



**Gastonia Planning Commission  
Meeting Schedule  
January 4th, 2024**

**5:00 DINNER**

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

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

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

**ITEM 1d: Approval of December 7th, 2023 Minutes**

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

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

**Staff Presentation: Jason Thompson, ACIP – Planning Director**

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

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

**Staff Presentation: Jason Thompson, AICP – Planning Director**

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

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

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

**ITEM 5: Public Hearing – 423 Norment Avenue (File #202300411)**

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

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

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

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

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

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- The Gastonia City Council will hold a Public Hearing for the text amendment request at the **January 16<sup>th</sup>, 2024** meeting.

**Staff Presentation: Jason Thompson, AICP – Planning Director**

**ITEM 7: Approval of 2024 GPC Public Hearing Schedule**

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

**ITEM 8: OTHER BUSINESS**

**ITEM 9: ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

January 16<sup>th</sup> & February 6<sup>th</sup> – City Council Meeting – 6:00 p.m.

February 8<sup>th</sup> – Planning Commission Meeting – 5:30 p.m.

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

## **Gastonia Planning Commission December 7, 2023 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, December 7, 2023, in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

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

Absent: Commissioners Jim Stewart and Chad Ghorley

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

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

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

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

None of the Commissioners received any contacts.

### **Item 1d: Approval of November 9th, 2023 Meeting Minutes**

Commissioner Gallant made a motion to adopt the November 9<sup>th</sup> minutes as presented and Commissioner Silverman seconded the motion. The motion unanimously passed (5-0).

### **Item 2: Public Hearing (Continued) – Delmont Court (File #202300273)**

Subject hearing involves a request to rezone approximately 1.43 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RMF CD (Residential Multi-family – Conditional District). The subject property is located at the intersection of Delmont Court and Edgewood Road and is owned by RYSM Investments, LLC

Chair Ferguson recognized Maddy Gates, Senior Planner, for staff presentation. The zoning map was displayed. Ms. Gates noted that this is a continued item from the November Planning Commission meeting. She stated the property currently consists of an existing apartment development that was built in 1970 and has 16-units. She noted that the request was to rezone the entire parcel to RMF CD, Residential Multi-family, for the purpose of adding six additional units, making it a total of 22-units. The site plan from the November meeting was displayed. Ms. Gates explained the previous concerns for a lack of parking. The revised site plan was then displayed and further explained. She shared that the new site plan had added 10 parking spaces, making a new total of 36. Ms. Gates stated that there are no other changes to the plan. She shared the request is consistent for residential uses according to the 2025 Future Land Use Map and that staff is recommending approval.

With no questions for staff, Chair Ferguson recognized Josh Shope, 1417 Wandering Way Drive, Charlotte, NC. Commissioner Chapman asked Mr. Shope how he took into account the concerns from the public that arose at the November meeting. Mr. Shope replied that the sidewalk on Edgewood Road was removed due to safety concerns and that additional parking was added for the new building. He explained further that each apartment building now has their own separate parking.

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

### **Item 3: Public Hearing – Prime Gastonia, 2024 Redbud Drive (File #202300272)**

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

Chair Ferguson recognized Jason Thompson, Planning Director, for staff presentation. The zoning map was displayed. He stated the request was to O-1 CD, Office, for an independent living center. Mr. Thompson explained that an independent living center is an age targeted facility which provides services such as congregate meals and transportation services to its residents. The site plan was displayed. Mr. Thompson stated the facility would have a maximum of 145 units and the access is located off of Redbud Drive. He further explained the conditions of approval and stated that the City Traffic Engineer is present for any questions. Mr. Thompson again referenced the zoning map and discussed the context of the surrounding area which is mainly residential with commercial clustering. The proposed conceptual elevations were presented. Mr. Thompson discussed the design standards in the Unified Development Ordinance and how they relate to the elevations. He stated staff is recommending approval as presented.

## **Gastonia Planning Commission December 7, 2023 Meeting Minutes**

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Commissioner Gallant asked if additional traffic information for the site and development could be provided. The City Traffic Engineer, Cory Steiss, stated that the development was required to do a Traffic Technical Memorandum (TTM), which was still under review. He explained the draft improvements from City staff which includes the addition of a N/E extended merge lane, a turn lane into the site, and two exit lanes out of the site. He explained the improvements were for concerns on level of service and safety and that the City is waiting for NCDOT to review. Commissioner Silverman asked Mr. Steiss what the timeline was for NCDOT to finalize their review. Commissioner Silverman also stated that the shown speed limit on Redbud Drive is 35 miles per hour but shared that people drive much faster and that it is a concern. Mr. Steiss responded that the date for the NCDOT review is likely December 17<sup>th</sup> - 19<sup>th</sup>. He also noted that the improvements shown are all that can be provided from the City's requirements and code.

Commissioner Harris asked Mr. Steiss if there is anything from a traffic standpoint that can require two entrances. Mr. Thompson replied that it is based on fire code and unit count. He indicated in this case, the building will have fire sprinklers throughout which allows one entrance per fire code.

With there being no questions for staff, Chair Ferguson recognized Brett Massey, 3335 Misty Hollow Court, Graham, NC. Mr. Massey shared general background information on the Prime Independent Living company. He shared other facilities they have in Myrtle Beach and Knoxville, Tennessee. Mr. Massey shared the details of the feasibility study that was conducted for this site, showing that there was a need for senior housing. He also noted the Redbud site was a good location for their project due to close proximity of commercial, retail, and other services. He discussed the two neighborhood meetings that were held and shared that there were concerns from residents on Redbud traffic. Mr. Massey explained the by-right option for RS-12 zoning and the average trip counts for both uses. He indicated, the independent living center would have a low impact on traffic.

With there being no questions for staff, Chair Ferguson recognized Brandon McKoy, 4524 Rillview Court, Gastonia, NC. Mr. McKoy stated he was the pastor of New Hope Baptist Church. He shared he was in support of the rezoning petition for an independent living center. Mr. McKoy stated on behalf of the church and its mission, a senior living facility was the best use of the church land. He explained how the proposed use aligned with the values of the church as well as the existing neighborhood. Mr. McKoy indicated that the members of the church voted almost unanimously in support of the independent living center. Additionally, he shared that the initial request was for 16 acres of church property, but the 8 acres worked better as the church could now keep their ball fields.

Commissioner Silverman asked Mr. McKoy if the proposed facility was considered more to be assisted living rather than independent living. Mr. McKoy responded that the facility provides several services including sensors in rooms, congregate meals, and concierges. Mr. McKoy indicated that additional details would be better answered by the Prime representatives. Commissioner Chapman asked Mr. McKoy if the church had considered a second access from the parking lot to the proposed facility. Mr. McKoy replied that the entire church parking lot would have to be redone if that were the case, which was not their intentions.

Chair Ferguson recognized Debra Maynard, 2015 Ayrley Town Boulevard, Charlotte, NC. Ms. Maynard shared that she is the President of Operations for Prime. She responded to Commissioner Silverman's question, stating that they do not provide on-site care of any kind. She clarified and discussed the types of services that are provided such as 24-hour concierges, housekeeping, activities, scheduled transportation, communal meals, and maintenance. Further, she stated that if the residents own care cannot be coordinated by them personally, they cannot live at this type of facility. Ms. Maynard stated most residents do have their own cars and that the average age is 77-82 years old. Commissioner Silverman stated he understood the facility and the mission but that it is a matter of logistics and the site. Ms. Maynard, noted that other similar properties in the Gastonia area, have a 12-year wait list.

Commissioner Harris asked Ms. Maynard if there are grandkids or family members under the age of 55 that are allowed to live there. Ms. Maynard responded that anyone under 55 cannot live there. She stated guests or family members are allowed to stay up to 30 days a year. Commissioner Harris asked staff if the required TTM will also include a full Traffic Impact Analysis (TIA). Mr. Steiss explained the differences between a TTM and a TIA. He noted that a TIA would not be required for this site because it did not meet the 1,000 daily trips threshold. Mr. Steiss noted that a TTM was required due to the existing traffic concerns on Redbud Drive. Commissioner Harris asked staff what intersections were studied. Mr. Steiss replied it was Pamela Street and the Redbud – New Hope intersection.

Ms. Maynard further explained details of the facility, including the personal living quarters, activities, events, transportation services, and security. Chair Ferguson asked Ms. Maynard when completion of

## **Gastonia Planning Commission December 7, 2023 Meeting Minutes**

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the facility would be. Ms. Maynard said the typical construction timeline is 18 months. Commissioner Harris asked what the expected age range would be in Gastonia. Ms. Maynard responded that they would expect residents in the 70s age range.

Commissioner Chapman asked Ms. Maynard how early after opening, they would expect full capacity. Ms. Maynard replied typically a year but hopefully faster. Commissioner Chapman asked if the other Prime facilities in Myrtle Beach and Knoxville only had one entrance. Ms. Maynard replied "Yes", and it has not been an issue.

Chair Ferguson recognized Walter Kimble, 2769 Independence Way, Gastonia, NC. Mr. Kimble shared that he is a member of the New Hope Baptist church and that he is in support of the project. He stated several of applications and offers were made on the church property but this project is the only one they actually considered. Mr. Kimble also discussed traffic concerns and shared that he thought this use was the least impactful. Commissioner Silverman asked Mr. Kimble if there would be clergy staff or church outreach at the Prime facility. Mr. McKoy replied "Yes", that the church would like to interact with the Prime residents in the future.

Chair Ferguson recognized Eric Elliot, 410 Deerwood Drive, Gastonia, NC. Mr. Elliot shared that he lives in the neighborhood across the street. He explained that he liked the project but had traffic concerns. Mr. Elliot shared the original site plan which was 16 acres and had frontage on S. New Hope Road and Redbud Drive. He stated the 16 acres would have been much better to have another access. Additionally, he shared that Redbud Drive and Pamela Street are dangerous and accident prone. Mr. Elliot also stated that a left turn out of the proposed site would be impossible. He expressed concern for only having one access into the site and shared that he believes the Planning Commission decision should wait until the full TTM report is finalized.

Mr. Massey referenced the comments from Mr. Elliot. Mr. Massey stated the original request was for 16 acres but after studying the soils and the additional costs, Prime could not afford the full 16 acres. He stated he agreed to the TTM and all future mitigations but it would not have been feasible to add an additional road and land. Commissioner Chapman asked Mr. Massey if there can be any coordination with the church to have an access on S. New Hope Road. Commissioner Chapman shared traffic and safety concerns. Mr. Massey replied that the costs would not be feasible and it would kill the project. Commissioner Harris asked Mr. Massey, if NCDOT came back and required two accesses, what would happen. Mr. Massey replied that he would have to try and negotiate again with the church and most likely raise the costs of rent. Commissioner Chapman asked Mr. McKoy about connection to the church parking lot. Mr. McKoy replied that the parking lot is already being used as a cut through for people and a connection would make it significantly worse. He noted that a right-turn lane is planned to be added on New Hope which may help.

Chair Ferguson asked Mr. Thompson if a finalized traffic report would be helpful in this case and available within the next few weeks. Mr. Thompson replied "Yes". He shared information on by-right options in RS-12 and the low traffic count the project would produce. Commissioner Silverman made a motion to close the public hearing. Commissioner Chapman seconded the motion. The motion to close the public hearing was unanimously passed (6-0).

Commissioner Silverman brought discussion amongst the Commissioners to continue this item to the January 4<sup>th</sup> Planning Commission meeting. He stated due to outstanding information from the traffic report, he feels a final vote cannot yet be made. Chair Ferguson stated she was in agreement with Commissioner Silverman.

Commissioner Chapman made a motion to continue this item to the January 4<sup>th</sup>, 2024 Planning Commission meeting. Commissioner Silverman seconded the motion. Commissioner Gallant discussed with Commissioners how the traffic report would impact their decision. He added that the Commission should be careful to add additional conditions which may make the project not feasible. Discussion ensued amongst the Commissioners in regards to traffic. Assistant City Attorney, Charles Graham, noted that the role of the Commission is not to re-design the project. He also indicated that the applicant and developer will be required to provide all mitigations from the TTM or it does not get built. The Commissioners discussed the process of continuing an item when information is outstanding.

With no further discussion, the motion to continue this item to the January 4<sup>th</sup> meeting was unanimously passed (6-0).

### **Item 4: Public Hearing – 1750 Rankin Lake Road (File #202300457)**

Subject hearing involves a request for an I-2 SUP (General Industrial - Special Use Permit) for approximately 242.66 acres. The subject property is located at 1750 Rankin Lake Road, west of Gastonia Dallas Highway and is owned by the City of Gastonia.

## **Gastonia Planning Commission December 7, 2023 Meeting Minutes**

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Due to the quasi-judicial matter of the special use permit hearing, Planning Tech, Jalen Nash, administered the oath to all speakers for Item 4.

Chair Ferguson opened the public hearing and recognized Jordan Tubbs, Senior Planner, for the purpose of staff presentation. The zoning map was presented. Mr. Tubbs stated that the City of Gastonia is the property owner and the applicant is Gaston County Community College. He shared that the request is for a special use permit for the Rankin Lake Pistol and Firing Range for an additional training facility and new parking lot. Mr. Tubbs discussed surrounding zoning and uses. The proposed site plan was displayed. Mr. Tubbs shared the proposed finding of facts prepared by the applicant. He stated that the request was consistent with the finding of facts and that staff was recommending approval as presented. Finally, he noted that the applicants are present if additional information is needed.

Chair Ferguson recognized Jason Dolan, 610 E. Morehead St., Charlotte, NC. Mr. Dolan indicated he affirms the oath. He shared that the entirety of the parcel is 242 acres, but their site is only 2.5 acres for the addition of a training facility. Mr. Dolan shared that parking is also going to be added.

Chair Ferguson recognized Mack Millen, 201 Highway 321, Dallas, NC. Mr. Millen indicated he affirms the oath. He shared that he is present on behalf of Gaston College and is the Facilities Director. Mr. Millen shared the request is for a de-escalation training center which is currently partnered with the City of Gastonia. He shared the intent is to continue and enhance training for law enforcement. Commissioner Silverman asked Mr. Millen what the timeline would be for this facility to open. Mr. Millen replied that they are currently working with the State and will do a Request for Proposal (RFP) for general contractors, but he was unsure. Commissioner Chapman asked if the site is 2.5 acres. Mr. Millen replied "Yes", and discussed how all the land of the parcel is broken up. Mr. Millen also shared that they are partnering with the City to pave the road in question.

Chair Ferguson recognized Joe Humphrey, 1000 W. Morehead, Charlotte, NC. Mr. Humphrey indicated he affirms the oath. Mr. Humphrey noted that they anticipate end of construction to be the end of 2024. Commissioner Harris asked what the make-up of the building will be. Mr. Humphrey responded that it is a pre-manufactured steel building which will hold all ballistics within. He further noted, he designed the infrastructure but not the actual building. Mr. Humphrey noted that the intent is to allow for a network throughout all facilities on-site and he did a similar project in Charlotte.

With no further discussion, Commissioner Silverman made a motion to approve the request as presented with the statement of consistency and reasonableness and in consideration with the findings of facts. Commissioner Harris seconded the motion. The motion to approve the request as presented unanimously passed (6-0).

### **Item 5: Other Business**

Mr. Thompson shared updates from previous City Council items. He stated two text amendments were approved at the November 21<sup>st</sup> City Council meeting.

### **Item 6: Adjournment**

Chair Ferguson entertained a motion to adjourn the December 7<sup>th</sup> Planning Commission meeting. Commissioner Gallant made a motion to adjourn the meeting and Commissioner Harris seconded the motion. The motion to adjourn was unanimously passed (6-0). The meeting adjourned at 7:07 PM.

Respectfully submitted,

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Jalen Nash, Planning Technician

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Kristie Ferguson, Chairwoman

**PUBLIC HEARING  
STAFF REPORT**

**File # 202300272 (Continued)**

**GPC Hearing Date: January 4th, 2024**

OWNER: New Hope Baptist Church

APPLICANT: Prime Senior Living Group, LLC.

PROPOSED ZONING ACTION: Rezoning from RS-12 to O-1 CD

LOCATION: 2024 Redbud Drive. East of the S. New Hope Road and Redbud Drive intersection (PID: Portion of 148683)

TOTAL TRACT SIZE: Approximately 24.11 acres

AREA TO BE REZONED: Approximately 8.64 acres

WARD: 1

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**EVALUATION:**

Site Description and Background

The subject property for this rezoning request consists of a portion of tax parcel 148683 for approximately 8.64 acres located east of the S. New Hope Road and Redbud Drive intersection (2024 Redbud Drive). The property is currently zoned RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and consists of the New Hope Baptist Church property.

