



**Gastonia Planning Commission  
Meeting Schedule**

**May 4, 2023**

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

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

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

**ITEM 1c: Approval of April 6, 2023 Minutes**

**ITEM 2: Public Hearing – Dallas Bessemer City Highway Townhomes (File #202200615)**

Subject hearing involves a rezoning request for approximately 32.42 acres from Gaston County TMU (Transitional Mixed Use) and RLD (Residential Low Density) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Dallas-Bessemer City Highway, north of the Gastonia Technology Park. The property is owned by Charles E. Pasour and Kenneth and Pamela Avery.

➤ *The Gastonia City Council will be holding a Public Hearing on the Annexation and Rezoning request at the **May 16th, 2023** meeting*

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

**ITEM 3: Public Hearing – Crowders Creek Commons Townhomes (File #202300052)**

Subject hearing involves a request to rezone approximately 16.31 acres from C-3 (General Business), I-2 (General Industrial), and I-2 CUP to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on West Franklin Boulevard, adjacent to Patterson Circle and is owned by Dean Putnam and Martha Smith.

**Staff Presentation: Jason Pauling, AICP, Assistant Planning Director**

**ITEM 4: OTHER BUSINESS**

**ITEM 5: ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**  
May 16<sup>th</sup> & June 6<sup>th</sup> – City Council Meeting – 6:00 p.m.  
June 8<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

## **Gastonia Planning Commission April 6, 2023 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:32 p.m. on Thursday, April 6, 2023 in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Chair Kristie Ferguson and Commissioners Jim Stewart, Carl Harris, David Wilson, and Rodney Armstrong

Absent: Commissioner Chad Ghorley, Anthony Gallant, Glenn Silverman

Staff Members Present: Charles Graham, Jason Thompson, Maddy Gates, Jalen Nash, Shelley DeHart, and Tucker Johnson

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

Chair Kristie Ferguson declared a quorum.

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

Commissioners were not contacted.

### **Item 1c: Approval of March 9, 2023 Meeting Minutes**

Commissioner Stewart made a motion to adopt the March 9, 2023 minutes as presented and Commissioner Harris seconded the motion. The motion unanimously passed (5-0).

Chair Ferguson explained the rules of procedure and time limitations.

Chair Ferguson announced Item number 202200615, Dallas Bessemer City Highway, has been tabled and will not be heard tonight.

### **Item 2: Public Hearing (Continued from March 9th) – 1818 W. Fifth Avenue (File #202300024) - ~~WITHDRAWN~~**

Subject hearing involves a request to rezone approximately 0.34 acres from RS-8 (Single-family Residential) to RS-8 CD (Single-family Residential – Conditional District) for changes to an existing structure, and development of one new infill single-family house. The subject property is located at 1818 W. Fifth Avenue, adjacent to Sherman Street. The property is owned by Statement Homes, LLC.

Chair Ferguson stated that file number 202300024, that was continued from the March 9, 2023 Gastonia Planning Commission meeting has been withdrawn, therefore, there will be no public hearing for this item.

### **Item 3: Public Hearing – Shannon Bradley Road (File #202200544)**

Subject hearing involves a rezoning request for approximately 0.97 acres, and partial annexation (0.06 acres) from I-2 (General Industrial) to C-3 (General Business). The subject property is located south of Bessemer City Road on Shannon Bradley Road and is owned by Norris D. Lamb Jr.

*The Gastonia City Council will be holding a Public Hearing on the rezoning and annexation of 0.06 acres at the **April 18, 2023** City Council meeting.*

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director for the purpose of staff presentation. Mr. Thompson stated the request is from I-2 to C-3 and that the subject property is located in an area of transition. The zoning map was presented and Mr. Thompson noted there is currently both industrial uses and C-3 zoning in the surrounding area. He stated staff is recommending approval of the request and he will be happy to answer any questions.

Chair Ferguson recognized recognized Ty Toney, 1425 Merrimont Ave, Kings Mountain, NC. Mr. Toney stated that he now owns the property but the tax records still reflect Mr. Lambs name. He stated the request is from I-2 to C-3 and includes an annexation request. Chair Ferguson asked the Commissioners if they have any questions for Mr. Toney. With there being no further questions, Chair Ferguson asked the board for a motion.

Commissioner Stewart made a motion to close the public hearing and recommend approval of the item as presented with the statement of consistency and reasonableness. Commissioner Wilson seconded the motion of recommendation for approval. The motion was approved (5-0).

### **Item 4: Public Hearing – Lofts at Court Drive (File #202300050)**

Subject hearing involves a request to rezone approximately 12.64 acres from RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to RMF CD (Residential Multi-family – Conditional District). The subject property is located on Court Drive, between Smyre Drive and Log Cabin Drive and is owned by Jerry and Alice Woods.

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Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director for the purpose of staff presentation.

Mr. Thompson stated the request was for 200 dwelling units in a multi-family development. Mr. Thompson noted, that the property was previously zoned for multi-family years ago and at some point got rezoned back to a single family district. Mr. Thompson stated there is precedent here for multi-family zoning and project approval. He presented the zoning conditions, stating they are similar in nature to conditions the Commission has seen for other multi-family projects. Mr. Thompson noted the applicant, Wynnefield Properties, has had two previous multi-family rezonings approved within the past several months and that the proposed project is consistent with adopted plans. Mr. Thompson noted the 2025 Future Land Use Map and the Smyre Mill Village plan, that both recognized the appropriateness and need for higher density residential in this vicinity. He stated staff is recommending approval of the request and he is happy to answer any questions.

Commissioner Wilson asked Chair Ferguson if there was anyone signed up to speak against this item. Chair Ferguson responded "Yes, several". Discussion ensued over who signed up to speak for or against the request.

Chair Ferguson recognized Davis Ray, 5614 Riverdale Dr., Jamestown, North Carolina. Mr. Ray stated he is here on behalf of Wynnefield Properties, which is a North Carolina apartment developer. Mr. Ray noted the number of properties under Wynnefield's management and current projects. He stated they have worked with the City of Gastonia and have also held a public meeting for this project. Mr. Ray referenced the site plan and explained the development consists of a mix of one, two, and three bedroom apartments spread throughout seven buildings. He noted the list of neighborhood and/or lifestyle amenities and specifics of the proposal. Mr. Ray stated the site is within close proximity to a lot of different life amenities/services, such as retail, restaurants, banks, health care, and future jobs with Gateway 85 which is a reason why they chose this particular site. He stated that at the neighborhood meeting, one of the attendees brought up traffic concerns and Mr. Ray reiterated that traffic would have to be addressed through an approval process from multiple governing agencies. Mr. Ray stated he is available to answer any questions.

Chair Ferguson recognized Dan Keeps, 850 Log Cabin Dr., Gastonia, NC. Mr. Keeps noted his biggest concern is the two different entrances, one off Court Dr., and one off Log Cabin Dr. Mr. Keeps expressed concern with the entrance on Log Cabin Dr., stating it is a dead end. He asked if the Commissioners have been informed that one of the exits out of the community is a one lane road under a railroad trestle. He stated the addition of new vehicles traveling in and out of that exit, would pose a problem. Mr. Keeps asked if Wynnefield Properties has done a crime analysis with their similar projects in other cities. Mr. Keeps asked for further information on the type of housing being proposed.

Chair Ferguson recognized Lester and Virginia Hovis, 2999 Millstone Dr., Gastonia, NC. Mrs. Hovis noted her and her husband have lived in the neighborhood for five years and they like the area but have a few questions about the project. Mrs. Hovis stated she would like an explanation on what a Conditional District is. She expressed concern with the apartments being three stories and the proposed density. Mrs. Hovis stated with three stories, the apartments would be looking down on their property and into their backyards. She stated her concerns with crime and traffic due to poor street quality and people driving over the speed limits. She expressed that she believes these issues will get worse. Mrs. Hovis asked how the utilities department is going to handle the extra needs and if that is going to be a strain.

Mr. Hovis pointed out his property in reference to the proposed development. He stated one of his main concerns is the entrance on Court Drive adjacent to his property. He asked if the City of Gastonia is going to re-open the land strip beside his house, that was previously a closed ROW. Mr. Hovis expressed that this entrance location, if opened, would ruin his life. Mr. Hovis noted that Smyre Village is an old community with little to no renovations, including narrow roads with no sidewalks or drainage. He shared his concern with the proposed density and the increase in vehicles on Court Dr., Log Cabin Dr. and Aberdeen, stating if there was an emergency, it would be dangerous to get out with limited exits and entrances. He stated the possibility of extending Aberdeen to provide relief. Lastly, Mr. Hovis shared concerns of crime and the quality of life for current residents.

Commissioner Wilson asked Mr. Hovis if Log Cabin Dr. is currently a dead end on one side and an ingress/egress on the other. Mr. Hovis responded "Yes", there is a dead end on one side of Log Cabin Dr.

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Chair Ferguson recognized Jim Warner, at 772 Log Cabin Dr, Gastonia, NC. Mr. Warner reiterated the concerns of traffic, with only two means of ingress/egress, no sidewalks, and Court Dr. being too narrow for two vehicles. He noted existing traffic in the area on NC-7, Court Dr. and Smyre Dr. is tight and will only get worse with 200 plus more individuals. Additionally, Mr. Warner added that the existing entrance under the railroad trestle is dangerous. Mr. Warner expressed his concerns over water pressure in the area and asked if that would get worse with increased population in the area. He added that there has been new single family development on Log Cabin Dr. and there are a lot of new families and children in the neighborhood. He noted he is worried that the addition of the apartments will alter the current make up of the community.

Chair Ferguson recognized Elton Walker, at 712 Smyre Dr., Gastonia, NC. Mr. Walker stated his concerns with the increase of traffic from this proposed development and others that have occurred in the area. He expressed concern that the new development will be used as a cut through for commercial vehicles from the industrial complex, adjacent to the neighborhood. He stated that although the City put a sign up on Symre Dr. to resolve the issue, commercial vehicles do it anyway.

Chair Ferguson recognized Karen Walker, at 712 Symre Dr., Gastonia, NC. Ms. Walker noted she has lived in the area for 20 years. She stated she has grandchildren that live in the area, and with no sidewalks it is not safe to walk. Ms. Walker expressed concern with the area being a cut through during busy commuting times for people trying to get to I-85. She also expressed concern with the additional vehicles that will be added. Ms. Walker expressed her concern with crime possibly increasing and homelessness problems. Lastly, she shared concerns with parked cars in the road and speeding.

After public comment, Chair Ferguson stated there are a list of concerns for staff and that the applicant is available for rebuttal, should they choose. Commissioner Harris asked staff if a TIA was done prior to the meeting, or if there is any type of engineering traffic concerns in the area. Tucker Johnson, Assistant City Engineer, responded that this project meets the threshold and will require a TIA, but staff hasn't required one yet at this point. He stated there was a time when the City required a TIA prior to rezonings, but now they are independent of Planning Commission approval. Mr. Johnson stated if this passes, a TIA will be required.

Chair Ferguson asked Mr. Johnson to could break down what TIA stands for. Mr. Johnson stated TIA stands for Traffic Impact Analysis and that it will study the number of new trips coming and going from the apartment complex. He stated the TIA will model the road network and provide a list of improvements that the developer will have to make to accommodate the additional trips. Mr. Johnson presented the site on Google Maps to display the current road network. He noted the connection to Aberdeen and explained that truck traffic should not come through the neighborhood because it would be very difficult due to tight turns. Mr. Johnson noted the railroad trustle off NC-7 and the turn on Court Dr. would prevent truck traffic. Mr. Johnson stated that Aberdeen is going to eventually connect through to Lowell and provide direct access to the interstate. Mr. Johnson stated that is appears there are three means of egress but that they are substandard roads with no sidewalk or full width. He stated the Fire Marshall has looked at these developments off substandard roads and classified them as grandfathered in, meaning they don't require widening of the street to current codes. He noted that the TIA may find defincies in the neighborhood street network, and provide improvements. Lastly, Mr. Johnson addressed the question on water/sewer capacity, stating as far as service, it looks like there is adequate flow but it depends on elevation. He continued explaining the higher in elevation, the water pressure decreases. He stated he has not done a complete review on water and sewer but from his experience, the elevation explains the decreased water pressure but that there is adequate service.

Commissioner Wilson asked Mr. Johnson to zoom in on the map presented and point out the ingress/egress locations and the dead end in question. Mr. Johnson explained that currently, the area on the site plan shown as Court Dr. is not entirely correct. He continued to explain that right of way may be dedicated and extended for Court Dr. in the future, but as of now, it is not a road. Discussion ensued over the ingress/egress and the dead end on Log Cabin Dr. Lastly, Mr. Johnson noted fire code requires two egress points into the site.

