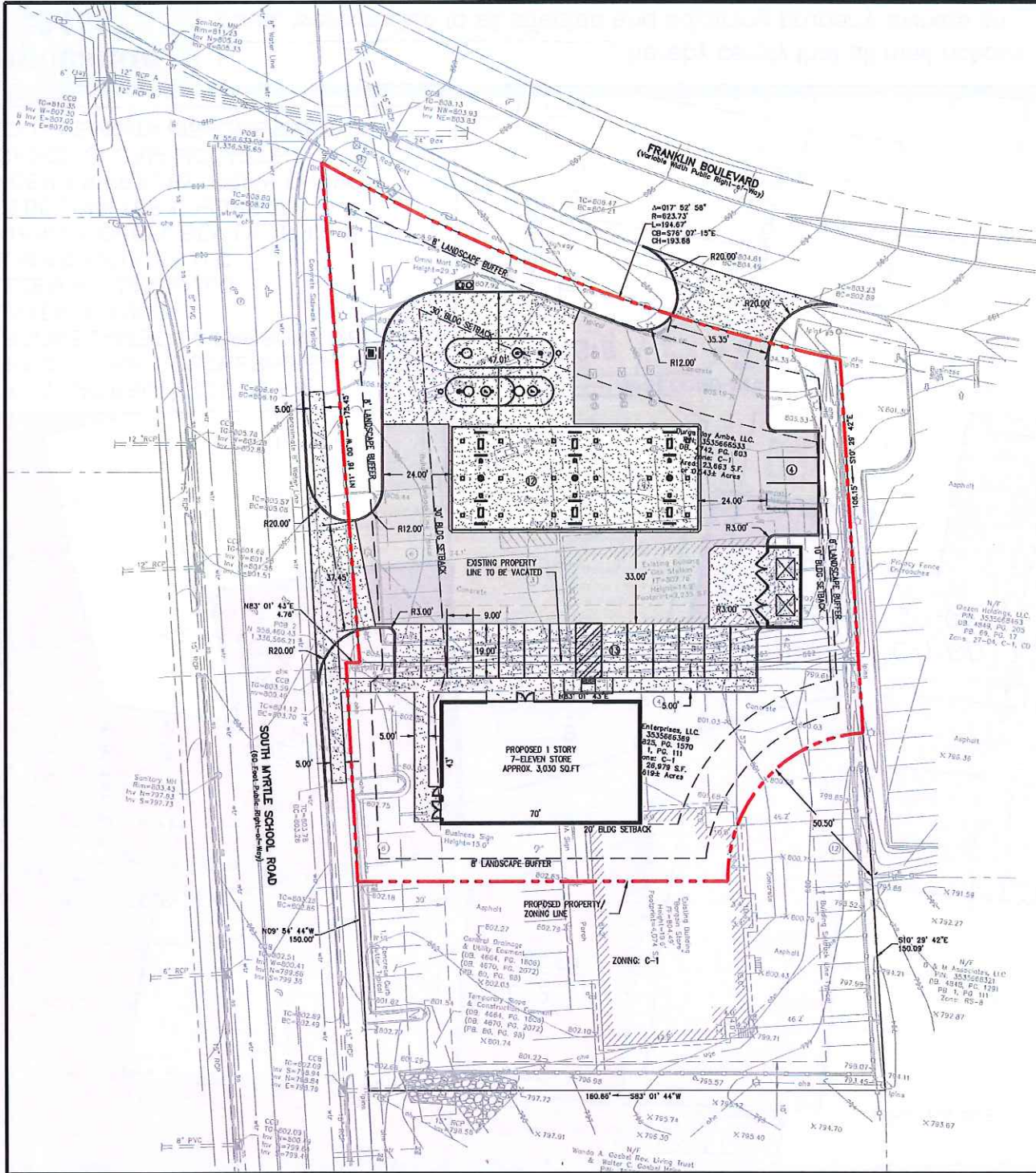
Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.

1 : 2,400
 1 inch represents 200 feet
 Plot Date: January 18, 2019

Application #9165

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2019.





GENERAL NOTES

1. THE SITE IS DESIGNED IN ACCORDANCE WITH THE COMMERCIAL (C-2) ZONING REQUIREMENTS OF THE GASTONIA ZONING ORDINANCE.
2. THE CONVENIENCE STORE WITH FUEL SALES IS NOT A PERMITTED USE BY THE C-1 ZONING DISTRICT. THE PROPERTIES WILL HAVE TO BE REZONED TO C-2 FOR THE PROPOSED USE TO BE ALLOWED WITH SUPPLEMENTAL REGULATIONS.
3. BLAKEWAY ASSUMES BUT DOES NOT GUARANTEE THAT REQUIRED STORMWATER QUANTITY AND QUALITY IMPROVEMENTS WILL BE ACHIEVED WITH THE USE OF THE ON-SITE STORMWATER DETENTION AND/OR MANUFACTURED STORMWATER BMPs, AND THAT ADEQUATE STORMWATER INFRASTRUCTURE IS AVAILABLE WITHIN THE PUBLIC RIGHT OF WAY.
4. THE PROPOSED ENTRANCES ARE CONCEPTUAL. BLAKEWAY RECOMMENDS FURTHER INVESTIGATION INTO TRAFFIC REQUIREMENTS.
5. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #37103535004, EFFECTIVE SEPTEMBER 28, 2007.

SITE ANALYSIS	
PROPOSED PARCEL AREA:	36,183± sq ft 0.83± ac.
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-2 CD
SETBACKS:	REQUIRED
FRONT:	30'
SIDE (L/W):	30'
SIDE:	10'
REAR:	20'
PARKING:	
REQUIRED:	27 SPACES (1 PER 200 SF + 2 PER MPD)
PROVIDED:	29 SPACES



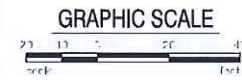
BLAKEWAY
surveying + engineering + environmental

800 N. WITCHAMUCK RD., 1A, BEASLEY, VIRGINIA 23045
757.226.0081 - 757.226.8768
www.blakewaycorp.com

DATE ISSUED	BY	REVISION BY	REVISION
12-11-18	DRANK BY	GF	
	GF		
	SMB		
	GF		

W. FRANKLIN STREET 7-ELEVEN
CONDITIONAL DISTRICT EXHIBIT
SITE #

CD
CONCEPT PLAN



File # 9165
Date Rec'd: 12/19/18
Rec'd By: JM
Fee: \$455 Check # 9114

**CITY OF GASTONIA
APPLICATION FOR PUBLIC HEARING**

Detach pages 1-10 from this packet and retain for your records.

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 CUP for outdoor storage; etc.)
Rezone from C-1 to C-2 CD for a proposed convenience store with fuel sales

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; 3635666533 106855
Subject property address: 2209 W. Franklin Blvd.

3. 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.
Front - Convenience Store with Fuel Pumps

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

5. 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

6. The real property to be rezoned is owned in fee simple by Durga Jay Ambe, LLC
as evidenced in deed from 08/09/2014 recorded in Deed Book
4742 at page 803 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the South side of W. Franklin Blvd. between S. Myrtle School Rd. and Packerd St. having a frontage of 195 feet and depth of 106.16 feet and acreage of 0.543.

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

9. 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.)

10. 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.)
Durga Jay Ambe LLC
3582 Fieldstone Dr., Gastonia NC, 28056-7575

11. Name and address of applicant: Pat Budronis
100 Main St., Suite 302, Safety Harbor FL, 34895
Telephone #: 727-216-6354 Fax #: 727-216-6309
E-mail address: pbudronis@oricorn-ro.com

File # 9165

- 12. Interest in subject realty Developer
- 13. 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
- 14. Has this property previously been subject to any of the following? conditional use permit planned unit development subdivision ordinance unified development
If yes, please explain _____
- 15. Name and address of person to present item at public hearing Pat Budronis
100 Main St., Suite 302, Safety Harbor FL, 34695
Telephone number (727) 216-8354

 I, Natvarlal B. Patel, Mbr/Mgr of Balaji Enterprises, LLC, certify that I have read the information provided in the public hearing information package on the 13 day of December, 2018.

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

Natvarlal B. Patel Natvarlal B. Patel

File # 9165
Date Rec'd: 12/19/18
Rec'd By: JM
Fee: 1455 ~~1455~~ 9114

**CITY OF GASTONIA
APPLICATION FOR PUBLIC HEARING**

Detach pages 1-10 from this packet and retain for your records.

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 CUP for outdoor storage; etc.)
Rezone from C-1 to C-2 OD for a proposed convenience store with fuel sales

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: 353666389 106884 (pt.)
Subject property address: 208 S. Myrtle School Rd.

3. 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.
1 Story Red Wood Log Cabin Commercial Retail Building

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

5. 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

6. The real property to be rezoned is owned in fee simple by Balaji Enterprises LLC
as evidenced in deed from 01-19-2016 recorded in Deed Book
4826 at page 1670 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the East side of S. Myrtle School Rd. between W. Second Ave. and W. Franklin Blvd. having a frontage of 150 feet and depth of 174.57 feet and acreage of 0.619.

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

9. 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.)

10. 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.)
Balaji Enterprises LLC
3562 Flostone Dr., Gastonia NC, 28058-7576

11. Name and address of applicant: Pat Dudronis
100 Main St., Suite 302, Safety Harbor FL, 34695
Telephone #: 727-216-6354 Fax #: 727-216-6309
E-mail address: pdudronis@arcore-re.com

File # 9165

12. Interest in subject realty Developer

13. 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

14. Has this property previously been subject to any of the following? conditional use permit
 planned unit development subdivision ordinance unified development
If yes, please explain _____

15. Name and address of person to present item at public hearing Pat Butronis
100 Main St., Suite 302, Safety Harbor FL, 34695
Telephone number (727) 218-8300

I, Natvarlal B. Patel, Mbr/Mgr of Durga Jay Armbi, LLC, certify that I have read the information provided in the public hearing information package on the 13 day of December, 2018.

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

Natvarlal B. Patel Natvarlal B. Patel

**PUBLIC HEARING
STAFF REPORT
File # 9166
GPC Hearing Date: February 7, 2019**

OWNER: Charles Calvin Faires & Wade Elias Faires, Jr.
APPLICANT: Stephen Drake – Broadcast Construction
PROPOSED ZONING ACTION: Rezone from RS-12 to O-1 CD
LOCATION: East side of Union Road
TRACT SIZE: Approximately 4.94 acres
WARD: 3

EVALUATION:

Site Description and Background

The subject property is one tax parcel that has a residential home that is vacant. Independent living centers are allowed with supplemental regulations in the O-1 (Office District). The applicant is requesting O-1 CD (Office Conditional District) to build an independent living center for seniors. The applicant has provided a site plan, architectural plans, and a summary of the proposed project and amenities that would be offered (see attached). The three story development would provide 84 units comprised of 33 one and 51 two bedroom apartments. The units would be accessed from an interior corridor and will have private balconies. There are also several outdoor sitting areas and a covered picnic area as indicated on the site plan.

Proposed zoning conditions:

1. The project shall be developed in conformance with the site plan and obtain Technical Review Committee final approval.
2. Final driveway location must be approved by issuance of NCDOT driveway permit.
3. The final architectural elevations must meet 7.6.5 of the Unified Development Ordinance.
4. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
5. In no instance shall the zoning conditions exempt a project from other development requirements.

Adjoining Properties and Land Use Trends

Land use trends have been growing in this vicinity. The most recent development approval was the animal clinic located just south and west of the subject property. Property to the north and east is the First Baptist Church zoned RS-12 (Residential District, minimum 12,000 sq. ft. lots). Area to the south is mostly comprised of the Davis Crossing townhome development zoned RMF (Residential Multi-Family) and property to the south and west across Union Road is zoned OLC (Office Light Commercial District) that contains the Providence Presbyterian Church and State Employees' Credit Union.

Available Public Facilities

Public water and sewer are available to serve the property. Access is shown by a driveway located off Union Road. Sidewalks will be required to be installed along Union Road.

Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan shows the portion along Union Road as office (approximately 175 ft. in depth) and the remainder of the proposed rezoning area as residential. Therefore, a residential land use allowed under the O-1 district can be considered consistent with the City's adopted plans for this area.

Conclusion

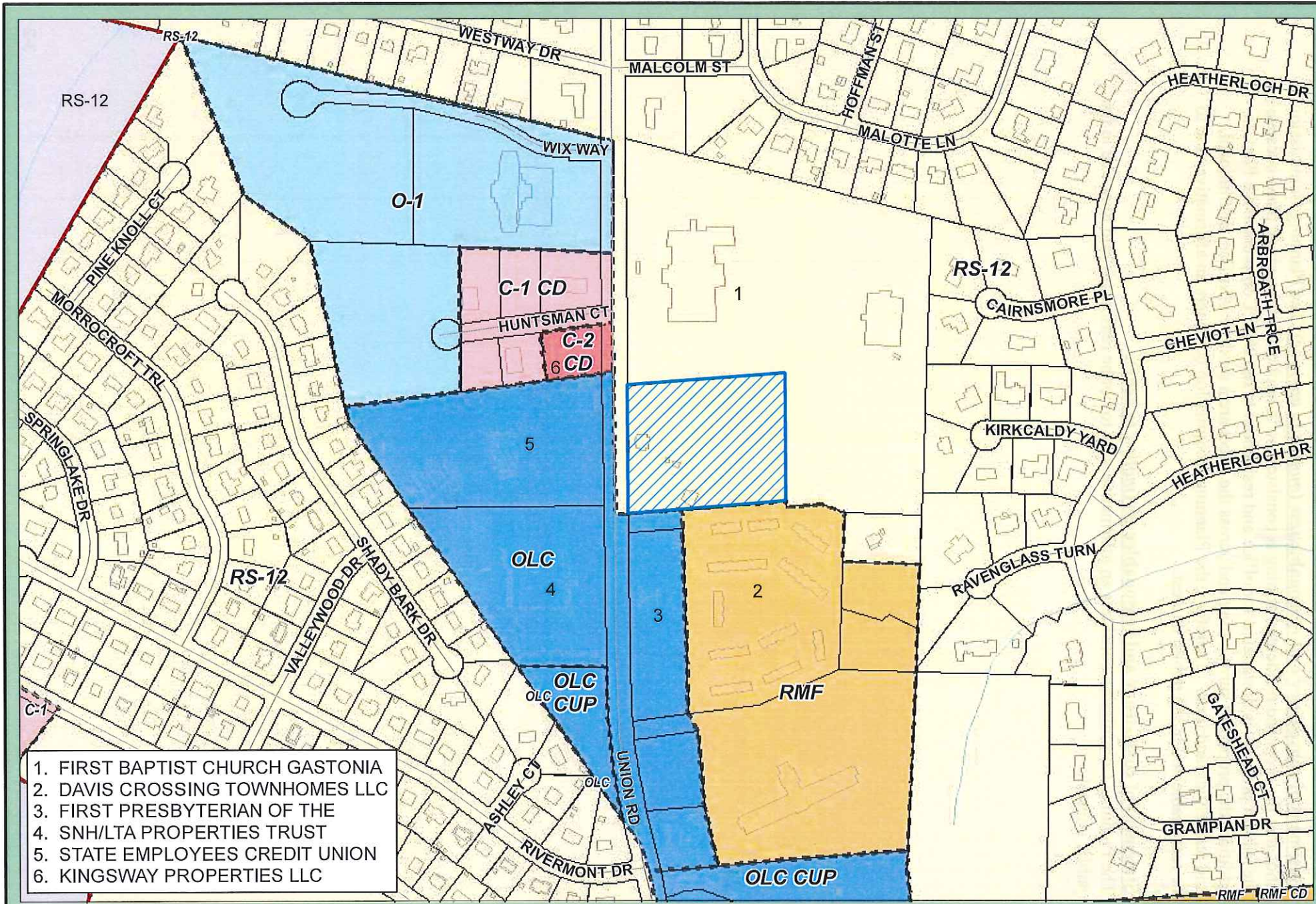
If approved, the request from the RS-12 to the O-1 CD district will allow for an independent living center as defined by the Unified Development Ordinance. This proposal meets the supplemental regulations. The land use is residential and is in compliance with the 2025 Future Land Use Map and complimentary to surrounding land uses and zoning. **Staff recommends that the request be approved as presented.**

Jana McMakin, AICP
Senior Planner

Statement of consistency and reasonableness (*motion to approve*): The Planning Commission finds that the proposed residential zoning is consistent with applicable long range plans because the subject property is designated for office and residential in the 2025 Comprehensive Plan. In addition, the properties surrounding and across the street are a mixture of office, institutional, and residential land uses. Therefore, the Planning Commission considers an affirmative vote to be reasonable and in the public 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.