The rezoning request is from RS-12 to O-1 CD (Office – Conditional District). O-1 CD is requested to facilitate the development of an Independent Living Center consisting of a maximum of 145 units. The overall site density is proposed to be 16.8 dwelling units per acre. The independent living center is a 55+ active adult community which provides services such as, but not limited to, communal meals and transportation services to its residents.

The new building is proposed to be three-stories, approximately 156,951 sq. ft., and located with frontage on Redbud Drive. There is one access into the site located on Redbud Drive where sidewalk and other road improvements will be required along the frontage of the property. A Traffic Technical Memorandum (TTM) was required for this development and is currently under review. The applicant will be responsible for providing all mitigations resulting from the TTM. All sidewalks, parking locations, and ingress/egress will be further reviewed by the Technical Review Committee (TRC) during the site plan review process.

The applicant is required to provide a Type B buffer along all property lines which abut single-family residential zoning to provide needed screening. The independent living center includes several active and passive open space amenities as shown on the submitted site plan. The applicant has also submitted conceptual elevations which include a three-story building. The construction shall be generally consistent with the character and details as depicted in the submitted elevations and renderings

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan and the associated use of an Independent Living Center (consisting of a maximum of 156,951 sq. ft.). The maximum unit count permitted is 145 units. Any proposed change in use will require an amendment of the conditional zoning district.
2. The applicant(s) is required to subdivide the approximate 8.64 acres included in this request from tax parcel 148683 before proceeding with the site plan review process.

3. The construction shall be generally consistent with the character and details as depicted in the submitted elevations and renderings.
4. A Traffic Technical Memorandum (TTM) has been required for this development. The applicant and/or developer will be responsible for providing all mitigations resulting from the TTM.
5. An automatic fire sprinkler system is required to be installed throughout the entirety of the new building.
6. The developer will be required to reserve 55 feet of right-of-way along Redbud Drive for a recommended 4-lane divided facility with bicycle and pedestrian accommodations identified in the adopted Comprehensive Transportation Plan (CTP).
7. All sidewalks, parking locations, and points of ingress/egress will be further reviewed by the Technical Review Committee (TRC) during the site plan review process.
8. In no instance shall the zoning conditions exempt a project from other development requirements.
9. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Adjoining properties are a combination of residential and commercial land uses and zoning. To the north and east of the subject property is RS-12 zoning consisting of the Gardner woods neighborhood and the Monticello Woods neighborhood. To the west, across S. New Hope Road, is a combination of C-1 (Neighborhood Business) and C-2 (Highway Business) zoning which consists of several commercial-type uses including two gas stations, a drive through restaurant, and the Redbud Commons shopping center. Directly south are two C-1 parcels consisting of a bakery and an insurance office. Further south, is RS-12 zoning.

#### Available Public Facilities

Water and sewer are available to serve the property on Redbud Drive.

#### Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates institutional uses for the subject property which is due to the presence of the New Hope Baptist Church.

#### Conclusion

The applicant is requesting a rezoning to O-1 CD (Office – Conditional District) to facilitate the development of a 145-unit Independent Living Center. Based on the proposed use, the submitted site plan, and proposed conditions, **staff recommends that the request be approved as presented.**

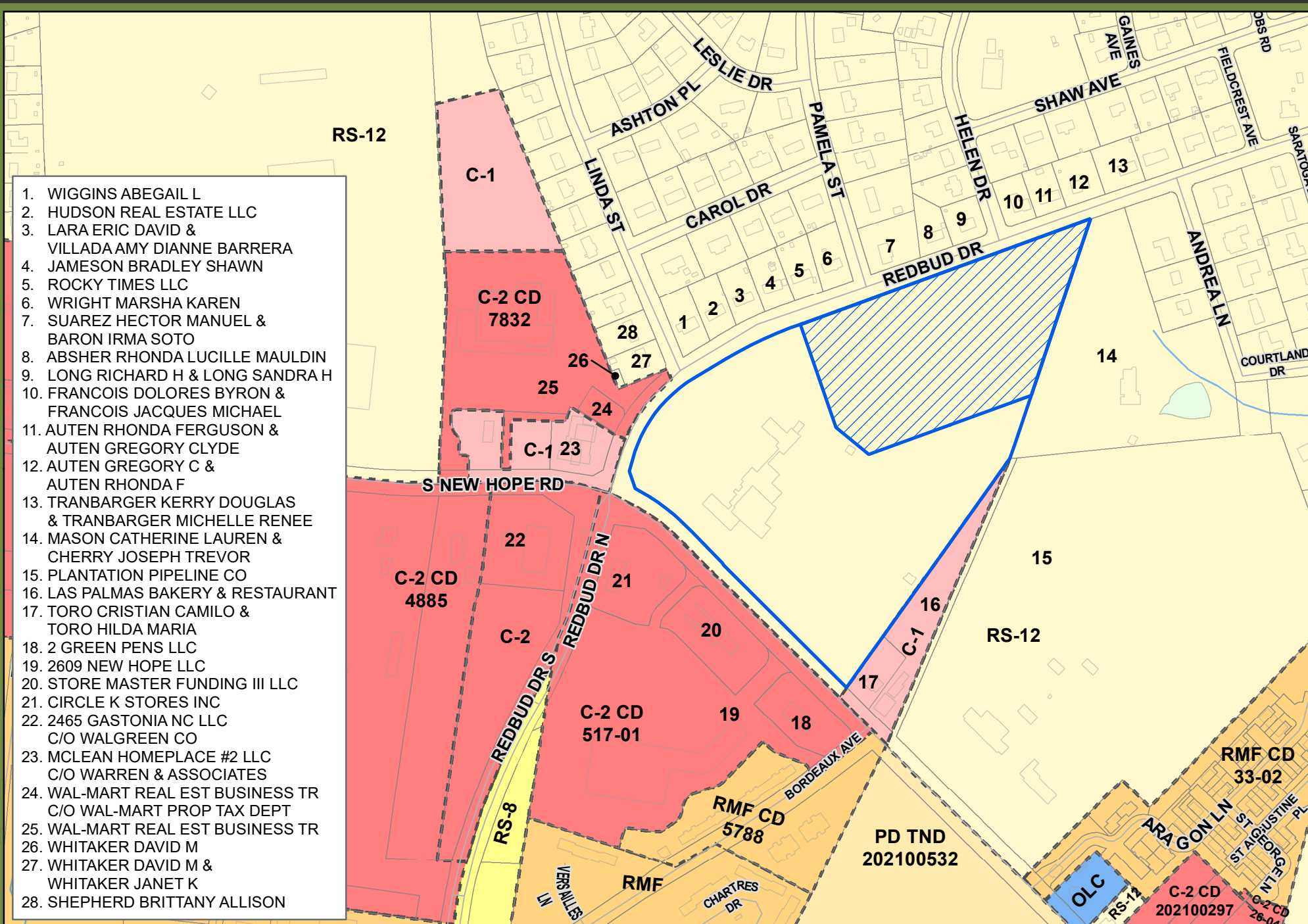


Maddy Gates, MURP  
Senior Planner

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

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





1. WIGGINS ABEGAIL L
2. HUDSON REAL ESTATE LLC
3. LARA ERIC DAVID & VILLADA AMY DIANNE BARRERA
4. JAMESON BRADLEY SHAWN
5. ROCKY TIMES LLC
6. WRIGHT MARSHA KAREN
7. SUAREZ HECTOR MANUEL & BARON IRMA SOTO
8. ABSHER RHONDA LUCILLE MAULDIN
9. LONG RICHARD H & LONG SANDRA H
10. FRANCOIS DOLORES BYRON & FRANCOIS JACQUES MICHAEL
11. AUTEN RHONDA FERGUSON & AUTEN GREGORY CLYDE
12. AUTEN GREGORY C & AUTEN RHONDA F
13. TRANBARGER KERRY DOUGLAS & TRANBARGER MICHELLE RENEE
14. MASON CATHERINE LAUREN & CHERRY JOSEPH TREVOR
15. PLANTATION PIPELINE CO
16. LAS PALMAS BAKERY & RESTAURANT
17. TORO CRISTIAN CAMILO & TORO HILDA MARIA
18. 2 GREEN PENS LLC
19. 2609 NEW HOPE LLC
20. STORE MASTER FUNDING III LLC
21. CIRCLE K STORES INC
22. 2465 GASTONIA NC LLC C/O WALGREEN CO
23. MCLEAN HOMEPLACE #2 LLC C/O WARREN & ASSOCIATES
24. WAL-MART REAL EST BUSINESS TR C/O WAL-MART PROP TAX DEPT
25. WAL-MART REAL EST BUSINESS TR
26. WHITAKER DAVID M
27. WHITAKER DAVID M & WHITAKER JANET K
28. SHEPHERD BRITTANY ALLISON

**Applicant:** Prime Senior Living Group, LLC  
**Owner:** New Hope Baptist Church  
**Planning Comm Hearing:** Dec. 7, 2023  
**Request:** RS-12 to O-1 CD  
**Ward:** 1  
**Total Tract Size:** approx. 24.11 ac.  
**Total Tract to be Rezoned:** approx. 8.64 ac.  
**Parcel ID #:** Portion of 148683

**Subject Property**

**Legend**

|  |  |  |           |
|--|--|--|-----------|
|  | AP Airport   |  | Roads     |
|  | C-1 Light Commercial                               |  | Streams   |
|  | C-2 Highway Commercial                             |  | Lakes     |
|  | C-3 General Commercial                             |  | Parcels   |
|  | CBD Central Business District                      |  | Buildings |
|  | I-U Urban Industrial                               |  |           |
|  | 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**  
**PLMAC202300272**

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 November 22, 2023.



1:4,800  
 1 inch represents 400 feet  
 Plot Date: November 13, 2023



**VICINITY MAP**  
N.T.S.

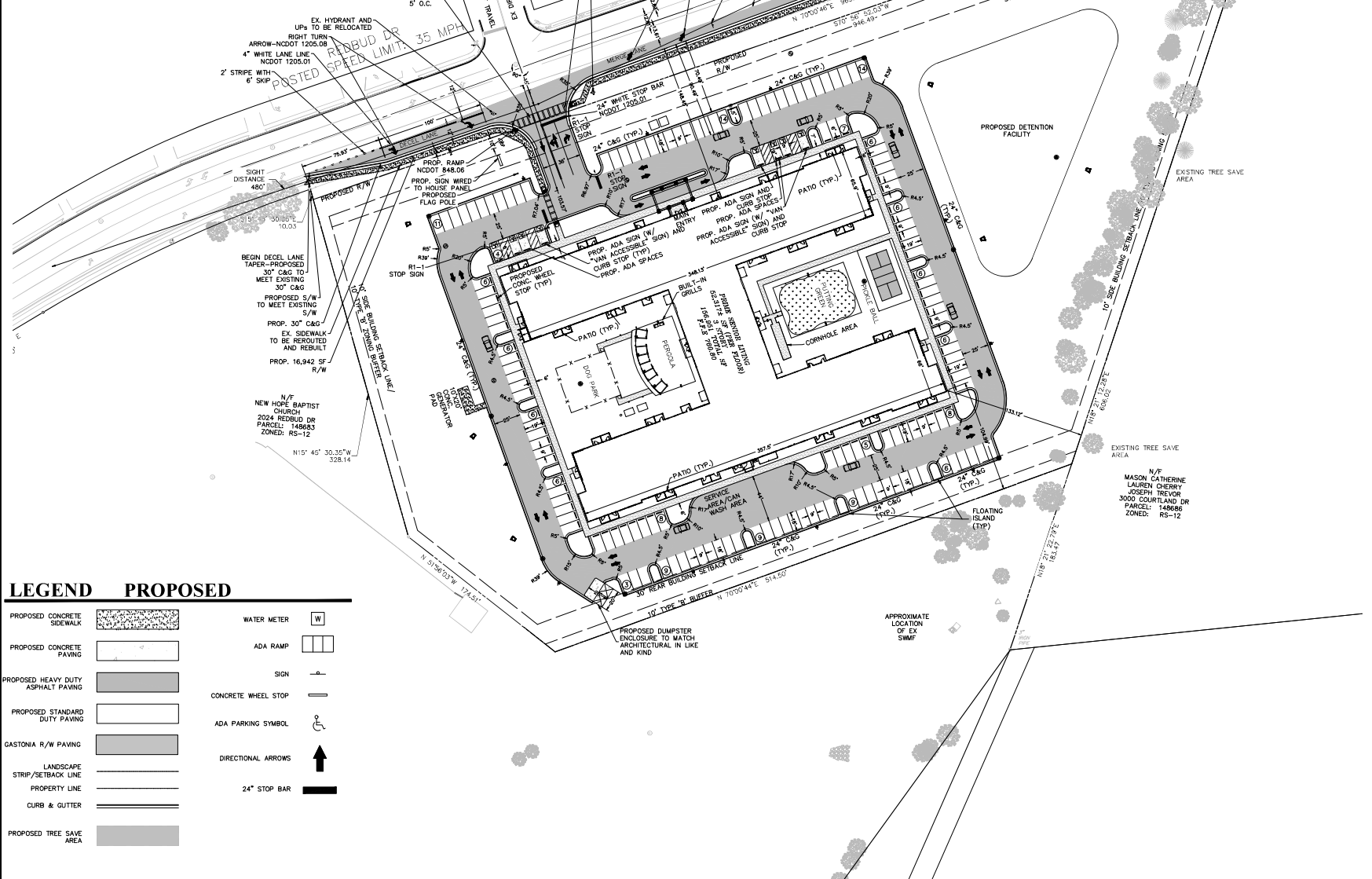
THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 3710356500J, DATED SEPTEMBER 28, 2007.

**REDBUD DRIVE  
SIGHT DISTANCE FOR STREETS & DRIVEWAYS**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAY FOR SENIOR PRIME LIVING IS DESIGNED WITH ADEQUATE SIGHT DISTANCE FOR THE DRIVEWAY INTERSECTION PER AASHTO CHAPTER 9 FOR AT GRADE INTERSECTIONS.

REDBUD DR  
SPEED LIMIT: 35 MPH  
REQUIRED SIGHT DISTANCE LEFT: 480' SIGHT DISTANCE RIGHT: 480'

DATE: 11/24/23



**SITE NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE LORNING COMPANY, 14 FLOORS, WESLEYAN & TAYLOR CIVIL CONSULTING ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR INCONSISTENCIES IN SURVEYED AND ACTUAL FEATURES.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
7. ALL STRIPPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE-YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. NO SWALES, RETAINING WALLS, STORMWATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS.
19. ALL STRIPING WITHIN RIGHT OF WAY SHALL BE THERMOPLASTIC.