Commissioner Armstrong asked Mr. Johnson if there were any plans for Log Cabin Dr. to get extended. Mr. Johnson responded "No", there's no plans and the only way it would get extended is if the TIA were to require it. Commissioner Wilson asked Mr. Johnson if the project were to be built, where does he think majority of the ingress and egress would occur. Mr. Johnson responded he was not sure, but that the traffic engineers who do the TIA study would figure that out. He stated that in his opinion, the majority of the trips would go out of Court Dr. because it is signalized and gives direct access to I-85.

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Commissioner Ferguson asked Mr. Thompson to explain what a conditional district means. Mr. Thompson explained the differences between a general and a conditional zoning request. He stated the biggest difference, is a general rezoning allows for all uses in a requested zoning district while a conditional rezoning, specifically allows for one, or limits uses. He also explained a conditional rezoning requires written conditions, a site plan, and renderings, which makes the site in question tied to the conditional zoning approval.

Chair Ferguson noted that in terms of crime analysis and speed limit concerns, that would be an issue for the Police Department. Commissioner Armstrong asked Mr. Thompson to address the concerns about the apartment building height and asked if any buffering will be required. Mr. Thompson stated every zoning district has a maximum height restriction that cannot be exceeded. He noted the max height is measured at the top of last habitable space and not to the peak of the roof. Mr. Thompson stated the buffering is shown in the site plan and includes a required Type C buffer. He also explained various ways the buffer requirement can be met.

Commissioner Harris asked the applicant if the size of the retention pond shown in the site plan is required. Mr. Ray responded the site plan is illustrative to show the location of the pond, but it is speculative at this point. He noted Wynnefield uses various different pond types which would be reviewed in later construction documents. Commissioner Harris asked Mr. Ray if he went with a two-story concept instead of three, if the project would be financially feasible. Mr. Ray responded that at this time, it would not. He stated further that the architect on the project could look into possibly having two-stories buildings adjacent to residential. Chair Ferguson noted a two-story building would still require a change in land use.

Mr. Ray stated his company will work with city staff to address any issues, including the traffic concerns and the tight neighborhood streets. Mr. Ray stated Wynnefield has their own property management company and they will work closely with the Police Department in the area. In reference to the buffer, Mr. Ray noted this site has some mature vegetation currently, which will be left undisturbed as much as possible. Mr. Ray identified areas on the plan where there would be replanting. He stated they try to avoid fencing, because it's not a natural component and instead would prefer adding additional landscaping and buffering.

Commissioner Harris asked Mr. Ray if his company has on site property management. Mr. Ray responded that the property will have full time management, but they do not live on site. With there being no further questions, Chair Ferguson asked what are the wishes of the board. Discussion ensued over the options of the public hearing.

Commissioner Wilson moved to close the public hearing. Commissioner Stewart seconded the motion. The motion to close the public hearing was unanimously approved (5-0). Commissioner Armstrong expressed his concerns with the location, road systems and the proposed density. Chair Ferguson asked Commissioner Armstrong if the requested zoning district of RMF was a concern. Commissioner Armstrong replied that multi-family is fine but his main concern was the number of units and the density proposed.

Commissioner Wilson motioned to approve the project as presented with the statement of consistency and reasonableness. Commissioner Stewart seconded the motion. With there being no further discussion, Chair Ferguson takes the vote. Chair Ferguson and Commissioners Harris, Wilson, and Stewart voted in favor. Commissioner Armstrong voted against the motion. The motion to approve was passed (4-1).

Chair Ferguson noted that if the Planning Commission decision is appealed, the item would then be heard by City Council on Tuesday May 16, 2023.

### **Item 5: Public Hearing – Villages at Lynnhaven (File #202300051)**

Subject hearing involves a request to amend the conditional zoning district (File 202200570) for approximately 22.28 acres zoned RMF CD (Residential Multi-family – Conditional District). The subject property is located north of W. Hudson Boulevard, adjacent to Clyde Street. The property is owned by Usmani Holdings, LLC., and Jon and Peyton Apel.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson noted this is another request for residential multi-family conditional zoning from the same applicant as the previous hearing. Mr. Thompson noted that the tax parcel in question is split north and south of W. Hudson Blvd. He explained that the southern portion was previously approved and that the current request is to expand onto the northern portion of the site. Mr. Thompson stated the applicant has previously gotten conditional zoning approval for RMF for the site to the west and that it is a continuation of a larger scale project. Mr. Thompson presented the proposed elevations and stated 8.1.10 in the code has design standards for multi-family.

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Mr. Thompson stated the 2025 Comprehensive Plan indicates office and commercial uses for this area, but staff feels multi-family zoning is compatible given the RMF projects adjacent. He stated staff recommends approval.

Chair Ferguson recognized Davis Ray, 5614 Riverdale Dr., Jamestown, NC. Mr. Ray stated Wynnefield was able to attain additional land and add 72 more units. Mr. Ray stated this request is similar to the previous item and discussed some possible amenities.

Commissioner Wilson asked Mr. Ray what the distance was from Clyde St. to the ingress/egress point. Mr. Ray responded it would be about 250 to 300 feet but that it is a right in/right out drive. Mr. Ray noted that access off Clyde St. was not proposed due to topography and existing wetlands. Commissioner Harris asked Mr. Ray if the elevations of the buildings are the same as the previous application. Mr. Ray responded "Yes".

Chair Ferguson asked for the wishes of the board. Commissioner Stewart made a motion to approve the project as presented with the statement of consistency and reasonableness. Commissioners Wilson and Harris seconded the motion. The motion was unanimously approved (5-0).

### **Item 6: Public Hearing – 211 E. Eighth Avenue (File #202300062)**

Subject hearing involves a request to rezone approximately 0.26 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 211 E. Eighth Avenue, east of S. Oakland Street and is owned by Helmsman Homes, LLC.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation.

Mr. Thompson stated this rezoning request is from C-2 to C-1 which is the neighborhood commercial district. Mr. Thompson explained that this request is a down zoning, meaning it would be a more restrictive zoning district than what is currently there. Mr. Thompson stated the applicant is Helmsman Homes and the request would most likely be for the development of one single-family home. He explained that single family dwellings are not permitted in the C-2 zoning district but that the Commissioners have to consider all C-1 uses. He noted the Comprehensive Plan indicates commercial for the subject property and that staff is recommending approval.

Chair Ferguson recognized Christine Newsome, 110 Stanton Lane Mooresville, North Carolina. Ms. Newsome stated the intent is to build a single family residence. She noted there are existing single family residences on both sides of the property.

Chair Ferguson asked for the wishes of the board. Commissioner Armstrong made a motion to approve the project as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion was approved unanimously (5-0).

### **Item 7: Public Hearing – 1410 S. Marietta Street (File #202300063)**

Subject hearing involves a request to rezone approximately 0.11 acres from C-3 (General Business) to C-1 (Neighborhood Business). The subject property is located at 1410 S. Marietta Street, between E. Ruby Avenue and Davenport street and is owned by Helmsman Homes, LLC.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation.

Mr. Thompson stated this hearing is very similar to the previous public hearing, and includes the same applicant. He stated the request is to rezone from C-3 to C-1, neighborhood commercial. Mr. Thompson noted the Comprehensive Plan indicates residential uses for the subject property and staff is recommending approval.

Chair Ferguson recognized Christine Newsome, at 110 Stanton Lane, Mooresville, North Carolina. Ms. Newsome stated this hearing is the same as the previous, with the purpose of building a single family home.

Commissioner Harris asked Ms. Newsome what type of dwelling units Helmsman Homes develops and if they are affordable. Ms. Newsome responded that Helmsman develops spec homes for resale. She stated they are single-family dwellings either for sale or for rent, but they are entry level homes. Commissioner Stewart asked Ms. Newsome for other locations where Helmsman Homes has built in

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Gastonia. Ms. Newsome responded they have one on S. South Street in the Historic District and two duplexes on Lewis Street. Ms. Newsome stated Helmsman Homes has also built in Gaston County.

Chair Ferguson asked for the wishes of the board. Commissioner Harris made a motion to approve the project as presented with the statement of consistency and reasonableness. Commissioner Stewart seconded the motion. The motion was unanimously approved (5-0).

Chair Ferguson requested a 8 minute recess.

### **Item 8: Public Hearing – Unified Development Ordinance Amendments (File #202300103)**

Subject hearing involves a request to amend *Section 7.1-1 Table of Uses, Section 7.3-1 Bulk and Use Chart, Section 7.6.5 Urban Standards Overlay District USO, Section 8.1.4 Urban Multi-Family and Mixed-Use Residential, and Section 8.1.5 Dwelling, Two Family* to the Unified Development Ordinance to 1) revise the permitted uses and dimensional requirements for all applicable residential uses previously amended by the Revised Residential Development District (*Sections 8.1.11 and 8.1.17*), 2) exempt temporary mobile classrooms on school properties from architectural requirements, and 3) add Urban Multi-Family and Mixed-Use Residential standards

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation.

Mr. Thompson stated the ordinance amendment includes three different requests. He stated the first includes proposing a new set of development standards for urban multi-family projects and mixed use projects, specifically targeting urban multi-family buildings and urban mixed use buildings. Mr. Thompson displayed the Urban Core map and explained the geographic area that the new development standards would apply to. He explained that the Urban Core map is made up of existing zoning districts and boundaries, including areas such as the Historic District overlay and the Gateway District overlay. Mr. Thompson stated the second request is in regards to the Revised Residential Development District (RRDD). He stated that the amendment would allow for RRDD to be used to provide flexibility in some areas in the City that target mid-level density. For the last request of the amendment Mr. Thompson stated staff has been working with Gaston County Schools to give them some flexibility with nonresidential building design and materials standards. He stated it's not uncommon for schools, particularly if they're going through an expansion or construction project to use these portable mobile classrooms. Mr. Thompson stated this would exempt those buildings from design and materials standards, so long as they're temporary. He noted temporary, in this case, is two years or less for modular classroom.

Commissioner Harris asked Mr. Thompson what would happen to these buildings after the two years. Mr. Thompson replied, that they would then become permanent structures and have to be fixed or removed.

With there being no further discussion, Chair Ferguson asked for the wishes of the board. Commissioner Stewart made a motion for recommendation of approval with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion for recommendation of approval was unanimously passed (5-0).

### **Item 10: Other Business**

Planning Director, Jason Thompson, stated that there were two approvals for annexation and assignment of zoning at the March 21, 2023 City Council meeting. He noted both were for industrial spec building projects, one was located on Apple Creek Parkway and the other was on Delta Drive. Chair Ferguson stated no representative is needed at the April 18th City Council meeting.

### **Item 11: Adjournment**

There being no further business, Commissioner Stewart made a motion to adjourn the meeting and Commissioner Wilson seconded the motion. Hearing none in opposition, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

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Jalen Nash, Planning Technician

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Kristie Ferguson, Chairwoman

**PUBLIC HEARING  
STAFF REPORT**

**File # 202200615**

**GPC Hearing Date: May 4, 2023**

OWNER: Kenneth R. & Pamela S. Avery, Charles E. Pasour

APPLICANT: Kyle diPretoro, JIK Holdings, LLC.

PROPOSED ZONING ACTION: Rezone from TMU & RLD (Gaston County) to PD-RRDD (City of Gastonia)

LOCATION: Located on Dallas Bessemer City HWY, north of the Gastonia Technology Park (PID# 171132, 171133, 171134, 203611, 203613).

TRACT SIZE: Approximately 32.42 total acres

WARD: County to 4 (City)

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**EVALUATION:**

Site Description and Background

The subject property for this zoning request includes five (5) parcels currently zoned Gaston County TMU (Transitional Mixed Use) and RLD (Residential Low Density). An annexation petition for the property has also been filed by the applicant, and both cases will be heard by City Council. The property is mostly vacant and rural consisting of open grassland with some wooded areas along the boundaries. There is one (1) single-family residence on the property with frontage on Dallas Bessemer City Highway and one (1) barn like structure.