Applicant: Stephen Drake
 Owner: Charles Calvin Faires & Wade Elias Faires Jr.
 Planning Comm Hearing: February 7, 2019
 Request: RS-12 to O-1 CD
 Ward: 3
 Tract Size: 4.94 acres
 Parcel ID #: 141524

 Subject Property

- Legend**
-  AP Airport
 -  C-1 Light Commercial
 -  C-2 Highway Commercial
 -  C-3 General Commercial
 -  CBD Central Business District
 -  I-U Urban Industrial
 -  I-1 Light Industrial
 -  I-2 General Industrial
 -  O-1 Office
 -  OLC Office/Light Commercial
 -  O-M Medical Office
 -  PD IRD Planned District Infill Res Devt
 -  PD PRD Planned District Planned Res Devt
 -  PD PUD Planned District Planned Unit Devt
 -  PD TND Planned Dist Traditional Neighborhood Devt
 -  RLD Residential Low Density
 -  RS-12 Residential 12000sqft lots
 -  RS-8 Residential 8000sqft per lot
 -  R-A Rural Agricultural
 -  RMF Residential Multi-Family District
 -  SP State Park District
 -  TMU Transitional Mixed Use
 -  UMU Urban Mixed Use District
 -  City Limit
 -  Roads
 -  Streams
 -  Buildings
 -  Parcels
 -  Gaston County UDO

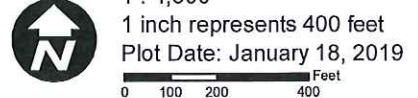
1. FIRST BAPTIST CHURCH GASTONIA
2. DAVIS CROSSING TOWNHOMES LLC
3. FIRST PRESBYTERIAN OF THE
4. SNH/LTA PROPERTIES TRUST
5. STATE EMPLOYEES CREDIT UNION
6. KINGSWAY PROPERTIES LLC

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.

3-3
Application #9166

I, _____, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on _____, 2019.



1 : 4,800
 1 inch represents 400 feet
 Plot Date: January 18, 2019


Project Description and Other Requested Information

Address of Property: 2708 Union Road
Gastonia, NC 28054

Names and Addresses of Owners: Charles Calvin Faires
113 W. Front St Apt A
Oxford, NC 27565-3665

Wade Elias Faires, Jr. and wife Glenda S. Faires
2027 Highgrass Ct.
Evans, GA 30809

Parcel Number: 141524

Total Acreage: 4.929

Proposed Development Name: Villas at Union Crossing

Proposed use: Senior age restricted (55+) rental development to provide much needed housing for the elderly in the surrounding community. The structure will be a single building, three story, with elevators, alarm and electronic entry system, prayer / chapel room, exercise room, offices, storage, laundry room, gathering room with kitchenette, lobbies, sitting areas, screened porches, and exterior amenities as well such as a large picnic shelter. The outside shall have ample landscaping and will feature Dogwood, cherry, hardwood maple, and flowering plants.

Number of units: (84) Total apartment units consisting of one and two bedroom units.

Total Square Footage: (required only for non-residential development)

Approximate Completion Time for Project: Awards are announced in August typically, and closing usually occurs around January-February of the following year (2020). Construction typically takes 12-14 months so we would expect to open the age restricted facility on or about April or May of 2021.

Villas at Union Crossing

Gastonia, North Carolina

NOT FOR
CONSTRUCTION



Villas
at Union
Crossing

Gastonia,
North Carolina

19-408.00

DATE: January 15, 2019
ISSUE FOR: NCHA Application

Title Sheet

TS 1.1

THIS PROJECT, IN ITS ENTIRETY, TO
COMPLY WITH 2019 QAP, APPENDIX B,
DESIGN QUALITY STANDARDS.

North Carolina Affordable Housing Development Summary

TOTAL ACREAGE: 4.80 ACRES VILLAGES AT UNION CROSSING, GASTONIA, NC 28053

NUMBER OF BUILDINGS	1
APPLICABLE TO THIS PROJECT	1
APPLICABLE TO OTHER PROJECTS	0
TOTAL	1

PARKING PROVISIONS	1	2	3	4	TOTAL
APPLICABLE TO THIS PROJECT	1	0	0	0	1
APPLICABLE TO OTHER PROJECTS	0	0	0	0	0
TOTAL PARKING PROVIDED	1	0	0	0	1

ACCESSIBILITY PROVISIONS	1	2	3	4	TOTAL
APPLICABLE TO THIS PROJECT	1	0	0	0	1
APPLICABLE TO OTHER PROJECTS	0	0	0	0	0
TOTAL ACCESSIBILITY PROVIDED	1	0	0	0	1

- 1 Energy Star Mandatory as defined in Appendix B
- 2 Mobility Impaired Units (MIU)

MANDATORY SITE AMENITIES

- Family:**
- 1 Covered Picnic Area (150 LF with 2 tables and 6 chairs)
 - 1 Multi-Purpose Room (150 LF)
 - 1 Playground

- Senior:**
- 1 Indoor or Outdoor Sitting Area (min. of 3 locations)
 - 1 Multi-Purpose Room (150 LF)
 - 1 Tenant Storage Areas

ADDITIONAL SITE AMENITIES

- 1 Covered Drive-Thru or Drop-Off at Entry
- 1 Covered Picnic Area with Seating (150 LF)
- 1 Covered Picnic Area with (2) Tables and (1) Grill (150 LF)
- 1 Outdoor Sitting Area with Benches (min. of 3 locations)
- 1 Exercise Room (must include new equipment)
- 1 Garden Plot (500 sq/lot, 24' deep, one plot per 10 residents, elderly projects only)
- 1 Gasbar (100 LF)
- 1 Resident Computer Center (min. of 2 computers)
- 1 Sunroom with Chairs (150 LF)
- 1 Screened Porch at Community Room (150 LF)
- 1 for Lot (Family projects only)
- 1 Parking Pads (4' wide paved continuous around projects)

North Carolina Elderly Housing Project Area Summary

LOCATION	FLOOR	ROOM	AREA		
			HEATED	NET HEATED	GROSS
COMMON CORE AREA	1	No include	3,104	3,204	3,204
		Administrative Office (min. 200 SF)	100		
		Storage Room	100		
		Multi-Purpose Room (min. 150 SF)	100		
		Computer Room	100		
		Mail Center	100		
		Reception	100		
		Community	100		
		Office	100		
		Office	100		
2	No include	2,443	2,512	2,512	
	Storage Room	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
3	No include	2,443	2,512	2,512	
	Storage Room	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
	Office	100			
SUB-TOTAL CORE			8,074	8,319	8,319

LOCATION	FLOOR	ROOM	AREA			
			HEATED	NET HEATED	GROSS	
NORTH WING	1	No include	2,704	2,814	2,814	
		1	4	8,109	8,102	8,211
		2	4	2,708	2,814	2,814
		3	4	2,708	2,814	2,814
		4	4	2,708	2,814	2,814
		5	4	2,708	2,814	2,814
		6	4	2,708	2,814	2,814
		7	4	2,708	2,814	2,814
		8	4	2,708	2,814	2,814
		9	4	2,708	2,814	2,814
WEST WING	1	No include	1,811	1,811	1,811	
		2	2	4,739	4,732	4,832
		3	2	2,708	2,814	2,814
		4	2	2,708	2,814	2,814
		5	2	2,708	2,814	2,814
		6	2	2,708	2,814	2,814
		7	2	2,708	2,814	2,814
		8	2	2,708	2,814	2,814
		9	2	2,708	2,814	2,814
		10	2	2,708	2,814	2,814
SUB-TOTAL WEST			11,607	11,370	11,370	
TOTAL BUILDING			19,681	19,689	19,689	

TOTAL TRAIL UNITS	33
TOTAL TRAIL UNITS	11
TOTAL UNITS	44

North Carolina Affordable Housing Unit Area Summary

UNIT TYPE	COUNT	AREA			
		HEATED	NET HEATED	GROSS	
1-BR	1	1,000	1,000	1,000	
2-BR	1	2,000	2,000	2,000	
3-BR	1	3,000	3,000	3,000	
4-BR	1	4,000	4,000	4,000	
5-BR	1	5,000	5,000	5,000	
6-BR	1	6,000	6,000	6,000	
7-BR	1	7,000	7,000	7,000	
8-BR	1	8,000	8,000	8,000	
9-BR	1	9,000	9,000	9,000	
10-BR	1	10,000	10,000	10,000	
11-BR	1	11,000	11,000	11,000	
12-BR	1	12,000	12,000	12,000	
13-BR	1	13,000	13,000	13,000	
14-BR	1	14,000	14,000	14,000	
15-BR	1	15,000	15,000	15,000	
16-BR	1	16,000	16,000	16,000	
17-BR	1	17,000	17,000	17,000	
18-BR	1	18,000	18,000	18,000	
19-BR	1	19,000	19,000	19,000	
20-BR	1	20,000	20,000	20,000	
21-BR	1	21,000	21,000	21,000	
22-BR	1	22,000	22,000	22,000	
23-BR	1	23,000	23,000	23,000	
24-BR	1	24,000	24,000	24,000	
25-BR	1	25,000	25,000	25,000	
26-BR	1	26,000	26,000	26,000	
27-BR	1	27,000	27,000	27,000	
28-BR	1	28,000	28,000	28,000	
29-BR	1	29,000	29,000	29,000	
30-BR	1	30,000	30,000	30,000	
31-BR	1	31,000	31,000	31,000	
32-BR	1	32,000	32,000	32,000	
33-BR	1	33,000	33,000	33,000	
34-BR	1	34,000	34,000	34,000	
35-BR	1	35,000	35,000	35,000	
36-BR	1	36,000	36,000	36,000	
37-BR	1	37,000	37,000	37,000	
38-BR	1	38,000	38,000	38,000	
39-BR	1	39,000	39,000	39,000	
40-BR	1	40,000	40,000	40,000	
41-BR	1	41,000	41,000	41,000	
42-BR	1	42,000	42,000	42,000	
43-BR	1	43,000	43,000	43,000	
44-BR	1	44,000	44,000	44,000	
45-BR	1	45,000	45,000	45,000	
46-BR	1	46,000	46,000	46,000	
47-BR	1	47,000	47,000	47,000	
48-BR	1	48,000	48,000	48,000	
49-BR	1	49,000	49,000	49,000	
50-BR	1	50,000	50,000	50,000	
51-BR	1	51,000	51,000	51,000	
52-BR	1	52,000	52,000	52,000	
53-BR	1	53,000	53,000	53,000	
54-BR	1	54,000	54,000	54,000	
55-BR	1	55,000	55,000	55,000	
56-BR	1	56,000	56,000	56,000	
57-BR	1	57,000	57,000	57,000	
58-BR	1	58,000	58,000	58,000	
59-BR	1	59,000	59,000	59,000	
60-BR	1	60,000	60,000	60,000	
61-BR	1	61,000	61,000	61,000	
62-BR	1	62,000	62,000	62,000	
63-BR	1	63,000	63,000	63,000	
64-BR	1	64,000	64,000	64,000	
65-BR	1	65,000	65,000	65,000	
66-BR	1	66,000	66,000	66,000	
67-BR	1	67,000	67,000	67,000	
68-BR	1	68,000	68,000	68,000	
69-BR	1	69,000	69,000	69,000	
70-BR	1	70,000	70,000	70,000	
71-BR	1	71,000	71,000	71,000	
72-BR	1	72,000	72,000	72,000	
73-BR	1	73,000	73,000	73,000	
74-BR	1	74,000	74,000	74,000	
75-BR	1	75,000	75,000	75,000	
76-BR	1	76,000	76,000	76,000	
77-BR	1	77,000	77,000	77,000	
78-BR	1	78,000	78,000	78,000	
79-BR	1	79,000	79,000	79,000	
80-BR	1	80,000	80,000	80,000	
81-BR	1	81,000	81,000	81,000	
82-BR	1	82,000	82,000	82,000	
83-BR	1	83,000	83,000	83,000	
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85-BR	1	85,000	85,000	85,000	
86-BR	1	86,000	86,000	86,000	
87-BR	1	87,000	87,000	87,000	
88-BR	1	88,000	88,000	88,000	
89-BR	1	89,000	89,000	89,000	
90-BR	1	90,000	90,000	90,000	
91-BR	1	91,000	91,000	91,000	
92-BR	1	92,000	92,000	92,000	
93-BR	1	93,000	93,000	93,000	
94-BR	1	94,000	94,000	94,000	
95-BR	1	95,000	95,000	95,000	
96-BR	1	96,000	96,000	96,000	
97-BR	1	97,000	97,000	97,000	
98-BR	1	98,000	98,000	98,000	
99-BR	1	99,000	99,000	99,000	
100-BR	1	100,000	100,000	100,000	

DEFINITIONS

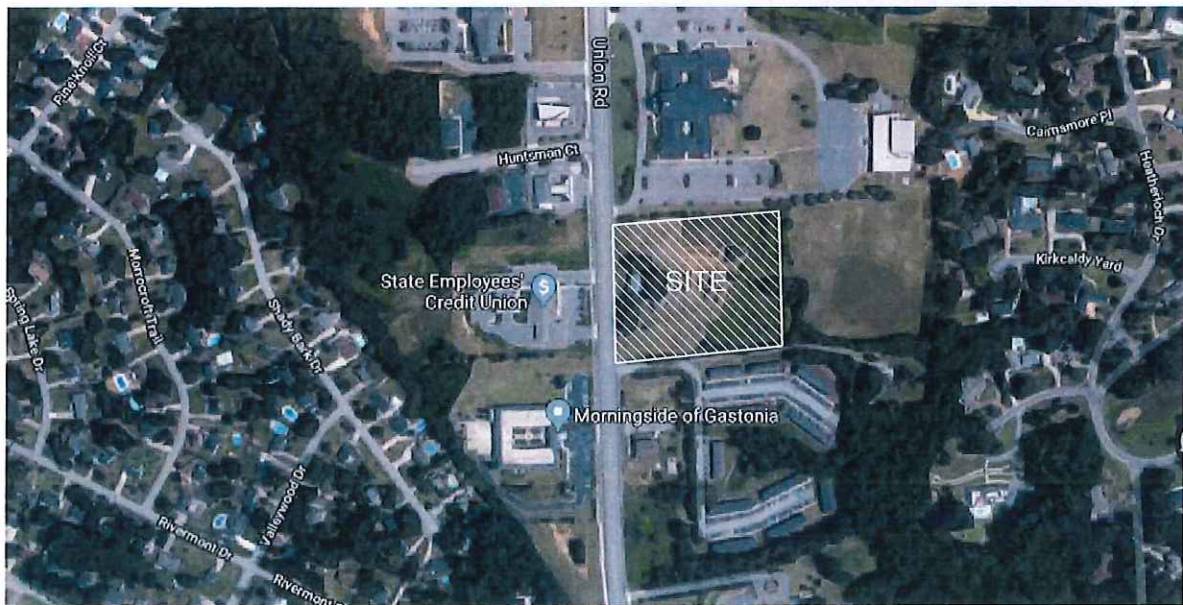
Heated: The floor area of an apartment unit, measured exterior wall to exterior wall, including enclosed porches, balconies, and other areas which are heated and are not to be deducted, and the area occupied by a kitchen island in the main kitchen.

Net Heated: Total area, including exterior wall space for porches, of all conditioned space, including open, enclosed, and common areas.

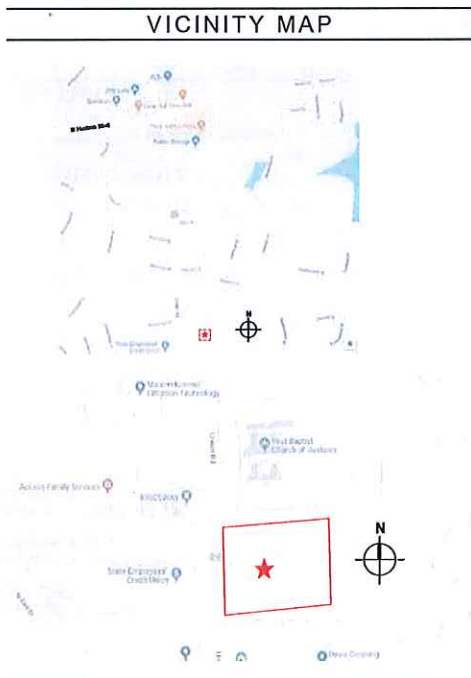
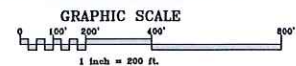
Gross: Total area, including exterior wall space for porches, of all conditioned space, including open, enclosed, and common areas.

Not Heated: Total area, including exterior wall space for porches, of all conditioned space, including open, enclosed, and common areas.

Open: Not heated area, including unheated porches, balconies, and common areas.



