

**GASTON COUNTY PLANNING BOARD (Agenda Item 1)**  
**MINUTES**  
**February 22, 2007**

The Gaston County Planning Board met in regular session on Thursday, February 22, 2007 at 6:00 p.m. on the third floor of the Gaston County Administrative Offices, 128 West Main Avenue, Gastonia, NC. The following members were present: William N. Craig; Betty Walker; LE Alford, Chairman; Jerry Campbell, Vice-Chairman; C.E. "Spike" Stevens; Phil Coyle; Larry Hurlocker; and Frank Ellington. Absent: Rev. Frank Milton, and Kemp Michael. Others present: Ray Maxwell, Gaston County Public Works Director; Donnie Hicks, Director of the Gaston County Economic Development Commission. Also in attendance, David Williams, Planning Director; Willie King, Jr, Senior Planner; Ron Smith, Land Use Administrator, and Patrick Armstrong, Senior Environmental Planner.

Chairman Alford called the meeting to order.

**APPROVAL OF MINUTES**

Mr. Craig motioned to approve the minutes of the regular meeting of January 23, 2007, as written. The motion was seconded by Mr. Stevens, and the motion passed unanimously to approve the minutes of January 23, 2007.

**SUBDIVISION/MANUFACTURED HOME PARK**  
**"Abbington Woods" Subdivision**

The Planning Director provided a brief overview of the "Abbington Woods" Subdivision to be located off Perfection Avenue in the Riverbend Township outside of the City of Mt. Holly. The developer is Maxwell Development Co. of Charlotte, and project engineer is Dowell and Company, PC of Mooresville. He read the North Carolina Department of Transportation (DOT) comments into the meeting record as the comments were not available prior to delivery of the agenda. Staff recommends approval of the subdivision to the Board.

**Gaston Urban Area:** This site is located within the jurisdiction of the Gaston Urban Area Metropolitan Planning Organization. Perfection Road is designated as a future 3-lane road on the Gaston Urban Area Thoroughfare Plan. The existing 60 ft right-of-way is sufficient for this future expansion. Within the general vicinity of this subdivision is the proposed alignment for the Belmont-Mt. Holly Connector. The specific corridor for this roadway has yet to be determined so dedication of right-of-way is not required at this time. Additionally, a reconfiguration of the Hickory Grove Rd./ Woodlawn St./Perfection Ave. intersection is proposed. Most likely, the redesign would involve removing the intersection of Woodlawn and Hickory Grove. Under the design being considered, Perfection instead would intersect Woodlawn at a point east of Hickory Grove and Woodlawn would then intersect Hickory Grove. While this would not directly impact the subdivision site, it may change traffic patterns slightly in the vicinity. Opportunities for future roadway connections exist in the areas adjacent to the proposed subdivision. Gaston MPO staff recommends that one or both of the northernmost cul-de-sacs shown on the site plan be stubbed for improved connectivity to adjacent properties. This connectivity between developments is increasingly important as this area of Gaston County experiences dramatic residential growth and with it more traffic.

2004 traffic volumes (Perfection Ave.): 6,800 vehicles per day

**Planning and Code Enforcement:** 1.) Need bearings on all lines. 2.) Need corporate owner, and surveyor certificates.

3.) Must have two control corners. 4.) On Lot 19, is drive going to be removed. 5.) Need the dedicated drainage and utility easement statement. 6.) Need copy of recorded deed for new owner.

Final Plat Comments: 1. Must have a sealed letter stating that the roads have been installed to NCDOT standards prior to recording plat. 2. Street signs are \$125 each. (Total of three (3) signs).

**Gaston Natural Resources:** Provide the Gaston Natural Resources Department with all 401/404 Permits for the proposed stream crossing to ensure crossing is in compliance with the required standards.