The applicant is requesting to rezone to PD-RRDD (Planned Development – Revised Residential Development District) to facilitate the development of a maximum of 191 single-family attached (townhome) units. The lots are proposed to be 20 feet minimum in width, providing an overall density of 5.86 dwelling units per acre. All units within the development will be rear-loaded off of alleys with frontage on a public street or common open space. There are two primary entrances off of Dallas Bessemer City Highway where sidewalk and other street improvements will be required. A Traffic Impact Analysis (TIA) is required for the proposed project and the applicant will be responsible for providing all mitigations/improvements resulting from the TIA. All street cross sections will be reviewed during the Technical Review Committee (TRC) and Preliminary Plat process. Several pockets of common open space, including a 0.37-acre park square, are dispersed throughout the development. The applicant has also proposed a walking trail connecting the development to Dallas Park. Additional details of the improved open space will be required as part of preliminary plat, and construction document review. The applicant has submitted conceptual elevations for the project and the units will include attached garages.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 191 attached single-family units (townhomes).
2. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards. Applicants shall provide elevation details for front and rear elevations, and also side elevations for units facing public streets as part of zoning review. Construction material shall consist of a combination of brick, stone or other masonry product, and any variation of fiber cementitious siding. Any alternatives must be reviewed and approved by staff as part of zoning permit reviews.
3. Street cross-sections, ingress and egress points, intersections, internal crosswalks and parking locations to be finalized during the subdivision review process. A Traffic Impact Analysis will be required and must be submitted and approved as part of the Preliminary Plat process.



4. Sidewalks shall be constructed on Dallas Bessemer City Highway along with other improvements required by Development Services, and in coordination with NCDOT.
5. Location, width, material and maintenance of the pedestrian path shown connecting to Dallas Park shall be coordinated via agreement with Gaston County Parks and Recreation. Path may be privately maintained as part of common open space until such time Gaston County has the ability to provide a public connection. Trails are encouraged to be accessible and may need to be paved depending on Gaston County requirements. Trail easement shall be shown and recorded on the final plat of the applicant's property, within common open space if it will be publicly maintained.
6. Developer shall coordinate with proper local and state officials on the location, design, maintenance and operation of stormwater/water quality measures, and in particular the potential effect of run-off and water quality to the existing pond located within Dallas Park.
7. In no instance shall the zoning conditions exempt a project from other development requirements.
8. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Adjoining land use is mainly Gaston County residential with a portion of City of Gastonia industrial to the south. The property to the north and west is zoned Gaston County R-1 (Single-family Limited) and consists of the Rudisill Park neighborhood. Directly east is Dallas Park zoned Gaston County TMU (Transitional Mixed Use). Further east is Gaston College in the Town of Dallas' ETJ. To the south, is a mix of Gaston County RLD (Residential Low Density), consisting of mostly vacant parcels and City of Gastonia I-2 (General Industrial), consisting of the Gastonia Technology Park.

#### Available Public Facilities

Sewer is available on this site but water extension will be required. Additional water and sewer utility comments will be made upon review of the construction drawings.

#### Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates industrial for the subject property. Although industrial is shown on the 2025 Comprehensive Plan, staff feels a residential land use is compatible with the surrounding area as there is primarily residential land uses to the north and west and the Dallas Park to the east. Additionally, this development provides a mix of residential uses in close proximity to the public park, the Gastonia Technology Park, and Gaston College.

#### Conclusion

The request includes a rezoning and annexation from Gaston County TMU and RLD to City of Gastonia PD-RRDD (Revised Residential Development District) to facilitate the development of a maximum of 191 townhome units. The plan was designed in accordance with the RRDD standards of the UDO. **Staff recommends approval of the request.**

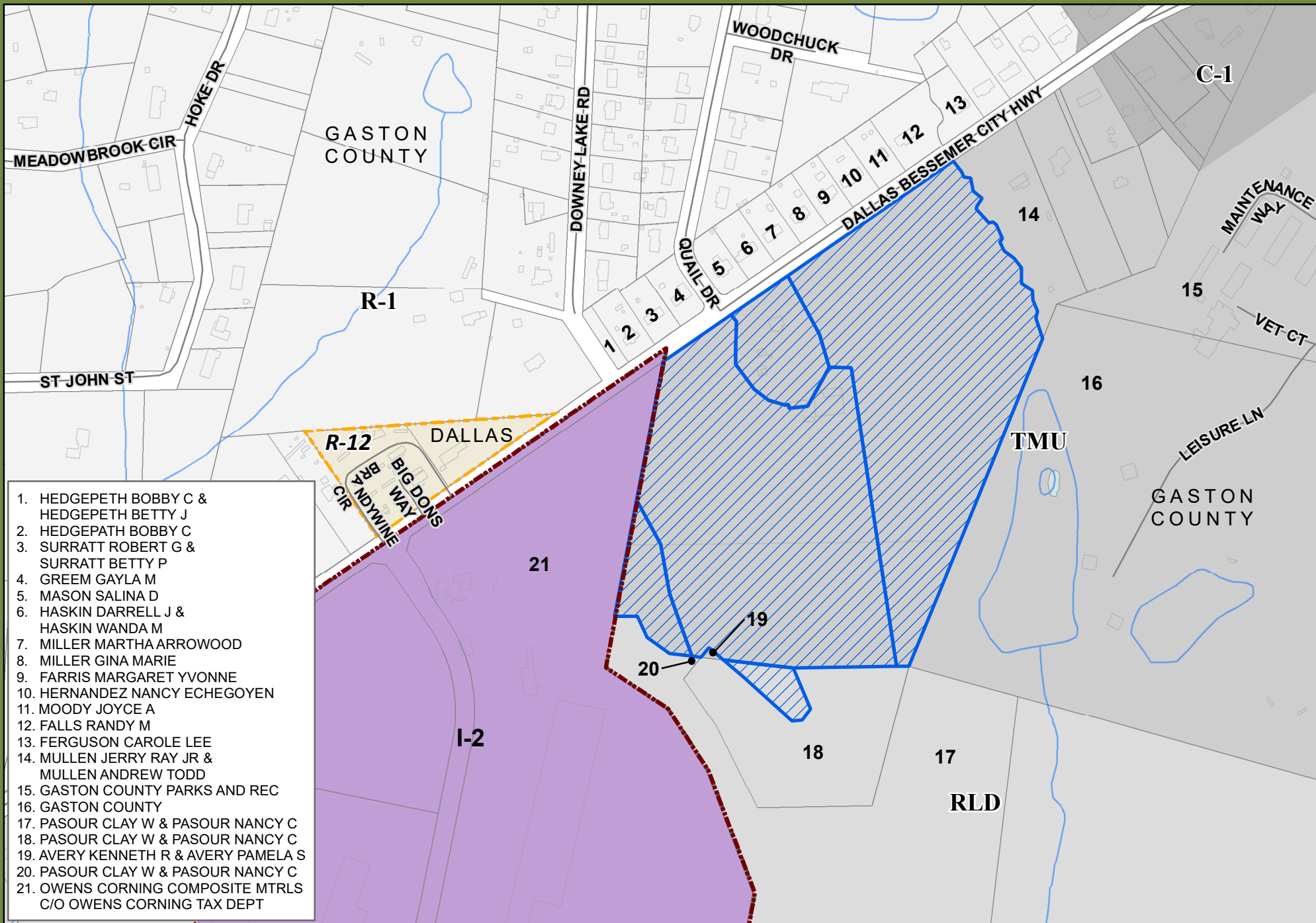



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Maddy Gates, MURP  
Planner

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

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



1. HEDGEPEETH BOBBY C & HEDGEPEETH BETTY J
2. HEDGEPEETH BOBBY C
3. SURRETT ROBERT G & SURRETT BETTY P
4. GREEM GAYLA M
5. MASON SALINA D
6. HASKIN DARRELL J & HASKIN WANDA M
7. MILLER MARTHA ARROWOOD
8. MILLER GINA MARIE
9. FARRIS MARGARET YVONNE
10. HERNANDEZ NANCY ECHEGOYEN
11. MOODY JOYCE A
12. FALLS RANDY M
13. FERGUSON CAROLE LEE
14. MULLEN JERRY RAY JR & MULLEN ANDREW TODD
15. GASTON COUNTY PARKS AND REC
16. GASTON COUNTY
17. PASOUR CLAY W & PASOUR NANCY C
18. PASOUR CLAY W & PASOUR NANCY C
19. AVERY KENNETH R & AVERY PAMELA S
20. PASOUR CLAY W & PASOUR NANCY C
21. OWENS CORNING COMPOSITE MTRLS C/O OWENS CORNING TAX DEPT

**Applicant:** JIK Holdings LLC - Kyle diPretoro

**Owner:** Kenneth R & Pamela S Avery;  
Charles Pasour

**Planning Comm Hearing:** May 4, 2023

**Request:** TMU & RLD (County) to  
PD RRDD (City)

**Ward:** County to 4

**Total Tract Size:** approx. 32.42 acres

**Parcel ID #:** 171132, 171133, 171134,  
203611, 203613

**Subject Property**

**Legend**

- |  |  |  |                   |
|--|--|--|-------------------|
|  | AP Airport   |  | City Boundary     |
|  | C-1 Light Commercial                               |  | Dallas Town Limit |
|  | C-2 Highway Commercial                             |  | Streams           |
|  | C-3 General Commercial                             |  | Lakes             |
|  | CBD Central Business District                      |  | Parcels           |
|  | I-U Urban Industrial                               |  | Buildings         |
|  | I-1 Light Industrial                               |  |                   |
|  | I-2 General 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 RRDD Planned District Revised Res Devt District |  |                   |
|  | 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.

**Application**  
**PLMAC202200615**

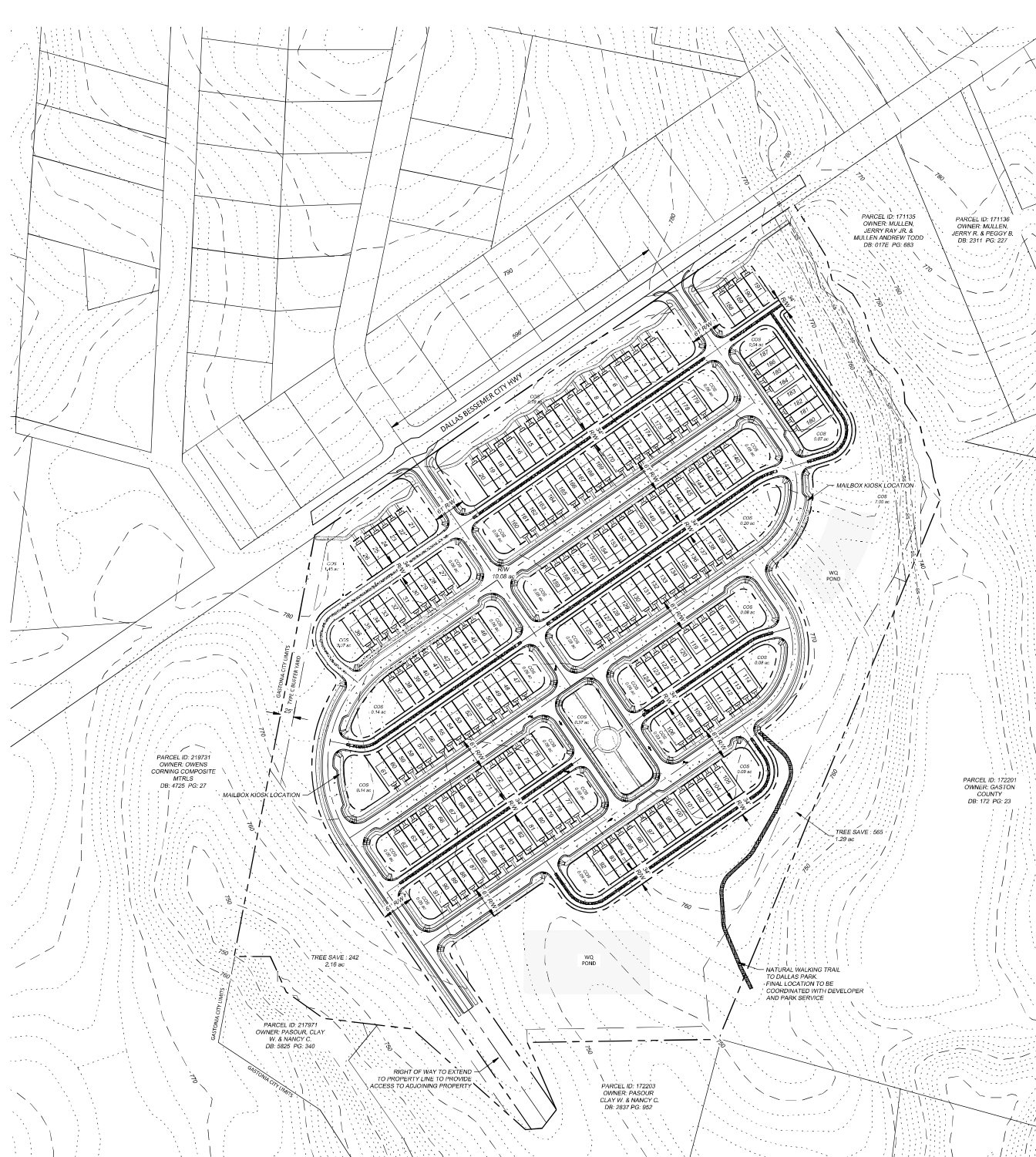
I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 20, 2023.