1 Existing Aerial
Scale: 1"=200'-0"



DRAWING INDEX

DWG. NUMBER	REVISION NUMBER	DRAWING DESCRIPTION	ISSUE DATE	LAST REVISION DATE	REVISED THIS PRINT
TS 1.1	1	TITLE SHEET	01.18.19		
CS 1.1	2	COVER SHEET, DRAWING INDEX, PROJECT SUMMARY EXISTING AERIAL	01.18.19		
SITE					
SITE 1.1	3	SITE PLAN	01.18.19		
SITE 2.1	4	SITE DETAILS	01.18.19		
ARCHITECTURE					
A 1.1.1	5	OVERALL BUILDING PLAN	01.18.19		
A 1.1.2	6	OVERALL BUILDING PLAN	01.18.19		
A 1.2.1	7	FLOOR PLAN NORTH WING AND CORE	01.18.19		
A 1.2.2	8	FLOOR PLAN WEST WING AND CORE	01.18.19		
A 3.1	9	BUILDING EXTERIOR ELEVATION NORTH WING AND CORE	01.18.19		
A 3.2	10	BUILDING EXTERIOR WEST WING ELEVATIONS	01.18.19		
A 4.1	11	DRAWING 1 BEDROOM UNIT PLANS	01.18.19		
A 4.2	12	DRAWING 2 BEDROOM UNIT PLANS	01.18.19		

THIS PROJECT, IN ITS ENTIRETY, TO COMPLY WITH 2019 QAP, APPENDIX B, DESIGN QUALITY STANDARDS.

NOT FOR CONSTRUCTION

Villages at Union Crossing
Gastonia, North Carolina
19-408.00

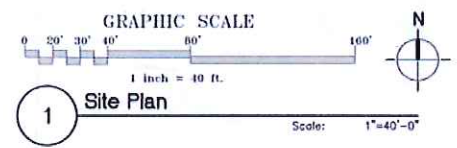
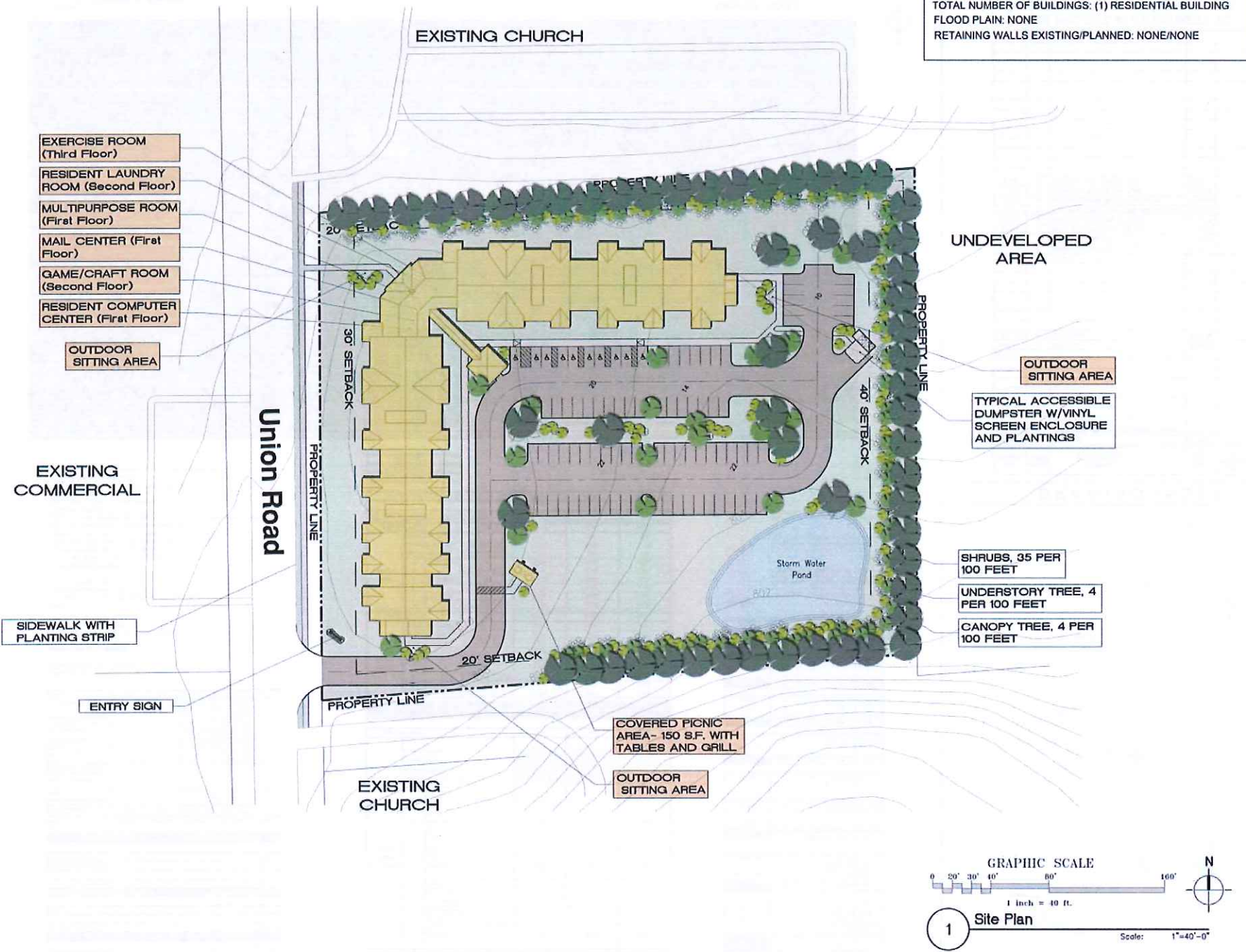
DATE: January 18, 2019
ISSUE FOR: NCHFA Application

Cover Sheet
Index of Drawings
Project Summary
Existing Aerial

CS 1.1



SITE INFORMATION:
 SITE ACREAGE: 4.94 ACRES
 SITE ACCESS: FROM UNION ROAD
 TOTAL PARKING SPACES PROVIDED: = 88 SPACES
 TOTAL NUMBER OF BUILDINGS: (1) RESIDENTIAL BUILDING
 FLOOD PLAIN: NONE
 RETAINING WALLS EXISTING/PLANNED: NONE/NONE



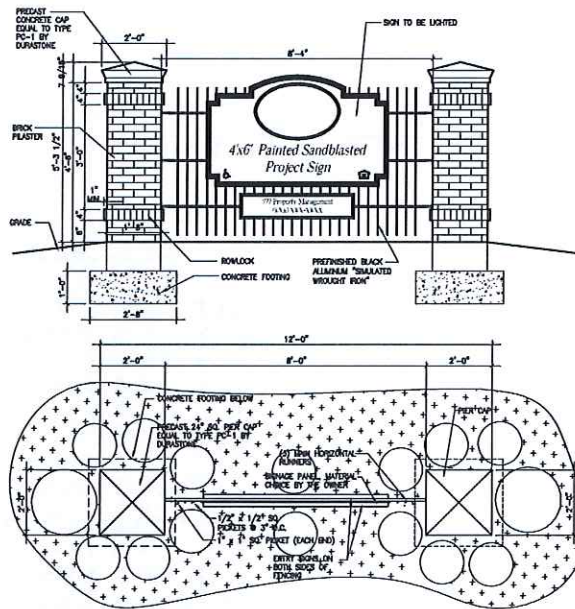
NOT FOR CONSTRUCTION

Villas at Union Crossing
 Gastonia, North Carolina
 19-408.00

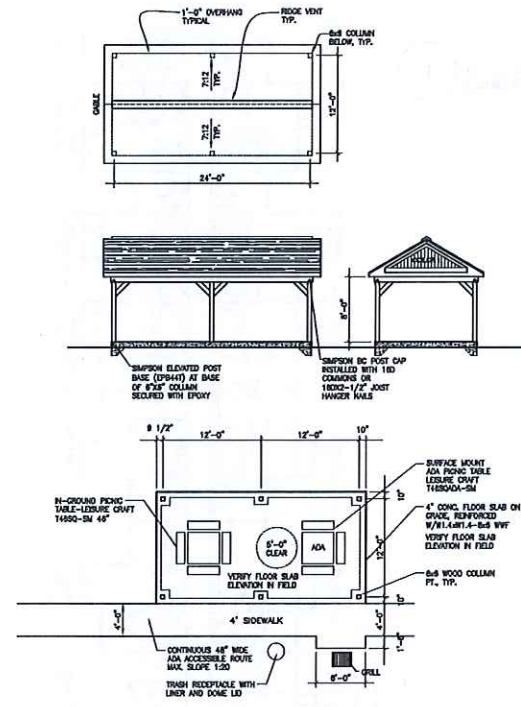
DATE: January 18, 2019
 ISSUE FOR: NCHFA Application

Site Plan
 Site 1.1

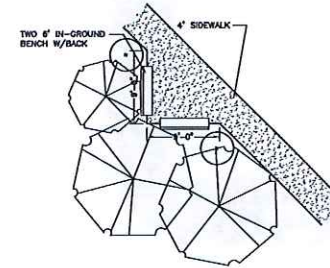




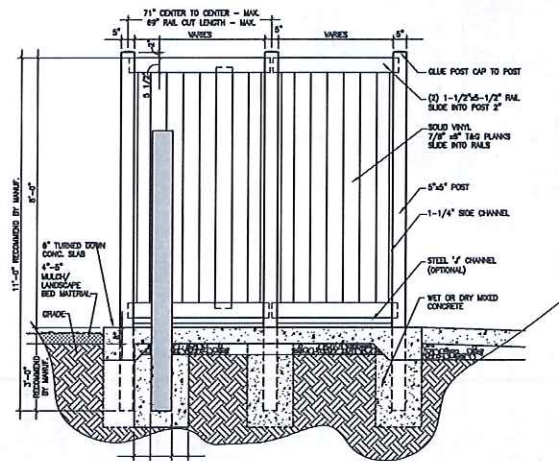
1 Entry Sign
Scale: 1/2"=1'-0"



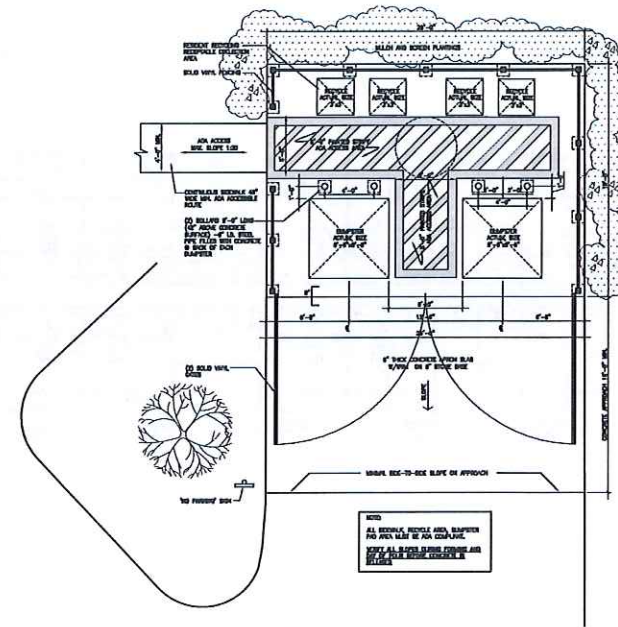
2 Picnic Area
Scale: 1/8"=1'-0"



3 Outdoor Seating Area
Scale: 1/8"=1'-0"



5 Dumpster Enclosure
Scale: 1/2"=1'-0"



4 Dumpster Plan
Scale: 1/8"=1'-0"

NOT FOR
CONSTRUCTION

Villas
at Union
Crossing

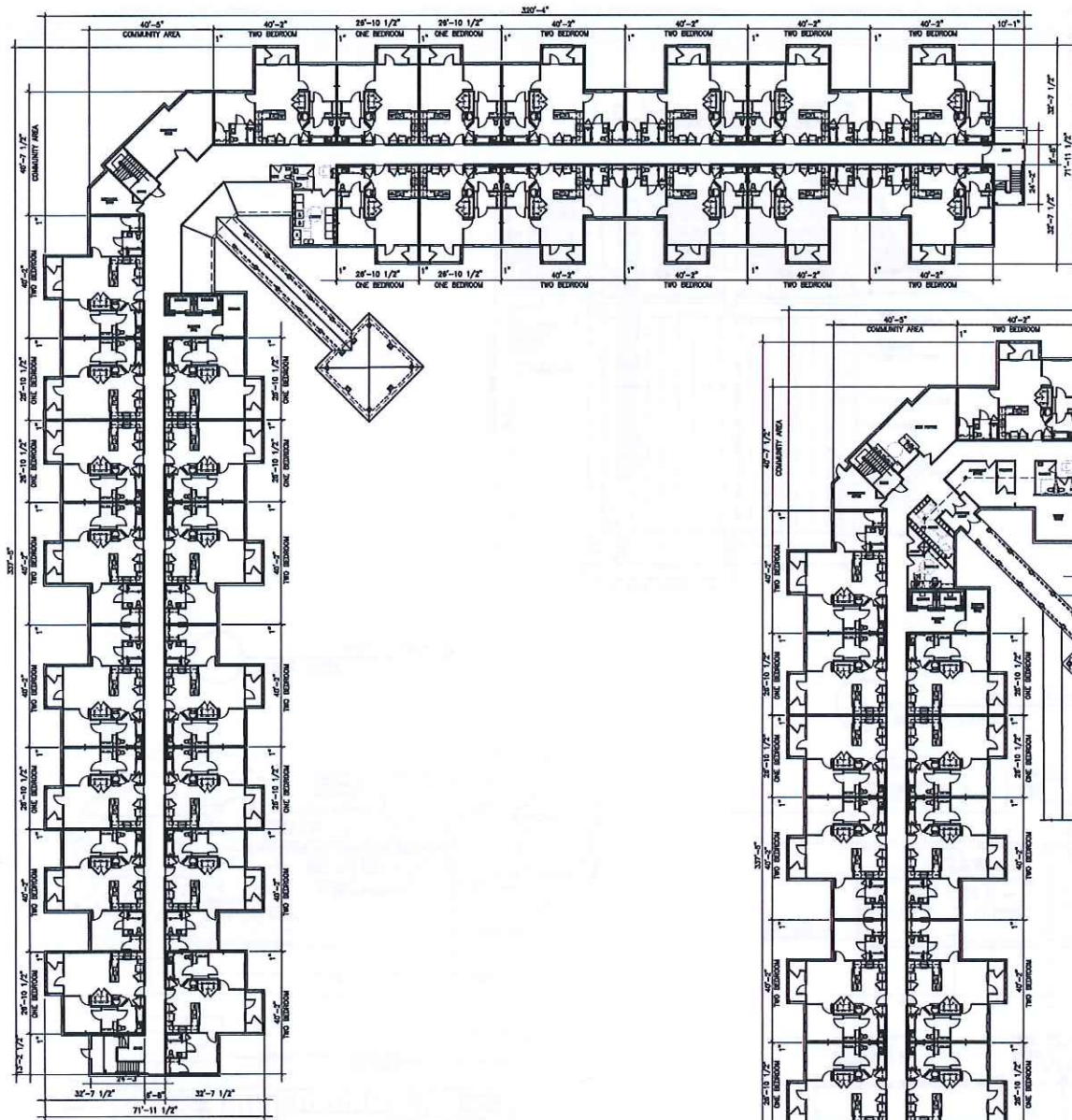
Gastonia,
North Carolina

19-408.00

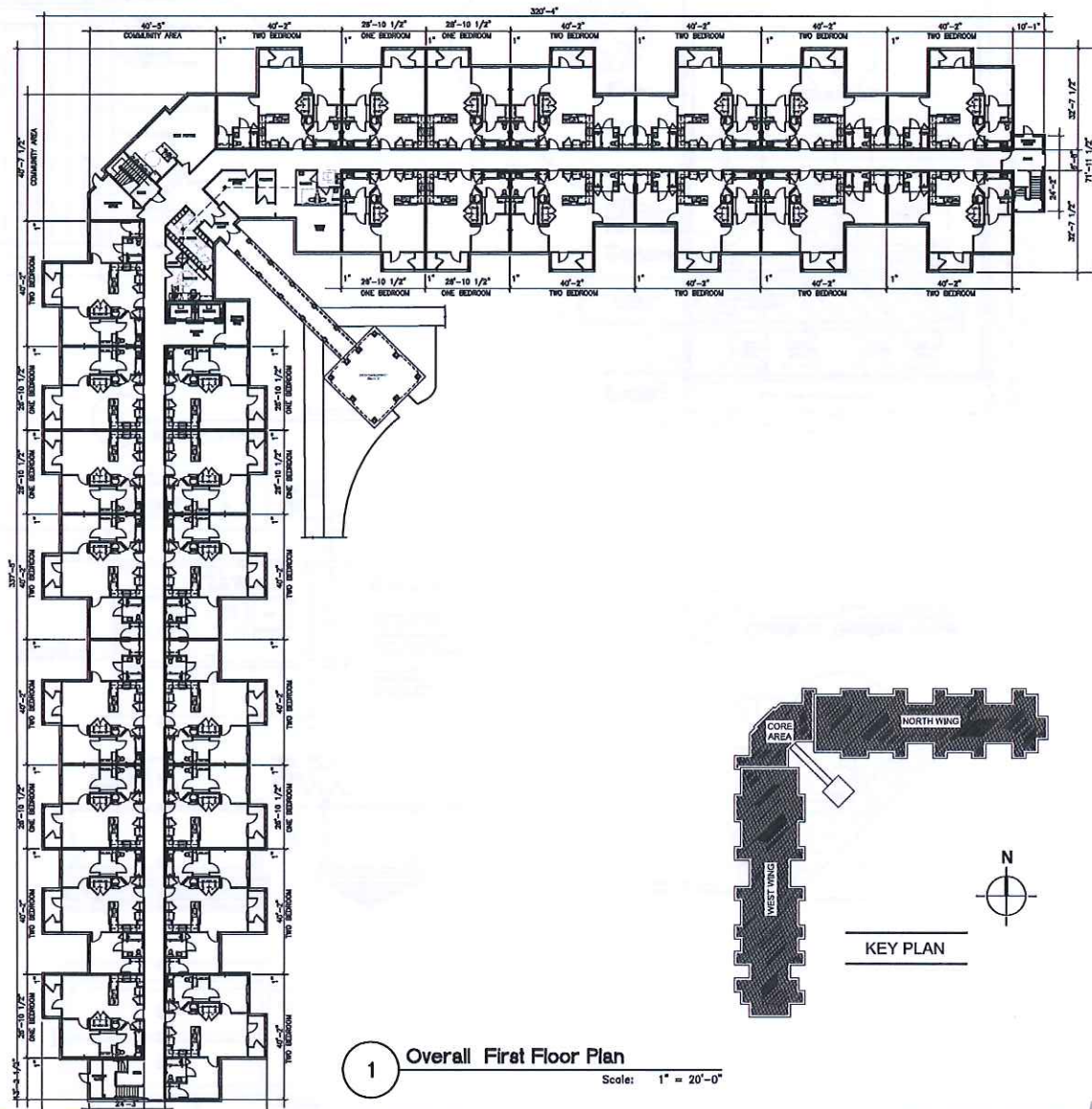
DATE: January 18, 2019
ISSUE FOR: NCHFA Application

