

## **Gastonia Planning Commission September 7th, 2023 Meeting Minutes**

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

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

Absent: Commissioners Rodney Armstrong and Glenn Silverman

Staff Members Present: Charles Graham, Jason Thompson, Quentin McPhatter, Maddy Gates, Jalen Nash, Tucker Johnson and Amber Bridges

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

Chair Kristie Ferguson declared a quorum.

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

Commissioners were not contacted.

### **Item 1c: Approval of August 3, 2023 Meeting Minutes**

Commissioner Stewart made a motion to adopt the August 3, 2023 minutes as presented and Commissioner Ghorley seconded the motion. The motion unanimously passed (6-0).

Chair Ferguson explained the rules of procedure and time limitations.

### **Item 2: Public Hearing – Longview Subdivision (File #202300179)**

Subject hearing involves an annexation and assignment of zoning request for approximately 31.78 acres from Gaston County RLD (Residential Low Density) and City of Gastonia RLD (Residential Low Density) to City of Gastonia PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Fairview Drive, north of Chespark Drive and is owned by William Todd Ledford, Michael Scott Rhyne, and Linda W. Poole.

Chair Ferguson noted the Gastonia City Council will be holding a Public Hearing on the Annexation and Assignment of Zoning request at the September 19th, 2023 meeting.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff's presentation. Mr. Thompson stated the request is for an annexation and assignment of zoning. The zoning map was presented. Mr. Thompson stated the property is currently located partially in Gaston County's jurisdiction and partially in the City of Gastonia but the request is to make the entirety of the site in the City. The site plan was presented. Mr. Thompson stated the proposal is for a total of 93 single-family dwelling units which are all front loaded with a minimum lot width of 56 feet. Mr. Thompson discussed the proposed elevations and conditions as they were presented. Mr. Thompson stated The Future Land Use Map in the 2025 Comprehensive Plan indicates industrial for this property. He explained the background on the industrial nature of the area and stated there is a lot of residential zoning and uses also. Mr. Thompson stated the request was consistent with the development code and will result in a quality residential product, noting staff had no objections to the request. Lastly, he noted that the annexation concurrent with the zoning request will be heard at the September 19<sup>th</sup> City Council meeting. He stated staff is recommending approval of the request, and he is available for any questions the board may have.

Chair Ferguson asked the board if there were any questions for staff. With there being no questions, Chair Ferguson recognized Kent Olson at 6401 Caramel Drive, Charlotte, NC. Mr. Olson noted a neighborhood meeting was held and only one attendee was present. He stated comments from that meeting included a request to push some houses farther off of Fairview Drive across from his property. Mr. Olson also explained details of the site plan and noted the final plan being presented went through various rounds of revisions. He noted the site features open space and a central amenity area. Mr. Olson stated he worked with Planning staff to ensure the product provided would be appropriate and compatible with this area.

Commissioner Gallant asked Mr. Olson if a price point had been established yet for these homes. Mr. Olson responded it will be based upon the market but most likely in the 300s. Mr. Harris asked if a neighborhood meeting was held and if there were any community concerns. Mr. Olson responded "Yes", stating that a meeting was held and only one attendee was present. He also stated that the only concern was for the homes on Fairview to be pushed farther back. Mr. Olson noted this was shown on the site plan near the entrances where units were removed.

## **Gastonia Planning Commission September 7th, 2023 Meeting Minutes**

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With there being no further comment or questions, Chair Ferguson asked for the wishes of the board. Commissioner Stewart moved to give a recommendation for approval of the request as presented with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. With there being no discussion, the motion of recommendation for approval was unanimously passed 6-0.

Mr. Thompson announced to the audience that the rezoning item on Highland St. was not included in this agenda and will be held at a future meeting. He stated that notification letters will be sent prior to the public hearing to adjacent property owners within 100 feet.

### **Item 3: Public Hearing – Bessemer City Road & Pioneer Lane (File #202200289)**

Subject hearing involves an annexation and assignment of zoning request for approximately 5.4838 acres from Gaston County C-3 (General Commercial) and I-2 (General Industrial) and City of Gastonia C-3 (General Business) and I-2 (General Industrial) to City of Gastonia C-3. The subject property is located west of Bessemer City Road, adjacent to Pioneer Lane and is owned by Doris Stewart.

Chair Ferguson noted the Gastonia City Council will be holding a Public Hearing on the Annexation and Assignment of Zoning request at the September 19th, 2023 meeting.

Chair Ferguson recognized Jason Thompson, Planning Director, for staff presentation. The zoning map was displayed. Mr. Thompson stated this item is also partially in Gaston County and the City of Gastonia but the request is for the entirety of the site to be in the City and have one consistent zoning designation. He noted that this item along with the concurrent annexation will be heard at the September 19<sup>th</sup> City Council meeting. He stated the request is a general rezoning to C-3 (General Commercial) and noted that the Commissioners have to consider all C-3 uses. He also stated that there are no details provided with a general rezoning but, if approved, any future development would have to go through site plan review and permitting. Mr. Thompson stated the Future Land Use Map in the 2025 Comprehensive Plan indicates both commercial and industrial uses for the subject property. He explained this is consistent along Bessemer City Road and that staff is recommending approval of the request as presented.

With there being no questions for staff, Chair Ferguson recognized David Smith, 516 S. New Hope Road, Gastonia, NC. Mr. Smith noted that he is representing the applicant and that the intent of the rezoning and annexation is to have all properties within one consistent zoning district. Further, he noted the applicant believes this would make the property more marketable and better used in the future under one zoning designation.

