



Planning Department

Generated:
October 17th, 2023

Hopper Communities, Inc.
cc: Clay McCullough
1616 Cleveland Ave.
Charlotte NC, 28203

Robert J. Neunzig
813 Robinson Clemmer Road
Dallas, NC 28034

Jacqueline Stewart Wells
415 Robinson Clemmer Rd.
Dallas, NC 28034

Re: PLMAC202200661 – Robinson Clemmer Road (Hopper Development)

On October 17th, 2023 the Gastonia City Council and the Gastonia Planning Commission voted to approve your request to annex and rezone approximately 48.897 acres from Gaston County RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) and RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Robinson Clemmer Road and is also known by the tax parcel identification number(s) 203278, 210508, 212415, 304250, 304251, 172396. PD-RRDD (Planned Development – Revised Residential Development District) zoning is now effective as requested for tax parcel number(s) 203278, 210508, 212415, 304250, 304251, 172396.

Please feel free to contact the City of Gastonia Planning Department with any questions at 704-854-6652 or via email at planning@cityofgastonia.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Mgates".

Maddy Gates, MURP
Senior Planner

**CONDITIONAL DISTRICT
202200661**

**CITY OF GASTONIA
GASTON COUNTY
NORTH CAROLINA**

KNOW ALL MEN BY THESE PRESENTS, Hopper Communities, Inc., having applied to the City of Gastonia to establish a Conditional District zoning designation on the property hereinafter described, and said zoning designation having been granted by the Gastonia City Council and Gastonia Planning Commission on October 17th, 2023 the terms of said Conditional District being as follows:

DESCRIPTION OF PREMISES

Location: Western side of Robinson Clemmer Road

Street Address: Western side of Robinson Clemmer Road

Tax Map Reference Number(s): 203278, 210508, 212415, 304250, 304251, 172396

SPECIAL TERMS AND CONDITIONS

Zoning Classification: PD-RRDD (Planned Development – Revised Residential Development District)

Conditions:

1. Development shall be generally consistent with the attached site plan including a maximum of 119 single-family dwelling units.
2. A Traffic Impact Analysis (TIA) will be required to 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, parking locations, internal traffic calming, sidewalks and other improvements to be finalized during the preliminary plat and subdivision review process.
4. The developer is required to dedicate 30 feet of future right-of-way for the Long Creek segment of the Carolina Thread Trail located on the southern end of the subject property. Additionally, a fee-in-lieu is required and must be paid upon the recordation of the first final plat, in lieu of construction of said trail.
5. Per Section 9.18.3 C(4) in the UDO, developments that abut or construct trails in the public system, must provide at least one access trail in a dedicated public easement. The access trail is required to be a minimum of 7-feet in width, paved with asphalt or concrete, and be ADA accessible (per Section 9.18.3 G(2)).
6. Additional details of the improved open space will be required and reviewed as part of the preliminary plat process. Final design and details to be determined during subdivision plan review.
7. Construction shall be generally consistent with the character and details as depicted in the submitted elevations and architectural standards of Section 8.1.11 in the UDO.

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.

The applicant and/or property owner(s) agree to the conditions as approved by the Gastonia City Council and Gastonia Planning Commission on October 17th, 2023.

By: [Signature]
Applicant

Date: 10/23/23

By: Anne Burnett
Property Owner

Date: Oct 27, '23

By: [Signature]
Property Owner

Date: Oct, 27, 2023

By: [Signature]
Property Owner

Date: 10-29-23

By: [Signature]
City of Gastonia Mayor

Date: 10/23/2023

Applicant: Hopper Communities, Inc.

Owner: Robert J Neunzig

Planning Comm Hearing: October 5, 2023

Request: RS-12 & RS-8 (County)
to PD RRDD (City)

Ward: County to 4 (City)

Total Tract Size: approx. 48.897 acres

Parcel ID #: 203278, 210508, 212415
304250, 304251, 172396



Subject Property

Legend

- AP
- 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
- 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 Roads Dallas Town Limit Floodway 100yr Flood Zone 500yr Flood Zone Streams Lakes Rivers Parcels Buildings Dallas Zoning B-1 Dallas Zoning I-2 Dallas Zoning RS-12 Dallas Zoning RS-8 Gaston Co. Zoning B-1 Gaston Co. Zoning I-2 Gaston Co. Zoning RS-12 Gaston Co. Zoning RS-8

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.