Site Details

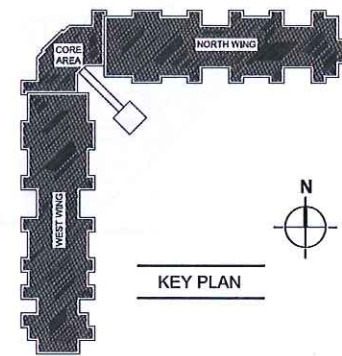
Site 2.1



2 Overall Second Floor Plan
 Scale: 1" = 20'-0"



1 Overall First Floor Plan
 Scale: 1" = 20'-0"



**NOT FOR
CONSTRUCTION**

**Villas
at Union
Crossing**

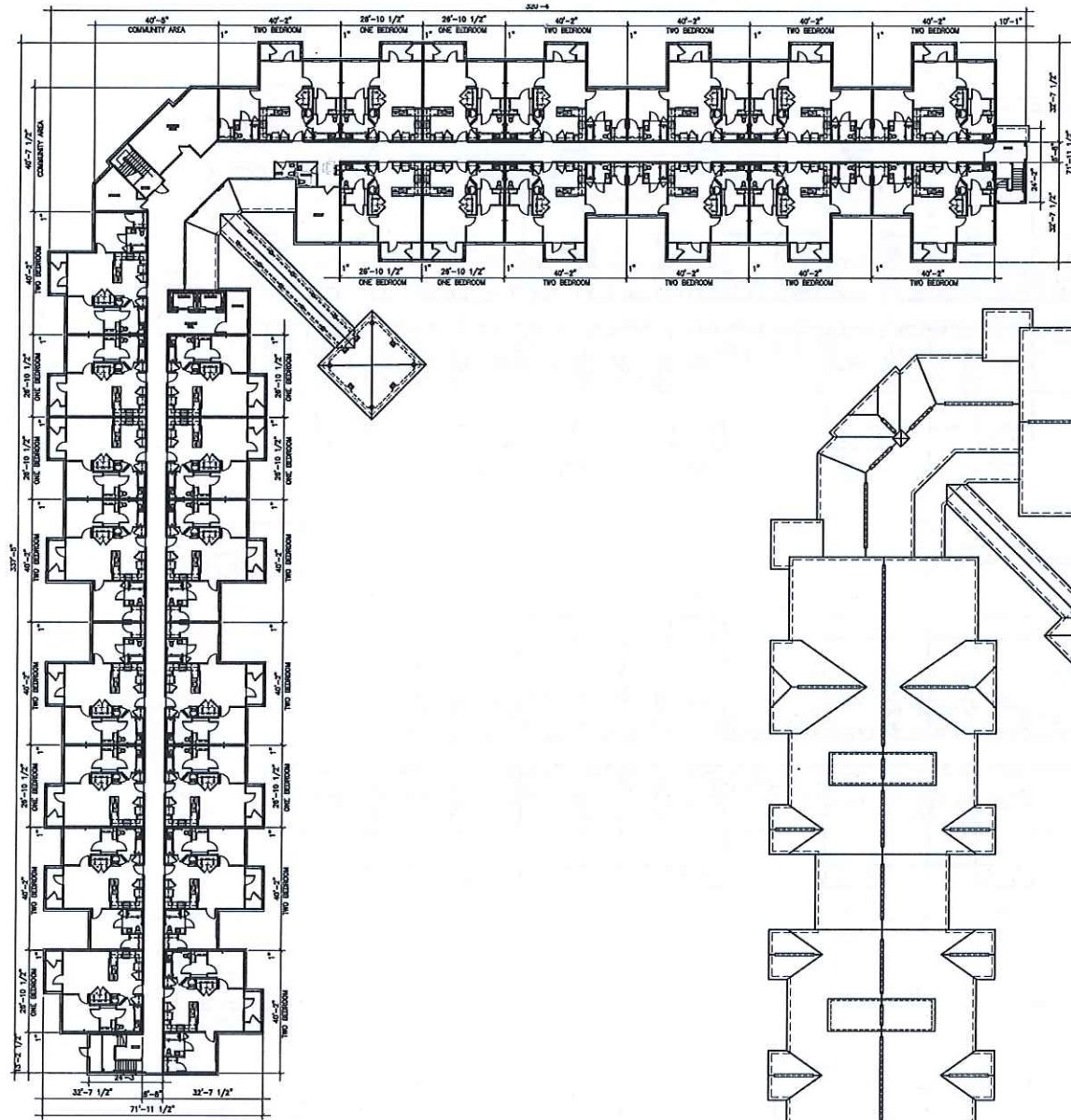
Gastonia,
North Carolina

19-408.00

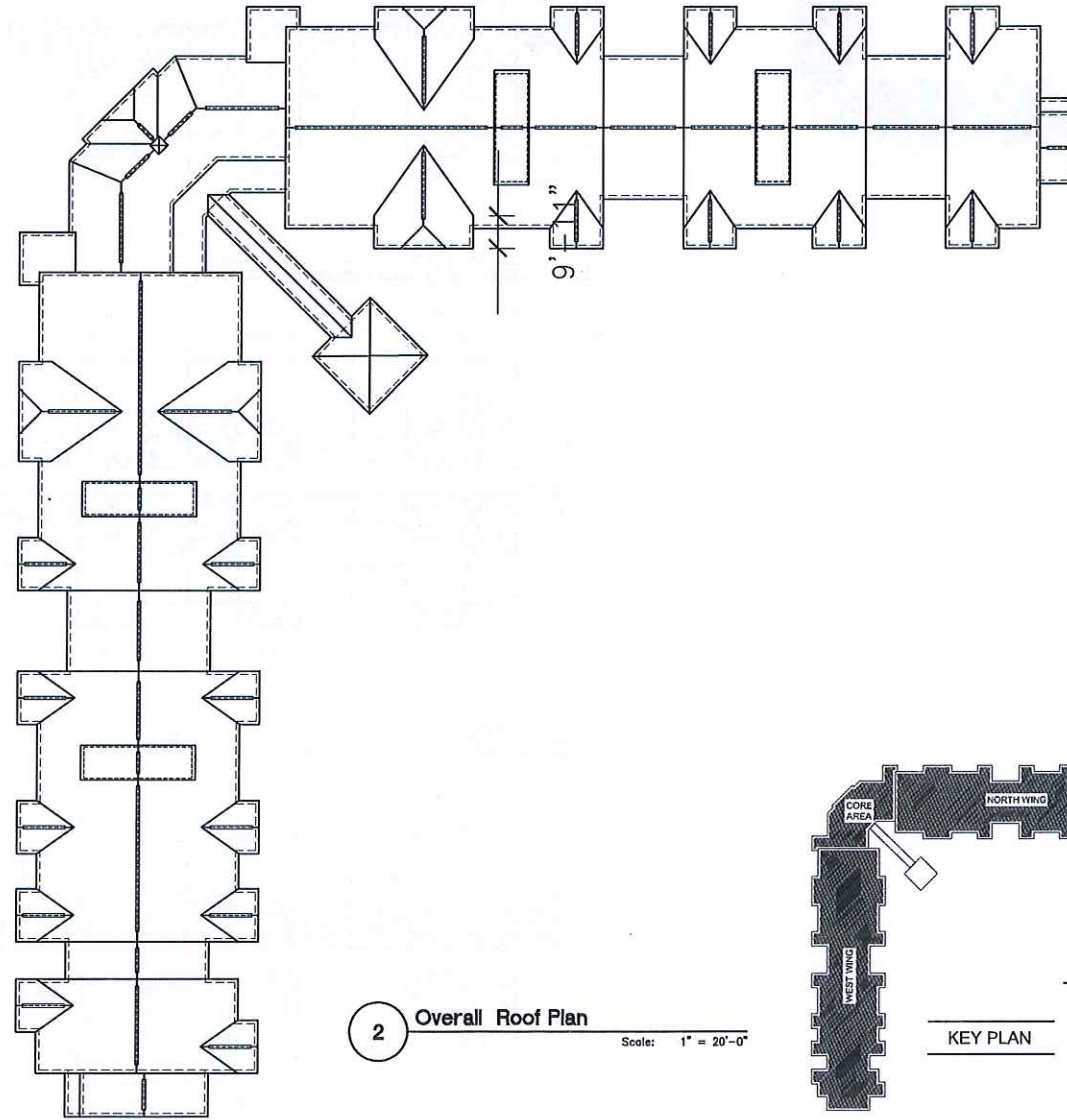
DATE: January 18, 2019
 ISSUE FOR: ICAFA Application

Overall Building
Plans
- First Floor
- Second Floor

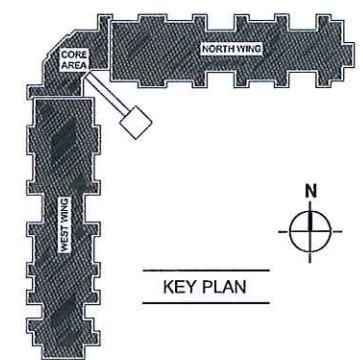
A 1.1.1



1 Overall Third Floor Plan
Scale: 1" = 20'-0"



2 Overall Roof Plan
Scale: 1" = 20'-0"



KEY PLAN

NOT FOR CONSTRUCTION

Villas at Union Crossing

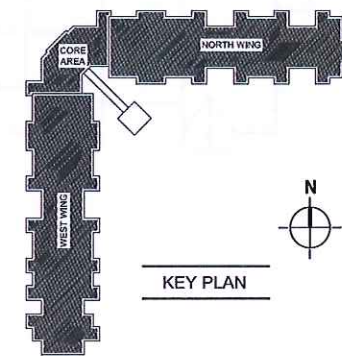
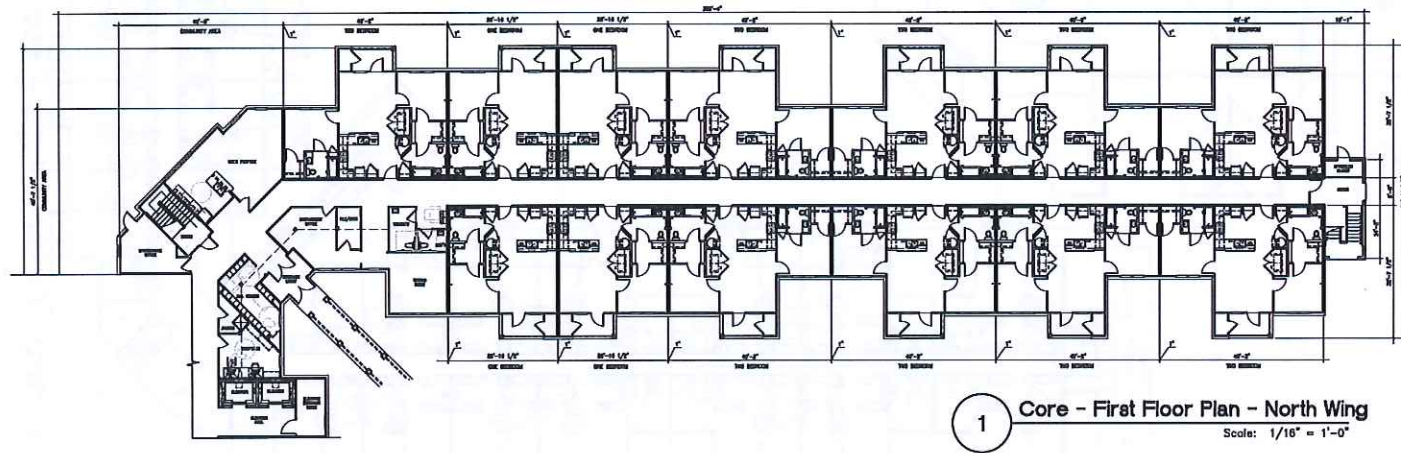
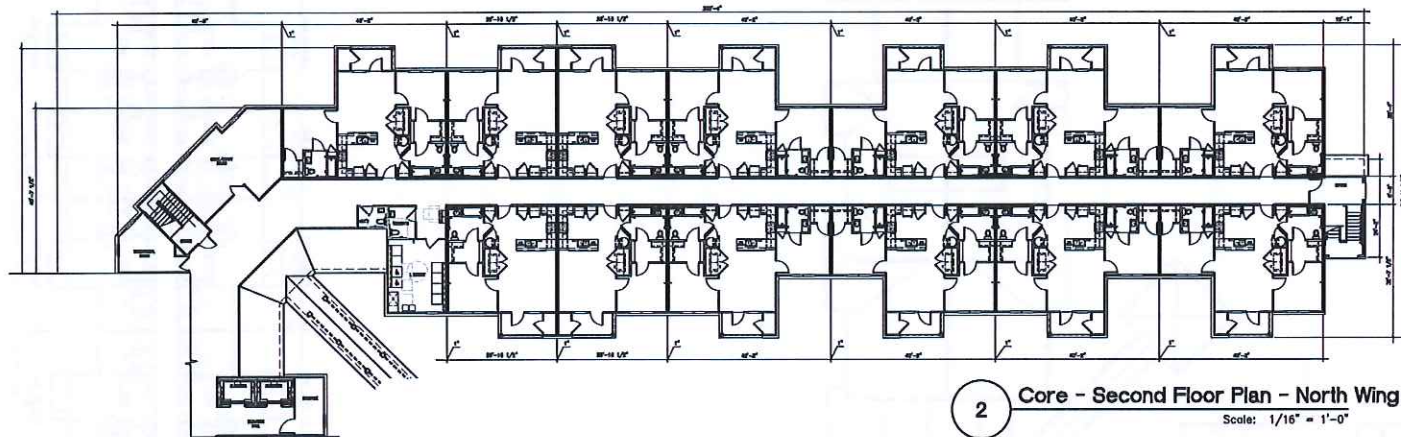
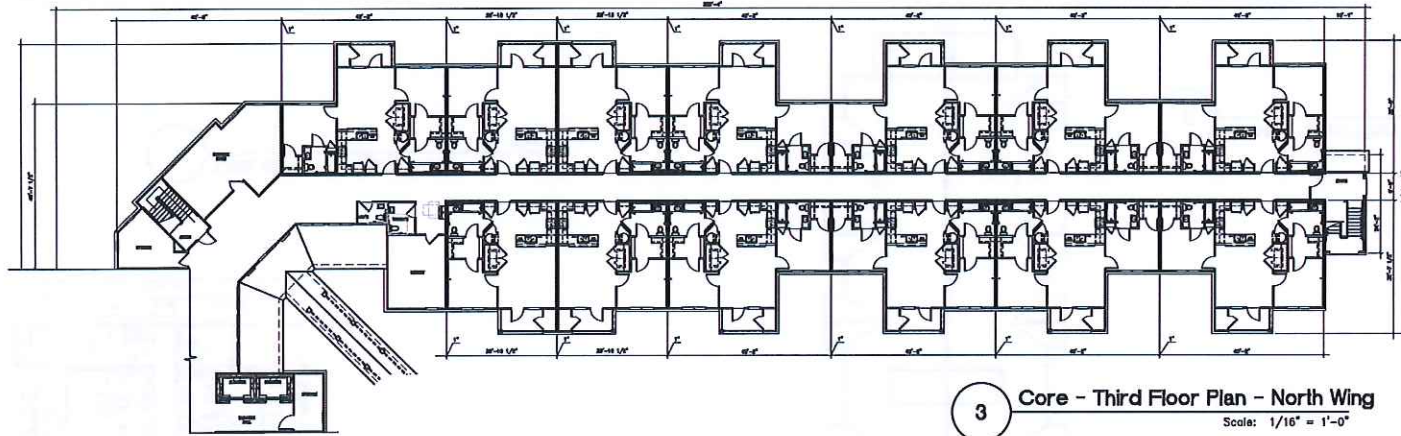
Gastonia, North Carolina