1 : 4,800  
1 inch represents 400 feet  
Plot Date: April 19, 2023



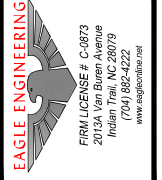
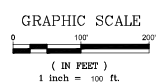
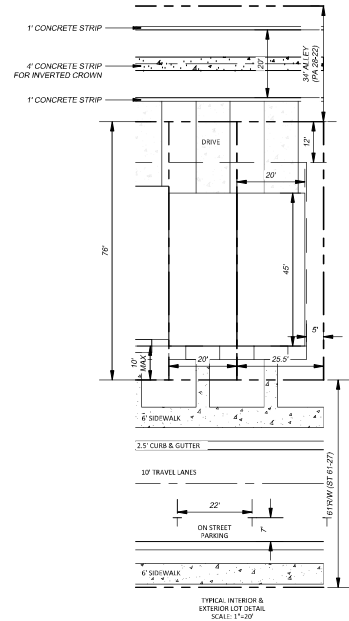
VICINITY MAP  
NOT TO SCALE



SITE NOTES

1. NO SWALES, RETAINING WALLS, STORMWATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS.
2. ALL ARCHITECTURAL REQUIREMENTS OF SECTION 8.1.37 IN THE UDD WILL BE REQUIRED. AMENITIES SHOWN HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ALL STREET RIGHT-OF-WAYS ARE TO BE PUBLIC, ALL ALLEY RIGHT-OF-WAYS ARE TO BE PRIVATE.

SITE AND DEVELOPMENT DATA	
JURISDICTION	GASTONIA TOWNSHIP
TAX PARCEL(S)	171134, 171135, 203611, 203612, 203613
SITE ADDRESS	DALLAS BESSEMER CITY HWY
CURRENT ZONING	TMU & RLD (COUNTY)
REQUESTED ZONING	RRDD
TOTAL AREA	32.41 AC
TOTAL LOTS	191 LOTS
DENSITY	5.89 UNITS/ACRE
AREA IN LOTS	7.41 ACRES (22.86%)
OPEN SPACE	14.92 ACRES (46.04%)
RDW	10.08 ACRES (31.10%)
SETBACKS IN CONDITIONAL DISTRICT	
FRONT SETBACK	6'(101)(MAX)
CORNERSIDE SETBACK	0'
REAR SETBACK	12'
DISTANCE BETWEEN BUILDINGS	10'(11' PROPOSED)
MINIMUM LOT SIZE	1,500 SQ. FT.
MINIMUM LOT WIDTH	20'



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	DATE	BY	ISSUE
1	04/03/21	KEL	REVISION MINIMUM LOT WIDTH TO 20' IN SITE TABLE
2	04/05/21	KEL	REVISION LOTS TO BE WIDE, OPENED LOT AND COS AREAS

DALLAS BESSEMER CITY HIGHWAY  
GASTONIA, NC

KYLE DIPRETORO  
DP DEVELOPMENT  
PHONE - (803) - 493-0723

REZONING SITE PLAN	
DESIGNED BY	KEL
DRAWN BY	KEL
CHECKED BY	MCK
DATE	10/14/2022
DATE NUMBER	7/773
DATE	AS SHOWN

**RZP-1**



# Neighborhood Meeting Minutes

**To:** Ms. Maddy Gates (City of Gastonia Planning Department)  
**From:** Eagle Engineering, Inc.  
**CC:** File/7773  
**Date & Time:** March 22, 2023 | 6:00pm – 7:00pm (In Person)  
April 3, 2023 | 6:00pm – 7:00pm (Virtual)  
**Location:** Dallas Park, Dallas  
**Re:** Dallas Bessemer Townhomes

---

## Summary:

Attendees from the Development Team included Mr. Brice Dimitruk (Eagle Engineering, Inc.), and Mr. Kyle diPretoro (DP Development, Representing JIK Holdings, “Applicant”).

1. Mr. diPretoro introduced the Development Team and provided a general description of the site location and planned development of the project. Mr. diPretoro outlined the zoning process within the City of Gastonia and the steps that the project will take including technical review, public information meeting, planning board, public hearing and City Council decision. The purpose of this meeting is to provide the attendees with an overview of the project and to receive comments from the public.
2. Mr. diPretoro noted the project will likely be heard at the April Planning Board meeting and the May City Council meeting for a public hearing and decision, but these dates may be pushed back to the May Planning Board Meeting and June City Council meeting. Notification for the City Council meeting date will be provided by the City. Mr. diPretoro also outlined the total timeline of the project including anticipated engineering, permitting, and groundbreaking.

## **Discussion Points from the Public Information Meeting regarding the Dallas Bessemer Townhomes Annexation and Rezoning Petition:**

3. **A few of the attendees asked how the project might affect the traffic on Dallas Bessemer City Hwy?**  
*Mr. diPretoro explained that the City of Gastonia requires a traffic impact analysis to be completed, and the City will provide an independent, third-party engineering firm to perform the analysis. Upon receipt of the recommendations, the developer, JIK Holdings, will agree to the proposed offsite improvements and will be responsible for all costs associated with design, permitting, and construction.*
4. **What is the final product that will be on the site and what will be the sale price? Will these be for sale or for rent homes?**  
*It was explained to the attendees that this project would be comprised of single-family attached dwellings and that the expectation is they would be for sale. The anticipated price point will be “starting from the \$200s” but will likely be over \$300,000 per home depending on the market.*

**5. Questions regarding the screening/buffer between the project and the neighboring property?**

*The rendered site plan was used as a reference to depict the landscape buffer area that will be planned to maintain the existing vegetation as much as possible. If there are any areas that are disturbed, then they will be replanted back.*

**6. What amenities will be provided for the subdivision, and will there be enough parking for the project?**

*There will be a community gathering area central to the project as well as natural trails throughout the project. The goal is to have the trails connect into the Dallas Park so the community can easily access the neighboring park. Mr. diPreto also explained that excess guest parking has been provided on-street throughout the community in addition to the garages and driveways provided for the residents.*

Attendees at the meeting were encouraged to sign the Attendance Sheet. A copy of the attendance list is attached.

## NEIGHBORHOOD MEETING SIGN-IN SHEET

<b>Project:</b>	Dallas/ Bessemer City	<b>Meeting Date:</b>	03/22/2023
<b>Facilitator:</b>	Matthew Kirchner (Eagle Engineering Inc)	<b>Place/Room:</b>	Dallas Park

Name	Address	Phone No.	E-Mail
David Danovant	134 Dallas Bessemer City	7049932438	
JERRY MULLEN	135 DALLAS BESSEMER CITY HWY	704-616-1854	mullenj@att.net
<del>DAVID DANOVANT</del>			
Carole Ferguson	140 Dallas Bessemer City		
Margaret Farris	188 Dallas Bessemer City		

# NEIGHBORHOOD MEETING SIGN-IN SHEET

<b>Project:</b>	Dallas/ Bessemer City	<b>Meeting Date:</b>	04/03/2023
<b>Facilitator:</b>	Matthew Kirchner (Eagle Engineering Inc)	<b>Place/Room:</b>	Virtual

Name	Address	Phone No.	E-Mail
Joy PRESLEY	<sup>DALLAS</sup> 103 BESSEMER CITY Rd.		
DAN PRESLEY			



File # \_\_\_\_\_  
Date Rec'd: \_\_\_\_\_  
Rec'd By: \_\_\_\_\_  
Fee: \_\_\_\_\_

## 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 TMU and RLD (County) to Gastonia PD-RRDD

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

2. Gaston County Tax Identification Number: 171134, 171133, 203611, 203613, 171132  
Subject property address: Dallas Bessemer City Hwy

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.  
See site map in top left hand corner of the plans.

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 Kenneth & Pamela Avery & Charles E. Pasour  
as evidenced in deed from Gaston County recorded in Deed Book \_\_\_\_\_  
at page \_\_\_\_\_ in the Gaston County Registry.

7. The real property for which the above request is sought is located on the Right side of Dallas Bessemer City Hwy between Gastonia Technology Pkwy and Dallas Cherryville Hwy having a frontage of \_\_\_\_\_ feet and depth of \_\_\_\_\_ feet and acreage of 32.41.

8. Are sewer and water available on the property? \_\_\_\_\_

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.)

Kenneth & Pamela Avery - 1825 FAIRFIELD DR , GASTONIA, NC 28054

Charles E. Pasour c/o Chandler Burns, his agent and AIF under power of attorney - 119 Lake Hogan Farm Road, Chapel Hill, NC 27516

11. Name and address of applicant: JIK Holdings LLC - Kyle diPretoro

Telephone #: 803.493.0723 Fax #: \_\_\_\_\_

E-mail address: kyle@dp-development.com

12. Interest in subject realty Residential Townhomes

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  
(The only known deed restrictions are held by Charles E. Pasour, signatory hereto, and party to contract to sell real property to Applicant.)

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 N/A

15. Name and address of person to present item at public hearing Matthew C. Kirchner  
2013-A Van Buren Ave. Indian Trail, NC 28079  
Telephone number ( 704 ) 882-4222

\*\*\*\*\*

I, \_\_\_\_\_, certify that I have read the information provided in the public hearing information package on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Kenneth R. Avery  
Pamela S. Avery

Charles E. Pasour  
c/o Chandler Burns,  
his agent and Attorney  
in fact under power of attor.  
By: Chandler Burns

**PUBLIC HEARING  
STAFF REPORT**

**File # 202300052**

**GPC Hearing Date: May 4, 2023**

OWNER: Martha P. Smith & Dean A. Putnam

APPLICANT(S): Julie Lowe, Crowder’s Creek Commons, LLC.  
John H. Carmichael, Robinson Bradshaw  
Richard Petersheim, Land Design

PROPOSED ZONING ACTION: Rezone from C-3, I-2 and I-2 CUP to PD-RRDD

LOCATION: 2915, 2927, 2941, 3001 West Franklin Boulevard  
(PID# 138076, 138077, 138078, 138079, 138080,  
138089, 138090, 138099, & 138101).

TRACT SIZE: Approximately 16.31 total acres

WARD: 6

---

**EVALUATION:**

Site Description and Background

The subject property for this zoning request includes a total of nine (9) tax parcels currently zoned a combination of Commercial (C-3) and Industrial (I-2), and contains an auto salvage and storage business. This proposed development will adjoin the larger Crowder’s Creek development, recently approved as a Traditional Neighborhood Development (TND), which will include commercial and multi-family at the front closest to Franklin Boulevard. A creek borders the property along the eastern side and current access to the site comes either from Franklin Boulevard or Patterson Circle. The site slopes moderately from west to east.

The applicant is requesting to rezone to PD-RRDD (Planned Development-Revised Residential Development District) to construct a maximum of 140 single-family attached units. There will be three (3) primary public streets providing access, with a main drive coming from Franklin Boulevard, a secondary street (collector) which will connect from the approved Crowder’s Creek development, and a third public street providing future cross connection to the east/southeast. Total density will be about 8.6 dwelling units per acre as shown as townhomes.

In accordance with the RRDD Design Standards per section 8.1.17, all townhomes will be rear loaded, and the majority will have architectural fronts along one of the three public streets, with the exception of four lots that will front on common open space near the front of the site. The development will have sidewalk connections and street trees throughout, as well as open space and tree save areas to meet code. Open space details will meet section 8.1.11 of the UDO, and an open space plan will be presented with construction drawings for the development. A future greenway corridor is identified along the eastern (creek) boundary, which provides the opportunity for a future connection to the north to the T. Jeffers Park and Recreation Center if practical. All street cross sections will be reviewed by Development Services during the TRC and Preliminary Plat process. The applicant has submitted conceptual elevations for the project as well with a variety of options.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan, and “Development Standards” provided by the applicants dated April 14, 2023, including a maximum of 140 single-family units, attached or detached.
2. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards. Applicants shall provide elevation details for front and rear elevations, and also side elevations for units adjacent to public streets as part of zoning review. Construction material shall consist of predominant brick, stone or other masonry product, and any combination/variation of fiber cementitious siding. Any alternatives must be reviewed and approved by staff as part of zoning permit reviews.