**DEVELOPER**  
PRIME SENIOR LIVING GROUP, LLC  
2015 AYRSLEY TOWN BLVD.  
CHARLOTTE, NC 28273

**ENGINEER**  
CIVIL CONSULTING ENGINEERS, INC.  
211 E. MAIN ST.  
CANTON, GA 30114  
CONTACT: CODY BOOMER  
PHONE: 678-717-7500

**OWNER**  
NEW HOPE BAPTIST CHURCH  
S. NEW HOPE RD  
GASTONIA, NC 28054

**BUILDING DATA**

|                                | WITHOUT R/W TAKE | WITH R/W TAKE   |
|--------------------------------|------------------|-----------------|
| GROSS FLOOR AREA:              | 156,861 SQ. FT.  | 156,861 SQ. FT. |
| BUILDING COVERAGE:             | 141,709          | 143,628         |
| MAX BUILDING HEIGHT (BY CODE): | 45 FEET          | 45 FEET         |
| BUILDING HEIGHT:               | 3 STORIES        | 3 STORIES       |

SETBACKS FOR O-1 WILL BE 30 FT. IN THE FRONT (CAN BE REDUCED TO 15 FT. IF THERE ARE NO DRIVEWAYS OR PARKING), 10 FT. ON THE SIDES, AND REAR IS 20 FT. (PLUS AN ADDITIONAL 10 FT. IS ABUTTING A RESIDENTIAL ZONE). THE MINIMUM LOT WIDTH AT THE FRONT SETBACK IS 70 FT.

| DIRECTION | REQUIRED SETBACK | PROVIDED SETBACK |
|-----------|------------------|------------------|
| SIDE (E)  | 10 FEET          | SEE PLAN         |
| REAR (N)  | 30 FEET          | SEE PLAN         |
| SIDE (W)  | 10 FEET          | SEE PLAN         |
| FRONT (S) | 30 FEET          | SEE PLAN         |

**SITE DATA**

| DIRECTION | CURRENT ZONING | CURRENT USE |
|-----------|----------------|-------------|
| NORTHEAST | RS-12          | RESIDENTIAL |
| SOUTHEAST | C-1            | COMMERCIAL  |
| SOUTHWEST | C-2 CD         | COMMERCIAL  |
| NORTHWEST | C-2 CD         | COMMERCIAL  |

|   | WITHOUT R/W TAKE           | WITH R/W TAKE              |
|---|----------------------------|----------------------------|
| SITE AREA:                                  | 8.64 ACRES                 | 8.26 ACRES                 |
| IMPERVIOUS AREA: ±153,284 SQ. FT. (3.52 AC) | ±153,284 SQ. FT. (3.52 AC) | ±153,284 SQ. FT. (3.52 AC) |
| BUILDING FOOTPRINT:                         | ±53,317 SQ. FT.            | ±53,317 SQ. FT.            |
| VA/SIDEWALK/AMENITIES:                      | ±100,947 SQ. FT.           | ±100,947 SQ. FT.           |
| PROPOSED UNIT COUNT:                        | 145 UNITS                  | 145 UNITS                  |
| REQUIRED TREE SAVE AREA:                    | 1.32 ACRES                 | 1.23 ACRES                 |
| EXISTING TREE SAVE AREA:                    | 0.76 ACRES                 | 0.76 ACRES                 |
| REPLANTED TREE SAVE AREA:                   | 0.54 ACRES                 | 0.48 ACRES                 |

**PARKING DATA**

CITY OF GASTONIA:  
PARKING REQUIRED: BASED ON PROJECT AND APPROVAL BY TECHNICAL COMMITTEE.  
PARKING PROVIDED: 155 SPACES (8 ADA SPACES - 147 STANDARD)

**LEGEND PROPOSED**

|                                    |                     |          |
|------------------------------------|---------------------|----------|
| PROPOSED CONCRETE SIDEWALK         | WATER METER         | W        |
| PROPOSED CONCRETE PAVING           | ADA RAMP            | [Symbol] |
| PROPOSED HEAVY DUTY ASPHALT PAVING | SIGN                | [Symbol] |
| PROPOSED STANDARD DUTY PAVING      | CONCRETE WHEEL STOP | [Symbol] |
| GASTONIA R/W PAVING                | ADA PARKING SYMBOL  | [Symbol] |
| LANDSCAPE STRIP/SETBACK LINE       | DIRECTIONAL ARROWS  | [Symbol] |
| PROPERTY LINE                      | 24" STOP BAR        | [Symbol] |
| CURB & GUTTER                      |                     |          |
| PROPOSED TREE SAVE AREA            |                     |          |

**Civil Consulting Engineers, Inc.**

211 E. MAIN STREET  
CANTON, GA 30114  
678-462-4072  
NC FIRM# C-5080  
CivConcEng@cingengineers.net

STAMP

PRIME SENIOR LIVING

GASTONIA, NC 28056

PRIME SENIOR LIVING

SAN DIEGO, CA 92130

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

OTHER PROJ. #:

CCE DWG. #:

CCE PROJ. #: 2023-015

ISSUE DATE: 11/24/23

SHEET NAME:

**SITE PLAN**

SHEET NO:

**C1**

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CIVIL CONSULTING ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CIVIL CONSULTING ENGINEERS, INC.









## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

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

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

1. Identify the request (example: rezone from RS-12 to OLC CD or SUP; etc.):  
Rezone from RS-12 to O-1 CD

---

*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.*

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2. Gaston County Tax Identification Number(s): 148683 Partial

3. Subject property addresses: 2024 REDBUD DR., GASTONIA, NC 28056

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

See attached Deed. Current Site has New Hope Baptist Church Structure. The proposed parcel being subdivided will contain approximately 8.64 acres which comprises of vacant property along with a playground and baseball playing field. Parcel is bordered by S. New Hope Rd. and Redbud Dr.

5. Complete legal description by metes and bounds of said realty is attached to the application (a **copy of the deed** is sufficient). See attached Deed with Legal Description.
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? Y E S

7. The real property to be rezoned is owned in fee simple by New Hope Baptist Church as evidenced in deed from (date) December 20, 1961 recorded in DB: 0800 PG: 0271 in the Gaston County Registry
8. The real property for which the above request is sought is located on the south side of Redbud Dr. between Redbud Dr. and S. New Hope Rd. having a frontage of approx. 1,190 ft., depth of approx. 1,655 ft. and acreage of approx. 8.64 acres.
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).

Owner: New Hope Baptist Church, 2024 Redbud Dr., Gastonia, NC 28056

Mailing Address: S. New Hope Rd., Gastonia, NC 28054(As Listed on Tax Information Gaston County)

12. Name and address of applicant:

Prime Senior Living Group, LLC

2015 Ayrslay Town Blvd. Suite 202, Charlotte, NC 28273

Telephone #: 336-675-4494 E-mail address: bmassey@primeindependentliving.com

13. Interest in subject realty: Develop Three (3) Story Independent Living Community, comprising of 145 one(1) and two(2) bedroom apartments, along with commons spaces.
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
15. Has this property previously been subject to any of the following (please add case # and date)?
  - Conditional Use Permit NO
  - planned unit development NO
  - subdivision ordinance NO
  - Planned Residential Development NO
  - Other Conditional District NO

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

\_\_\_\_\_

\_\_\_\_\_

16. Name and address of person to present item at public hearing: To Be Determined by 8/18/2023  
Applicant's Resubmittal Deadline

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

\*\*\*\*\*

I, Joel Locker, certify that I have read the information provided in the public hearing information package on the 9th day of July, 2023.

I, William Grice, certify that I have read the information provided in the public hearing information package on the \_\_\_\_\_ day of \_\_\_\_\_, 207/9/2023.

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

Joel Locker (CEO of Prime Independent Living) Prime Senior Living Group, LLC

DocuSigned by:

William Grice New Hope Baptist Church \_\_\_\_\_

D93CEDABACC84BA...

\_\_\_\_\_



**PUBLIC HEARING  
STAFF REPORT**

**File # 202300400**

**GPC Hearing Date: January 4th, 2024**

OWNER: Judy Ramkissoon

APPLICANT: Oz Realty, LLC.

PROPOSED ZONING ACTION: Rezoning from RS-12 & RS-8 to PD-RRDD

LOCATION: West of Shannon Bradley Road, adjacent to Northwynn Road and Colebrook Drive (PIDs: 152925, 152927)

TRACT SIZE: Approximately 21.14 acres

WARD: 6

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**EVALUATION:**

Site Description and Background

The subject property for this rezoning request consists of two tax parcels, currently zoned RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and RS-8 (Single-family Residential). The site is located on the western side of Shannon Bradley Road, adjacent to Northwynn Road and Colebrook Drive (841 Shannon Bradley Road). There are two existing single-family residences located on the property. All other areas are vacant and wooded.

The applicant is requesting to rezone to PD-RRDD (Planned Development – Revised Residential Development District) to facilitate a single-family attached residential development consisting of a maximum of 131 townhomes. The overall site density is 6.39 dwelling units per acre. As proposed, there are 119 rear loaded townhomes and a maximum of 12 front loaded townhomes permitted. There are two access points into the site located off of Northwynn Road and Colebrook Drive. Sidewalk and other road improvements will be required only within and along the subject property. A Traffic Impact Analysis (TIA) is required for the proposed project and the developer will be responsible for providing all mitigations resulting from the TIA. All street cross sections, points of ingress/egress, sidewalk and parking locations will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review process.

Along the eastern property line, the applicant has agreed to provide a Type A buffer, as shown on the site plan, to provide screening from residential rear yards along Belfast Drive. The development includes several pockets of common open space dispersed throughout. Additional details of the improved open space will be required and reviewed as part of the preliminary plat process. The applicant has submitted conceptual elevations which include rear loaded and front loaded products and has agreed to limit the height of all residential structures to two-stories (40 feet).

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 131 single-family attached (townhome) units. As shown, a maximum of 12 front loaded townhome units are permitted, the rest of the townhomes units are to be rear loaded.
2. A Traffic Impact Analysis (TIA) will be required and must be completed prior to the subdivision plan review process. The developer will be responsible for providing all mitigations resulting from the TIA.
3. Street cross sections, points of ingress/egress, parking locations, internal traffic calming, sidewalks and other road improvements to be finalized during the preliminary plat and subdivision review process.

4. The developer is required to dedicate a 30-foot easement for a multi-use path (MUP) located in the northern end of the subject property. A fee-in-lieu is required for construction of said trail and must be paid upon the recordation of the first final plat.
5. Additional details of the improved open space are required to be provided in an open space plan during preliminary plat and construction document review. Final open space design and details to be determined during subdivision plan review.
6. Construction shall be generally consistent with the character and details as depicted in the submitted elevations. Construction materials shall consist of a combination of brick, stone, or other masonry product and any variation of fiber cementitious siding and/or vinyl. If vinyl siding is used, 20% of the front facades for each townhome unit must include masonry elements of brick, stone, or other similar masonry-type product.
7. The height of all residential structures shall be limited to two stories (40 feet).
8. The developer has agreed to provide a Type A buffer along a portion of the eastern property line, as depicted on the attached site plan.
9. In no instance shall the zoning conditions exempt a project from other development requirements.
10. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

#### Adjoining Properties and Land Use Trends

Adjoining the proposed site is a combination of residential and industrial zoning and land uses. Directly north is a September, 2022, I-1 CD (Light Industrial – Conditional District) approval for warehousing and distribution (File 202200156). Further north is RS-12 and O-1 (Office) zoning consisting of an existing church. To the west of the subject property is two RS-12 parcels that are currently vacant and wooded. Directly east and south is RS-8 zoning consisting of single-family residential uses in the Matthew Acres neighborhood.

#### Available Public Facilities

Public water and sewer are required to be extended to serve the property. Additional Two Rivers Utilities comments will be provided during the preliminary plat and subdivision review processes.

#### Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates industrial uses for the proposed site. Due to the residential character of this area, west of Shannon Bradley Road, staff feels a residential use is more consistent and therefore, more compatible with the existing and surrounding neighborhoods.

#### Conclusion

The request includes a rezoning from RS-12 and RS-8 to PD-RRDD to facilitate a single-family attached residential development with a maximum of 131 units. Based on the 2025 Comprehensive Plan, the submitted site plan, and the proposed conditions, **staff recommends approval of the request as presented.**



Maddy Gates, MURP  
Senior Planner

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

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

I 85 HWY N

I-2

I-1 CD  
202200156

O-1

RS-12

1

2

HALLMARK DR

CRESCENT LN

RS-12

27

C-1

SPRING VALLEY DR

RMF

RS-8

WINSTON DR

MATTHEWS DR

SALEM DR

TAREYTON DR

BRIGHTINGTON LN

RMF

15

16

17

18

19

20

21

22

23

24

25

26

KILBORNE DR

DUNDEEN DR

COLEBROOK DR

1. CRP/CHI GASTONIA COMMERCE CENTER OWNER LLC
2. CAROLINA CONF CHRISTIAN M.E. \* C/O JOHNNY SEARIGHT
3. RENDLEMAN ANTHONY TERRELL & RENDLEMAN IDA BELL
4. BRATTON CONNIE F
5. HUGHES MILWOOD W.C. & HUGHES RHONA B
6. MCELHANEY LUCILLE C
7. LAW TAMEKA S
8. SANDERS ALLEN & WATTS DONALD
9. DUKE WELLMAN PROPERTIES LLC
10. DUKE WELLMAN PROPERTIES LLC
11. KAEKEE PROPERTIES LLC
12. GARCIA DANIEL A PAZ & HERNANDEZ KEILA
13. DANNY AND TATIANA LLC
14. KIRSTEN L FOX PROPERTIES LLC
15. WILSON MILDRED S
16. ADAMS RUTH E & ADAMS RODNEY L
17. BAXTER MARGARET
18. JAMISON CHARLES E
19. GILLRIST MLK GROUP LLC
20. DUKE WELLMAN PROPERTIES LLC
21. DUKE WELLMAN PROPERTIES LLC
22. NIVENS EDWIN LEWIS & NIVENS YVETTE H
23. YOUNG TERESAA
24. BROOKS GENEVA B
25. DUKE WELLMAN PROPERTIES LLC
26. FOSTER LINDA LOUISE
27. WIN FIVE INVESTMENTS LLC

Applicant: Oz Realty, LLC

Owner: Ramkissoon Judy

Planning Comm Hearing: January 4, 2024

Request: RS-12 & RS-8 to PD-RRDD

Ward: 6

Total Tract Size: approx. 21.14 acres

Parcel ID #: 152925, 152927



Subject Property

Legend

- AP Airport
- C-1 Light Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CBD Central Business District
- I-U Urban Industrial
- I-1 Light Industrial
- I-2 General Industrial
- 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
- City Boundary
- Floodway
- 100yr Flood Zone
- 500yr Flood Zone
- Streams
- Parcels
- Buildings

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



1:4,800  
1 inch represents 400 feet  
Plot Date: December 19, 2023  
0 100 200 400 Feet

Application  
PLMAC202300400

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 December 21, 2023.





1213 W. Morehead St. #10-150  
Charlotte, NC 28208  
P: 704.342.3103  
urban@designpartners.com

PRELIMINARY DRAWINGS  
FOR PRELIMINARY PROFESSIONAL REVIEW

Oz Realty, LLC  
Moshik Zemach

6201 Fairview Rd. STE 200  
Charlotte, NC 28210

# Shannon Bradley Townhomes

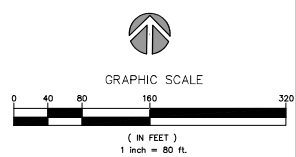
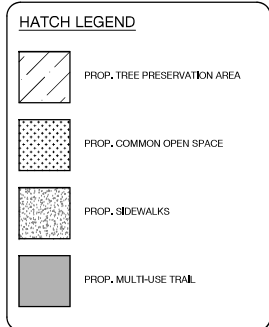
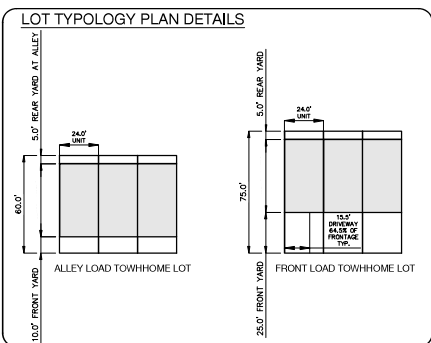
## Rezoning Site Plan

841 Shannon Bradley Road, Gastonia, NC 28052

|     |            |     |            |
|-----|------------|-----|------------|
| NO. | DATE:      | BY: | REVISIONS: |
| 01  | 11.09.2023 | UDP | Revised 01 |

Project No: 23-CLT-089  
Date: 10.09.2023  
Sheet No:

# RZ-1.0



**SITE DEVELOPMENT DATA:**

ACREAGE: +- 21.26 AC  
TAX PARCEL: 152925 & 152927  
EXISTING ZONING: RS-8, RS-12 (CITY OF GASTONIA)  
PROPOSED ZONING: PD-RD00  
EXISTING USES: SINGLE-FAMILY DETACHED  
PROPOSED USES: SINGLE-FAMILY ATTACHED TOWNHOMES  
MAX DENSITY ALLOWED: 22 UNITS PER ACRE  
PROPOSED DENSITY: 6.38 UNITS PER ACRE  
PROPOSED ALLEY LOAD: +- 119 UNITS  
PROPOSED FRONT LOAD: +- 12 UNITS  
REQUIRED PARKING: 1.5 SPACES PER UNIT

**SETBACKS:**

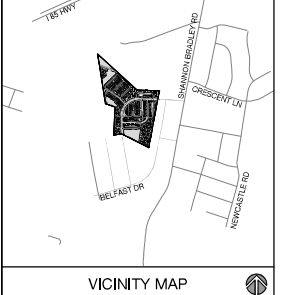
FROM PRIMARY STREET (REAR LOAD): 10'  
FROM PRIMARY STREET (FRONT LOAD): 25'  
SIDE LOT LINE: 3'  
REAR LOT LINE: 5'

**OPEN SPACE:**

REQUIRED: 2.12 AC (10%)  
PROPOSED: 2.8 AC

**TREE PRESERVATION AREA:**

REQUIRED: 3.18AC (15%)  
PROPOSED: 3.21 AC



**GENERAL PROVISIONS:**

- THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY OZ REALTY (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 21.14-ACRE SITE LOCATED WEST OF SHANNON BRADLEY ROAD AND NORTH OF COLEBROOK DRIVE, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER(S) 152925 AND 152927.
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF GASTONIA UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "PD-RD00" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE, ACCORDINGLY, THE FINAL LAYOUT, LOCATION AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATION OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD(S), LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THE REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATION SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE ORDINANCE.