19-408.00

DATE: January 18, 2019
ISSUE FOR: NCHFA Application

Overall Building Plans
- Third Floor
- Roof

A 1.1.2



NOT FOR
CONSTRUCTION

Villas
at Union
Crossing

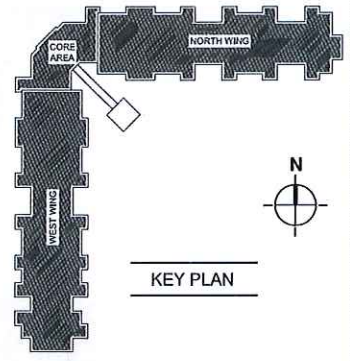
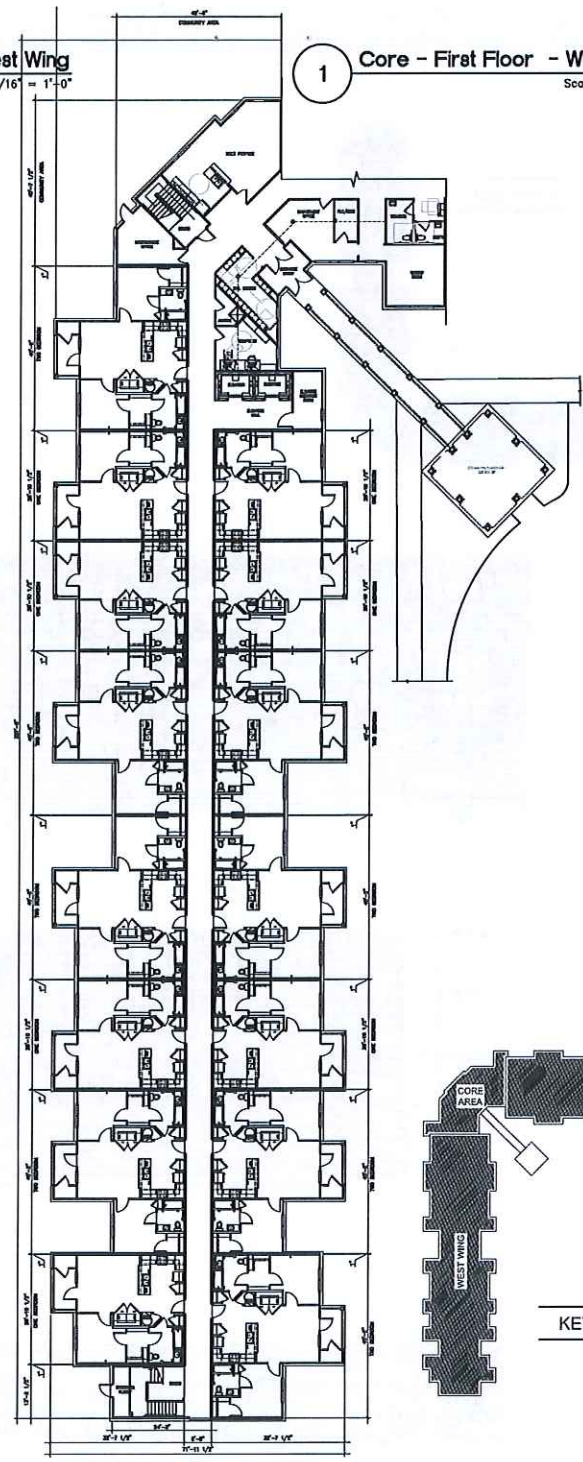
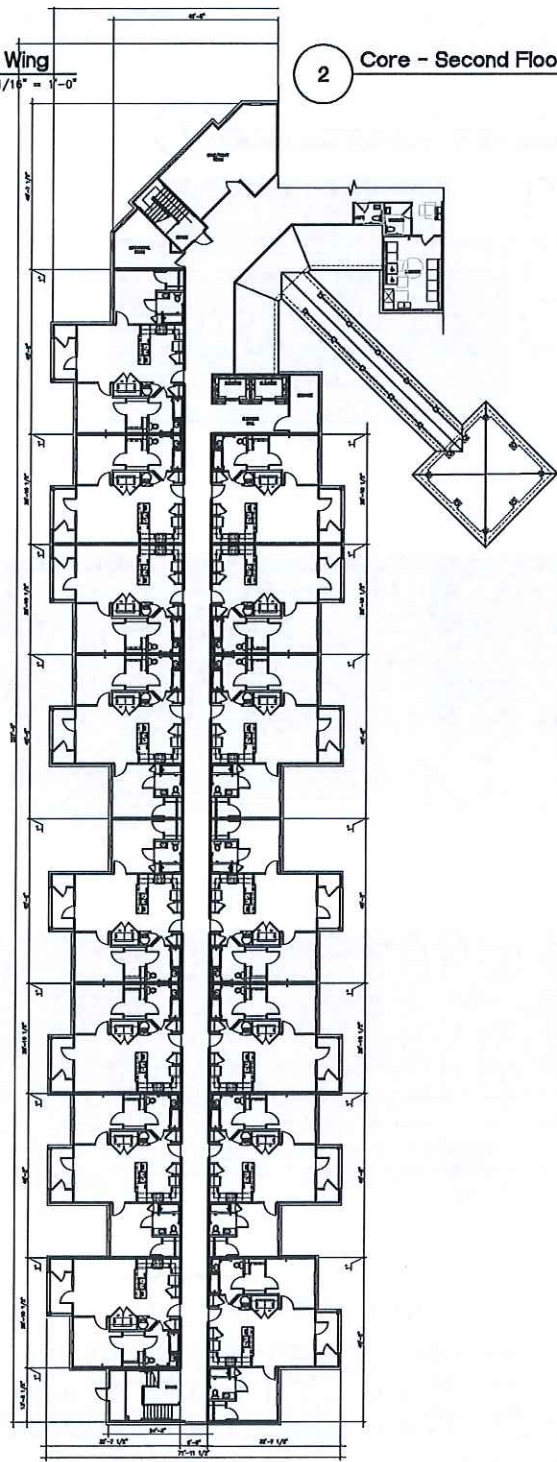
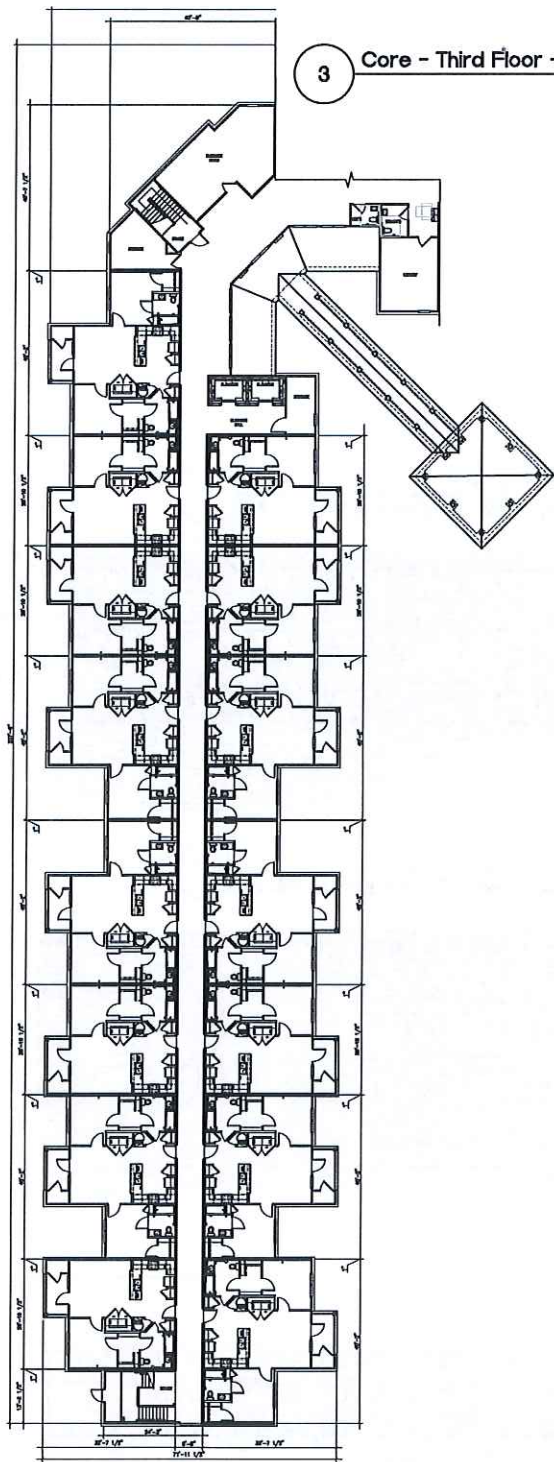
Gastonia,
North Carolina

19-408.00

DATE: January 18, 2019
ISSUE FOR: NCSPA Application

Building Partial
Plans
- North Wing

A 1.2.1



NOT FOR
CONSTRUCTION

Villas
at Union
Crossing

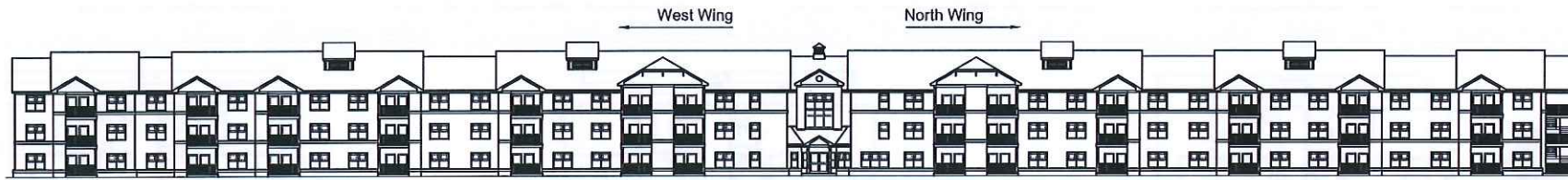
Gastonia,
North Carolina

19-408.00

DATE: January 18, 2012
ISSUE FOR: NCHFA Approval

Building Partial
Plans
- West Wing

A 1.2.2



1 Overall Front Elevation
Scale: 1" = 20'-0"



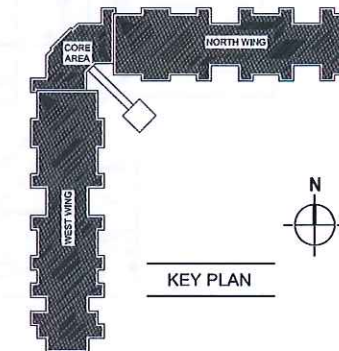
2 Partial Front Elevation - North Wing
Scale: 3/32" = 1'-0"



3 Partial Front Elevation - West Wing
Scale: 3/32" = 1'-0"



4 Partial Front Elevation - Core Area
Scale: 3/32" = 1'-0"



NOT FOR CONSTRUCTION

Villas at Union Crossing

Gastonia, North Carolina

19-408.00

DATE: January 18, 2019
ISSUE FOR: NCHPA Application

Exterior Elevations
- Front Elevation
- Overall
- Partial

A 3.1



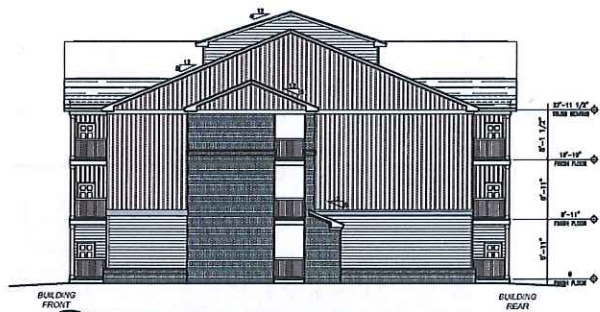
1 Overall Rear Elevation
Scale: 1" = 20'-0"



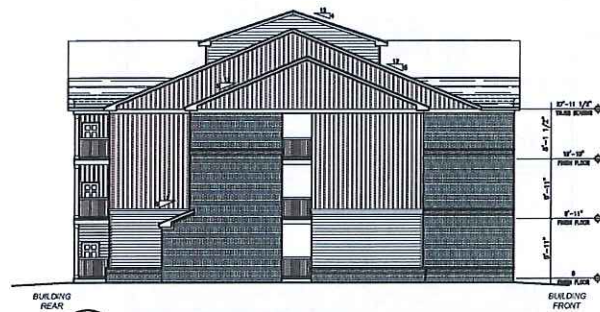
2 Partial Rear Elevation - West Wing
Scale: 3/32" = 1'-0"



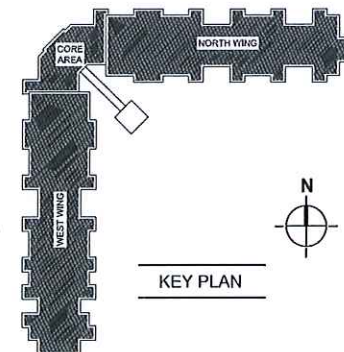
3 Partial Rear Elevation - North Wing
Scale: 3/32" = 1'-0"



4 North Wing End Elevation
Scale: 3/32" = 1'-0"



5 West Wing End Elevation
Scale: 3/32" = 1'-0"



NOT FOR CONSTRUCTION

Villas at Union Crossing

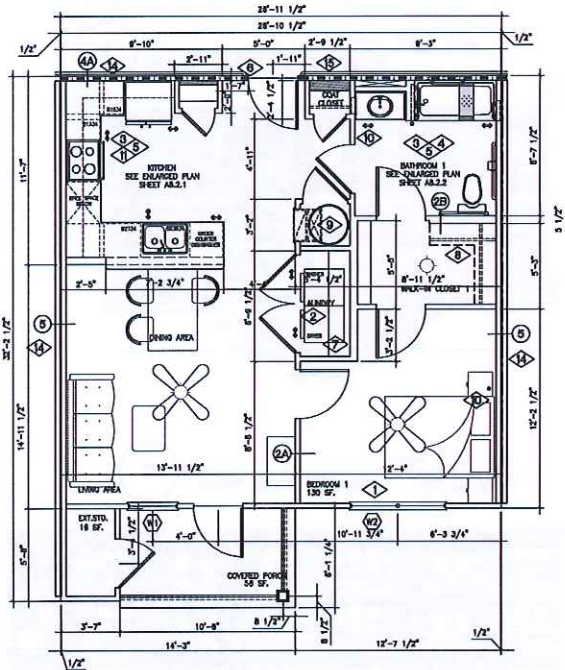
Gastonia, North Carolina

19-408.00

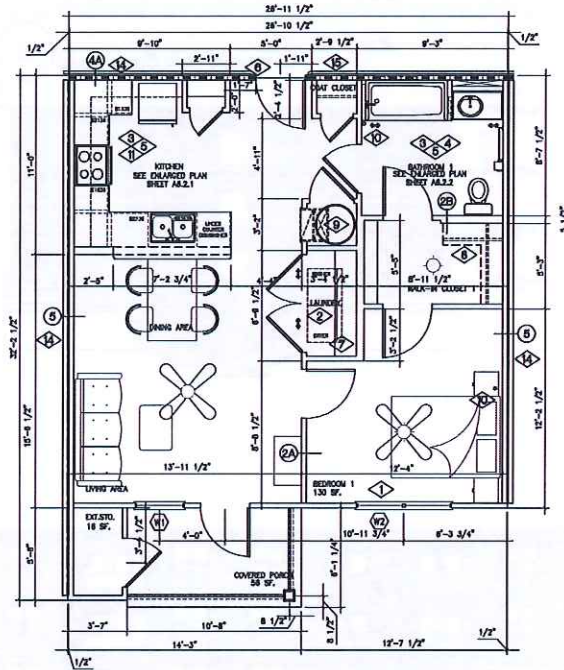
DATE: January 18, 2019
ISSUE FOR: NCHFA Application