3. Street cross-sections, ingress and egress points, intersections and parking locations to be finalized during the subdivision review process. All sub-250' radius curves, skewed and off-set intersections shall be reviewed and approved by the Engineering and Fire Departments and must meet AASHTO standards.
4. The applicants shall provide an open space plan as part of preliminary plat and construction document review. Open space shall conform to section 8.1.11 of the Unified Development Ordinance. Trails as part of required common open space must be ADA accessible. Storm water control structures designed as part of the open space shall be designed as best management practice solutions that are a feature of the open space to which they are within. For wet ponds, they shall be designed to include appropriate fountains or filtration devices with permanent depth of at least 3-feet. Any pond that is a feature of the open space shall also provide an ADA accessible trail around said pond.
5. Per section 9.18.3 of the Unified Development Ordinance, applicants shall accommodate a future greenway along the eastern boundary of the property as shown in the adopted Greenway Master Plan. The greenway can be developed and improved as part of open space requirements, or developer can provide a payment-in-lieu of construction for the future greenway. A proposed greenway easement a minimum of 20-feet in width shall be shown on the preliminary plat and construction documents if the greenway is being developed, 30-feet if a payment-in-lieu is being provided. The alignment of the greenway and connections to future greenways, sidewalks within the development, and connections to adjoining properties will be negotiated during construction plan review.
6. In no instance shall the zoning conditions exempt a project from other development requirements.
7. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Property directly to the east also features a mixture of auto service and salvage uses zoned C-3 or I-2. Property to the southeast is currently vacant or wooded. The Fawnbrook subdivision, zoned RS-8 is just beyond the vacant land to the east/southeast, and the approved subdivisions of Crowder's Creek, Parklin, Westfall, and the future Linwood Springs Regional Park are all to the south of this site.

#### Available Public Facilities

Water and sewer is available at the property. Additional utility comments will be made upon preliminary plat and construction document review.

#### Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates a mix of commercial, industrial and residential for the subject property.

#### Conclusion

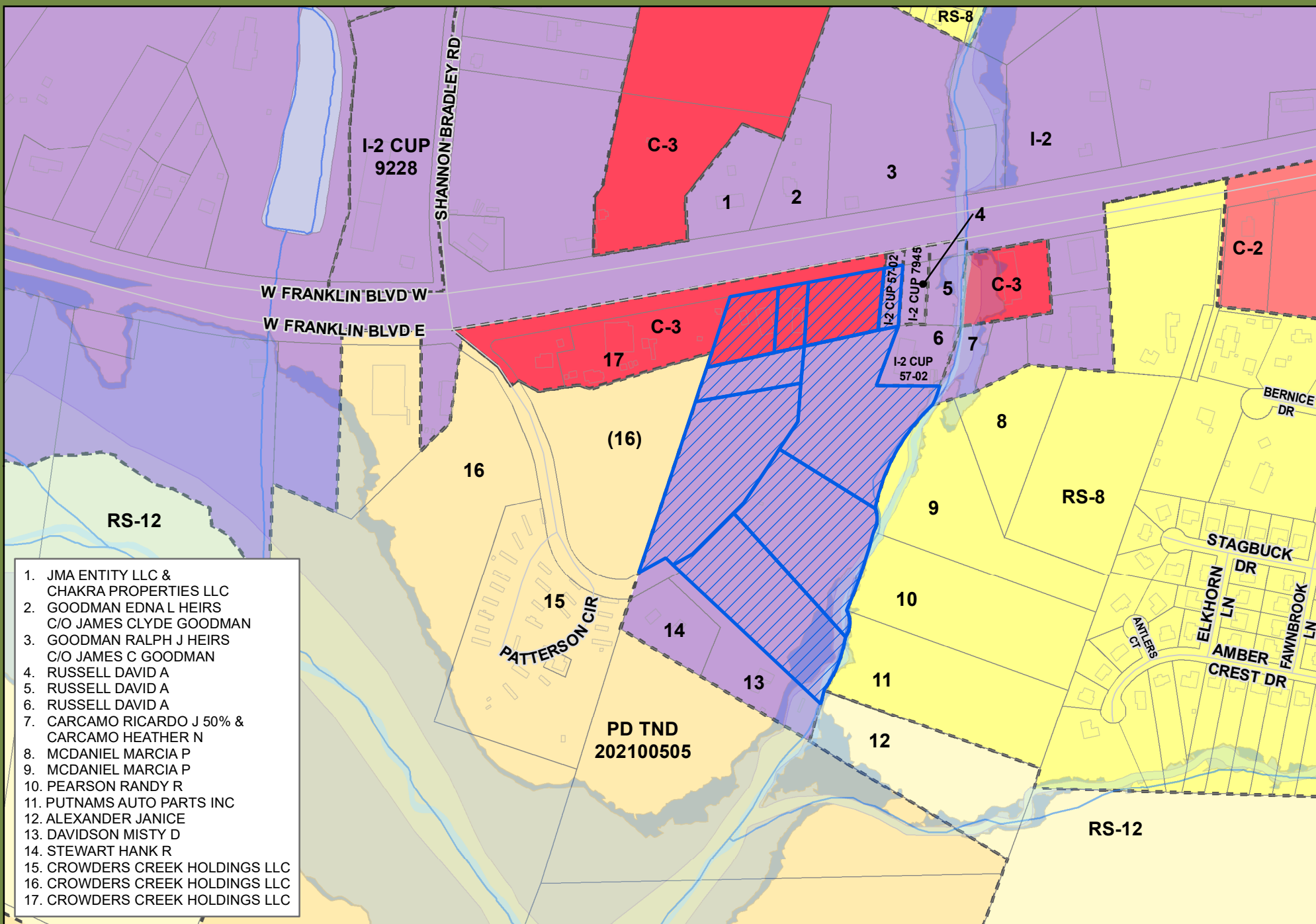
The applicant has requested that the property be rezoned to PD-RRDD (Revised Residential Development District). The plan was designed in accordance with the standards of sections 8.1.11 and 8.1.17 of the Unified Development Ordinance adopted by City Council in October 2021. **Staff recommends approval of the request.**



Jason T. Pauling, AICP  
Assistant Planning Director

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













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



**Applicant:** Crowders Creek Commons, LLC  
**Owner:** Smith, Martha P. & Putnam, Dean A.  
**Planning Comm Hearing:** May 4, 2023  
**Request:** C-3, I-2, & I-2 CUP to PD RRDD  
**Ward:** 6  
**Total Tract Size:** approx. 16.31 acres  
**Parcel ID #:** 138076, 138077, 138078, 138079, 138080, 138089, 138090, 138099, 138101

 **Subject Property**

**Legend**

- |   |  |   |                  |
|---|--|---|------------------|
|    | AP Airport   |  | Roads            |
|    | C-1 Light Commercial                               |  | Floodway         |
|    | C-2 Highway Commercial                             |  | 100yr Flood Zone |
|    | C-3 General Commercial                             |  | 500yr Flood Zone |
|    | CBD Central Business District                      |  | Streams          |
|    | I-U Urban Industrial                               |  | Lakes            |
|    | I-1 Light Industrial                               |  | Rivers           |
|    | I-2 General Industrial                             |  | Parcels          |
|    | I-2 General Industrial                             |  | Buildings        |
|    | 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 RRDD Planned District Revised Res Devt District |   |                  |
|  | 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.*

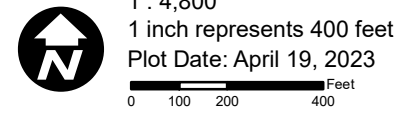
1. JMA ENTITY LLC & CHAKRA PROPERTIES LLC
2. GOODMAN EDNA L HEIRS C/O JAMES CLYDE GOODMAN
3. GOODMAN RALPH J HEIRS C/O JAMES C GOODMAN
4. RUSSELL DAVID A
5. RUSSELL DAVID A
6. RUSSELL DAVID A
7. CARCAMO RICARDO J 50% & CARCAMO HEATHER N
8. MCDANIEL MARCIA P
9. MCDANIEL MARCIA P
10. PEARSON RANDY R
11. PUTNAMS AUTO PARTS INC
12. ALEXANDER JANICE
13. DAVIDSON MISTY D
14. STEWART HANK R
15. CROWDERS CREEK HOLDINGS LLC
16. CROWDERS CREEK HOLDINGS LLC
17. CROWDERS CREEK HOLDINGS LLC

Page 20  
**Application**  
**PLMAC202300052**

I, Julia Baker-Granata, hereby certify that all mail notices, in the absence of fraud, were mailed to all affected and adjoining property owners on April 20, 2023.



1 : 4,800  
 1 inch represents 400 feet  
 Plot Date: April 19, 2023





REZONING

# CROWDERS CREEK

PETITIONER : CROWDERS CREEK COMMONS, LLC.

GASTONIA , NORTH CAROLINA

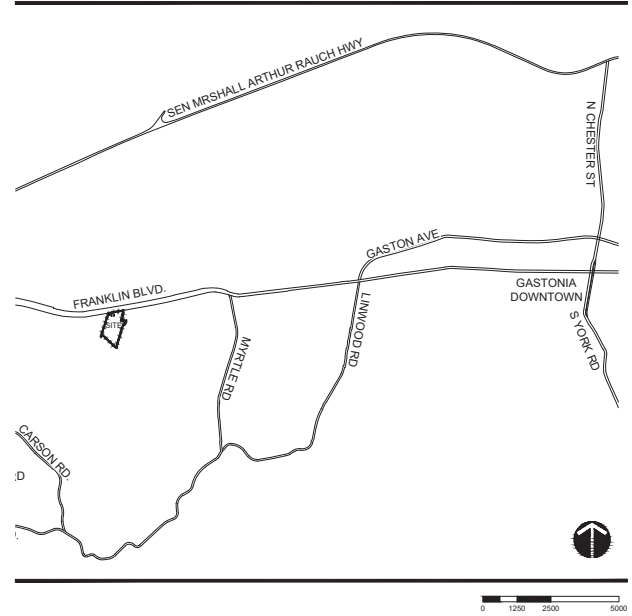
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DATE: 04/14/2023

**CHAPTER INDEX**

Sheet List Table	
Sheet Number	Sheet Title
RZ-00	COVER SHEET
RZ-01	EXISTING CONDITIONS
RZ-02	PARCEL OWNER INFO
RZ-03	TECHNICAL DATA SHEET
RZ-04	DEVELOPMENT STANDARDS
RZ-05	CONCEPTUAL MASTER PLAN
RZ-06	ARCHITECTURAL IMAGERY

**VICINITY MAP**



**PROJECT TEAM**

**APPLICANT**  
 CROWDERS CREEK COMMONS, LLC  
 2820 SELWYN AVENUE, SUITE 650  
 CHARLOTTE, NC 28209  
 704.774.7175  
 CONTACT NAME: JULIE LOWE

**LANDSCAPE ARCHITECT | CIVIL ENGINEERING**  
 LANDDESIGN  
 223 NORTH GRAHAM STREET  
 CHARLOTTE, NC 28202  
 704.333.0325  
 CONTACT NAME: RICHARD PETERSHEIM