**PERMITTED USES:**

- USES ALLOWED WITHIN THE REZONING AREA INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE PD-RD00 ZONING DISTRICT INCLUDING UP TO (131) SINGLE FAMILY ATTACHED RESIDENTIAL UNITS ALONG WITH ANY INCIDENTAL AND ACCESSORY USES RELATING TO AND ALLOWABLE WITHIN THE ASSOCIATED ZONING DISTRICT.
- A MAXIMUM OF 12 FRONT LOADED TOWNHOME UNITS ARE PERMITTED. ALL OTHER TOWNHOME UNITS SHALL BE REAR LOADED.

**TRANSPORTATION:**

- VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS, PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATION REQUIRED TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLAN ADJUSTMENTS AS REQUIRED BY NCDOT AND THE CITY OF GASTONIA FOR APPROVAL.
- A TRAFFIC IMPACT ANALYSIS (TIA) WILL BE REQUIRED AND MUST BE COMPLETED PRIOR TO THE SUBDIVISION PLAN REVIEW PROCESS. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING ALL MITIGATIONS RESULTING FROM THE TIA.
- STREET CROSS SECTIONS, POINTS OF INGRESS/EGRESS, PARKING LOCATIONS, INTERNAL TRAFFIC CALMING, SIDEWALKS AND OTHER ROAD IMPROVEMENTS TO BE FINALIZED DURING THE PRELIMINARY PLAT AND SUBDIVISION REVIEW PROCESS.

**ARCHITECTURAL AND DESIGN STANDARDS:**

- CONSTRUCTION SHALL BE GENERALLY CONSISTENT WITH THE CHARACTER AND DETAILS AS DEPICTED IN THE SUBMITTED ELEVATIONS. CONSTRUCTION MATERIALS SHALL CONSIST OF A COMBINATION OF BRICK, STONE, OR OTHER MASONRY PRODUCT AND ANY VARIATION OF FIBER CEMENT/EIFS, STUCCO AND/OR VINYL. IF VINYL SIDING IS USED, 20% OF THE FRONT FACADES FOR EACH TOWNHOME UNIT MUST INCLUDE MASONRY ELEMENTS OF BRICK, STONE, OR OTHER SIMILAR MASONRY-TYPE PRODUCT.
- BUILDING PLACEMENT AND SITE DESIGN OF THE SINGLE FAMILY ATTACHED BUILDINGS ON SITE SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ADJACENT PUBLIC STREETS.
  - A) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL PUBLIC STREETS.
  - B) HEIGHT OF RESIDENTIAL STRUCTURES ON SITE SHALL BE LIMITED TO TWO STORIES AT A MAXIMUM OF 40'. BUILDING HEIGHT SHALL BE MEASURED ON SITE AS DESCRIBED WITHIN THE ORDINANCE.

**AMENITIES, STREETSCAPE AND LANDSCAPING:**

- THE PETITIONER SHALL PROVIDE OPEN SPACE AND AMENITY AREAS WITHIN THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN IN THE LOCATIONS LABELED AS AMENITY AREA OR OPEN SPACE, WHICH MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, A POCKET PARK, HARDSCAPE PATIO AREAS, GRILLS, FIRE PIT, BENCHES, AND/OR PICNIC TABLES AND AMENITIZED GREEN AREA.
- THE DEVELOPER SHALL DEDICATE A 30-FOOT EASEMENT FOR A MULTI-USE PATH (MUP) LOCATED IN THE NORTHERN END OF THE SUBJECT PROPERTY. A FEED-IN-LEU IS REQUIRED FOR CONSTRUCTION OF SAID TRAIL AND MUST BE PAID UPON THE RECORDATION OF THE FIRST FINAL PLAT.
- ADDITIONAL DETAILS OF THE IMPROVED OPEN SPACE SHALL BE PROVIDED IN AN OPEN SPACE PLAN DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENT REVIEW. FINAL OPEN SPACE DESIGN AND DETAILS TO BE DETERMINED DURING SUBDIVISION PLAN REVIEW.
- A TYPE A BUFFER SHALL BE PROVIDED ALONG A PORTION OF THE EASTERN PROPERTY LINE, AS DEPICTED ON THE REZONING PLAN.

**ENVIRONMENTAL FEATURES:**

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- NO SWALES, RETAINING WALLS, OR STORM WATER MANAGEMENT SYSTEMS CAN BE LOCATED WITHIN BUFFERS.

**SIGNAGE:**

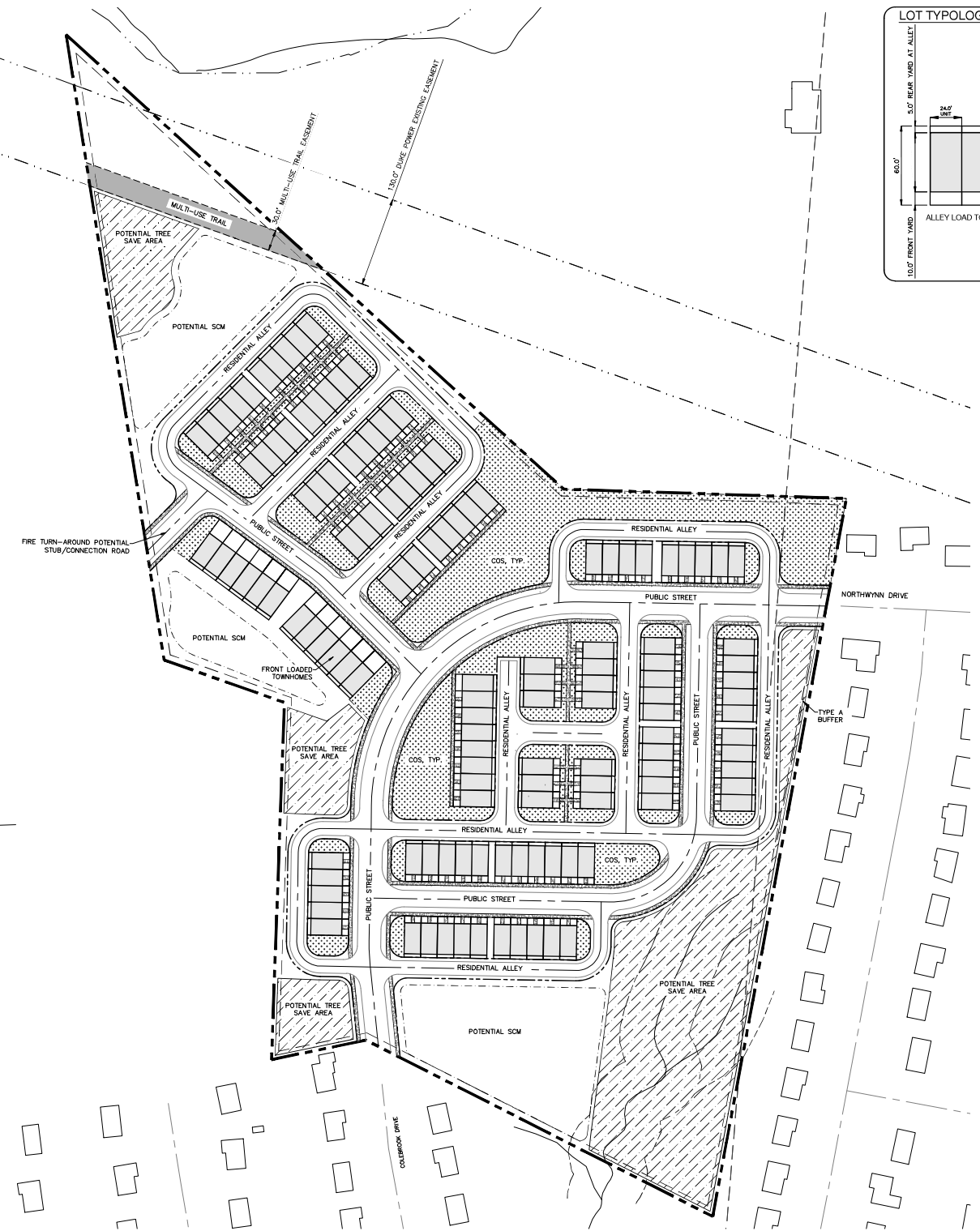
- THE PETITIONER SHALL COMPLY WITH CHAPTER 12 OF THE UNIFIED DEVELOPMENT ORDINANCE.

**AMENDMENTS TO REZONING PLAN:**

FUTURE AMENDMENTS TO THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:**

- IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.





**SITE DATA:**

|                  |                 |
|------------------|-----------------|
| PARCEL ID:       | 152925 & 152927 |
| SITE AREA:       | (21.26 AC)      |
| EXISTING ZONING: | RS-8, RS-12     |
| PROPOSED ZONING: | PD-RRDD         |
| PROPOSED USE:    | 131 UNITS       |
| OPEN SPACE:      | 2.8 AC          |
| TREE SAVE:       | 3.21 AC         |

**LEGEND:**

24' X 45' UNIT

# SHANNON BRADLEY TOWNHOMES | SITE CONCEPT





## 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 RS-8 and RS-12 to PD-RRDD for the development of a single family attached community.

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: 152925 & 152927  
 Subject property address: 841 Shannon Bradley Road

3. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business X located on the East side). Staff will erect the signs approximately 15 days prior to the meeting.  
The property is located at the end of Northwynn Road and Colebrook Drive. A white, single story, house is located on each parcel.

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 Judy Ramkissoon  
 as evidenced in deed from 12/22/2016, 1/22/2016 recorded in Deed Book 4886, 4886 at page 1788, 1790 in the Gaston County Registry.

7. The real property for which the above request is sought is located on the West side of Shannon Bradley Rd between Colebrook Dr and Northwynn Rd having a frontage of 1,053 feet and depth of 1,033 feet and acreage of 21.14.

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

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

10. If the applicant does not own the property sought to be rezoned, the names and addresses of the legal owners are listed below. The owner's names and their addresses are recorded in the Gaston County Tax Office. (Use additional sheets of paper if necessary.)  
Judy Ramkissoon  
841 Shannon Bradley Road  
Gastonia, NC 28052

11. Name and address of applicant: Oz Realty, LLC. 6201 Fairview Rd. STE 200  
Charlotte, NC 28210  
 Telephone #: (917) 474-9919 Fax #: \_\_\_\_\_  
 E-mail address: Moshik@Atlasresidential.co

12. Interest in subject realty Development

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

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

15. Name and address of person to present item at public hearing Nolan Groce/Paul Pennell  
1213 W Morehead Street, STE 450, Charlotte, NC 28208  
Telephone number (704) 334-3303

\*\*\*\*\*

I, Nolan Groce, certify that I have read the information provided in the public hearing information package on the 9 day of October, 2023.

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

Judy Ramkissoon  
\_\_\_\_\_  
\_\_\_\_\_

DocuSigned by:  
Judy Ramkissoon  
C3442E599EE0464...  
10/9/2023  
\_\_\_\_\_  
\_\_\_\_\_



**PUBLIC HEARING  
STAFF REPORT**

**File # 202300274**

**GPC Hearing Date: January 4th, 2024**

OWNER: P&G Realty Solutions, LLC.  
APPLICANT: Graham Singer  
PROPOSED ZONING ACTION: Rezoning from RS-8 to PD-RRDD  
LOCATION: 933 N. Highland Street (PID: 100852)  
TRACT SIZE: Approximately 6.42 acres  
WARD: 4

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**EVALUATION:**

Site Description and Background

The subject property for this rezoning request consists of one tax parcel, currently zoned RS-8 (Single-family Residential), located on the western side of N. Highland Street (933 N. Highland Street). There is an existing single-family residence on the southern portion of the site while the rest of the property is vacant and wooded.

The applicant is requesting to rezone to PD-RRDD (Planned Development – Revised Residential Development District) to facilitate a single-family attached residential development consisting of a maximum of 59 townhome units. The overall site density is 9.2 dwelling units per acre. In accordance with section 8.1.17 of the Unified Development Ordinance, all townhomes in the development are proposed to be rear loaded, served by a rear lane, with frontage on a public street. There is one access point into the site, proposed from N. Highland Street where sidewalk and other road improvements will be required. All street cross sections, points of ingress/egress, sidewalk and parking locations will be further reviewed by the Technical Review Committee (TRC) during the preliminary plat and subdivision review process.

In accordance with Section 8.1.17 in the Unified Development Ordinance, this development is exempt from providing open space as it is less than 10 acres in size and within a quarter-mile of the Erwin Center Community Park. The applicant has submitted conceptual elevations which show a two-story product.

Proposed zoning conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 59 single-family attached (townhome) units.
2. Construction shall be generally consistent with the character and details as depicted in the submitted elevations. Construction material shall consist of a combination of brick, stone, or other masonry product, and any variation of fiber cementitious siding. Any alternatives must be reviewed and approved by staff as part of zoning permit reviews.
3. All residential structures are limited to two-stories (40-feet) only.
4. The property included in this request is exempt from providing open space per Section 8.1.17 in the UDO as it is less than 10 acres in size and exists within a quarter mile of a public recreational facility (Erwin Center Community Park).
5. Street cross sections, points of ingress/egress, parking locations, sidewalks and other road improvements to be finalized during the preliminary plat and subdivision review process.
6. The Developer is required to dedicate 20-feet of right-of-way along the western property line for a multi-use path (MUP) as shown on the attached site plan. The path shall be constructed by the developer or a payment-in-lieu will be required, if agreed upon by the City, at the time of recordation for the first final plat.

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 the proposed site is primarily residential zoning and land uses. To the north and east is single-family residential uses zoned RS-8 in the Highland Street neighborhood. Further east is the Erwin Center Community Park. To the west of the property is RS-8 zoning as well as RMF (Residential Multi-family) zoning along N. Weldon Street. To the south is also RS-8 zoning with a small pocket of C-3 (General Business) and I-U (Urban Industrial) zoning.

#### Available Public Facilities

Water and sewer are available to serve this property.

#### Consistency with Adopted Plans

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

#### Conclusion

The request includes a rezoning from RS-8 to PD-RRDD to facilitate a 59-unit townhome development. Based on the 2025 Comprehensive Plan, the submitted site plan, and the proposed conditions, **staff recommends approval of the request as presented.**

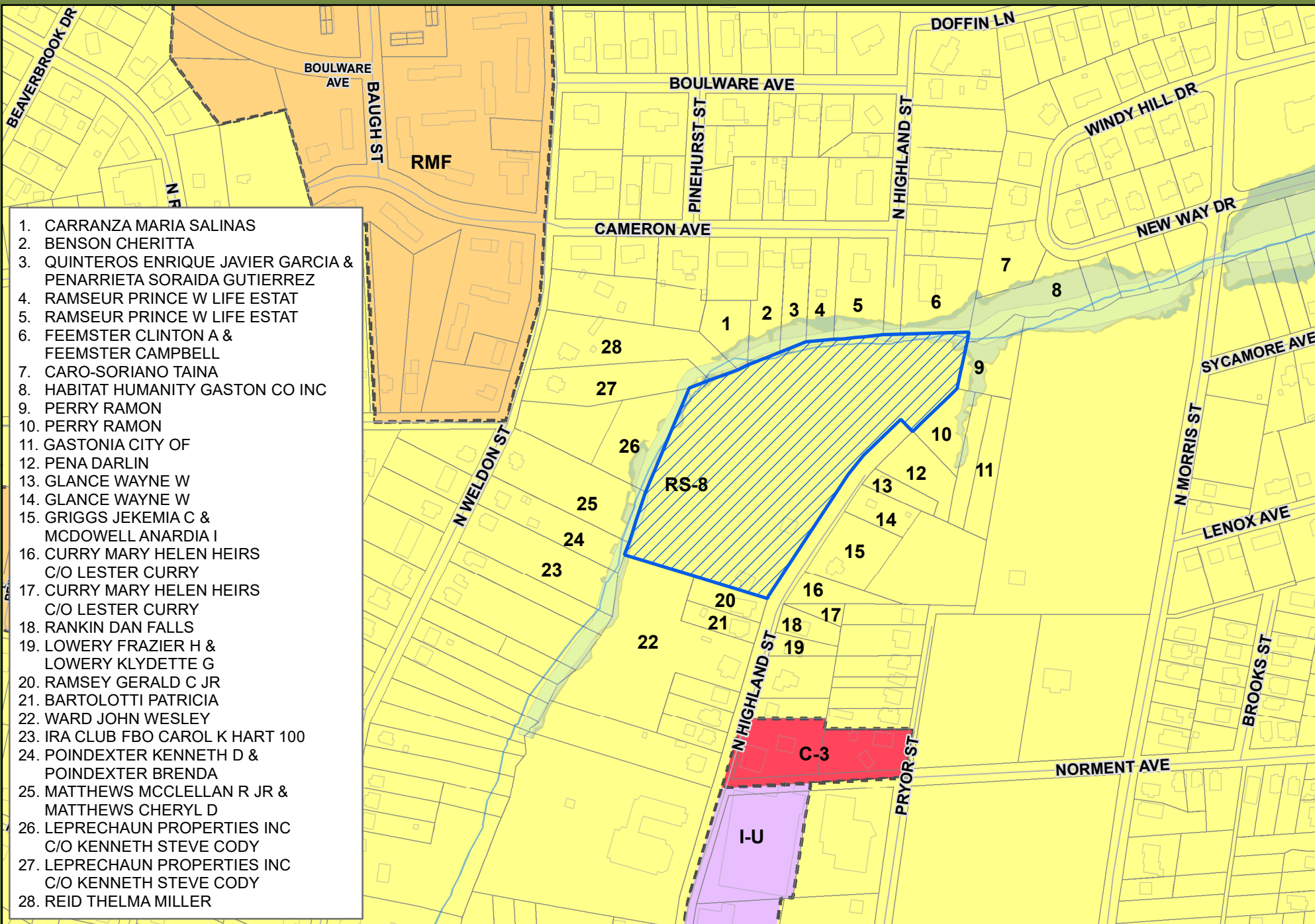


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Maddy Gates, MURP  
Senior Planner