- Exterior Elevations
- Rear Elevation
- Overall
- Partial
- North & west End

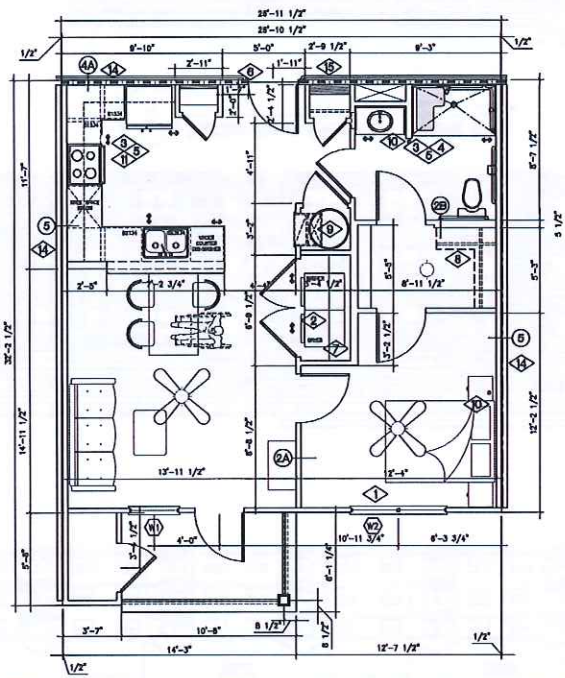
A 3.2



2 Enlarged Unit Plan - ANSI Unit
1 BR Unit Scale: 1/4" = 1'-0"



1 Enlarged Unit Plan - FHA Unit
1 BR Unit Scale: 1/4" = 1'-0"



3 Enlarged Unit Plan - ANSI-Mob Unit
1 BR Unit Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Villas at Union Crossing

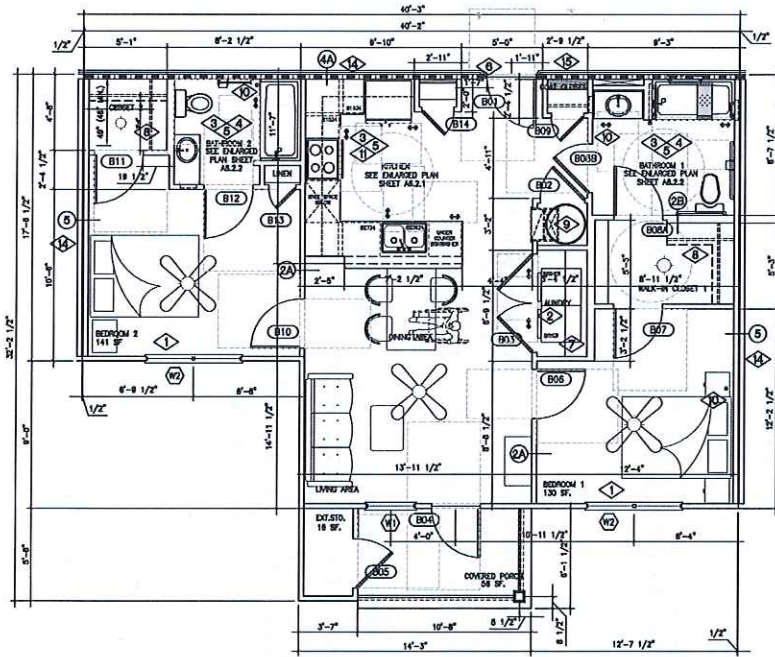
Gastonia, North Carolina

19-408.00

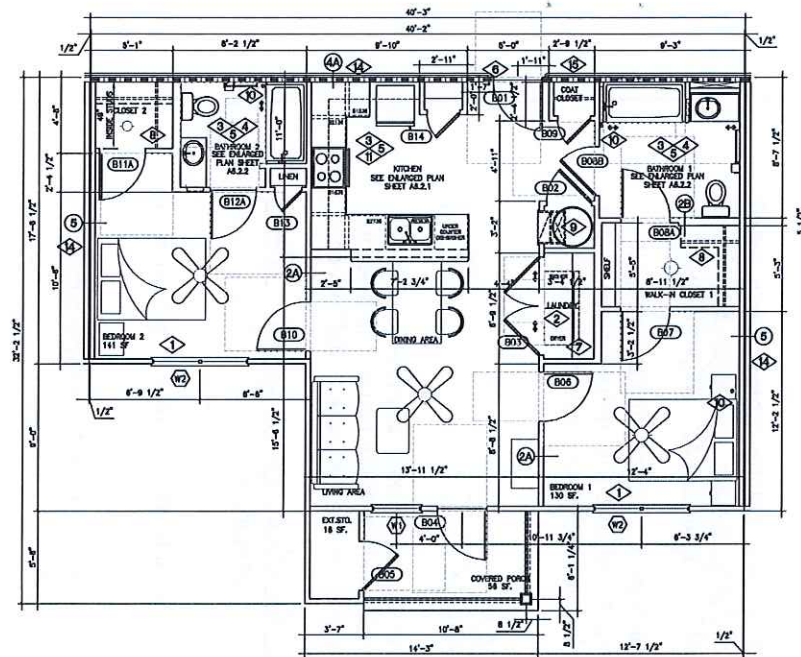
DATE: January 18, 2019
ISSUE FOR: MOIPA Application

Enlarged Unit Plans
-1 BR Unit

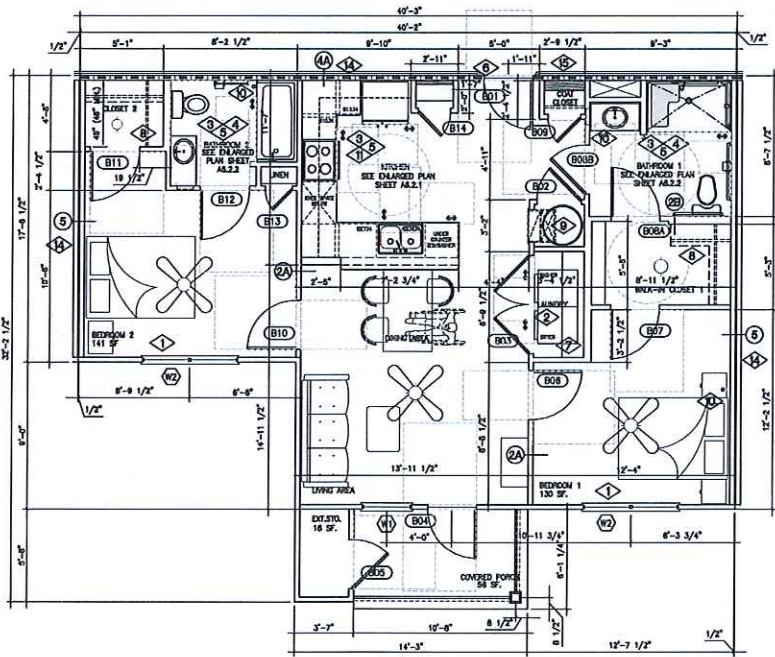
A 4.1



2 Enlarged Unit Plan - ANSI Unit
2 BR Unit Scale: 1/4" = 1'-0"



1 Enlarged Unit Plan - FHA Unit
2 BR Unit Scale: 1/4" = 1'-0"



3 Enlarged Unit Plan - ANSI-Mob Unit
2 BR Unit Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Villas at Union Crossing

Gastonia, North Carolina

19-408.00

DATE: January 18, 2019
ISSUE FOR: HCHA Application

Enlarged Unit Plans
-2 BR Unit

A 4.2

File # 9166
Date Rec'd: 12/21/18
Rec'd By: KW
Fee: \$550.00 PACK #

3202

**CITY OF GASTONIA
APPLICATION FOR PUBLIC HEARING**

Detach pages 1-10 from this packet and retain for your records.

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 CUP for outdoor storage; etc.)
RS-12 to O-1-CD (which allows Independent Living Centers) (permitted by right with Supplemental Regulations)

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: 141524
Subject property address: 2708 Union Road

3. 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, 2-story, farm house is located on property. There is a church on each side of the property.

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

5. 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

6. The real property to be rezoned is owned in fee simple by Charles Calvin Fairies, Wade Elias Fairies, + Glenda S. Fairies as evidenced in deed from January 5th, 2012 recorded in Deed Book 4591 at page 1877-1882 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the east side of Union Road between Huntsman Court and Blument Drive having a frontage of 480' feet and depth of 515' feet and acreage of 4.929.

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

9. 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.)

10. 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.)
Please see sheet titled "Project Description and Other Requested Information"

11. Name and address of applicant: Stephen Drake
195 Rockledge Road, Mills River, NC 28759
Telephone #: 818-551-6420 Fax #: _____
E-mail address: Stephen@BroadcraftConstruction.com

12. Interest in subject realty We have under option to purchase to develop as senior, age restricted housing.

13. 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

14. Has this property previously been subject to any of the following? conditional use permit planned unit development subdivision ordinance unified development
If yes, please explain No to all

15. Name and address of person to present item at public hearing Stephen Drake
195 Ruckbridge Rd. Mills River, NC 28759
Telephone number (828) 531-6920

[Signature] Stephen Drake certify that I have read the information provided in the public hearing information package on the 15th day of December, 2018.

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

WADE E. FAIRES, JR.
GLENNDA S. FAIRES
Charles C. Faires

Wade E. Faires, 12-18-18
Glenda S. Faires 12-15-2018
Charles C. Faires 12/18/2018

MEMORANDUM

Date: January 30, 2019
To: Gastonia Planning Commission
From: Tucker Johnson, PE, Assistant City Engineer
Thru: Gary Saine, PE, City Engineer
Subject: **Item for February 7, 2019 Gastonia Planning Commission Agenda**

**PRELIMINARY MAJOR SUBDIVISION PLAT
SPRING HAVEN
REO FUNDING SOLUTIONS III, LLC
FILE NO. 8933**

REO Funding Solutions III, LLC has submitted a preliminary subdivision plat for their development to be known as Spring Haven. The property is located on the southeast side of Beaty Road across from Catawba Hills Drive, and at the end of Huffstetler Road. The development will contain 104 single-family lots. The property is located within the Gastonia corporate limits and is zoned RS-12.

Beaty Road (SR 2439) and Huffstetler Road (SR 2438) are currently not constructed to City standards and are recommended for road improvements. The developer is responsible for the installation of concrete curb and gutter, storm drainage, and sidewalk along the frontage of the proposed subdivision parcels. All requirements listed in the approved TIA are also the responsibility of the developer. All such improvements to shall meet both City of Gastonia and NCDOT requirements.

Public water and sewer will service the property. The developer will extend the existing waterlines along Beaty Road and Huffstetler Road to serve the development with water. Sewer service will be provided by extensions to the existing outfall line running through the property.

The "Preliminary Plat" is in conformance with the City of Gastonia's Subdivision Ordinance and is therefore recommended for approval subject to the following conditions:

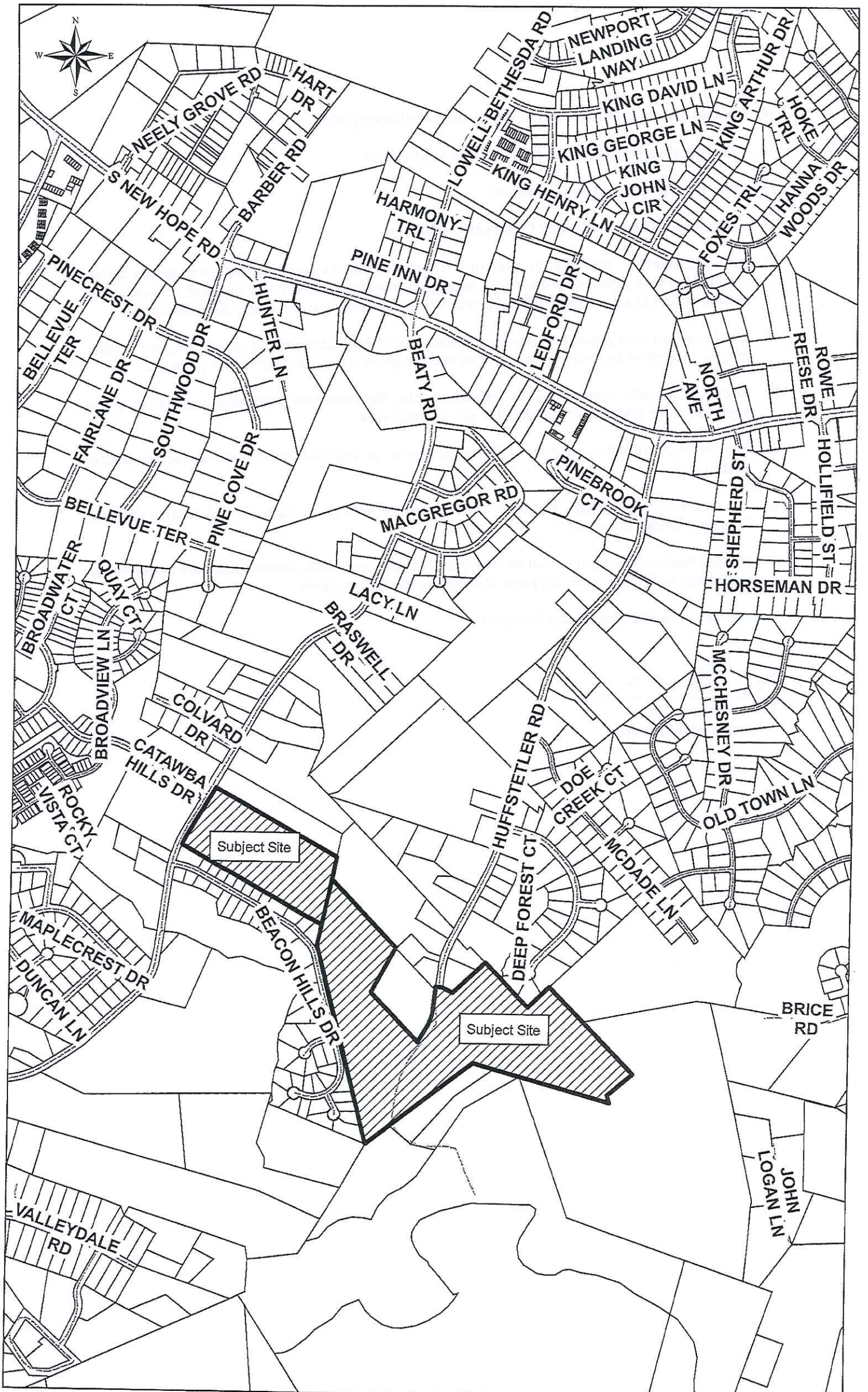
1. No building permits or site work shall be allowed prior to the recording of the final plat.
2. All open space to be dedicated and maintained by a Homeowners Association.
3. Final plat to be signed and sealed by Professional Land Surveyor.
4. All owners of the property included in the subdivision are to sign the final recording plat.
5. Location of driveway/road entrances to be approved by the City.
6. Developer shall secure the necessary approval, permits, and encroachments from private utilities as required.
7. Comply with Gaston County Erosion Control Ordinance.
8. Comply with "General Storm Drainage System Notes" as shown on the subdivision plan review copy and checklist.
9. Secure street name approval.
10. Developer to verify that all lots are buildable with respect to all jurisdictions, encumbrances such as easements, setbacks, minimum lot size, etc., prior to recording of final plat.
11. Secure water and sewer approvals from the appropriate review agencies, enter into agreement for installation of utilities with the City of Gastonia, and dedicate the necessary easement prior to construction.
12. Developer is responsible for location of existing underground utilities prior to construction.
13. Dedicate the standard interior, exterior, and rear lot line drainage and utility easements unless otherwise shown.