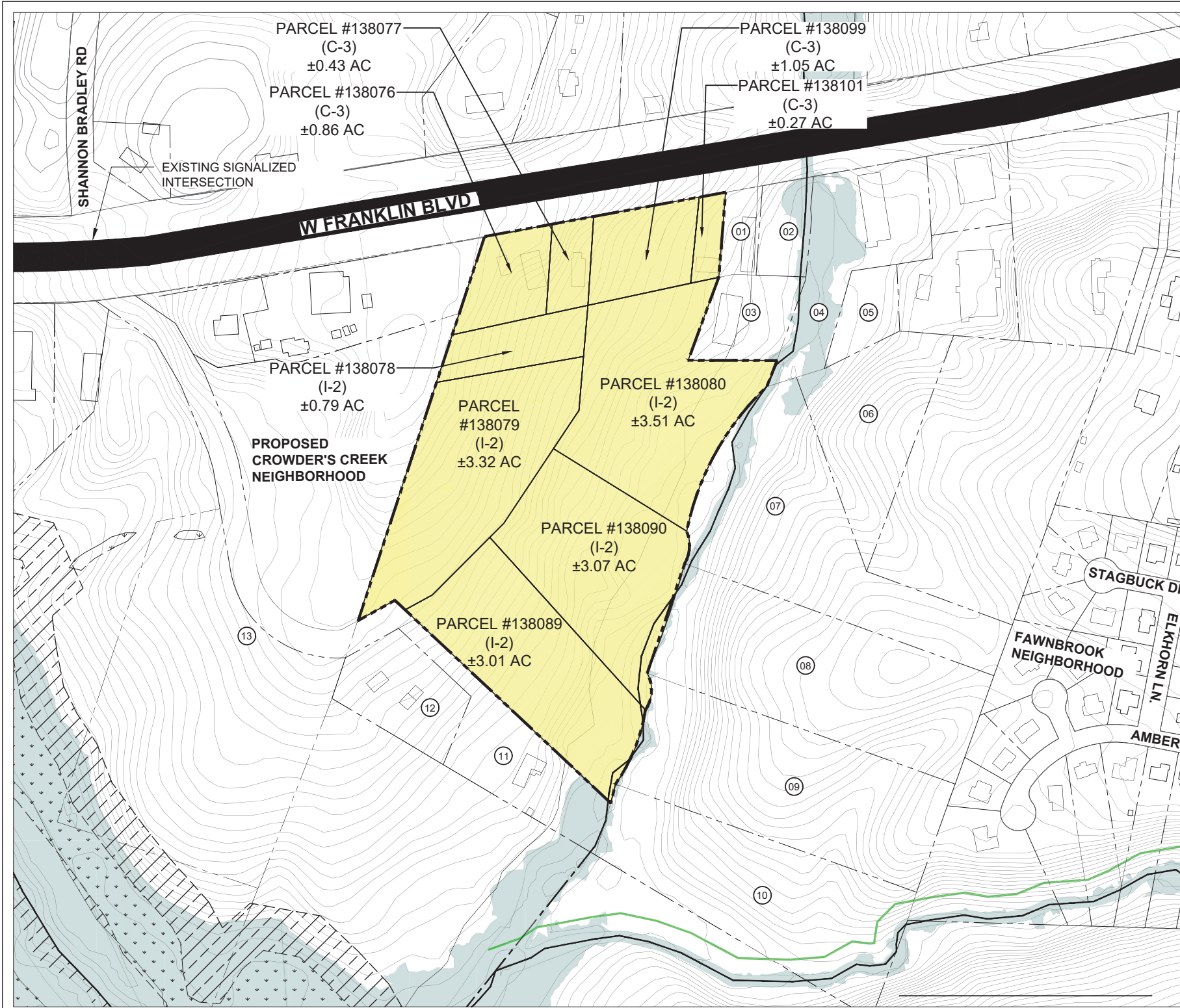
**LAND USE ATTORNEY**  
 ROBINSON BRADSHAW  
 101 N. TRYON ST., SUITE 1900  
 CHARLOTTE, NC 28246  
 704.377.8341  
 CONTACT NAME: JOHN H. CARMICHAEL

**SITE LEGEND:**

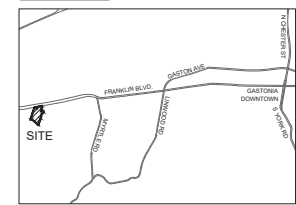
SITE BOUNDARY	
FLOODZONE A_AE	

- NOTES:
- SEE RZ-02 / RZ-03 FOR ADJACENT PARCEL INFORMATION
  - BASE MAP INFORMATION EXTRACTED FROM GASTON COUNTY GIS SHAPEFILES.

ZONING PETITION PARCELS	
#	AREA (ACRES)
138076	0.86
138077	0.43
138099	1.05
138101	0.27
138080	3.51
138090	3.07
138089	3.01
138079	3.32
138078	0.79
TOTAL	16.31



**VICINITY MAP:**



**CROWDERS CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT  
GASTONIA  
NORTH CAROLINA

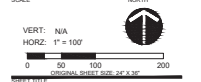
PETITIONER: CROWDERS CREEK COMMONS, LLC.

1022113

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
01.	CONDITIONAL REZONING	02/03/2023
02.	CONDITIONAL REZONING	04/14/2023

DESIGNED BY: RP  
DRAWN BY: YD  
CHECKED BY: RP



EXISTING CONDITIONS & PARCEL MAP

SHEET NUMBER: **RZ-01**



PARCEL OWNER INFORMATION						
ID	PARCEL NO.	CURRENT OWNERS	ADDRESS	DB & PG	ZONING	PROPERTY USE
1	138100	RUSSELL DAVID A	2825 W FRANKLIN BLVD , GASTONIA, NC 28052-0000	1488-0873	I-2 CUP	COMMERCIAL (IMPROVED)
2	138098	RUSSELL DAVID A	2825 W FRANKLIN BLVD , GASTONIA, NC 28052-0000	1324-0005	I-2 CUP	COMMERCIAL (IMPROVED)
3	138081	RUSSELL DAVID A	2825 W FRANKLIN BLVD , GASTONIA, NC 28052-0000	1324-0005	I-2 CUP	COMMERCIAL (IMPROVED)
4	138082	NEWMAN STEPHEN ANTHONY NEWMAN JOSHUA STEPHEN	108 DELMONT CT , BESSEMER CITY, NC 28016-8510	5153-2052	C-3 / I-2	COMMERCIAL (IMPROVED)
5	138092	JONES VELVA KALE	C/O RALPH FLACK 614 21ST AVE N, NORTH MYRTLE BEACH, SC 29582-2315	1256-0665	I-2	COMMERCIAL (IMPROVED)
6	138083	MCDANIEL MARCIA P	154 SHERMAN DR , FOREST CITY, NC 28043-0000	RUTH - CNTY	Rs-8	RESIDENTIAL (VACANT)
7	138084	MCDANIEL MARCIA P	154 SHERMAN DR , FOREST CITY, NC 28043-0000	RUTH - CNTY	Rs-8	RESIDENTIAL (VACANT)
8	138085	PEARSON RANDY R	308 PAM DR , GASTONIA, NC 28056	5020-1795	Rs-8	RESIDENTIAL (VACANT)
9	138086	PUTNAM'S AUTO PARTS INC	3001 W FRANKLIN BLVD , GASTONIA, NC 28052-	5252-0402	Rs-8	RESIDENTIAL (VACANT)
10	138087	ALEXANDER JANICE	5119 PINE SPRING DR , BESSEMER CITY, NC 28016-0000	2748-0553	Rs-12	RESIDENTIAL (VACANT)
11	138088	DAVIDSON MISTY D	3105 W FRANKLIN BLVD , GASTONIA, NC 28052-0000	3452-0668	I-2	COMMERCIAL
12	138091	STEWART HANK R	3107 W FRANKLIN BLVD , GASTONIA, NC 28052-9484	1414-0364	I-2	COMMERCIAL
13	138180	CROWDERS CREEK , LLC.	2820 SELWYN AVE. 650, CHARLOTTE NC 28209	5376-1245	PD TND	RESIDENTIAL (VACANT)

KEY MAP

SCALE

PROJECT

**CROWDERS  
CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT  
GASTONIA  
NORTH CAROLINA

PETITIONER: CROWDERS CREEK  
COMMONS, LLC.

PROJECT # 1022113

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01.	CONDITIONAL REZONING	02/03/2023
02.	CONDITIONAL REZONING	04/14/2023

DESIGNED BY: RP  
DRAWN BY: YD  
CHECKED BY: RP

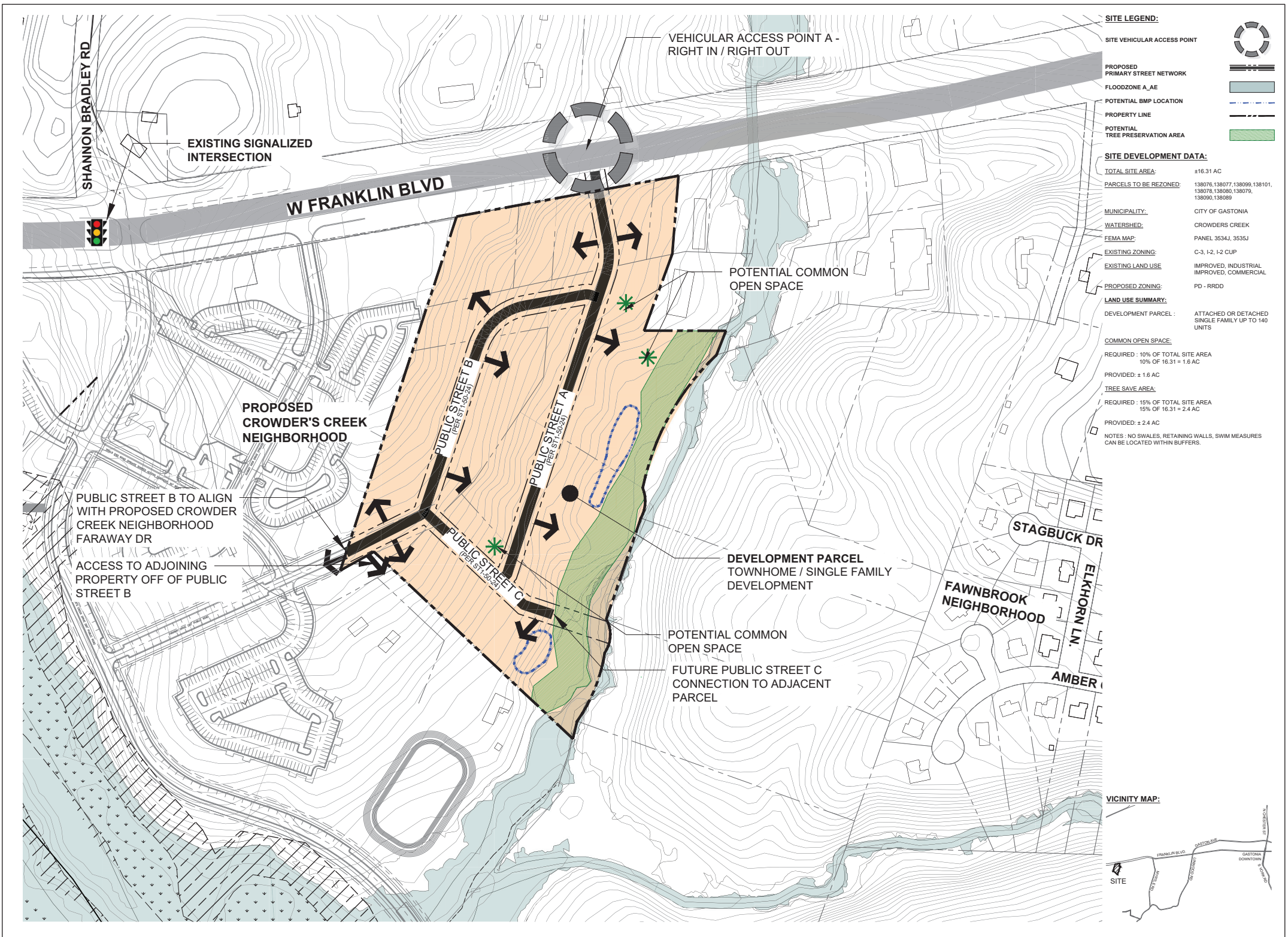
SCALE NORTH

VERT: N/A  
HORZ: AS NOTED

ORIGINAL SHEET SIZE: 24" X 36"

PARCEL OWNER  
INFORMATION

SHEET NUMBER  
**RZ-02**



**SITE LEGEND:**

- SITE VEHICULAR ACCESS POINT
- PROPOSED PRIMARY STREET NETWORK
- FLOODZONE A\_AE
- POTENTIAL BMP LOCATION
- PROPERTY LINE
- POTENTIAL TREE PRESERVATION AREA

**SITE DEVELOPMENT DATA:**

TOTAL SITE AREA: ±16.31 AC

PARCELS TO BE REZONED: 138076, 138077, 138090, 138101, 138078, 138080, 138079, 138090, 138089

MUNICIPALITY: CITY OF GASTONIA

WATERSHED: CROWDERS CREEK

FEMA MAP: PANEL 3534J, 3535J

EXISTING ZONING: C-3, I-2, I-2 CUP

EXISTING LAND USE: IMPROVED, INDUSTRIAL IMPROVED, COMMERCIAL

PROPOSED ZONING: PD - RRDD

LAND USE SUMMARY:

DEVELOPMENT PARCEL: ATTACHED OR DETACHED SINGLE FAMILY UP TO 140 UNITS

**COMMON OPEN SPACE:**

REQUIRED: 10% OF TOTAL SITE AREA  
10% OF 16.31 = 1.6 AC

PROVIDED: ± 1.6 AC

**TREE SAVE AREA:**

REQUIRED: 15% OF TOTAL SITE AREA  
15% OF 16.31 = 2.4 AC

PROVIDED: ± 2.4 AC

NOTES: NO SWALES, RETAINING WALLS, SWIM MEASURES CAN BE LOCATED WITHIN BUFFERS.

KEY MAP

**CROWDERS CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT  
GASTONIA  
NORTH CAROLINA

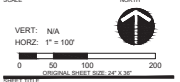
PETITIONER: CROWDERS CREEK COMMONS, LLC.