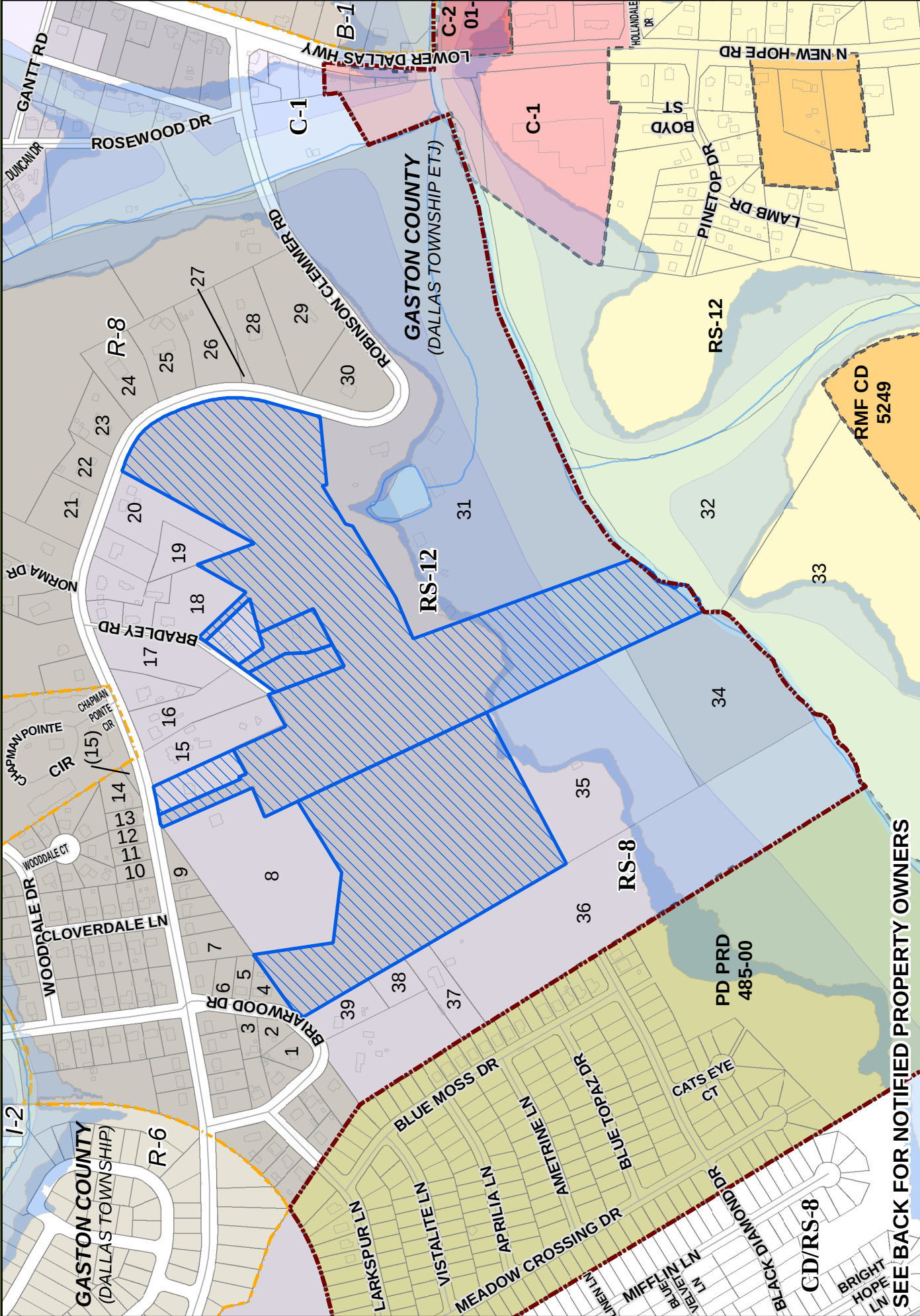


1:6,000

1 inch represents 500 feet

Plot Date: September 13 , 2023

0 125 250 500 Feet



SEE BACK FOR NOTIFIED PROPERTY OWNERS

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 September 22, 2023.