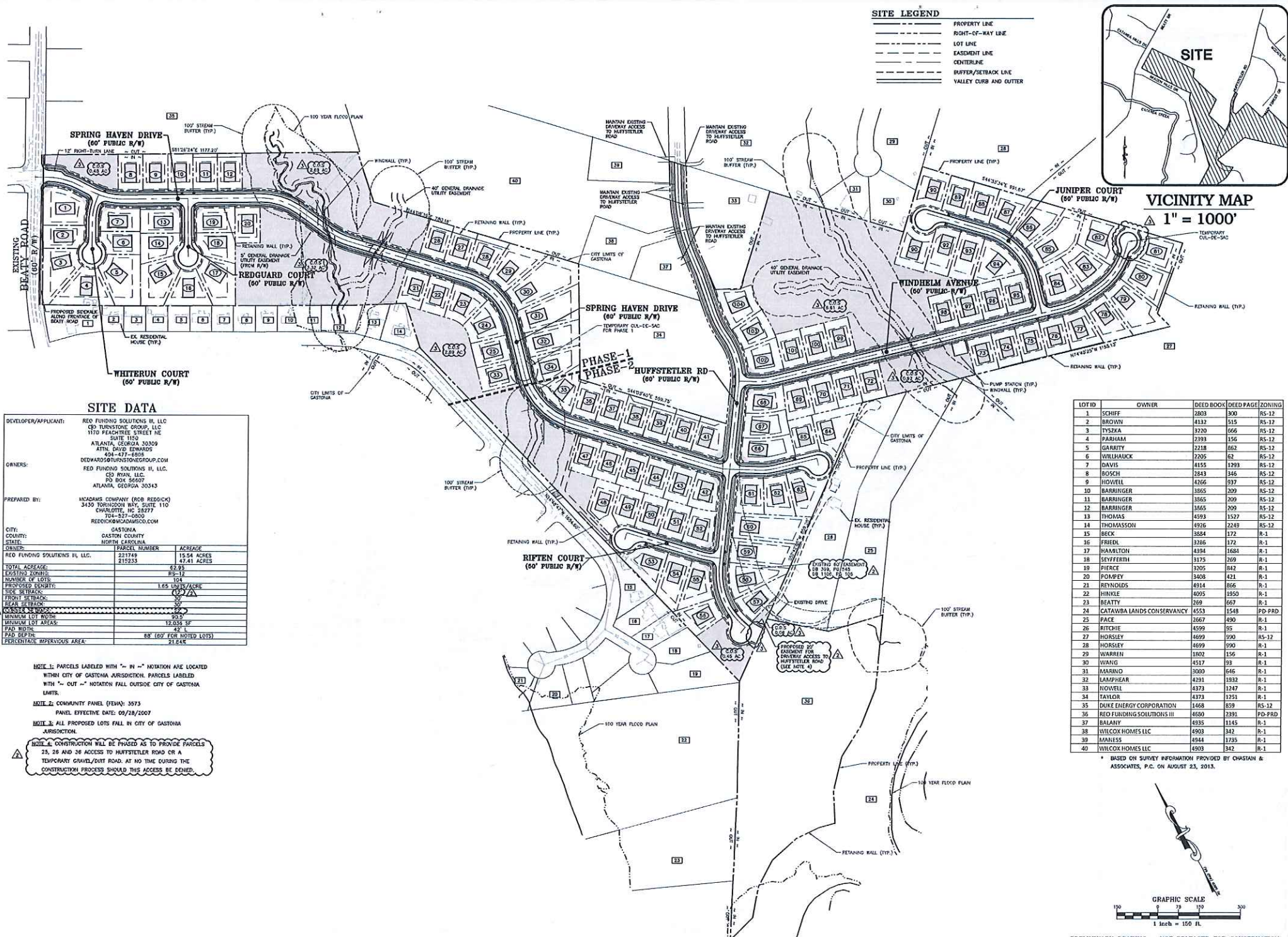
14. Comply with all City comments as shown on the preliminary plat.
15. Complete all appropriate submittals for major subdivisions.
16. Show buildings setback lines on all lots.
17. Comply with all applicable City Codes and Ordinances.
18. No encroachments, including fill material or structures, shall be permitted along any stream unless certification by a registered professional engineer is provided demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
19. The Developer is to secure any necessary Army Corp of Engineers wetland permits required for this project. A copy of the notice of concurrence shall be given to the City staff for file purposes.
20. Within a year after approval of the preliminary plat, the subdivider shall have construction plans approved or the preliminary plat shall become null and void.
21. Site grading shall not occur prior to the submission of an approved soil erosion and sedimentation control plan.
22. The construction plans shall adhere to latest revision of the City of Gastonia "Subdivision Grading Minimum Design Standards."
23. No Certificates of Occupancy will be issued until all proposed public improvements are completed in accordance with the engineering plans approved by the City Engineer.

(Presentation to be made by: Tucker Johnson)



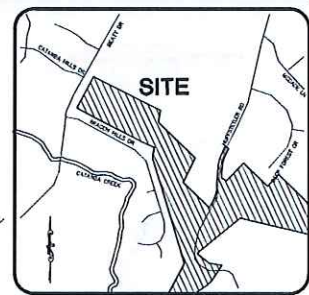
Tucker Johnson, P.E.
Assistant City Engineer





SITE LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - BUFFER/SETBACK LINE
- - - VALLEY CURB AND OUTER



VICINITY MAP
1" = 1000'

SITE DATA

DEVELOPER/APPLICANT: REO FUNDING SOLUTIONS III, LLC
 C/O TURNSTONE GROUP, LLC
 1170 PEACHTREE STREET NE
 SUITE 1150
 ATLANTA, GEORGIA 30309
 ATTN: DAVID EDWARDS
 404-477-6808
 DEDWARD@TURNSTONEGROUP.COM

OWNERS: REO FUNDING SOLUTIONS III, LLC
 C/O RYAN, LLC
 PO BOX 56507
 ATLANTA, GEORGIA 30343

PREPARED BY: MCADAMS COMPANY (ROB REDDICK)
 3430 TOMMISON WAY, SUITE 110
 CHARLOTTE, NC 28277
 704-537-0800
 REDDY@MCADAMS.CO

CITY: GASTONIA
 COUNTY: GASTON COUNTY
 STATE: NORTH CAROLINA

OWNER	PARCEL NUMBER	ACREAGE
REO FUNDING SOLUTIONS III, LLC	212749	15.54 ACRES
	212233	47.41 ACRES
TOTAL ACREAGE:		62.95
EXISTING ZONING:		RS-12
NUMBER OF LOTS:		104
PROPOSED DENSITY:		1.65 UNITS/ACRE
DEED SETBACK:		0'-0"
FRONT SETBACK:		30'
DEED SETBACK:		0'-0"
MINIMUM LOT WIDTH:		30.5'
MINIMUM LOT AREA:		12,009 SF
PAV. WIDTH:		42'
PAV. DEPTH:		4"
PERCENTAGE IMPERVIOUS AREA:		88' (60' FOR HOVED LOTS) 21.84%

NOTE 1: PARCELS LABELED WITH "IN" NOTATION ARE LOCATED WITHIN CITY OF GASTONIA JURISDICTION. PARCELS LABELED WITH "OUT" NOTATION FALL OUTSIDE CITY OF GASTONIA LIMITS.

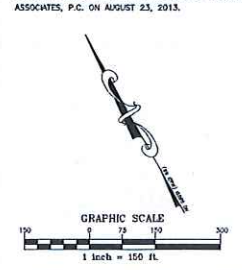
NOTE 2: COMMUNITY PANEL (FEMA): 3573
 PANEL EFFECTIVE DATE: 09/28/2007

NOTE 3: ALL PROPOSED LOTS FALL IN CITY OF GASTONIA JURISDICTION.

NOTE 4: CONSTRUCTION WILL BE PHASED AS TO PROVIDE PARCELS 25, 26 AND 26 ACCESS TO HUFFSTETLER ROAD OR A TEMPORARY GRAVEL/DIRT ROAD. AT NO TIME DURING THE CONSTRUCTION PROCESS SHOULD THIS ACCESS BE DENIED.

LOT#	OWNER	DEED BOOK	DEED PAGE	ZONING
1	SCHIFF	2303	300	RS-12
2	BROWN	4132	515	RS-12
3	TYSZKA	3720	666	RS-12
4	PARHAM	2393	156	RS-12
5	GARITY	2218	862	RS-12
6	WILLHAUCK	7205	62	RS-12
7	DAVIS	4155	1783	RS-12
8	BOSCH	2843	346	RS-12
9	HOWELL	4266	937	RS-12
10	BARRINGER	3865	209	RS-12
11	BARRINGER	3865	209	RS-12
12	BARRINGER	3865	209	RS-12
13	THOMAS	4593	1527	RS-12
14	THOMASSON	4926	2249	RS-12
15	BECK	3384	172	R-1
16	FRIEDL	3286	172	R-1
17	HAMILTON	4394	1684	R-1
18	SEVFFERTH	3175	269	R-1
19	PIERCE	3205	842	R-1
20	POMPEY	3408	421	R-1
21	REYNOLDS	4614	806	R-1
22	HINKLE	4925	1850	R-1
23	BEATTY	269	667	R-1
24	CATAWBA LANDS CONSERVANCY	4553	1548	PD-PRD
25	PACE	2667	490	R-1
26	RITCHIE	4599	95	R-1
27	HORSLEY	4699	990	RS-12
28	HORSLEY	4699	990	R-1
29	WARREN	1902	156	R-1
30	WANG	4517	93	R-1
31	MARINO	3080	646	R-1
32	LAMPHEAR	4291	1932	R-1
33	HOWELL	4373	1247	R-1
34	TAYLOR	4373	1251	R-1
35	DUKE ENERGY CORPORATION	1468	839	RS-12
36	REO FUNDING SOLUTIONS III	4680	2391	PD-PRD
37	BALANY	4935	1145	R-1
38	WILCOX HOMES LLC	4903	342	R-1
39	MANNES	4944	1735	R-1
40	WILCOX HOMES LLC	4903	342	R-1

* BASED ON SURVEY INFORMATION PROVIDED BY CHASTAIN & ASSOCIATES, P.C. ON AUGUST 23, 2013.



THE JOHN R. MACADAMS COMPANY, INC.
 3438 Patterline Way
 Charlotte, North Carolina 28277
 License No. C-0293
 (800) 733-9464 • jrmc@macadam.com

MCADAMS

REVISIONS:
 A. WORKSHEET FOR CITY REVIEW 08-28-18
 B. WORKSHEET FOR CITY REVIEW 09-20-18
 C. WORKSHEET FOR CITY REVIEW 09-20-18

OWNERS:
 REO FUNDING SOLUTIONS III, LLC
 C/O TURNSTONE GROUP, LLC
 1170 PEACHTREE STREET NE
 SUITE 1150
 ATLANTA, GEORGIA 30309

SPRING HAVEN
 BEAUTY ROAD
 GASTONIA, GASTON COUNTY, NORTH CAROLINA
 PRELIMINARY PLAT - OVERALL

PROJECT NO. TUR-16000
 PLAN NO. TUR16000-OAS
 CHECKED BY: RWR
 DESIGNED BY: A.R.
 SCALE: 1"=150'
 DATE: 1-23-18
 SHEET NO. 1 of 5

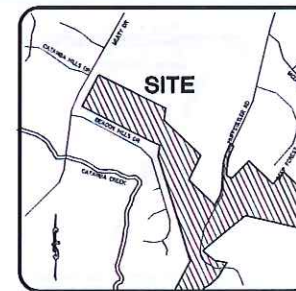
MCADAMS

EXISTING UTILITY LEGEND

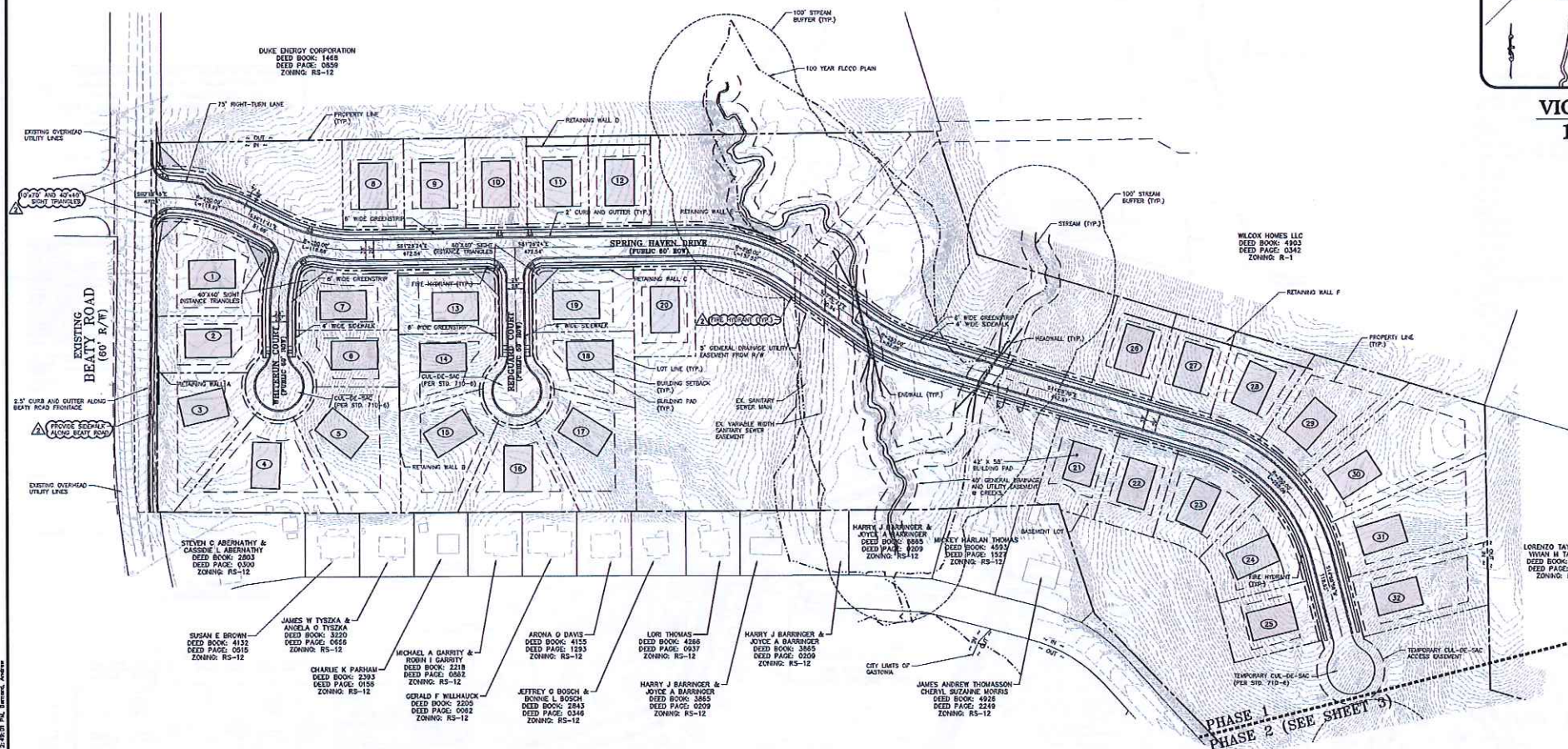
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- LIGHT POLE
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUFFER/SETBACK LINE
- VALLEY CURB AND GUTTER



VICINITY MAP
1" = 1000'



DUKE ENERGY CORPORATION
DEED BOOK: 1469
DEED PAGE: 0829
ZONING: RS-12

WILCOX HOMES LLC
DEED BOOK: 4993
DEED PAGE: 0342
ZONING: R-1

STEVEN C ABERNATHY &
CASSIUS L ABERNATHY
DEED BOOK: 2863
DEED PAGE: 0506
ZONING: RS-12

SUSAN E BROWN
DEED BOOK: 4132
DEED PAGE: 0016
ZONING: RS-12

JAMES W TYSKA &
ANGELA O TYSKA
DEED BOOK: 3220
DEED PAGE: 0656
ZONING: RS-12

CHARLIE K PARHAM
DEED BOOK: 2938
DEED PAGE: 0158
ZONING: RS-12

MICHAEL A GARRITY &
ROBIN L GARRITY
DEED BOOK: 2218
DEED PAGE: 0842
ZONING: RS-12

GERALD F WILLHAUCK
DEED BOOK: 2205
DEED PAGE: 0982
ZONING: RS-12

ARONIA Q DAVIS
DEED BOOK: 4155
DEED PAGE: 1293
ZONING: RS-12

JEFFREY Q BOSCH &
BONNIE L BOSCH
DEED BOOK: 2843
DEED PAGE: 0346
ZONING: RS-12

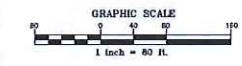
LORI THOMAS
DEED BOOK: 4286
DEED PAGE: 0837
ZONING: RS-12

HARRY J BARRINGER &
JOYCE A BARRINGER
DEED BOOK: 3845
DEED PAGE: 0209
ZONING: RS-12

HARRY J BARRINGER &
JOYCE A BARRINGER
DEED BOOK: 3845
DEED PAGE: 0209
ZONING: RS-12

HARRY J BARRINGER &
JOYCE A BARRINGER
DEED BOOK: 3845
DEED PAGE: 0209
ZONING: RS-12

JAMES ANDREW THOMASSON
CHERIL SUZANNE MORRIS
DEED BOOK: 4924
DEED PAGE: 2249
ZONING: RS-12



PRELIMINARY DRAWING NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
3498 Doranington Way
Suite 110
Charlotte, NC 28277
License No. C-2283
(800) 753-5648 • McAdamsCo.com



REVISIONS:

1	REVISED PER CITY REVIEW 11-20-2013
2	REVISED PER CITY REVIEW 11-20-2013

OWNER:
REG FUNDING SOLUTIONS III, LLC
C/O TURNSTONE GROUP, LLC
1170 PEACHTREE STREET NE
SUITE 1150
ATLANTA, GEORGIA 30309