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

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














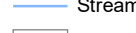





















1. CARRANZA MARIA SALINAS
2. BENSON CHERITTA
3. QUINTEROS ENRIQUE JAVIER GARCIA & PENARRIETA SORAIDA GUTIERREZ
4. RAMSEUR PRINCE W LIFE ESTAT
5. RAMSEUR PRINCE W LIFE ESTAT
6. FEEMSTER CLINTON A & FEEMSTER CAMPBELL
7. CARO-SORIANO TAINA
8. HABITAT HUMANITY GASTON CO INC
9. PERRY RAMON
10. PERRY RAMON
11. GASTONIA CITY OF
12. PENA DARLIN
13. GLANCE WAYNE W
14. GLANCE WAYNE W
15. GRIGGS JEKEMIA C & MCDOWELL ANARDIA I
16. CURRY MARY HELEN HEIRS C/O LESTER CURRY
17. CURRY MARY HELEN HEIRS C/O LESTER CURRY
18. RANKIN DAN FALLS
19. LOWERY FRAZIER H & LOWERY KLYDETTE G
20. RAMSEY GERALD C JR
21. BARTOLOTTI PATRICIA
22. WARD JOHN WESLEY
23. IRA CLUB FBO CAROL K HART 100
24. POINDEXTER KENNETH D & POINDEXTER BRENDA
25. MATTHEWS MCCLELLAN R JR & MATTHEWS CHERYL D
26. LEPRECHAUN PROPERTIES INC C/O KENNETH STEVE CODY
27. LEPRECHAUN PROPERTIES INC C/O KENNETH STEVE CODY
28. REID THELMA MILLER

**Applicant:** Graham Singer  
**Owner:** P & G Realty Solutions, LLC  
**Planning Comm Hearing:** January 4, 2024  
**Request:** RS-8 to PD RRDD  
**Ward:** 4  
**Total Tract Size:** approx. 6.278 acres  
**Parcel ID #:** 100852

 **Subject Property**

**Legend**


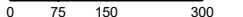
|  |  |
|--|--|
|  AP Airport   |  Roads            |
|  C-1 Light Commercial                                 |  Gateway          |
|  C-2 Highway Commercial                               |  Floodway         |
|  C-3 General Commercial                               |  100yr Flood Zone |
|  CBD Central Business District                        |  500yr Flood Zone |
|  I-U Urban Industrial                                 |  Streams          |
|  I-1 Light Industrial                                 |  Parcels          |
|  I-2 General Industrial                               |  Buildings        |
|  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.

Page 25  
**Application**  
**PLMAC202300274**

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 December 21, 2023.



 1:3,600  
 1 inch represents 300 feet  
 Plot Date: December 18, 2023  






**EXAMPLE FRONT ELEVATION**



**EXAMPLE FRONT ELEVATION**



FIBER CEMENT  
LAP SIDING IN  
MULTIPLE  
COLORS



**(OPTIONAL)**  
WARM WHITE  
BRICK



BLACK ASPHALT  
SHINGLES



FIBER CEMENT  
BOARD AND  
BATTEN SIDING  
IN MULTIPLE  
COLORS



**(OPTIONAL)**  
WARM BEIGE  
BRICK



WHITE GUTTER,  
TRIM AND WINDOWS



**(OPTIONAL)**  
CULTURED  
STONE VENEER

**MATERIALS**



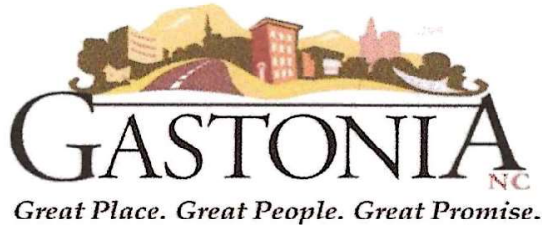
**EXAMPLE REAR ELEVATION WITH GARAGE**

**EXAMPLE ELEVATIONS**



**HIGHLAND TOWNHOMES  
REZONING**

|                            |               |
|----------------------------|---------------|
| PROJECT NO.<br><b>2339</b> | <b>SK1</b>    |
| SCALE: AS NOTED            | SHT REF:      |
| DRW:JRHCHK:JRH             | DATE:08/06/23 |



## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

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

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

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): rezone from RS-8 to PD

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): 3546524792

3. Subject property addresses: 933 N. Highland St

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. Old wood framed house which is vacant. The remaining lot is mostly wooded.

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

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

7. The real property to be rezoned is owned in fee simple by P&G Realty Solutions LLC as evidenced in deed from (date) 7/1/2022 recorded in DB: 5349 PG: 40 in the Gaston County Registry

8. The real property for which the above request is sought is located on the West side of N. Highland St between Davidson and Cameron having a frontage of 500 feet and depth of 446 feet and acreage of 6.417.

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). P&G Realty Solutions LLC

12. Name and address of applicant: Graham Singer  
Telephone #: (704) 572-2967 E-mail address: graham.singer@gmail.com

13. Interest in subject realty: Contract to Purchase

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

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

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

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

16. Name and address of person to present item at public hearing: Graham Singer

Telephone number: (704) 572-2967 Email: graham.singer@gmail.com

\*\*\*\*\*

I, Graham Singer, certify that I have read the information provided in the public hearing information package on the 10<sup>th</sup> day of July, 2023.

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

Graham Singer  
Graham Singer

P&G Realty Solutions LLC  
By: Daniilo Berovides  
Daniilo Berovides

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

**PUBLIC HEARING  
STAFF REPORT**

**File # 202300411**

**GPC Hearing Date: January 4, 2024**

OWNER(S): Oak Island Services, LLC.  
APPLICANT: Ashley Cameron  
PROPOSED ZONING ACTION: Rezoning from RS-8 to RS-8 CD  
LOCATION: 423 Norment Avenue (PID# 304835)  
TRACT SIZE: Approximately 0.24 acres  
WARD: 4

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**EVALUATION:**

Site Description and Background

The subject request consists of one tax parcel (PID 304835) currently zoned RS-8 (Single-family Residential, minimum lot size 8,000 sq. ft.). The property currently has one single-family residence on the lot. The applicant is requesting to rezone the property to RS-8 CD (Single-family Residential, Conditional District) in order to divide the property into 3 lots and to develop one single family dwelling on each of the 2 resulting vacant lots using the Revised Residential Development District (RRDD) standards per section 8.1.11 of the Unified Development Ordinance. The dwellings will be a two-story design with rear access from N Boyce Street via a 20 ft. driveway easement to each unit.

Proposed Zoning Conditions:

1. The development shall be consistent with the attached rezoning plan showing a maximum of 3 lots. Approval of this rezoning request will not subdivide the subject property.
2. Construction shall be generally consistent with character and details as depicted in the submitted elevations and architectural standards of section 8.1.11 in the UDO.
3. The 2 new dwellings to be constructed shall be accessed from the rear by a privately maintained driveway built to city driveway specifications within the proposed 20 ft. driveway easement.
4. In no instance shall the zoning conditions exempt a project from other development requirements.
5. Where the notes or depictions on the site plan may conflict with these conditions, the conditions shall govern.

Adjoining Properties and Land Use Trends

The subject property is surrounded by primarily residential uses and RS-8 zoning with the exception of a C-1 (Neighborhood Business District) zoned parcel directly north, used for warehousing. The subject property is located approximately 560 ft. east of Erwin Center Community Park and approximately 115 ft. west of North Chester Street (NC 321 Hwy).

Available Public Facilities

Water and sewer are available to serve the property.

Consistency with Adopted Plans

The Future Land Use Map in the 2025 Comprehensive Plan indicates residential use for the subject property. Staff feels that the addition of two new dwellings on the proposed lots is compatible with the current character and future vision of Norment Avenue and the surrounding area.



Conclusion

The applicant has requested a rezoning to RS-8 CD in order to develop two new single family dwellings on separately deeded lots. Based on the 2025 Comprehensive Plan and proposed zoning conditions, **staff recommends that the request be approved as presented.**

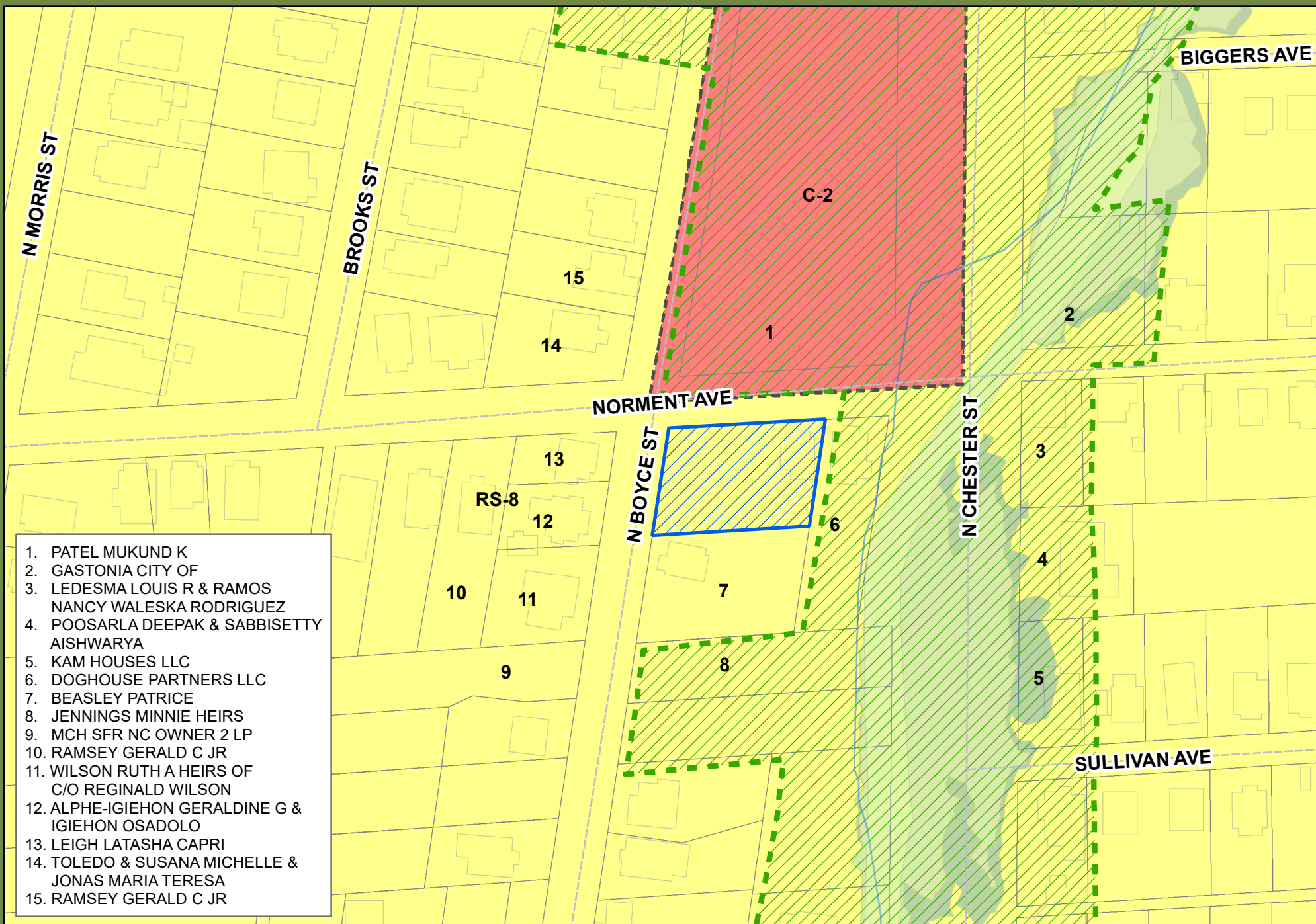


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Jordan Tubbs, MEPD, CZO  
Senior Planner

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

































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



**Applicant:** Oak Island Services, LLC  
**Owner:** Oak Island Services, LLC  
**Planning Comm Hearing:** January 4, 2024  
**Request:** RS-8 to RS-8 CD  
**Ward:** 4  
**Total Tract Size:** approx. 0.24 acres  
**Parcel ID #:** 304835

 **Subject Property**

**Legend**

-  AP Airport
-  C-1 Light Commercial
-  C-2 Highway Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  I-U Urban Industrial
-  I-1 Light Industrial
-  I-2 General Industrial
-  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
-  Gateway
-  Floodway
-  100yr Flood Zone
-  500yr Flood Zone
-  Streams
-  Parcels
-  Buildings

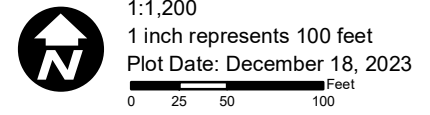
1. PATEL MUKUND K
2. GASTONIA CITY OF
3. LEDESMA LOUIS R & RAMOS  
NANCY WALESKA RODRIGUEZ
4. POOSARLA DEEPAK & SABBISSETTY  
AISHWARYA
5. KAM HOUSES LLC
6. DOGHOUSE PARTNERS LLC
7. BEASLEY PATRICE
8. JENNINGS MINNIE HEIRS
9. MCH SFR NC OWNER 2 LP
10. RAMSEY GERALD C JR
11. WILSON RUTH A HEIRS OF  
C/O REGINALD WILSON
12. ALPHE-IGIEHON GERALDINE G &  
IGIEHON OSADOLO
13. LEIGH LATASHA CAPRI
14. TOLEDO & SUSANA MICHELLE &  
JONAS MARIA TERESA
15. RAMSEY GERALD C JR

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

Page 32  
**Application**  
**PLMAC202300411**

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 December 21, 2023.