Application
PLMAC202200661



PLMAC202200661

1.	TANNER RUSSELL B & TANNER LINDA D	24.	ERIC GLENN CLEMMER IRREVOC TR
2.	BYERS AARON S & BYERS BRENDA W	25.	ERIC GLENN CLEMMER IRREVOC TR
3.	GILLESPIE SIDNEY J	26.	ERIC GLENN CLEMMER IRREVOC TR
4.	COLLINS DANNY CLYDE & COLLINS DORRIE BETH	27.	MCLAUD NORMAN K HEIRS C/O NORMAN KENNETH MCLAUD II
5.	BUCKLEY JOYCE L	28.	TRAVERSIE TROY N
6.	EQUITY TRUST COMPANY CUSTODIAN FBO JIMMIE C GILLESPIE IRA	29.	DELLINGER CHRISTOPHER W
7.	HAYNES KEITH E	30.	ERVAY ANDREW S
8.	TRUTH BROADCASTING CORPORATION &PROPERTY TAX DEPT	31.	NEUNZIG ROBERT J
9.	ANDERSON KENNETH	32.	LEWIS STEVEN CHRISTOPHER
10.	HOPSON LEAH	33.	LEWIS STEVEN CHRISTOPHER & LEWIS MANDY LUTZ
11.	BYERS VERONICA LEE SMARR	34.	NEUNZIG ROBERT J
12.	HURTADO JUAN G &HURTADO MARTA C	35.	DUKE ENERGY CORPORATION
13.	PATTERSON FERMAN LEE	36.	PHASER BEAM PROPERTIES LLC
14.	ARMSTRONG SHIRLEY A	37.	PHASER BEAM PROPERTIES LLC
15.	HOLLAND MICHAEL L & NIX LYNN C	38.	HOOPER CHAD GWEN & HOOPER BRANDY DENISE
16.	NIX LYNN CLEMMER	39.	MOOSE TERESA A
17.	DAVIS AMY SUZANNE & CARSWELL EMMA SUE		
18.	GREENE SHARON FRANKLIN		
19.	BEAVER PEGGY BELL		
20.	RAMEY MARTHA B		
21.	SANTOS OSCAR LOPEZ		
22.	WOOTEN ALLEN & WOOTEN PATRICIA		
23.	LYKINS BRADLEY JAMES		