**North Carolina Department of Transportation:** See attachment.

**Environmental Health:** Municipal water and sewer service proposed.

**Land Records:** Conditionally approved with the following due to the layout of the subdivision changing from whence it was originally addressed the following lots need to change or add the address assignments. **Lot 16** change to 5033 Abbington Way. **Lot 17** add 5035 Abbington Way. **Lot 18** add 5037 Abbington Way. **Lot 48** add 5062 Abbington Way. **Lot 12** change to 2128 London Lane. **Lot 11** add 2130 London Lane. **Lot 10** add 2134 London Lane. **Lot 9** add 2133 London Lane.

Boardmember Coyle questioned the Ordinance requirement of two entrances. Mr. Williams informed the Board that the Ordinance requires two entrances for a subdivision with 75 or more lots. Boardmember Craig questioned the number of units in the existing apartment complex. The developer informed the Board approximately 80 units are in the apartment complex.

Boardmember Campbell motioned to recommend conditional approval of the "Abbington Woods" Subdivision. The motion was seconded by Ms. Walker. The motion was unanimously approved to conditionally approve the "Abbington Woods" Subdivision.

on the vote:

aye: Craig, Walker, Ellington, Campbell, Coyle, Hurlocker, Stevens, and Alford  
 nay: none absent: Milton, and Michael Abstain:

The Planning Director introduced to the Board Ray Maxwell, Public Works Director, and Donnie Hicks, Economic Development Director as they are in attendance to discuss county-wide water and sewer, and economic development.

Mr. Hicks discussed the importance of having sites ready for development opportunities. He discussed recent issues ranging from new development such as the Dole Plant in Bessemer City and National Gypsum in Mt. Holly to zoning control issues in other instances. He briefly discussed the importance of the Capital Improvement Plan (CIP) to Gaston County Economic Development. He also alluded to the importance of county-wide water and sewer. Chairman Alford commented that communication must involve more people including the municipalities as to the value of county-wide water and sewer. He also referred to the work sessions with the City of Gastonia Planning Board as well as the establishment of the Gaston County and Municipal Planners Group as ways of helping increase the communication network. Hicks stated the importance of expanding the master planning, and working with planning staff to incorporate the Comprehensive Plan. Mr. Hurlocker stated that talking to the municipalities as well as identifying the land sites are important considerations. Hicks also cited the efforts Davidson, Cornelius, and Huntersville in Mecklenburg County, and other examples as multi-jurisdictional parks, and multi-county parks. as creative ways of economic development. Mr. Craig questioned the opportunities of the old mills. Hicks discussed the feasibility study of the reuse of several of the mills. Williams cited the proposed plan to update the Comprehensive Plan particularly for the Northeast and Southeast Small Areas. In addition, encouraged the bottom-up approach to getting consensus on governmental land development efforts. He also cited Chattanooga, Tennessee as an example of a city making a positive turn due to the involvement of the entire community. After Mr. Hicks concluded his presentation, Chairman Alford read into the record a letter from Boardmember Milton as to his thoughts for county-wide water and sewer. Mr. Milton's comments were offered as requested from the chairman for all of the Boardmembers to offer their thoughts concerning county-wide water and sewer.

Mr. Maxwell commented that the discussion of land use planning and public water and sewer should occur together. He cited Costner School Road Water Line Extension as a pending major project, and the possible necessity of extending farther west. In the near future. He referred to the Unified Feasibility Study, which includes sewer plant operations. In addition, he referred to the Charlotte Mecklenburg Utilities Department, and it is his opinion that it will require working together in Gaston County to create a similar program. He also briefly discussed the Consolidated Plan. However, establishing an authority and its structure would be a major hurdle, he said. The County is applying for seed money for next part of study (sewer component), continue dialogue with municipalities and elected officials as well discussion of future rate structure. Boardmember Coyle commented that getting attracting qualified personnel at the sewer plants is an issue as well with ever increasing federal requirements. Boardmember Campbell suggested that Stormwater Phase II could potentially be a part of the engine for a county-wide system. Boardmember Coyle suggested Board discussing with Board of Commission to endorse support for Phase II. Mr. Maxwell recommending looking at a list of priorities, and prioritize target areas. Boardmember Hurlocker recommended that there has been much discussion of county-wide water and sewer over the years, and we either move forward or at some point stop talking about county-wide water and sewer. Following the presentation of Mr. Hick's, the Board directed that the Planning Staff, Public Work Staff, and Economic Development Staff get together and layer plans for the discussion of future planning, and report back to the Board in the near future..