With there being no discussion, Commissioner Stewart moved to give a recommendation for approval of the item as presented with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. With there being no discussion, the motion of recommendation for approval was unanimously passed 6-0.

### **Item 4: Public Hearing – 802 Bessemer City Road (File #202300271)**

Subject hearing involves a rezoning request for approximately 0.17 acres from C-3 (General Business) to C-1 (Neighborhood Business). The subject property is located at 802 Bessemer City Road and is owned by Fallcross Construction, LLC.

Chair Ferguson opened the public hearing and recognized Maddy Gates, Senior Planner, for the purpose of staff presentation. The zoning map was presented. Ms. Gates stated the request is a general rezoning to C-1 (Neighborhood Business) located at 802 Bessemer City Road. Ms. Gates noted C-1 in the Unified Development Ordinance is intended for smaller scale, neighborhood level commercial and residential uses. Ms. Gates discussed adjoining properties zoning and land uses. She noted that C-1 in this area would allow the commercial designation to remain while also providing compatibility with neighboring residential uses. Lastly, Ms. Gates stated the Future Land Use Map in the 2025 Comprehensive Plan indicates commercial for the subject property and staff is recommending approval of the request as presented.

Commissioner Chapman asked Ms. Gates who the Emergency Medical Services responder would be in that area of the City. Ms. Gates responded that it would be Gaston County, but for Fire services it would be the City. Commissioner Ghorley responded there was a fire station just north on Myrtle School Road and Mr. Thompson confirmed.

With no further questions, Chair Ferguson recognized Shawn Badami, 12909 Fallcross Ct., Huntersville, NC. Mr. Badami stated the intent of the rezoning is to develop a single-family home.

## **Gastonia Planning Commission September 7th, 2023 Meeting Minutes**

---

Commissioner Chapman moved to approve the item as presented with the statement of consistency and reasonableness. Commissioner Stewart seconded the motion. With there being no discussion, the motion to approve was unanimously passed 6-0.

Chair Ferguson announced that the Public Hearings for Item 5 and Item 6 will be opened concurrently.

### **Item 5: Public Hearing – Unified Development Ordinance Amendment (File 202300328)**

Subject hearing involves amending the Official Zoning Map for the creation of a Franklin Urban Sports and Entertainment (FUSE) Overlay District for PIDs 301022, 301023, 301024 which are owned by Gastonia Airline LLC and PID 301025 which is owned by the City of Gastonia. The request also includes amending *Chapter 6 Zoning Districts* of the Unified Development Ordinance to create a new *Section 6.3.8 Franklin Urban Sports and Entertainment Overlay District*, and to amend *Chapter 7 Use and Building Lot standards* of the Unified Development Ordinance to create a new *Section 7.13 Franklin Urban Sports and Entertainment Overlay District Design and Use Standards*.

### **Item 6: Public Hearing – Franklin Urban Sports and Entertainment (FUSE) Overlay District (File 202300336)**

Subject hearing involves establishing the Franklin Urban Sports and Entertainment (FUSE) Overlay District for approximately 9.589 acres. The subject property is located north of W. Franklin Boulevard, south of the Norfolk Southern Railway Line right of way and between S. Hill Street and S. Trenton Street. The property is owned by Gastonia Airline, LLC. and the City of Gastonia.

Chair Ferguson opened the public hearing for item 5 and item 6 and recognized Quentin McPhatter, Assistant City Manager for the purpose of staff presentation. Mr. McPhatter shared background information on the FUSE site and the need for investment in this area of W. Franklin. He also noted the West Franklin Redevelopment Area Plan that went to Planning Commission in 2019 and how it was related to FUSE. Mr. McPhatter noted this public hearing would do three things; first, it would create the FUSE Overlay district which would apply to the Caromont Health Park and the three adjacent parcels, secondly, it will describe the purpose and intent of the overlay and thirdly, will modify the permitted uses within those parcels. He stated the current zoning is CBD (Central Business District) but that the ordinance amendment would modify some allowable CBD uses in the FUSE Overlay District. Lastly, he stated that the ordinance amendment would include design standards. Mr. McPhatter stated the request is consistent with the 2025 Comprehensive Plan and the West Franklin Redevelopment Area Plan and that staff is recommending approval as presented.

Commissioner Chapman asked Mr. McPhatter if there was a new owner for the YMCA site across the street and if this request would possibly affect them. Mr. McPhatter responded that the YMCA property was not included as part of this overlay district.

With there being no other discussion, Commissioner Stewart made a motion to recommend approval for Item 5 as presented and approve Item 6 as presented with the statement of consistency and reasonableness. Commissioner Ghorley seconded the motion. The motion to recommend approval for Item 5 and approve Item 6 was unanimously passed 6-0.

### **Item 7: Other Business**

Mr. Thompson notified the Commissioners that two items from the August 3, 2023 Planning Commission meeting, Zora Grove Duplexes and Goble Street, were approved by City Council on September 5<sup>th</sup>, 2023.

### **Item 8: Adjournment**

With there being no further discussion, Commissioner Ghorley made a motion to adjourn the meeting. Commissioner Stewart seconded the motion. The motion to adjourn was unanimously passed 6-0. The meeting adjourned at 6:05 PM.

Respectfully submitted,

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Jalen Nash, Planning Technician

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Kristie Ferguson, Chairwoman