DEVELOPMENT STANDARDS

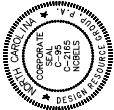
- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED WITH THE CITY OF GASTONIA, NORTH CAROLINA. THE REZONING PLAN IS LOCATED ON THE SOUTH SIDE OF ROBINSON CLEMMER ROAD, ON AN APPROXIMATELY 46.41 ACRE SITE LOCATED ON THE SOUTH SIDE OF ROBINSON CLEMMER ROAD, BETWEEN BROWNWOOD DRIVE AND ROSEWOOD DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS "THE SITE"). THE SITE IS COMPOSED OF THOSE TAX PARCELS IDENTIFIED ON THE SITE DATA TABLE ON THE REZONING PLAN.
 - PURSUANT TO THIS REZONING APPLICATION, THE APPLICANT IS REQUESTING THAT THE SITE BE REZONED TO THE PLANNED DISTRICT (PD) – RRD ZONING DISTRICT.
 - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF GASTONIA UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
 - THE APPLICANT'S PROPOSED DEVELOPMENT PLAN IS SUBORDINATE TO ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE CITY OF GASTONIA, NORTH CAROLINA, AND ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
 - THE ALTERNATIVE AND LOCATIONS OF THE INTERNAL PUBLIC STREET ARE SUBJECT TO UNDER INVESTIGATIONS DURING THE PERMITTING PROCESS TO ACCOMMODATE TRAIL, SITE AND CONSTRUCTION PLANS, AND DESIGNS AND TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF GASTONIA AND/OR NCDOT.
- ARCHITECTURAL AND DESIGN STANDARDS
 - THE MAXIMUM HEIGHT OF ANY SINGLE FAMILY DETACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.
 - SINGLE FAMILY DETACHED DWELLING UNITS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 8.1.11 OF THE ORDINANCE.
 - SET OUT ON SHEET RZ2.0 OF THE REZONING PLAN ARE CONCEPTUAL SCHEMATIC IMAGES OF THE SINGLE FAMILY DETACHED DWELLING UNITS PROPOSED ON THE SITE. THE APPLICANT'S PROPOSED DEVELOPMENT PLAN SHALL BE SUBORDINATE TO ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE CITY OF GASTONIA, NORTH CAROLINA, AND ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT). NOTWITHSTANDING THE FOREGOING, THE ACTUAL SINGLE FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE MAY DIFFER FROM THE CONCEPTUAL SCHEMATIC IMAGES OF THE SINGLE FAMILY DETACHED DWELLING UNITS PROPOSED ON THE SITE. THE APPLICANT SHALL MAINTAIN THE ARCHITECTURAL STYLE AND CHARACTER REPRESENTED IN THE CONCEPTUAL SCHEMATIC IMAGES.
- STREETSCAPE TREATMENT/ SIDEWALKS
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE STREETSCAPE AND SIDEWALK REQUIREMENTS OF THE ORDINANCE.
- TREE SAVE/OPEN SPACE/CAROLINA THREAD TRAIL
 - TREE SAVE AND OPEN SPACE AREAS SHALL BE PROVIDED ON THE SITE AS REQUIRED BY THE ORDINANCE.
 - OPEN SPACE AREAS SHALL CONTAIN ONE OR MORE OF THE FOLLOWING ITEMS: TRAILS/WALKING PATHS, BENCHES, ENHANCED LANDSCAPING AND/OR A DOG PARK.
 - APPLICANT SHALL CONVEY A PERMANENT EASEMENT TO THE CITY OF GASTONIA OVER THAT PORTION OF THE SITE THAT IS NECESSARY TO ACCOMMODATE THE CAROLINA THREAD TRAIL TO BE CONSTRUCTED AND MAINTAINED BY OTHERS.
- ENVIRONMENTAL
 - NO SWALES, RETAINING WALLS OR STORM WATER (BMP) MEASURES CAN BE LOCATED WITHIN BUFFERS.
 - SHOES
 - ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION
 - IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING ON THE APPLICANT, HIS SUCCESSORS, AND ALL OTHERS WHO MAY BE INVOLVED IN THE DEVELOPMENT OF THE SITE. THE APPLICANT, HIS RESPECTIVE SUCCESSORS, IN INTEREST AND ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, CONDITIONS, AND PROVISIONS OF THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, AND ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE CITY OF GASTONIA, NORTH CAROLINA, AND ANY AND ALL ORDINANCES, REGULATIONS, ORDERS, DECREES, RULES, AND ORDINANCES OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT), SHALL BE BINDING ON THE APPLICANT, HIS SUCCESSORS, IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2419 Williamson Blvd, Ste 200 Charlotte, NC 28268
704.444.8888
info@drgrp.com



REZONING PETITION
FOR PUBLIC HEARING

2022-00661

REZONING DOCUMENT

ROBINSON CLEMMER ROAD SITE

GASTONIA, NORTH CAROLINA

HOPPER COMMUNITIES

1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203

TECHNICAL
DATA SHEET

PROJECT #:	5094-004
CHECKED BY:	NB
AUGUST 25, 2023	
REVISIONS:	

RZ2.0