1022113

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
01.	CONDITIONAL REZONING	02/03/2023
02.	CONDITIONAL REZONING	04/14/2023

DESIGNED BY: RP  
DRAWN BY: YD  
CHECKED BY: RP



**TECHNICAL DATA SHEET**

SHEET NUMBER: **RZ-03**

**DEVELOPMENT STANDARDS**

April 14, 2023

**1. GENERAL PROVISIONS**

- A. These Development Standards, the Cover Sheet, the Existing Conditions Sheet, the Parcel Owner Information Sheet, the Technical Data Sheet, Conceptual Master Plan and the Architectural Elevations and other graphics set forth on attached Sheets RZ-00 through RZ-06 form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Application filed by Crowders Creek Commons, LLC ("Applicant") to accommodate a residential community on that approximately 16.31 acre site located on the south side of West Franklin Boulevard between Shannon Bradley Road and Trakas Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of those tax parcels identified on Sheet RZ-01 of the Rezoning Plan.
- B. Pursuant to this Rezoning Application, the Applicant is requesting that the Site be rezoned to the Planned District ("PD") – RRDD zoning district.
- C. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Gastonia Unified Development Ordinance (the "Ordinance").
- D. Set out on Sheet RZ-05 of the Rezoning Plan is a Conceptual Master Plan that depicts one scenario for the development of the Site. The Conceptual Master Plan is schematic in nature and is for illustrative purposes only, and the purpose of the Conceptual Master Plan is to illustrate the overall design intent for the Site. Accordingly, the ultimate layout, locations and sizes of the lots and buildings depicted on the Conceptual Master Plan may be altered or modified during the design development and permitting phase.
- E. Administrative amendments to the Rezoning Plan may be requested pursuant to Section 5.16.4.1 of the Ordinance.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. Subject to the limitations set out below in paragraph 2.B., the Site may only be devoted to single family attached (townhome) dwelling units and/or single family detached dwelling units and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the PD-RRDD zoning district.
- B. A total maximum of 140 dwelling units (whether single family attached (townhome) dwelling units or single family detached dwelling units) may be developed on the Site.

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**3. DIMENSIONAL STANDARDS/SITE DEVELOPMENT STANDARDS**

- A. The development of the Site shall comply with the applicable dimensional standards of the Ordinance.
- B. Single family attached (townhome) development shall comply with the applicable provisions of Section 8.1.17 of the Ordinance.
- C. Single family detached development shall comply with the applicable provisions of Section 8.1.11 of the Ordinance.

**4. TRANSPORTATION AND PARKING**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Gastonia and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments and locations of the internal public streets, internal public alleys, internal private alleys, internal private drives and vehicular circulation areas are subject to minor modifications during the permitting process to accommodate final site and construction plans and designs and to accommodate changes in traffic patterns and any adjustments required for approval by the City of Gastonia and/or NCDOT.
- C. The intent is for the proposed development to utilize the R2D2 street sections and the relevant section typologies shall be applied to the relevant public streets, public alleys and private alleys within the Site. Public street, public alley and private alley types shall be further defined and refined for the Site during the permitting process.
- D. The number of vehicular parking spaces located on the Site shall meet the requirements of the Ordinance.

- E. The location and alignment of the public stub street located near the eastern boundary of the Site may be modified during the permitting process.

**5. ARCHITECTURAL AND DESIGN STANDARDS**

- A. The maximum height of any building developed on Site shall be governed by the Ordinance.
- B. Single family attached (townhome) dwelling units shall comply with the applicable architectural requirements of Section 8.1.17 of the Ordinance.
- C. Single family detached dwelling units shall comply with the applicable architectural requirements of Section 8.1.11 of the Ordinance.

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- D. Set out on Sheet RZ-06 of the Rezoning Plan are a series of conceptual architectural images of single family attached (townhome) dwelling units and single family detached dwelling units that are representative of the general architectural style, character, and quality of the dwelling units to be constructed on the Site. The actual dwelling units constructed on the Site may differ from the conceptual architectural images provided that the general architectural style, character, and quality of the dwelling units constructed on the Site are generally consistent with the general architectural style, character and quality represented in the conceptual architectural images.

**6. STREETScape TREATMENT/ SIDEWALKS**

- A. Development of the Site shall comply with the streetscape and sidewalk requirements of the Ordinance.

**7. TREE SAVE/OPEN SPACE**

- A. Tree save and open space areas shall be provided on the Site as required by the Ordinance.

**8. ENVIRONMENTAL**

- A. No swales, retaining walls or storm water (BMP) measures can be located within buffers.

**9. SIGNS**

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

**10. BINDING EFFECT OF THE REZONING APPLICATION**

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

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3

**CROWDERS CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT  
GASTONIA  
NORTH CAROLINA

PETITIONER: CROWDERS CREEK COMMONS, LLC.

1022113

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
01.	CONDITIONAL REZONING	02/03/2023
02.	CONDITIONAL REZONING	04/14/2023

DESIGNED BY: RP  
DRAWN BY: YD  
CHECKED BY: RP

SCALE: NORTH

VERT: N/A  
HORZ: AS NOTED

ORIGINAL SHEET SIZE: 24" X 36"

**DEVELOPMENT STANDARDS**

SHEET NUMBER: **RZ-05**

**SITE LEGEND:**

PROPERTY LINE

**SITE DEVELOPMENT DATA:**

CURRENT TOTAL SITE AREA: ±16.3 AC

PARCELS TO BE REZONED: 138076, 138077, 138099, 138101,  
138080, 138090, 138089, 138079,  
138078

NOTES: NO SWALES, RETAINING WALLS, SWIM MEASURES CAN BE LOCATED WITHIN BUFFERS.

KEY MAP

SCALE

PROJECT

**CROWDERS CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT

GASTONIA

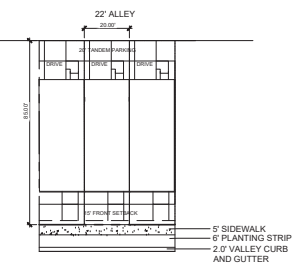
NORTH CAROLINA

PETITIONER: CROWDERS CREEK COMMONS, LLC.

1022113

**REVISION / ISSUANCE**

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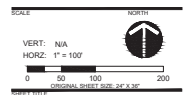
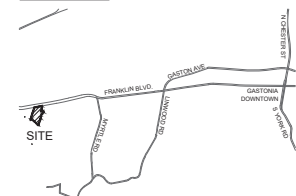
TYPICAL TOWNHOME LOT PLAN  
SCALE: NTS

NOTE: EACH UNIT WILL MEET UDD PARKING REQUIREMENTS.

**NOTE:**

THE CONCEPTUAL MASTER PLAN IS SCHEMATIC IN NATURE AND IS FOR ILLUSTRATIVE PURPOSES ONLY, AND THE PURPOSE OF THE CONCEPTUAL MASTER PLAN IS TO ILLUSTRATE THE OVERALL DESIGN INTENT FOR THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE LOTS AND BUILDINGS DEPICTED ON THE CONCEPTUAL MASTER PLAN MAY BE ALTERED OR MODIFIED DURING THE DESIGN DEVELOPMENT AND PERMITTING PHASE.

**VICINITY MAP:**



CONCEPTUAL MASTER PLAN

SHEET NUMBER

**RZ-05**



SHANNON BRADLEY RD

W FRANKLIN BLVD

VEHICULAR ACCESS POINT A - RIGHT IN / RIGHT OUT

POTENTIAL COMMON OPEN SPACE

PROPOSED CROWDER'S CREEK NEIGHBORHOOD

PUBLIC STREET B TO ALIGN WITH PROPOSED CROWDER CREEK NEIGHBORHOOD FARAWAY DR

PUBLIC STREET B

PUBLIC STREET A

PUBLIC STREET C

POTENTIAL COMMON OPEN SPACE

FUTURE PUBLIC STREET C CONNECTION TO ADJACENT PARCEL BY OTHERS

STAGBUCK

FAWNBROOK NEIGHBORHOOD

NORTH L.N.

AMBE

ARCHITECTURAL IMAGERY



KEY MAP

SCALE

PROJECT

**CROWDERS  
CREEK - PUTNAM**

NEIGHBORHOOD DEVELOPMENT  
GASTONIA  
NORTH CAROLINA

PETITIONER: CROWDERS CREEK  
COMMONS, LLC.

1022113

REVISION / ISSUANCE

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01.	CONDITIONAL REZONING	02/03/2023
02.	CONDITIONAL REZONING	04/14/2023

DESIGNED BY: RP  
DRAWN BY: YD  
CHECKED BY: RP

SCALE NORTH

VERT: N/A  
HORZ: AS NOTED

ORIGINAL SHEET SIZE: 24" X 36"

ARCHITECTURAL IMAGERY :  
TOWNHOME

SHEET NUMBER

**RZ-06**



COMMUNITY MEETING REPORT  
**Applicant: Crowders Creek Holdings, LLC**  
Rezoning Application No. PLMAC 2023 00052

This Community Meeting Report is being filed with the City of Gastonia Planning Department pursuant to the provisions of the City of Gastonia Unified Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on March 2, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, March 16, 2023 at 6:30 PM in the Observatory Room at the Loray Mill Event Hall located at 300 South Firestone Street, Gastonia, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicant's representatives at the Community Meeting were Julie Lowe and Dan Robertson of the Applicant, Yash Dasarapalli of LandDesign and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. PLMAC 2023 00052. John Carmichael provided the current date, time and location of the Planning Commission Meeting relating to this rezoning request. He stated that it is currently scheduled for Thursday, April 6, 2023 at 5:30 PM in the City Council Chambers at City Hall located at 181 South Street in Gastonia. He stated that this date is the earliest date that this event could occur and this date is subject to change.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 20.58 acres and is located on the south side of West Franklin Boulevard between Shannon Bradley Road and Trakas Boulevard. The site is the Putnam's Auto Parts site. John Carmichael shared a map and aerial photographs of the site.

John Carmichael stated that the site is currently zoned C-3, I-2 and RS-8. John Carmichael stated that the Applicant is requesting that the site be rezoned to the Planned District (PD) – RRDD zoning district to accommodate the development of a residential community on the site that would be comprised of single family attached (townhome) dwelling units and/or single family detached dwelling units.

John Carmichael shared information about the Applicant and images of projects that members of the Applicant have developed in the Charlotte metropolitan area. John Carmichael shared the site

plan for the adjacent Crowders Creek development that was recently rezoned at the request of the Applicant.

John Carmichael shared and discussed the site plan for this proposed development. John Carmichael stated that Development Parcel A is planned for townhomes and/or single-family detached homes. Development Parcel A could contain up to 160 dwelling units. Development Parcel B has not been planned and the development of Development Parcel B would be governed by the Unified Development Ordinance. Development Parcel B would be a future phase of development. Development Parcel A would be accessed from West Franklin Boulevard by way of Public Street A and it would be accessed from the adjacent Crowders Creek development to the west of the site. Alleyways behind the townhomes would provide access to the dwelling units. Public Street B would stub near the boundary of Development Parcel A and Development Parcel B in the near term.

John Carmichael then shared conceptual architectural images of the proposed townhomes and single-family detached homes.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Julie Lowe stated that Development Parcel B has not been planned due to the need to acquire additional parcels to the north of Development Parcel B. She stated that it is not economically feasible to cross the creek to construct dwelling units on Development Parcel B at this time.
- John Carmichael stated that the Notice of Community Meeting that was mailed provided that the Applicant is requesting that the site be rezoned to the RMF-CD zoning district. The Planning Staff suggested earlier this week that the Applicant request that the site be rezoned to the Planned District (PD) - RRDD zoning district, which does not really change the site plan.
- In response to a question, John Carmichael stated that access to Development Parcel B would not happen until additional parcels of land to the north of Development Parcel B are purchased by the Applicant since the cost to cross the creek to access Development Parcel B is too much.
- John Carmichael stated that he would e-mail a copy of the presentation to the attendees if they provided their e-mail addresses on the sign-in sheet.
- In response to a question, Julie Lowe stated that the price points of the dwelling units would be similar to Crowders Creek. Depending on the market, the prices for the townhomes would be in the upper 200s to low 300s and the single-family detached homes would be priced higher.
- In response to a question, Julie Lowe stated that the median single family home price in the area is \$340,000, however, there is not a lot of new construction in this area.