1:1,200  
 1 inch represents 100 feet  
 Plot Date: December 18, 2023  


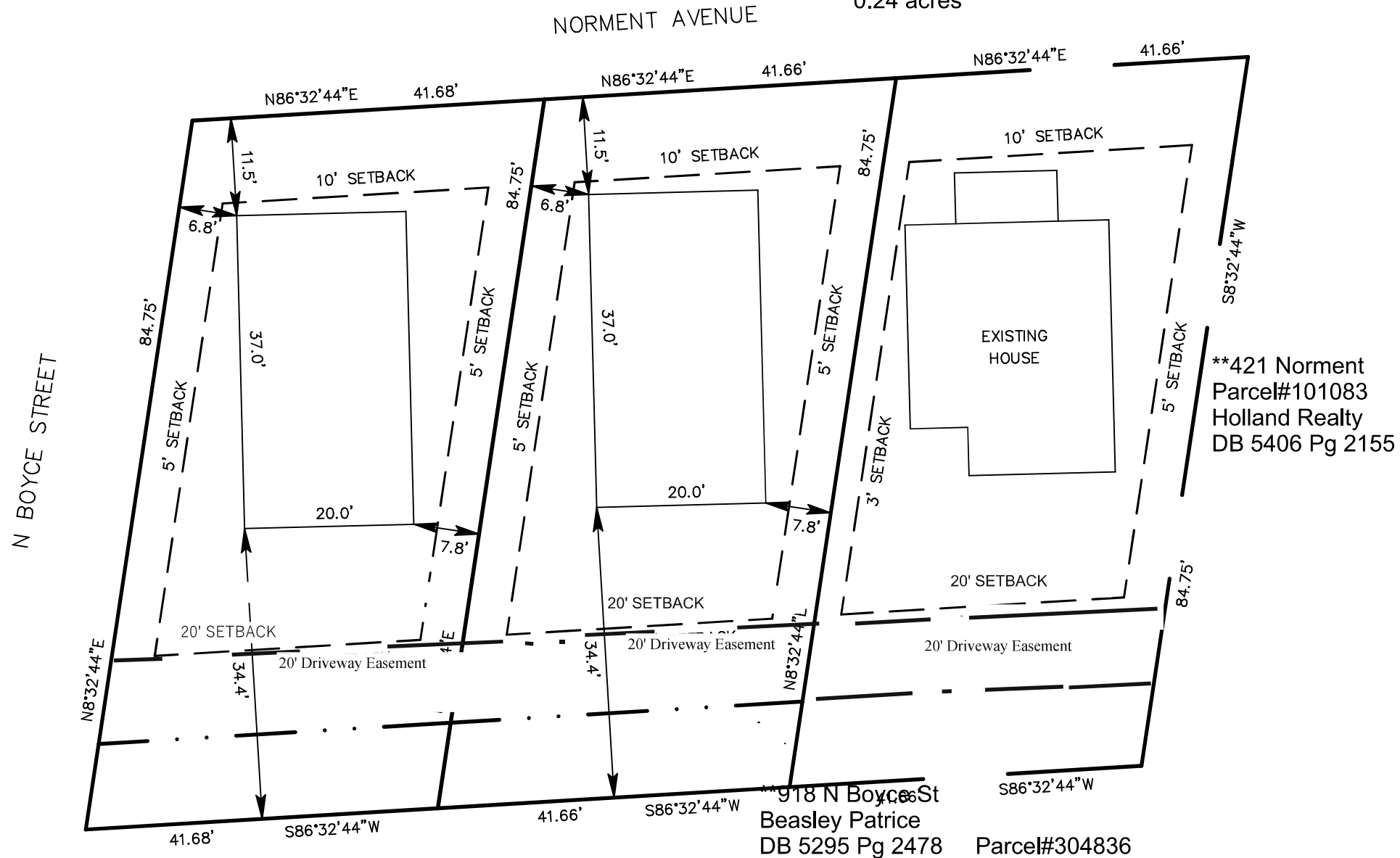
SITE PLAN: 423 Norment  
PARCEL ID: 304835  
Existing Zoning: RS-8  
Proposed Zoning: RS-8 CD  
Proposed USE: Single Family Residential  
Number of Lots: 3

# SKETCH ONLY!!

(NOT OFFICIAL – NOT TO SCALE)

(OPTION 1)

Oak Island Services LLC  
DB 5415, Pg 1561  
Parcel#304835  
0.24 acres







## CITY OF GASTONIA APPLICATION FOR PUBLIC HEARING

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

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

1. Identify the request (example: rezone from RS-12 to OLC CD; etc.): rezone from RS8 to RS8 CD

\_\_\_\_\_

*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): 304835

\_\_\_\_\_

3. Subject property addresses: 423 Norment Avenue Gastonia NC 28052

\_\_\_\_\_

4. In order for our staff to place the rezoning signs on the property, please describe what is on the subject property and or adjacent properties (example: a white frame house is located on the property; the property is vacant with Business 'x' located on the east side). Staff will erect the signs approximately 15 days prior to the meeting. Currently the property contains has one structure, a blue bungalow house on northeastern corner. The remainder of the parcel/lot is vacant.

\_\_\_\_\_

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

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

7. The real property to be rezoned is owned in fee simple by Oak Island Services, LLC as evidenced in deed from (date) 6/9/2023 recorded in DB: 5415 PG: 1561 in the Gaston County Registry

8. The real property for which the above request is sought is located on the west side of N Boyce St between N Boyce and Norment Ave having a frontage of 125' feet and depth of 84.75' feet and acreage of 0.24.

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

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

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

\_\_\_\_\_

12. Name and address of applicant: Oak Island Services, LLC (Vivian Passos)  
Telephone #: 704-869-0928 E-mail address: thecarpenterssonvc@gmail.com  
heronsimoes@yahoo.com.br

13. Interest in subject realty: fee simple

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 no
  - planned unit development no
  - subdivision ordinance no
  - Planned Residential Development no
  - Other Conditional District no

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

16. Name and address of person to present item at public hearing: Ashley Cameron

Telephone number: 704-779-2636 Email: ashley.cameron@closource.com

\*\*\*\*\*

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 a CD is requested.**

Heron Simoes Dos Santos  
Heron Simoes Dos Santos, Manager  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT  
ORDINANCE OF THE CITY OF GASTONIA**

**WHEREAS**, the City of Gastonia deems it necessary to update the Unified Development Ordinance in order to provide additional clarification as needed; and

**WHEREAS**, the City of Gastonia deems it necessary to and in the public interest to have clear, concise and consistent standards for the management of growth and development throughout the city; and

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASTONIA as follows:**

**Section 1.** *Section 7.1-1 and Section 7.3-1 shall be amended as follows:*

TABLE 7.1-1 – TABLE OF USES

| Use Category                               |     |                                      |                  | Residential Districts |               |       |                    |                    | Office Districts   |               |                     |                     |
|--|-----|--------------------------------------|------------------|-----------------------|---------------|-------|--------------------|--------------------|--------------------|---------------|---------------------|---------------------|
|  | Def | Sup. Reg.                            | Pkg. Reg.        | RLD                   | RS-20         | RS-12 | RS-8               | RMF                | TMU                | OM            | O-1                 | OLC                 |
| Dwelling, Mixed Use                        | Y   |                                      | 10.11            |                       |               |       |                    |                    | XS                 | XS            | XS                  | XS                  |
| Dwelling, Multi-Family                     | Y   | 8.1.10                               | 10.11            |                       |               |       |                    | XS                 | XS                 | <del>XS</del> | <del>XS</del><br>CS | <del>XS</del><br>CS |
| Dwelling, Single Family Detached           | Y   | <del>8.1.11</del>                    | 10.11            | X                     | X             | X     | <del>XS</del><br>X | <del>XS</del><br>X | <del>XS</del><br>X | <del>XS</del> | <del>XS</del><br>X  | <del>XS</del><br>X  |
| Dwelling, Single Family Attached           | Y   | 8.1.11<br>8.1.17                     | 10.11            |                       |               |       |                    | XS <sup>(1)</sup>  | XS <sup>(1)</sup>  |               | XS <sup>(1)</sup>   | XS <sup>(1)</sup>   |
| Dwelling, Single-Family Attached, Two Unit | Y   | 8.1.17                               | 10.11            |                       |               |       | XS                 | XS                 | XS                 | -             | XS                  | XS                  |
| Dwelling, Two Family (Duplex)              | Y   | 8.1.5<br><del>8.1.11</del><br>8.1.17 | 10.11            | <del>XS</del>         | <del>XS</del> | XS    | XS                 | XS                 | XS                 | <del>XS</del> | XS                  | XS                  |
| Urban Multi-Family & Mixed Use Development |     | 8.1.4                                | <del>10.11</del> |                       |               |       | CS                 | CS                 | XS <sup>(2)</sup>  |               | XS <sup>(2)</sup>   |                     |

(1) For projects that require new streets, a Conditional District process is required.

(2) For projects within the boundaries and locations identified by section 8.1.4, use is allowed by right in TMU, O-1, **UMU**, C-1, C-3, **CBD** & I-U.

| Use Category                               |     |                                      |                  | Commercial Districts |                    |                   |                   |                     | Industrial Districts |     |     |                    | Other |    |                   |
|--|-----|--------------------------------------|------------------|----------------------|--------------------|-------------------|-------------------|---------------------|----------------------|-----|-----|--------------------|-------|----|-------------------|
|  | Def | Sup. Reg.                            | Pkg. Reg.        | UMU                  | C-1                | C-2               | C-3               | CBD                 | I-1                  | I-2 | I-3 | IU                 | SP    | AP | PD                |
| Dwelling, Mixed Use                        | Y   |                                      | 10.11            | XS                   | XS                 | XS                | XS                | XS                  |                      |     |     | XS                 |       |    |                   |
| Dwelling, Multi-Family                     | Y   | 8.1.10                               | 10.11            | XS                   | <del>CS</del>      | XS                | XS                | <del>CS</del><br>XS |                      |     |     | XS                 |       |    |                   |
| Dwelling, Single Family Detached           | Y   | <del>8.1.11</del>                    | 10.11            | <del>XS</del><br>X   | <del>XS</del><br>X |                   |                   |                     |                      |     |     | <del>XS</del><br>X |       |    | CS                |
| Dwelling, Single Family Attached           | Y   | 8.1.11<br>8.1.17                     | 10.11            | XS <sup>(1)</sup>    | XS <sup>(1)</sup>  | XS <sup>(1)</sup> | XS <sup>(1)</sup> | XS <sup>(1)</sup>   |                      |     |     | XS <sup>(1)</sup>  |       |    | CS <sup>(1)</sup> |
| Dwelling, Single-Family Attached, Two Unit | Y   | 8.1.17                               | 10.11            | XS                   | XS                 |                   |                   |                     |                      |     |     | XS                 |       |    | CS                |
| Dwelling, Two Family (Duplex)              | Y   | 8.1.5<br><del>8.1.11</del><br>8.1.17 | 10.11            | XS                   | XS                 |                   |                   |                     |                      |     |     | XS                 |       |    | CS                |
| Urban Multi-Family & Mixed Use Development |     | 8.1.4                                | <del>10.11</del> | XS <sup>(2)</sup>    | XS <sup>(2)</sup>  |                   | XS <sup>(2)</sup> | XS <sup>(2)</sup>   |                      |     |     | XS <sup>(2)</sup>  |       |    | CS                |

(1) For projects that require new streets, a Conditional District process is required.

(2) For projects within the boundaries and locations identified by section 8.1.4, use is allowed by right in TMU, O-1, **UMU**, C-1, C-3, **CBD** & I-U.

TABLE 7.3-1 – BULK & USE CHART

RESIDENTIAL DISTRICTS

|   | RS-8  |           |    |                 |    |    | RS-12  |           |    |           |    |    | RMF                              |    |    |                 |    |    |
|---|---|-----------|----|-----------------|----|----|--------|-----------|----|-----------|----|----|----------------------------------|----|----|-----------------|----|----|
|   | A   | W         | F  | S               | R  | H  | A      | W         | F  | S         | R  | H  | A                                | W  | F  | S               | R  | H  |
| Single-family Dwellings, Detached   | Refer to 8.1.11 for requirements <del>(6)(7)</del>  |           |    |                 |    |    | 12,000 | 90<br>(5) | 30 | 12<br>(1) | 30 | 45 | Refer to 8.1.11 for requirements |    |    |                 |    |    |
|   | 8000<br>(6)   | 60<br>(6) | 30 | 8<br>(1)<br>(3) | 30 | 45 |        |           |    |           |    |    | 8000                             | 70 | 30 | 8<br>(1)<br>(3) | 30 | 45 |
| Single-family Dwellings Attached  | —   | —         | —  | —               | —  | —  | —      | —         | —  | —         | —  | —  | Refer to 8.1.17 for requirements |    |    |                 |    |    |
| Single-family Dwellings Attached, Two Unit  | Refer to 8.1.17 for requirements  |           |    |                 |    |    | —      | —         | —  | —         | —  | —  | Refer to 8.1.17 for requirements |    |    |                 |    |    |
| Dwelling, Two-family (Duplex)   | Refer to 8.1.17 for requirements  |           |    |                 |    |    | —      | —         | —  | —         | —  | —  | Refer to 8.1.17 for requirements |    |    |                 |    |    |
| Urban Multi-Family & Mixed Use Development  | Refer to 8.1.4 for requirements   |           |    |                 |    |    | —      | —         | —  | —         | —  | —  | Refer to 8.1.4 for requirements  |    |    |                 |    |    |
| A = Minimum Lot Area<br>W = Minimum Lot Width (as measured at the minimum front yard setback)<br>F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)<br>S = Minimum Side Setback<br>R = Minimum Rear Setback<br>H = Maximum Building Height<br>* There are no dimensional requirements for Essential Services, Class 1 and Parks<br>** Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. | (1) An additional ten (10) feet to the requirements listed above shall be required on all side yards which abut a public or private street.<br>(2) For newly created non-residential lots: Minimum two hundred (200) feet on a major thoroughfare, a minimum one hundred (100) feet on a minor thoroughfare, and a minimum of one hundred fifty (150) feet on all lots located at the intersection of two (2) streets.<br>(3) Existing lots with a width of less than sixty (60) feet may use a five (5) foot side yard setback.<br>(4) Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet (applicable for attached housing and non-residential development only).<br>(5) Existing lots with a lot width of sixty (60) feet or less may use the RS-8 setbacks.<br><del>(6) New lots shall follow R-1, R-2 and R-3 Districts according to section 8.1.11, R-4 and R-5 requires conditional zoning approval</del><br>(6) In the RS-8 district <del>when the R-3 option is chosen</del> , the required lot area and lot width may be determined for new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed. |           |    |                 |    |    |        |           |    |           |    |    |                                  |    |    |                 |    |    |



**OFFICE DISTRICTS**

|   | TMU  |   |   |   |   |   | OLC                                     |   |   |   |   |   | O-1                                     |   |   |   |   |   | O-M                              |   |   |   |   |   |
|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|----------------------------------|---|---|---|---|---|
|   | A  | W | F | S | R | H | A                                       | W | F | S | R | H | A                                       | W | F | S | R | H | A                                | W | F | S | R | H |
| Single-family Dwellings, Detached   | Refer to 8.1.11 for requirements   |   |   |   |   |   | Refer to 8.1.11 for requirements        |   |   |   |   |   | Refer to 8.1.11 for requirements        |   |   |   |   |   | —                                | — | — | — | — | — |
| Single-family Dwellings Attached  | Refer to 8.1.11/8.1.17 for requirements  |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   | —                                | — | — | — | — | — |
| Dwelling, Multi-Family  | Refer to 8.1.10 for requirements   |   |   |   |   |   | Refer to 8.1.10 for requirements        |   |   |   |   |   | Refer to 8.1.10 for requirements        |   |   |   |   |   |                                  |   |   |   |   |   |
| Dwelling, Two Family (Duplex)   | Refer to 8.1.17 for requirements   |   |   |   |   |   | Refer to 8.1.17 for requirements        |   |   |   |   |   | Refer to 8.1.17 for requirements        |   |   |   |   |   | Refer to 8.1.17 for requirements |   |   |   |   |   |
| Urban Multi-Family & Mixed Use Development  | Refer to 8.1.4 for requirements  |   |   |   |   |   | —                                       | — | — | — | — | — | Refer to 8.1.4 for requirements         |   |   |   |   |   | Refer to 8.1.4 for requirements  |   |   |   |   |   |
| <b>Notes:</b><br>A = Minimum Lot Area<br>W = Minimum Lot Width (as measured at the minimum front yard setback)<br>F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)<br>S = Minimum Side Setback<br>R = Minimum Rear Setback<br>H = Maximum Building Height<br><br>*Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. | 1. Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses<br>2. Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.<br>3. The front yard setback shall be ten (10) to fifteen (15) feet, as measured from the edge of the adjoining front sidewalk.<br>4. Add ten (10) feet if abutting a residential zoning district.<br>5. The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot. In the O-M district, the height may be increased to one hundred twenty-five (125) feet if located three hundred (300) feet from a residentially zoned lot.<br>6. <del>One-acre</del> 10,000 sq. ft. for multi-family developments<br>7. Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet.<br>8. In the TMU and O-1 district, the required lot area and lot width may be reduced for a new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed. |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |                                  |   |   |   |   |   |

**COMMERCIAL DISTRICTS**

|  | UMU                                     |   |   |   |   |   | C-1                                     |   |   |   |   |   | C-2                                     |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|  | A                                       | W | F | S | R | H | A                                       | W | F | S | R | H | A                                       | W | F | S | R | H |
| Single-family Dwellings, Detached          | Refer to 8.1.11 for requirements        |   |   |   |   |   | Refer to 8.1.11 for requirements        |   |   |   |   |   | —                                       | — | — | — | — | — |
| Single-family Dwellings Attached           | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   |
| Dwelling, Multi-Family                     | Refer to 8.1.10 for requirements        |   |   |   |   |   | Refer to 8.1.10 for requirements        |   |   |   |   |   | Refer to 8.1.10 for requirements        |   |   |   |   |   |
| Dwelling, Two Family (Duplex)              | Refer to 8.1.17 for requirements        |   |   |   |   |   | Refer to 8.1.17 for requirements        |   |   |   |   |   |   |   |   |   |   |   |
| Urban Multi-Family & Mixed Use Development | Refer to 8.1.4 for requirements         |   |   |   |   |   | Refer to 8.1.4 for requirements         |   |   |   |   |   |   |   |   |   |   |   |

