

**Gastonia Planning Commission**  
**September 7, 2017**

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Chairperson Pamela Goode declared a quorum and the Gastonia Planning Commission meeting opened at 5:31 pm on Thursday, September 7, 2017, in the Council Chambers at City Hall.

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

Absent: Commissioner Bob Cinq-Mars

Staff Members Present: Charles Graham, Assistant City Attorney; Jason Thompson, AICP, Planning Director; Jana McMakin, AICP, Senior Planner; and Julia Baker, GIS Specialist

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

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

One contact was received by Commissioner Ferguson and Commissioner Biggerstaff.

**Item 1c: Approval of August 3, 2017 Minutes**

Commissioner Fleeman made a motion to approve the August minutes as written and Commissioner Stewart seconded the motion. The motion was approved unanimously.

Chairperson Goode explained the rules of procedure and time limitations.

**Item 2: Public Hearing – Pearson Properties Hoffman Road LLC (File # 8832)**

Subject hearing involves amending the C-2 CD (Highway Commercial Conditional District) zoned area of approximately 19.26 acres, File #11-02. The property is located on the northeastern intersection of Hoffman Road and Gaston Day School Road. The property is owned by Pearson Properties Hoffman Road LLC.

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

Ms. McMakin stated that this item is a rezoning revision. Ms. McMakin provided the background, site description and proposed zoning action on the subject property as presented in the agenda. Ms. McMakin referred the Commissioners to the proposed zoning conditions.

Proposed Zoning Conditions

1. The “Special Terms and Conditions” from City of Gastonia Case File #11-02, recorded in Book 3565 Pages 85-97 will remain in effect, except as modified below.
2. This item 2 will revise #1 in the City of Gastonia Case File #11-02 to as follows:  
Zoning is conditioned on the newly submitted 2017 bubble plan for the subject property which allows a maximum of 100,000 square feet of space for a commercial building(s).
3. A minor subdivision of the property (survey) shall be submitted to clearly depict the zoning districts prior to Technical Review Committee (TRC) approval.
4. All other specifications and general provisions shall be met as required by the City of Gastonia Unified Development Ordinance.
5. In no instance shall the zoning conditions exempt a project from other development requirements.

Ms. McMakin briefly explained the approximate size of the request according to the applicant is 3.198 acres, a description of adjoining properties and zoning, and the available public facilities. The Future Land Use Map in the 2025 Comprehensive Plan indicates commercial development for this area. Staff is recommending approval of this request as presented.

Ms. McMakin commented that the applicant held a required neighborhood meeting.

Commissioner Epstein asked if staff received any calls about the intersection. Mr. Thompson answered that he received a call from Publix Real Estate department inquiring about the mailed notification. Opposition or support was not given.

Commissioner Epstein asked if staff had conversations about the proposed 100,000 square feet of space. Ms. McMakin referred to the original approvals. This request also is following the maximum setbacks as described in the Southeast Plan to pull the buildings closer up to the intersection. No opposition was raised internally as far as the change in use.

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No other questions were asked by the Commissioners.

Chairperson Goode recognized Mr. Rob Pearson, 1422 of Gastonia, NC. Mr. Pearson is the applicant and is requesting amending the C-2 CD (Highway Commercial Conditional District). Mr. Pearson thanked the Commissioners for hearing this request to modify the conditions to C-2 CD for the northeastern corner of Hoffman Road and Gaston Day School Road. He continued by stating the parcel's acreage. Mr. Pearson commented that he appreciated the Planning staff zoning assistance. Mr. Pearson recapped the proposed revision request. He also stated that a neighborhood meeting was held on August 28<sup>th</sup> to discuss the pending rezoning with neighborhoods. Mr. Pearson stated that three neighbors attended who did not have objections, but were interested in what the rezoning was about. Apartment owners were contacted after the meeting and Mr. Pearson commented that they were supportive of the project. Mr. Pearson reiterated the current zoning classification mentioned earlier by Ms. McMakin. The proposed facility will generate traffic of approximately 10 to 15 cars per day. Access points for facility users will be on north and east sides of building. Buffers will align both roads as required. Mr. Pearson asked the Commissioners to consider the request and thanked them. No questions were asked by the Commissioners.

Commissioner Epstein provided closing remarks.

Commissioner Epstein made the motion to approve as presented the public hearing and Commissioner Fleeman seconded the motion. The motion was approved unanimously.

**Item 3: Other Business**

Two rezoning items will be presented at the Tuesday, September 19, 2017 City Council Meeting. If available, Chairperson Goode and Commissioner Epstein will be representatives at this meeting.

There being no other business, Chairperson Goode adjourned the meeting at 5:54 p.m.

Respectfully submitted,

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Chrystal Howard, Secretary

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Pamela Goode, Chairperson