SPRING HAVEN
BEAUTY ROAD
GASTONIA, GASTON COUNTY, NORTH CAROLINA
PRELIMINARY PLAN - PHASE 1

PROJECT NO.	TUR-16000
PLANING	TUR16000-PH1
CREATED BY	RMR
DATE	11/11/13
SCALE	1" = 80'
SHEET	1-23-18
DESK NO.	2 of 5

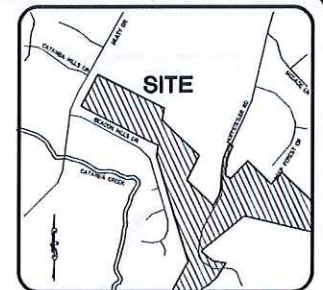


EXISTING UTILITY LEGEND

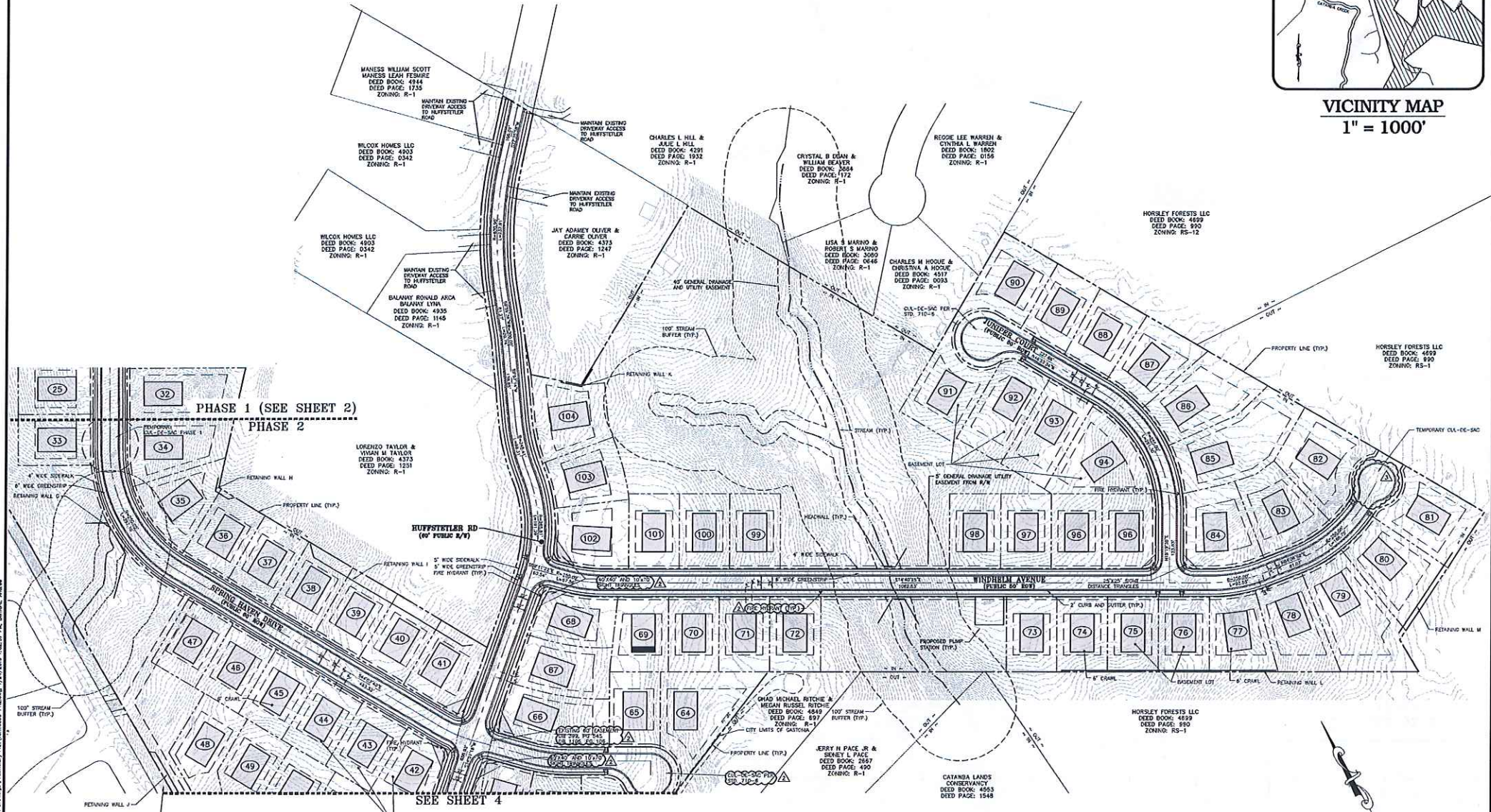
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- LIGHT POLE
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUFFER/SETBACK LINE
- VALLEY CURB AND GUTTER



VICINITY MAP
1" = 1000'



TEB-JOHN R. MCADAMS
COMPANY, INC.
3438 Thornington Way
Suite 110
Charlotte, NC 28277
License No.: C-0282
(800) 753-5818
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REVISIONS:

1	REVISED PER 277 DATE 01-03-2018
2	REVISED PER 277 DATE 01-04-2018
3	REVISED PER 277 DATE 01-24-2018

OWNER:
REO FUNDING SOLUTIONS III, LLC
C/O TURNSTONE GROUP, LLC
1170 PEACHTREE STREET NE
SUITE 1150
ATLANTA, GEORGIA 30309

SPRING HAVEN
BEAUTY ROAD
GASTONIA, GASTON COUNTY, NORTH CAROLINA
PRELIMINARY PLAT - PHASE 2 - NORTH

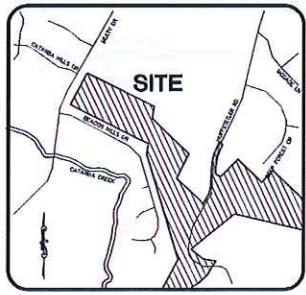
PROPERTY NO. TUR-16000
PLAN NO. TUR16000-PH2
DESIGNED BY: RMR
DRAWN BY: AUB
SCALE: 1" = 80'
DATE: 1-23-18
3 of 5



PRELIMINARY DRAWING NOT RELEASED FOR CONSTRUCTION

SEE SHEET 3

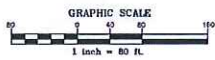
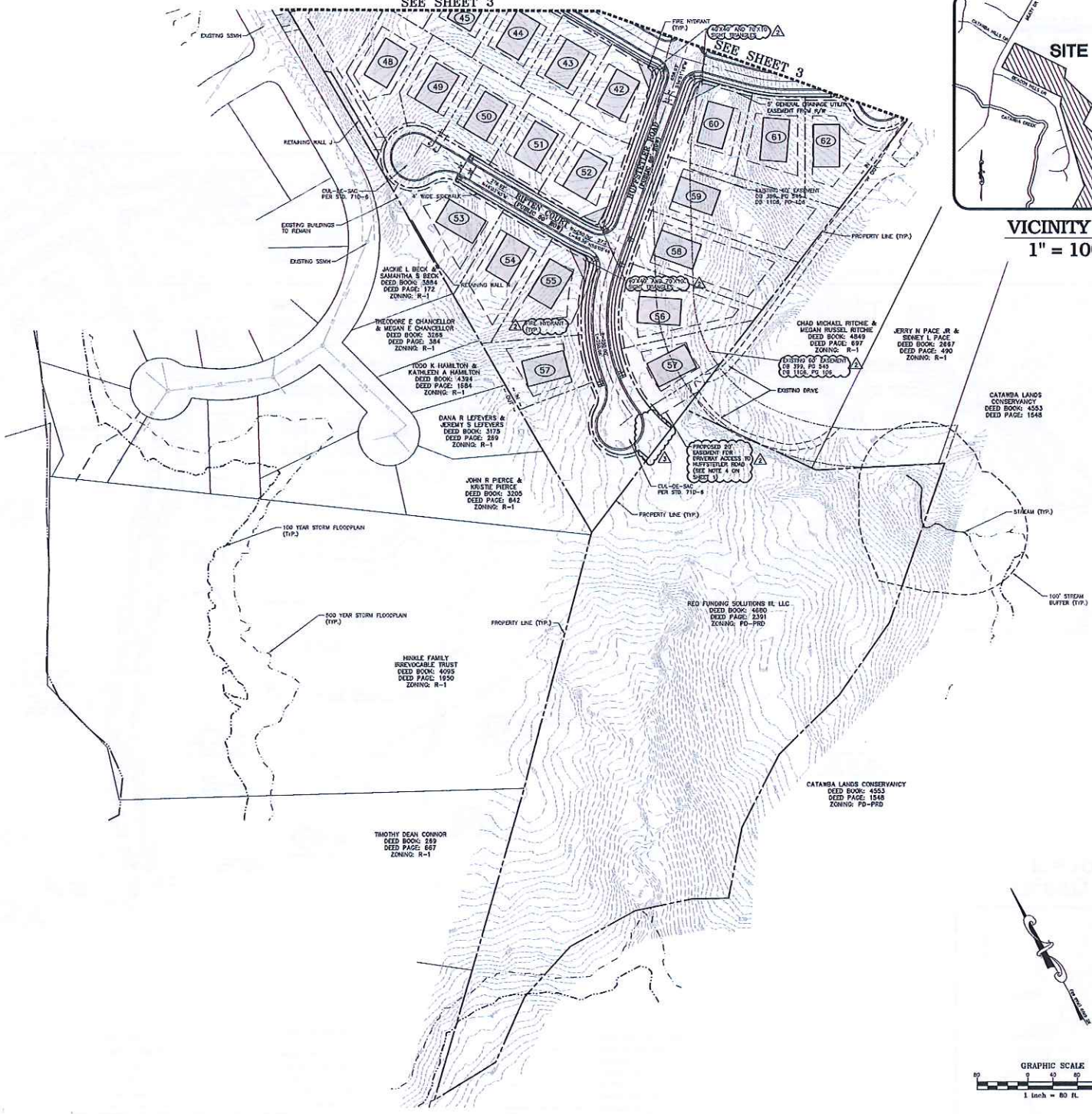
SEE SHEET 3



VICINITY MAP
1" = 1000'

- EXISTING UTILITY LEGEND**
- SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - LIGHT POLE
 - STORM DRAIN PIPE
 - OVERHEAD UTILITY LINES
 - WATER LINE
 - SANITARY SEWER LINE
 - POWER POLE
 - CURB INLET
 - STORM DRAINAGE MANHOLE
 - YARD INLET

- SITE LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUFFER/SETBACK LINE
 - VALLEY CURB AND OUTER



PRELIMINARY DRAWING NOT RELEASED FOR CONSTRUCTION

TEB-JOHN R. MCADAMS
COMPANY, INC.
3438 Tanglewood Way
Suite 110
Charlotte, NC 28277
Licenses: NC-C-0289
(800) 753-8686 / info@mcadams.com



REVISIONS:

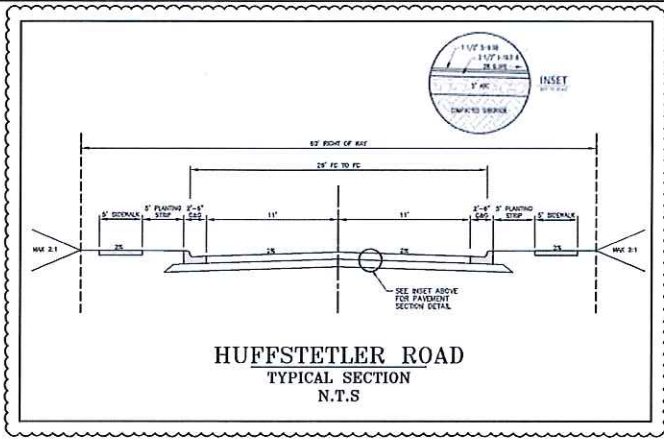
1	ISSUED FOR PERMIT	01-13-2018
2	REVISED PER CITY PLAN	01-16-2018
3	REVISED PER CITY PLAN	01-24-2018

OWNER:
RED FUNDING SOLUTIONS II, LLC
 C/O TURNSTONE GROUP, LLC
 1170 PEACHTREE STREET NE
 SUITE 1150
 ATLANTA, GEORGIA 30309

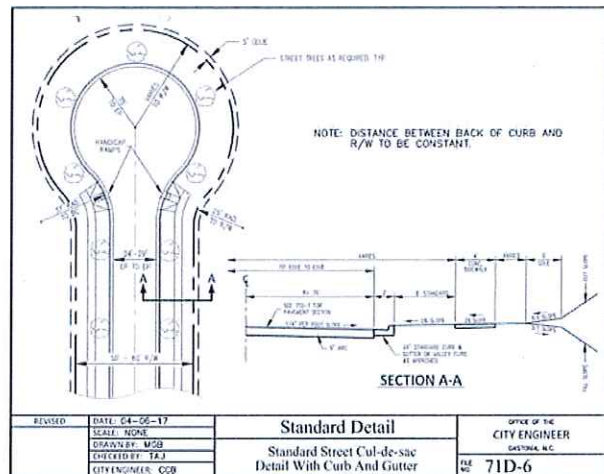
SPRING HAVEN
 BEATY ROAD
 GASTONIA, GASTON COUNTY, NORTH CAROLINA
 PRELIMINARY PLAT - PHASE 2 - SOUTH

PROJECT NO.	TUR-18000
PRELIMINARY	TUR18000-PH2
CHECKED BY:	RMR
DRAWN BY:	AJB
SCALE:	1" = 80'
DATE:	1-23-18
SHEET NO.	4 of 5

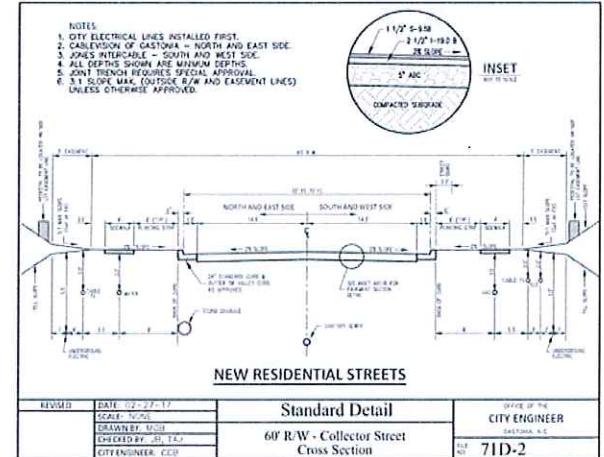




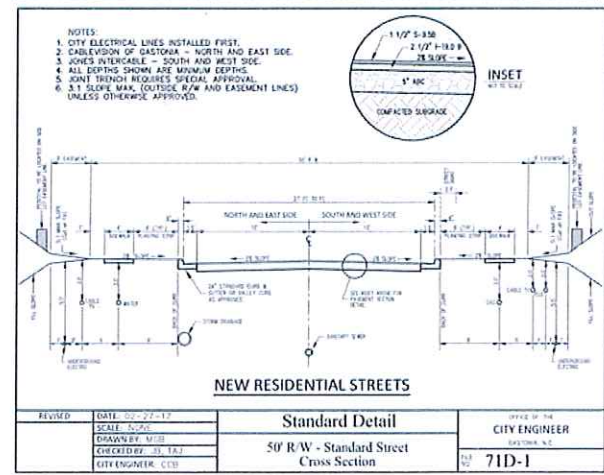
HUFFSTETLER ROAD
TYPICAL SECTION
N.T.S.



Standard Detail
Standard Street Cul-de-sac
Detail With Curb And Gutter
OFFICE OF THE
CITY ENGINEER
GASTONIA, N.C.
FILE NO. **71D-6**



Standard Detail
60' R/W - Collector Street
Cross Section
OFFICE OF THE
CITY ENGINEER
GASTONIA, N.C.
FILE NO. **71D-2**



Standard Detail
50' R/W - Standard Street
Cross Section
OFFICE OF THE
CITY ENGINEER
GASTONIA, N.C.
FILE NO. **71D-1**

THE JOHN R. MCADAMS
COMPANY, INC.
3436 Turnstone Way
Suite 110
Charlotte, NC 28217
License No. C-0283
(800) 753-5646 • McAdamsCo.com



REVISIONS:

1	ISSUE FOR CITY REVIEW 04-08-2019
2	ISSUE FOR CITY REVIEW 04-08-2019

OWNER:
REO FUNDING SOLUTIONS III, LLC
C/O TURNSTONE GROUP, LLC
1170 PEACHTREE STREET NE
SUITE 1150
ATLANTA, GEORGIA 30309

PROJECT NO. TUR-16000
PREPARED BY: TUR16000-D1

SPRING HAVEN
BEATY ROAD
GASTONIA, GASTON COUNTY, NORTH CAROLINA
PRELIMINARY PLAT - DETAILS

PREPARED BY:	RMR
DRAWN BY:	AJB
CHECKED BY:	N/A
DATE:	1-23-18

T:\Projects\17181\17181.dwg (1/23/2018 10:08:31 AM) - RMR