**COMMERCIAL DISTRICTS**

|   | C-3   |   |   |   |   |   | CBD                                     |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
|   | A   | W | F | S | R | H | A                                       | W | F | S | R | H |
| Single-family Dwellings, Detached   | —   | — | — | — | — | — | —                                       | — | — | — | — | — |
| Single-family Dwellings Attached  | Refer to 8.1.11/8.1.17 for requirements   |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements |   |   |   |   |   |
| Dwelling, Multi-Family  | Refer to 8.1.10 for requirements  |   |   |   |   |   | Refer to 8.1.10 for requirements        |   |   |   |   |   |
| Dwelling, Two Family (Duplex)   |   |   |   |   |   |   |   |   |   |   |   |   |
| Urban Multi-Family & Mixed Use Development  | Refer to 8.1.4 for requirements   |   |   |   |   |   | Refer to 8.1.4 for requirements         |   |   |   |   |   |
| <b>Notes:</b><br>A = Minimum Lot Area<br>W = Minimum Lot Width (as measured at the minimum front yard setback)<br>F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)<br>S = Minimum Side Setback<br>R = Minimum Rear Setback<br>H = Maximum Building Height<br><br>*Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. | 1. Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.<br>2. Add ten (10) feet if abutting a residential zoning district.<br>3. The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot. In the C-2 and C-3 districts, the height may be increased to one hundred twenty-five (125) feet if located three hundred (300) feet from a residentially zoned lot.<br>4. <del>One acre</del> 10,000 sq. ft. for multi-family developments<br>5. The front yard setback shall be zero (0) to fifteen (15) feet, as measured from the edge of the adjoining front sidewalk.<br>6. Five thousand (5,000) square feet for all single or two-family dwellings; three thousand (3,000) square feet for all other uses<br>7. Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet.<br>8. In the UMU district, the required lot area and lot width may be reduced for a new lot(s) if each of the following are met: (a) the existing tract to be subdivided is no greater than two (2) acres, (b) the lot area and lot width may be determined by the averaging of at least two (2) lots located on the same block, facing the same street, and within two hundred (200) linear feet from the lot in question, and (c) no more than three (3) lots will result after the subdivision is completed. |   |   |   |   |   |   |   |   |   |   |   |

**INDUSTRIAL/OTHER DISTRICTS**

|   | I-U  |   |   |   |   |   | PD  |   |   |   |   |   |
|---|--|---|---|---|---|---|---|---|---|---|---|---|
|   | A  | W | F | S | R | H | A   | W | F | S | R | H |
| Single-family Dwellings, Detached   | Refer to 8.1.11 for requirements   |   |   |   |   |   | Refer to 8.1.11 for requirements                    |   |   |   |   |   |
| Single-family Dwellings Attached  | Refer to 8.1.11/8.1.17 for requirements  |   |   |   |   |   | Refer to 8.1.11/8.1.17 for requirements             |   |   |   |   |   |
| Dwelling, Two Family (Duplex)   | Refer to <del>8.1.11</del> /8.1.17 for requirements  |   |   |   |   |   | Refer to <del>8.1.11</del> /8.1.17 for requirements |   |   |   |   |   |
| Single-family Dwellings Attached, Two Unit  | Refer to 8.1.17 for requirements   |   |   |   |   |   | Refer to 8.1.17 for requirements                    |   |   |   |   |   |
| Urban Multi-Family & Mixed Use Development  | Refer to 8.1.4 for requirements  |   |   |   |   |   | Refer to 8.1.4 for requirements                     |   |   |   |   |   |
| <b>Notes:</b><br>A = Minimum Lot Area<br>W = Minimum Lot Width (as measured at the minimum front yard setback)<br>F = Minimum Front Setback (see definition of front yard to determine how front yard is measured on corner lots)<br>S = Minimum Side Setback<br>R = Minimum Rear Setback<br>H = Maximum Building Height<br><br>*Dimensional requirements listed for certain uses in Chapter 8 shall supersede those listed herein. | 1. Refer to Sections 9.5 and 13.15.3 for further road frontage requirements.<br>2. Add ten (10) feet if abutting a residential zoning district.<br>3. The maximum height may be increased to seventy-five (75) feet if located two hundred (200) feet from a residentially zoned lot.<br>4. <del>One-acre</del> 10,000 sq. ft. for multi-family developments<br>5. The front yard setback shall be zero (0) to twenty (20) feet, as measured from the edge of the adjoining front sidewalk.<br>6. Where no parking areas or drive isles are located between the building and the street right-of-way, the minimum front setback may be reduced to fifteen (15) feet. |   |   |   |   |   |   |   |   |   |   |   |

**Section 2.**     Section 8.1.5 shall be amended as follows:

**8.1.5 DWELLING, TWO-FAMILY (DUPLEX)**

- A. Two-family dwellings are allowed as a use by right on corner lots only in the ~~RLD, RS-20, and RS-12~~ zoning districts ~~(For RS-8 and RMF districts refer to Section 8.1.17)~~. Driveway ingress and egress to each unit shall be from separate streets. The structure must meet the minimum front setbacks from both streets.
- B. ~~Two-family dwellings on interior lots shall require a Special Use Permit in the RLD, RS-20, and FMU districts.~~

**Section 3.**     Section 8.1.17 shall be amended as follows:

**8.1.17 SINGLE-FAMILY ATTACHED DEVELOPMENT**

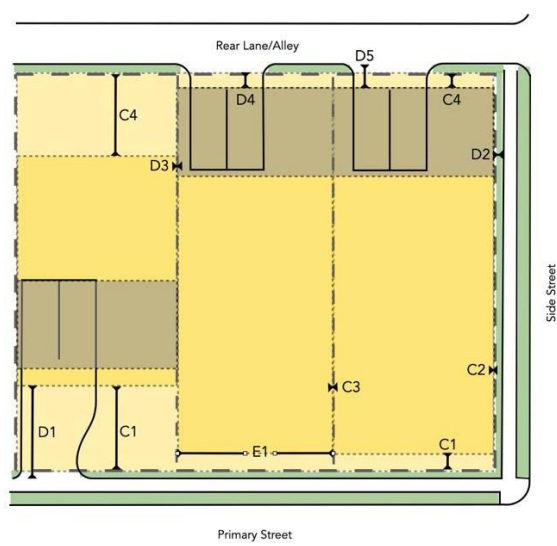
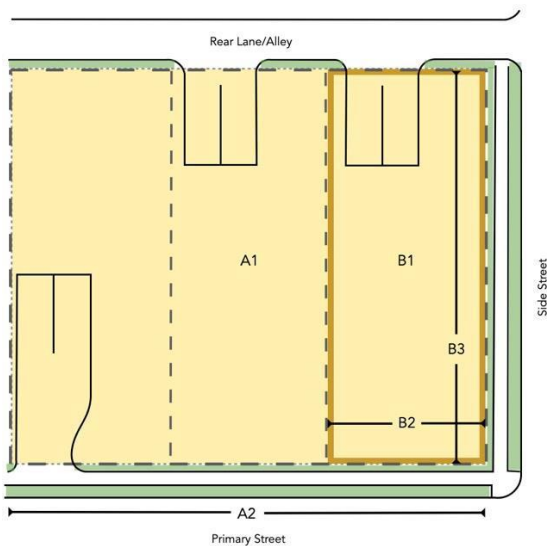
**A. Townhome**

Traditional southern homes in Savannah and Charleston provide a model for the Townhome. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Within the limits described below and unless the zoning district standards require greater measures, these regulations shall apply to all attached townhomes.

**1. Lot Dimensions, Building Setbacks and Specifications**

Permitted building type and associated standards are specified by Table A(1) and Subdivision design standards are specified in Section 3. Landscaping shall comply with the requirements set forth in Chapter 11, Screening and Landscaping.

| TABLE A(1): ATTACHED HOME - TOWNHOME  |   | R-4                   |
|---|---|-----------------------|
| <b>A. Site Dimensions, (3 dwelling units)</b>   |   |                       |
| A1  | Area (min)  | 2,640 ft <sup>2</sup> |
| A2  | Width (min)   | 48 ft                 |
| A3  | Net Density (max)   | 22 u/a                |
| <b>B. Lot Dimensions (dwelling unit)</b>  |   |                       |
| B1  | Area (min)  | 880 ft <sup>2</sup>   |
| B2  | Width (min)   | 16 ft                 |
| B3  | Depth (min)   | 55 ft                 |
| <b>C. Building Setbacks<sup>1</sup></b>   |   |                       |
| C1  | From Primary Street, rear loaded (min/max)<br>From Primary Street front loaded (required)       | 0 ft/10 ft<br>25 ft   |
| C2  | From Side Street (min)  | 5 ft                  |
| C3  | From Side Lot Line  | 0 ft                  |
| C4  | From Rear Lot Line (min/max with garage), or (without garage)                                   | 4/6 ft, or 20 ft      |
| <b>D. Parking Setbacks<sup>2, 3, 4, 5</sup></b>   |   |                       |
| D1  | From primary street back of sidewalk front loaded only (max)                                    | 25 ft                 |
| D2  | From side street sidewalk, (min)  | 5 ft                  |
| D3  | From side lot line, (min)   | 0 ft, or 3 ft         |
| D4  | From Rear Lot Line, (min)   | 3 ft                  |
| D5  | From alley/rear lane  | 5 ft, or 20 ft        |
| <b>E. Build-to (Site)</b>   |   |                       |
| E1  | Building width in primary build-to (min)  | 75%                   |
| <b>F. Height, (see Section 8.1.11(E)6)</b>  |   |                       |
| F1  | Principal Building (max)  | 45 ft/3 fl            |
| F2  | Accessory Building (max)  | 25 ft                 |
| <b>G. Ground Floor Elevation</b>  |   |                       |
| G1  | 5 ft or less from top-of-curb of fronting street (min)  | 2 ft                  |
| G2  | Greater than 5 ft to 15ft from top-of-curb of fronting street (min)                             | 1.5 ft                |
| G3  | More than 15ft from top-of-curb of fronting street  | n/a                   |
| <b>H. Pedestrian Access</b>   |   |                       |
| H1  | Street-facing entrance required for units fronting the street or designated fronting open space | yes                   |
| <b>I. Allowed Encroachments, (see Section 8.1.11(E)5)</b>   |   |                       |
| <p>Notes</p> <p><sup>1</sup> There shall be at least 10 feet of separation between buildings that are not attached.</p> <p><sup>2</sup> All townhomes shall be accessed via rear lane/alley and provide required parking at the rear of the lot. See Section 8.1.11.G.5(a) Street and Associated Infrastructure Design 5(a) for exemptions.</p> <p><sup>3</sup> For exempted townhome lots, parking and driveway areas shall not take up more than 65% of a front yard except as exempted by Paragraph B.3.e. No driveway parked car may encroach onto a sidewalk.</p> <p><sup>4</sup> Vehicular entrances to rear loaded garages, including areas used for vehicular access to attached and detached garages, shall not face a primary street, or common open space.</p> <p><sup>5</sup> Rear Access Attached &amp; Detached Garage shall be placed entirely to the rear of the townhome and shall be accessed by a rear lane or alley. Garage must be located 5 feet from rear access ROW, or easement, or be 25 feet min from the rear access ROW or easement.</p> |   |                       |



## B. Townhome Subdivision Design Standards

### 1. Site Grading, Streets, Alleys and Blocks Requirements:

- a. Grading shall provide for smooth grade transitions in accordance with the most recent version of the "Subdivision Grading Minimum Design Standards" to avoid abrupt "v" ditches, swales and other disruptions to the landscape, particularly between buildings where open space enhancements for use by persons actively utilizing the landscape and/or yard area. The use of crawl space, skim walls, and raised slab construction techniques in attached residential structures and professional landscape design are required to meet this characteristic of site development to establish a Finished Floor Elevation (FFE) as measured from the top of curb of fronting street to the minimums established for each building type, See Table 1, in Section 8.1.11 and Tables 1 and 2 in Section 8.1.17.
- b. For townhome units requiring a raised ground floor, in instances where the grade differential between a unit's front facade is greater than the elevation of the fronting ROW line and/or back of sidewalk, the finished first floor elevation shall make up the difference between the two (2) levels until the required elevation per Table A(1) is achieved after which no additional first floor grade elevation is required.
- c. In no instance shall the front facade of a unit(s) be built on a finished grade elevation lower than the fronting ROW line and/or back of sidewalk.
- d. Townhomes may face onto designated open space as defined in Section 8.1.11.H only if rear loaded and serviced by a rear lane/alley section as approved by the City. At no time shall two townhome facades face across an open space that is less than ~~30~~ 20 ft in width measured from foundation wall to foundation wall. **Townhome facades that face onto a side elevation of another townhome shall adhere to the same minimum setback requirement. In no instance shall the front facade of a townhome face onto the rear elevation of a townhome across a defined and listed open space. Open spaces located between and abutting the frontages of attached and detached residential dwellings, configured linearly as replacements for streets are not permitted.**
- e. Primary pedestrian access into the building shall be from a street frontage line, sidewalk, or parking area. Townhomes facing onto a common open space, entrances to other units either adjacent, or opposite, shall also face the common open space.
- f. Streets and alleys shall terminate with other streets and alleys within a development and shall connect, wherever practicable, to existing and projected streets outside the development.
- g. Cul-de-sacs are permitted only where topography makes a street connection impracticable.
- h. Pedestrian connections shall be provided as extensions of terminating streets where not precluded by topography or other physical constraints when connecting open spaces and/or greenways and trails.
- i. No block shall have a length greater than 600 feet without an intersecting street, dedicated alley, or pathway providing through access. Open spaces as defined in 8.1.11.H may be used to break up a block if such space is part of a linked network of open space within a development.
- j. Lots containing Townhomes with parking in the front setback shall not face across a street onto Townhomes serviced by a rear lane/alley, unless an intervening open space a minimum of 35 feet is provided on the rear lane/alley served block, along the entirety of the length that such frontage occurs. Such open space will count toward required open space per Section 8.1.17(C)4.
- k. Townhome developed property abutting Detached Single-Family uses shall provide a landscaped buffer, per Chapter 11.3 of the UDO, along the length of the shared frontage, unless the Townhome units orient their front facades toward the Detached Housing. Such housing shall be served via rear lane/alley to qualify.

### 2. On Street Parking Requirements

- a. **Parking on Residential Streets**  
Parking shall be allowed along all residential streets per City of Gastonia Engineering Specifications & Details Manual. Parking is not permitted along rear lanes, designated bike lanes, within eight (8) feet of a driveway apron, within fifteen (15) linear feet of a fire hydrant, and areas specifically signed for no parking. In no case shall minimum off-street parking space(s), whether enclosed or not, extend into the public right of way, or into an easement, or a public sidewalk on private property.
- b. **On Street Parking Requirements**  
On street parking at the lot front may be counted toward all or part of the parking requirement of a dwelling unit provided the standards in the above are met.

3. Building Architecture Requirements:

- a. Garage doors for parking located in a front setback shall be setback a min of 25 feet from back of sidewalk of fronting street.
- b. Garage doors shall be designed to have a second story element extend at least one foot beyond the ground floor wall plane for the length of the garage door.
- c. Garage door facades visible from a ROW shall harmonize with the architecture of the home as regards materials and colors and include at least two (2) of the following design elements: windows, glazed paneling, matching or complimentary hardware to home, decorative accents.
- d. Townhomes located at street corners or, located abutting a common open space a minimum of forty (40) feet in width, shall return a minimum of two (2) of the following architectural features so that the entirety of the side elevation has no more than twenty (20) feet of blank wall space: a bay window, windows, wrap around porch, or a prominent entry with direct access to the street, or open space on the side elevation.
- e. Townhome units located on either end of a row of townhomes, whether, or not located as described in paragraph B.3.d may choose to designate the side of the unit as the primary entry. Such designation requires a front door that is sidewalk accessible and architectural features along the entirety of the side elevation in keeping with the appearance of a primary façade. If such units are front loaded they shall be exempt from the garage door and parking restrictions per Table A.1, Note, #3. Minimum building setback with primary entry side units shall be 25’.
- f. In addition to individual unit step-backs Townhome unit variation maybe accomplished using a combination of the following architectural elements:
  - i. Change in roofline no more than once per grouping, except as dictated by topography so as to avoid ground floor elevations for units that would be below fronting street top of curb level.
  - ii. Application of balconies, bay windows, porches a min. of four (4) feet in width, or stoops.
- g. Maximum grouping of individual Townhome units in a single building shall regulated by required block length and/or required pedestrian breaks, whichever is shortest. Minimum number shall be three (3).