Other Planning Matters:

Mr. Williams informed the Board that the Department name had change from Planning and Code Enforcement to Planning and Development Services. He also briefly discussed the proposed Highway 150 Corridor Study, and requested support of the Planning Board. Retailer Wal-Mart is developing a site in Cherryville along Highway 150, which will likely spur other development along this corridor. The study will involve multiple jurisdictions including Gaston County. The Rural Planning Organization will lead the study as to the level of service and protection of the corridor, and Gaston County is contributing \$4,600 to the study. Boardmember Hurlocker motioned to

recommend approval of the study. The motion was seconded by Boardmember Coyle, and the motion was unanimously approved.

on the vote:

aye: Craig, Walker, Ellington, Campbell, Coyle, Hurlocker, Stevens, and Alford  
 nay: none absent: Milton, and Michael Abstain:

Patrick Armstong, Senior Environmental Planner, provided a brief update of the Final Letter of Determination regarding the proposed new Flood Hazard Damage Prevention Ordinance. He indicated that the county experienced an approximate three percent decrease in flood elevations. Williams provided a brief update on the UDO including management's push for adoption in the Second Quarter of the year. He also requested that the members provide their comments by Thursday, March 15. Mr. Campbell would like for a presentation to be provided to all the towns and cities during the review process. Mr. Williams recommend that the Planning Board conduct a work session prior to the next regular meeting to discuss particular sections such as major proposals. It was a consensus to conduct the work session on Thursday, March 8 at 6 p.m. at the County Administrative Offices. He also informed the Board that approximately \$1,000 is budgeted for Board Workshops and Programs in '07-'08. Also, monies have been budgeted for update of the Comprehensive Plan particularly for the Southeast and Northeast Small Areas. Boardmember Campbell motioned to support the budget for the Comp. Plan Update. The motion was seconded by Ms. Walker. The motioned was unanimously approved to support the budget for a Comp. Plan Update.

on the vote:

aye: Craig, Walker, Ellington, Campbell, Coyle, Hurlocker, Stevens, and Alford  
 nay: none absent: Milton, and Michael Abstain:

Boardmember Hurlocker recommended that the Planning Board attend the Budget Hearings.

#### ZONING/SUBDIVISION ACTIVITY REPORT DECEMBER 2006 THROUGH FEBRUARY 2007

APPLICANT	APPLICATION NUMBER	MAP CHANGE REQUEST	PLANNING BOARD RECOMMENDATION	COMMISSION ACTION	RESOLUTION
ROBERT E. ARMSTEAD	Z07-01	IP TO BG	APPROVED	APPROVED	2007-064
<b>SUBDIVISION/ MANUFACTURED HOME PARK</b>					
DATE	DEVELOPMENT NAME	APPLICANT	LOTS	PLANNING RECOMMENDATION	
12/12/06	STONE BROOK ESTATES	BRUCE ARMSTRONG	7	CONDITIONALLY APPROVED	
12/12/06	ROSEWOOD CREEK	INTEGRITY BUILDERS OF NC	17	CONDITIONALLY APPROVED	
12/12/06	DILLARDS PLACE	BRIAN HOLSINGER	25	CONDITIONALLY APPROVED	
02/22/07	ABBINGTON	DOWELL & COMPANY	51	PENDING	

#### ADJOURNMENT

With no further discussion, Boardmember Hurlocker motioned for adjournment, and the motion was seconded by Ms. Walker. The motion was unanimously approved. Being no further business, Chairman Alford adjourned the February meeting at 8:00 p.m.

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Willie L. King, Jr. – Senior Planner