- In response to a question, John Carmichael stated that this Rezoning Application only requests residential uses on the site. The rezoning of the Crowders Creek Neighborhood located to the west of this site was approved last September.
- In response to a question, John Carmichael stated that the Applicant is required to notify the owners of the parcels of land that are adjacent/contiguous to the site of the Community Meeting. John Carmichael stated that the Applicant currently has this site under contract.
- In response to question, Julie Lowe stated that if the rezoning is approved, the engineering and permitting process would then start. Dan Robertson stated that it would probably take 12 to 18 months before land development starts and then construction. He stated that it would probably be 3 to 4 years before a house on the site is sold.
- Julie Lowe and Dan Robertson stated that they would be happy to stay longer if anyone has more questions regarding this rezoning request.

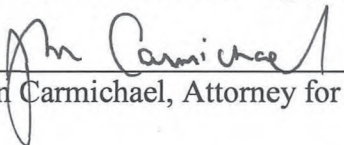
John Carmichael thanked the attendees for attending the meeting and the meeting was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14<sup>th</sup> day of April, 2023.

**Crowders Creek Holdings, LLC, Applicant**

  
 John Carmichael, Attorney for Applicant

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
138073	McElveen	Mildred M.			146 Tanglewood Cove		Belmont	NC	28012-7783
138070	McElveen	Mildred M.			146 Tanglewood Cove		Belmont	NC	28012-7783
138072	McElveen	Mildred M.			146 Tanglewood Cove		Belmont	NC	28012-7783
138106	Goodman	Edna L. (Heirs of)	c/o James Clyde Goodman		2920 W Franklin Blvd		Gastonia	NC	28052-9482
138105	Goodman	Ralph J. (Heirs of)	c/o James Clyde Goodman		2920 W Franklin Blvd		Gastonia	NC	28052-9482
138104	City of Gastonia				PO Box 1748		Gastonia	NC	28053-1748
219018	Pearson	Edwin G.			2760 W Frankin Blvd		Gastonia	NC	28052-0000
	Pearson	Robert Grier			3408 Clydesdale Court		Gastonia	NC	28056
	Pearson	Leonard Craig			4527 Oakwood Cr		Gastonia	NC	28056
	Jones	Gail Pearson			220 King David Lane		Gastonia	NC	28056
138113	OSL Properties LLC				2820 Selwyn Ave #650		Southport	NC	28461
225229		Crowders Creek Holdings LLC			302 River Drive		Charlotte	NC	28209
225230		Crowders Creek Holdings LLC			2820 Selwyn Ave #650		Charlotte	NC	28209
138222	McGill	Ann. (Heirs of)	Donald	McArter	1023 S Sern Dr		Mt. Pleasant	SC	29464
138180		Anthony Farm LLC			311 W Third Ave		Gastonia	NC	28052
138181		Crowders Creek Holdings LLC			2820 Selwyn Ave #650		Charlotte	NC	28209
138091	Stewart	Hank R.			3107 W Franklin Blvd		Gastonia	NC	28052-9484
138088	Davidson	Misty D.			3105 W Franklin Blvd		Gastonia	NC	28052
138087	Alexander	Janice			5119 Pine Spring Dr		Bessemer City	NC	28016
138075	R. P. Anthony, Jr. IRR Children's Trust				3387 Randolph Park Circl		Gastonia	NC	28056-6662
138223	McGill	Ann M.	Heirs of Anthony We Jr.		1023 S Sern Dr		Mt. Pleasant	SC	29464
138100	Russell	David A.			2825 W Franklin Blvd		Gastonia	NC	28052
138098	Russell	David A.			2825 W Franklin Blvd		Gastonia	NC	28052
138082	Newman	Stephen Anthony	Joshua Stephen	Newman	108 Delmon Ct		Bessemer City	NC	28016-8510
138081	Russell	David A.			2825 W Franklin Blvd		Gastonia	NC	28052
138092	Jones	Velva Kale	c/o Ralph Black		614 21st Ave		N Myrtle Beach	SC	29582-2315
138083	McDaniel	Marcia P.			154 Sherman Drive		Forest City	NC	28043-0000
138084	McDaniel	Marcia P.			154 Sherman Drive		Forest City	NC	28043-0000
138085	Pearson	Randy R.			308 Pam Drive		Gastonia	NC	28056
221715		Dockery Properties LLLP	c/o David Dockery	c/o Betty W.	2634 Linwood Road		Gastonia	NC	28052-5022
200406		Total Investment Depot Corp	c/o Mark Galvez		400 Antlers Ct		Gastonia	NC	28052
200405	Richardson	Cynthia Gail			406 Antlers Ct		Gastonia	NC	28052-4629
200407	Norwood, III	James Bruce	Tasha Mostellar	Norwood	2754 Amber Crest Drive		Gastonia	NC	28052
200408	Alvarez	Jesus	Ashley	Alvarez	2760 Amber Crest Drive		Gastonia	NC	28052-3704
200409	Gillian	Felasia	Otis Stanley	Crawford	2766 Amber Crest Drive		Gastonia	NC	28052-0000
200410	Gaylor	Roger K.	Eriko	Gaylor	2517 Steeplechase Rd		Gastonia	NC	28056-0315
200411	NGO	Dung Quoc	Kieu Nguyen		3020 High Ridge Ct		Gastonia	NC	28056-1646
200412		SFR IV-2 Property LLC			PO Box 15087		Santa Ana	CA	92735
200413		IH4 Property North Carolina LP	c/o Invitation Homes Tax Dept		1717 Main Street Suite 2000		Dallas	Texas	75201-4657
200414	Matthews	Deanna Miranda			2743 Amber Crest Drive		Gastonia	NC	28052-3732
138076	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138077	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138099	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138101	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138080	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138090	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138089	Smith	Martha P.			1126 Acorn Drive		Gastonia	NC	28052
138086	Putnam's Auto Parts Inc.				3001 W Franklin Blvd		Gastonia	NC	28052
138079	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052
138078	Putnam	Dean A.	Martha P.	Smith	1126 Acorn Drive		Gastonia	NC	28052

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Application PLMAC 2023 00052** filed by Crowders Creek Holdings, LLC to request the rezoning of an approximately 20.58 acre site located on the south side of West Franklin Boulevard between Shannon Bradley Road and Trakas Boulevard (the Putnam's Auto Parts site)

**Date and Time of Meeting:** Thursday, March 16, 2023 at 6:30 p.m.

**Place of Meeting:** Observatory Room at the Loray Mill Event Hall  
(Observatory Room is Located on the Second Floor)  
300 South Firestone Street  
Gastonia, NC 28052

We are assisting Crowders Creek Holdings, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the City of Gastonia Planning Department requesting the rezoning of an approximately 20.58 acre site located on the south side of West Franklin Boulevard between Shannon Bradley Road and Trakas Boulevard (the Putnam's Auto Parts site) from the C-3, I-2 and RS-8 zoning districts to the RMF – CD zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain single family attached (townhome) dwelling units and/or single family detached dwelling units.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with adjacent/contiguous property owners. According to the Gaston County Tax Records, you are an owner of property that is adjacent/contiguous to the site subject to this Rezoning Application.

**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Thursday, March 16, 2023 at 6:30 p.m. in the Observatory Room at the Loray Mill Event Hall located at 300 South Firestone Street in Gastonia. The Observatory Room is located on the second floor.** Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Maddy Gates, City of Gastonia Planning Department (via email)

Date Mailed: March 2, 2023

15879205

Community Meeting Sign-In Sheet

Applicant: Crowders Creek Commons, LLC

Rezoning Application PLMAC 2023 00052

Thursday, March 16, 2023 at 6:30 P.M.

Observatory Room at the Loray Mill Event Hall  
 300 South Firestone Street  
 Gastonia, NC 28052

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Deanna Matthews	2743 Amber Crest Dr	980-320-0430	matthewsdeanna@hotmail.com
2.	Geoff Smith	3001 W. Franklin Blvd	7048642601	Pubman's Auto Parts
3.	Janice Alexander	5119 Pine Spring Dr.	704842-1592	janicema1973@aatt.net
4.	Otis Crawford	2766 Amber Crest Dr	704-524-6797	C.otis@yahoo.com
5.	Curtis Powell	121 SHANNON BIRABLE <sup>24</sup>	704-408-1386	ONEFUNLSP@GMAIL.COM
6.	RANDY BEARSON	308 PAM DR.	704-866-4140	
7.				
8.				



**AMENDED**  
**CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING**

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

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

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): \_\_\_\_\_  
See Exhibit A Attached hereto

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

2. Gaston County Tax Identification Number(s): See Exhibit B Attached hereto

3. Subject property addresses: See Exhibit B

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

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

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

7. The real property to be rezoned is owned in fee simple by See Exhibit B as evidenced in deed from (date) See Ex B recorded in DB: \_\_\_\_\_ PG: \_\_\_\_\_ in the Gaston County Registry

8. The real property for which the above request is sought is located on the South side of W. Franklin Blvd. between Shannon Bradley Rd. and \_\_\_\_\_ having a frontage of 554 +/- feet and depth of 912 +/- feet and acreage of 16.31 Trakas Blvd.

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

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

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

12. Name and address of applicant: Crowders Creek Commons, LLC c/o Julie Lowe  
2820 Selwyn Avenue, Suite 650, Charlotte, NC 28209  
Telephone #: 704-774-7175 E-mail address: rockwellinvest2@gmail.com

13. Interest in subject realty: Contract interest

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

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

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

If yes, please explain Not to Applicant's Knowledge

16. Name and address of person to present item at public hearing: Julie Lowe  
2820 Selwyn Avenue, Suite 650, Charlotte, NC 28209  
Telephone number: 704-774-7125 Email: rockwellinvest2@gmail.com

\*\*\*\*\*

I, Julie Lowe, certify that I have read the information provided in the public hearing information package on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. See Attached Signature Page

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

\_\_\_\_\_  
See Attached Signature Page  
\_\_\_\_\_  
\_\_\_\_\_

\* Applicant is currently conducting a title search

**Exhibit A to Rezoning Application**  
**Filed by Crowders Creek Commons, LLC**

**Rezoning Request**

Applicant is requesting the rezoning of an approximately 16.31 acre site located on the south side of West Franklin Boulevard between Shannon Bradley Road and Trakas Boulevard from the C-3 and I-2 zoning districts to the Planned District (PD) – RRDD zoning district to accommodate a residential community on the site that would contain single family attached dwelling units and/or single family detached dwelling units. The site is comprised of those tax parcels identified on Exhibit B to the Rezoning Application.

**Exhibit B to Rezoning Application**  
**Filed by Crowders Creek Commons, LLC**

**Rezoning Site Property Owners Information and Property Information**

**Tax Identification Nos. 138076, 138077, 138099, 138101, 138080, 138090, 138089, 138079 and 138078**

Property Owners: Dean A. Putnam, Geraldine H. Putnam and Martha P. Smith

Property Addresses: 3001 West Franklin Boulevard, Gastonia, NC 28052  
2941 West Franklin Boulevard, Gastonia, NC 28052  
2927 West Franklin Boulevard, Gastonia, NC 28052  
2915 West Franklin Boulevard, Gastonia, NC 28052

Owners' Address: 1126 Acorn Drive, Gastonia, NC 28052

Tax Identification Nos. 138076, 138077, 138099, 138080, 138090, 138079, and 138078:

Deed from Martha P. Smith, as Executrix of the Estate of Virginia Marie Putnam; Martha P. Smith, unmarried; Dennis Putnam and wife, Lynn Putnam; and Dean A. Putnam and wife, Deanie Putnam, recorded in Deed Book 5369 at Page 2417

Tax Identification No. 138101:

Deed from Dennis Alva Putnam and wife, Lynn Putnam, recorded in Deed Book 3916 at Page 0005

Tax Identification No. 138089:

Deed from Alice Pearson Little recorded in Deed Book 4069 at Page 2337



***[Signature Page of Applicant to Rezoning Application filed by  
Crowders Creek Commons, LLC]***

**CROWDERS CREEK COMMONS, LLC**

By: Julie Lowe  
Name: Julie Lowe  
Title: Managing Member

**Mailing Address:**

c/o Julie Lowe  
2820 Selwyn Avenue, Suite 650  
Charlotte, NC 28209

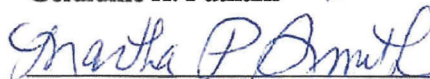
Phone: 704-774-7175

Email: rockwellinvest2@gmail.com

***[Signature Page of Property Owners (138076, 138077, 138099, 138101, 138080, 138090, 138089, 138079, 138078), Dean A. Putnam, Geraldine H. Putnam and Martha P. Smith, to Rezoning Application filed by Crowders Creek Commons, LLC]***

  
Dean A. Putnam

  
Geraldine H. Putnam

  
Martha P. Smith

Mailing Address:

1126 Acorn Drive  
Gastonia, NC 28052

Phone: \_\_\_\_\_

Email: \_\_\_\_\_