4. Open Space

- a. Subdivisions over three (3) acres in size shall meet the following minimum Open Space requirements. Subdivision ten (10) acres or less, within a quarter mile from an existing Municipal Park, are exempt.

|                             |           |
|-----------------------------|-----------|
| i. 3.1 acres to 6 acres     | 1/2 acre  |
| ii. 6.1 acres to 12 acres   | 1.5 acres |
| iii. 12.1 acres to 18 acres | 2.5 acres |
| iv. 18.1 acres to 25 acres  | 4 acres   |

- b. Open space may be designed using any of the Types listed in Section 8.1.11(H), Open Space.

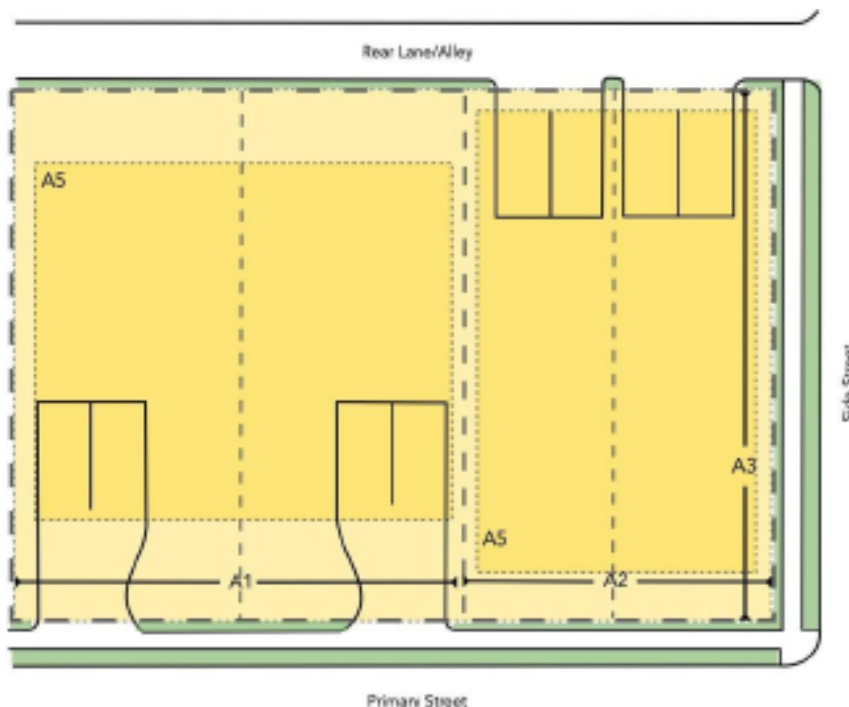
C. Attached House Lot and Building Standards

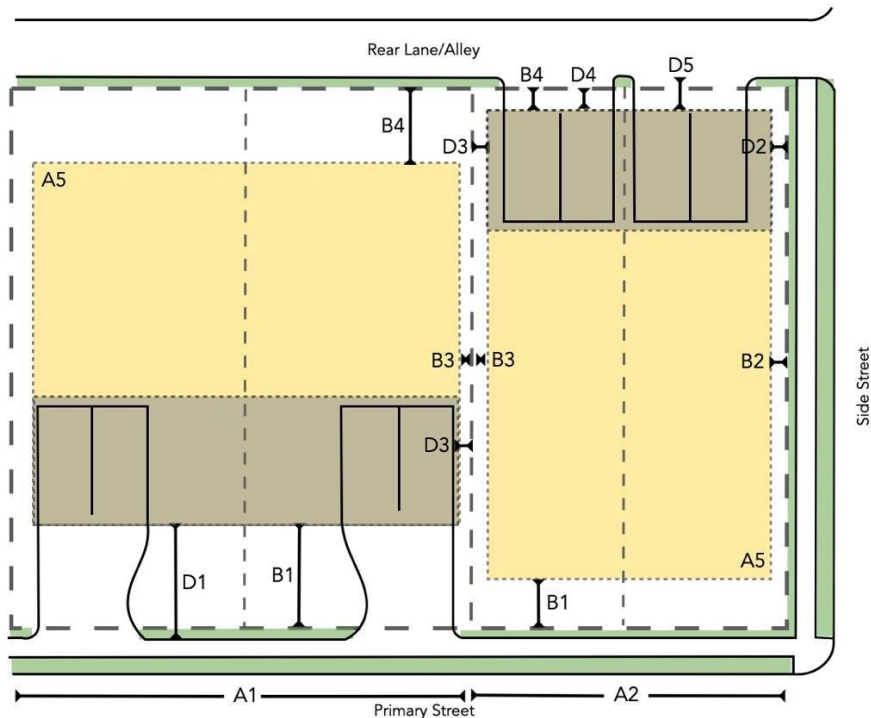
In appearance a Duplex resembles a detached home, except that each unit is accessed by its own door and is differentiated by separate roof pitches at shared party wall. Duplex Homes are common in established neighborhoods in older communities. Within the limits described below, these regulations shall apply to all duplexes.

1. Lot Dimensions, Building Setbacks and Specifications by Type

Permitted building type and associated standards are specified by Table C(1). Landscaping shall comply with the requirements set forth in Chapter 11, Screening and Landscaping. Subdivision requirements are provided in Section 8.1.11 Revised Residential Development District.

| TABLE C(1): ATTACHED HOME - DUPLEX   |  | RS-8, RMF      | TMU, O-1, OLC,<br>UMU, C-1, I-U, PD |
|--|--|----------------|-------------------------------------|
| <b>A. Lot Dimensions</b>   |  |                |                                     |
| A1   | Width - interior lot (min) <sup>2</sup>  | 50 ft          | 40 ft                               |
| A2   | Width - corner lot (min) <sup>2</sup>  | 55 ft          | 45 ft                               |
| A3   | Depth (min)  | 85 ft          | 65 ft                               |
| A4   | Net Density (max)  | 12 u/a         | 16 u/a                              |
| A5   | Building Coverage (max)  | 80%            | 85%                                 |
| <b>B. Principal Building Setbacks<sup>1</sup></b>  |  |                |                                     |
| B1   | From Primary Street, rear loaded (min)<br>From Primary Street, front loaded <sup>2</sup> | 10 ft<br>25 ft | 5 ft<br>25 ft                       |
| B2   | From Side Street, (min)  | 10 ft          | 5 ft                                |
| B3   | From Side Lot Line, (min)  | 5 ft           | 3 ft                                |
| B4   | From Rear Lot Line, (min)  | 20 ft          | 10 ft                               |
| <b>C. Accessory Structure Setbacks, (See Section 8.1.11(G))</b>  |  |                |                                     |
| <b>D. Parking Setbacks<sup>2, 3, 4</sup></b>   |  |                |                                     |
| D1   | From primary street back of sidewalk, front loaded only(min)                             | 25 ft          | 25 ft                               |
| D2   | From side street, (min)  | 5 ft           | 5 ft                                |
| D3   | From side lot line, (min)  | 3 ft           | 3 ft                                |
| D4   | From Rear Lot Line, (min)  | 3 ft           | 3 ft                                |
| D5   | From alley/rear lane   | 5ft/20 ft      | 5ft/20 ft                           |
| <b>E. Height, (see Section 8.1.11(I))</b>  |  |                |                                     |
| E1   | Principal Building (max)   | 40 ft/3 floors | 40 ft/3 floors                      |
| E2   | Accessory Structure (max)  | 25 ft          | 25 ft                               |
| <b>F. Ground Floor Elevation</b>   |  |                |                                     |
| F1   | 5 ft or less from top-of-curb of fronting street (min)                                   | 2 ft           | 2 ft                                |
| F2   | 6 ft to 10 ft from top-of-curb of fronting street (min)                                  | 1.5 ft         | 1.5 ft                              |
| F3 F1  | More than 10 ft from front property line, (min)  | n/a            | n/a                                 |
| <b>G. Allowed Encroachments, (see Section 8.1.11(H))</b>   |  |                |                                     |
| Notes  |  |                |                                     |
| <sup>1</sup> Development with 4 units, or less, shall set front and side setbacks that are within 10% of the average for these setbacks for lots adjoining the property to either side.  |  |                |                                     |
| <sup>2</sup> The location of on-site parking shall be determined by dividing the lot width on which a duplex is located by two (2) and if the resulting width is 55' or less, the duplex shall require parking in the rear yard, serviced by a rear lane/alley. Applying the formula in Note #2, lots 56' and greater in width may be parked from the fronting street. Front setbacks for a duplex may be reduced to 20' in the RS-8 and RMF Districts if attached or detached garage is set back from primary house façade 5' or more, and 15' in all other Districts if attached or detached garage is set back from the primary house façade 10' or more. |  |                |                                     |
| <sup>3</sup> Rear Access Attached & Detached Garage shall not face a primary street, or common open space.   |  |                |                                     |
| <sup>4</sup> Parking and driveway areas shall not take up more than 65% of a front yard. No parked car may encroach onto a sidewalk.   |  |                |                                     |





## 2. Design Standards

- a. A dwelling unit attached by a common vertical wall to another dwelling unit **can shall** be located on a separately deeded lot of record with individual HVAC, utility meter and ground floor access.
- b. For infill properties 1 acre or less, or developments totaling a maximum of 8 dwellings (4 Duplex buildings), the duplex lot area shall equal the minimum lot area required for single-family detached dwellings within the underlying District.
- c. Total square footage (including accessory building(s) shall not to exceed five (5) percent of the floor area of a single-family dwelling and accessory building permissible by the underlying District.
- d. Each unit shall have its front or a side elevation facing onto a public ROW, or open space, if such unit is serviced by a rear alley/lane.
- e. Duplexes may face onto designated open space if rear loaded and serviced by a rear lane/alley section as approved by the City. Minimum width of open space shall be fifteen (15) feet.
- f. Each unit shall be served by public water and sewer.
- g. One accessory building may be built per dwelling unit over a dedicated off-street parking pad, with dimensions of 12' X 22', or 24' x 22'.

### D. Detached Home Conversions

When an existing detached house is converted to a Duplex (attached living) and an addition is added to the existing building, the following regulations apply:

1. The addition must contain the same building materials as the existing building,
2. The roof pitch and form of the addition shall be the same as the existing building,
3. The height of the addition shall not exceed the height of the existing building,
4. The building addition shall not cumulatively exceed fifty (50) percent of the floor area of the existing building, or increase its total lot coverage by ten (10) percent over the base District's requirements, whichever is greater. Lot coverage for each District is calculated by subtracting all required minimum setbacks from total lot area. Existing Buildings that have the minimum side and front setbacks permissible, shall construct additions into rear yard setbacks only. Maximum encroachment into a required rear yard setback shall not exceed seventy-five (75) percent.

**Section 4.** Should any provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

**Section 5.** This ordinance shall take effect and be in force from and after the date of its adoption.



**Section 6.**

This ordinance is consistent with the purpose and intent of the Unified Development Ordinance, Gastonia 2025 Comprehensive Plan and any applicable duly adopted small area plans, and is reasonable and in the public interest because it promotes the health, safety, and welfare.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Richard Franks, Mayor

ATTEST:

\_\_\_\_\_  
Suzanne Gibbs, City Clerk

*Ord23-*

## 2024 GPC PUBLIC HEARING SCHEDULE

(INTERNAL DATES)

For rezonings within City limits, special use permits, UDO text amendments & comprehensive plan amendments

|                    |   |                                |  |  |                                 |                       |                                    |                   | Gastonia City Council Public Hearings |  |
|--------------------|---|--------------------------------|--|--|---------------------------------|-----------------------|------------------------------------|-------------------|---------------------------------------|--|
| Submittal Deadline | Staff Review Meeting<br><small>(3rd Wednesday of the month)</small> | Staff Review Comments Deadline | Applicant's Resubmittal Deadline<br><small>(If applicable *)</small> | Legal Ad, Notification Letters, & Posting of Signs | Last Day to Submit Agenda Items | Agenda Packets Mailed | Planning Commission Public Hearing | Appeal Deadline   | For Rezonings & Special Use Permits   | For Unified Development Ordinance Text Amendments & Comprehensive Plan Amendments ** |
| November 6, 2023   | November 15, 2023   | November 28, 2023              | December 15, 2023  | December 20, 2023                                  | December 22, 2023               | December 27, 2023     | January 4                          | January 19        | February 20                           | January 16   |
| December 11, 2023  | December 20, 2023   | January 2                      | January 19   | January 24   | January 26                      | January 31            | February 8                         | February 23       | March 19                              | February 20  |
| January 8          | January 17  | January 30                     | February 16  | February 21  | February 23                     | February 28           | March 7                            | March 22          | April 16                              | March 19   |
| February 5         | February 21   | February 27                    | March 15   | March 20   | March 22                        | March 27              | April 4                            | April 19          | May 21                                | April 16   |
| March 11           | March 20  | April 2                        | April 19   | April 24   | April 26                        | May 1                 | May 9                              | May 24            | June 18                               | May 21   |
| April 8            | April 17  | April 30                       | May 17   | May 22   | May 24                          | May 29                | June 6                             | June 21           | July 16                               | June 18  |
| --                 | --  | --                             | --   | --   | --                              | --                    | <b>No July Meeting</b>             | --                | --                                    | --   |
| June 10            | June 19   | July 2                         | July 19  | July 24  | July 26                         | July 31               | August 8                           | August 23         | September 17                          | August 20  |
| July 8             | July 17   | July 30                        | August 16  | August 21  | August 23                       | August 28             | September 5                        | September 20      | October 15                            | September 17   |
| August 5           | August 21   | August 27                      | September 13   | September 18                                       | September 20                    | September 25          | October 3                          | October 18        | November 19                           | October 15   |
| September 9        | September 18  | October 1                      | October 18   | October 23   | October 25                      | October 30            | November 7                         | November 22       | December 17                           | November 19  |
| October 7          | October 16  | October 29                     | November 15  | November 20  | November 22                     | November 27           | December 5                         | December 20       | January 21, 2025                      | December 17  |
| November 11        | November 20   | December 3                     | December 18  | December 23  | December 27                     | January 3, 2025       | January 9, 2025                    | January 24, 2025  | February 18, 2025                     | January 21, 2025   |
| December 9         | December 18   | December 31                    | January 17, 2025   | January 22, 2025                                   | January 24, 2024                | January 29, 2025      | February 6, 2025                   | February 21, 2025 | March 18, 2025                        | February 18, 2025  |

For assignment of zoning requests requiring annexations

| Submittal Deadline ^ | Applicant's Resubmittal Deadline | City Council Meeting –<br><i>Call for Annexation Public Hearing</i> | Planning Commission Meeting<br><i>Public Hearing on Assignment of Zoning *</i> | City Council Meeting<br><i>Annexation and Assignment of Zoning Public Hearings</i> |
|----------------------|----------------------------------|---|--|--|
| October 16, 2023     | January 5                        | January 16  | February 8   | February 20  |
| November 13, 2023    | February 9                       | February 20   | March 7  | March 19   |
| December 11, 2023    | March 8                          | March 19  | April 4  | April 16   |
| January 15           | April 5                          | April 16  | May 9  | May 21   |
| February 12          | May 10                           | May 21  | June 6   | June 18  |
| --                   | --                               | --  | <b>No July Meeting</b>   | --   |
| April 15             | July 5                           | July 16   | August 8   | August 20  |
| May 13               | August 9                         | August 20   | September 5  | September 17   |
| June 10              | September 6                      | September 17  | October 3  | October 15   |
| July 15              | October 4                        | October 15  | November 7   | November 19  |
| August 12            | November 8                       | November 19   | December 5   | December 17  |
| September 16         | December 6                       | December 17   | January 9, 2025 *  | January 21, 2025   |
| October 14           | January 10, 2025                 | January 21, 2025  | February 6, 2025 *   | February 18, 2025  |
| November 11          | February 7, 2025                 | February 18, 2025   | March 6, 2025 *  | March 18, 2025   |

\*A separate annexation request and assignment of zoning request must be submitted through CityView. The Legal Department facilitates the annexation process and the assignment of zoning request is facilitated by the Planning Department.