

August 10, 2016
Public Hearing
City of Gaston

Council: Mayor **Hall**, Council President Richard **Sager**, Chris **Jeffries**, David **Meeker**, Don **Richter**, Jerry **Spaulding** and Rod **Hale**. City Recorder Wenonah **Blanchette**, City Attorney Ruben **Cleaveland**, City Clerk Sharon **Bregante-Candau**, Carol **Connell**, Consulting City Planner, and others present are represented on the sign-up sheet. (attached)

Absent: None.

PUBLIC HEARING:

Conditional Use Permit – Gaston School District Shop Building

Mayor Tony **Hall** called the public hearing to order at 6:20 PM and read the conduct of hearing format into the record.

STAFF REPORT: Carol **Connell**, Consulting City Planner, presented a summarized Staff report regarding the School District's permit request to construct a freestanding 6,000 sq ft shop building with two or three class rooms on an adjoining vacant tax lot separate from the larger school campus between Park St and Salter St near the west end of the school. Preliminary plans for the 6,000 sq ft shop building were presented, but more specific building plans ~~for the~~ would be provided once the costs and approval were realized. She reviewed the key issues regarding the application, which included concerns about limited parking and landscape features due to the dimensions of Park St and Salter St. The city engineer also requested more detailed information. Staff concerns would be addressed with the proposed conditions of approval listed in the Staff report, which she reviewed, noting the following corrections:

- Condition 1 requiring sidewalks on Park St should be corrected to state that no sidewalk is required because a sidewalk already exists on the south side of the street. Furthermore, the existing 4-ft sidewalk did not need to be widened, but could function as is; therefore, the second part of Condition 1 should be revised to say, "Prior to occupancy the owner shall sign a Waiver of Remonstrance assuring proportionate participation in future street improvements to Park and Salter Streets."
- Additional language was added to Condition 5 stating, "Approximately five street trees should be added to the Landscape Plan on Park St and Salter St." to continue the line of existing street trees and add aesthetics to the area.
- Because the elevations were so vague and might not be what Applicant's building and landscaping would actually look like, **new Condition 6** was added stating, "Applicant shall provide building elevations, colors, and materials information with the Building Permit Submittal."

Staff recommended approval of the application with the conditions as corrected and amended.

APPLICANT'S REPORT:

Rick **Yeo**, Construction Manager, R&C Management Group, LLC, representing the School District stated the School District was aware parking was woefully short, but the parking lot would be reconfigured and a Parking Plan would be submitted. The Applicant would like that any parking contingent upon this particular building, including the bike racks, be deferred into the next project, which should be submitted in two or three months. Most of the children were bussed to the facility and as Superintendent Susan McKenzie stated, the school had six or seven kids that rode bikes on a

consistent basis. The School District would definitely supply bike racks, understanding it would be a condition, but they would like to handle that with the rest of the project. The School District intended to do landscaping throughout the whole facility, though he did not know if the street trees were consistent on Park St. If City Council could defer that requirement, the Applicant could tie it into the Master Landscape Plan. The Applicant agreed with the condition regarding dedication of the easement on Salter St.

Councilor **Hale** asked if Applicant had any rough estimates on how many parking spaces would be available. Mr. **Yeo** understood 96 spaces were required, adding that when the Applicant submits the plans, they would have a complete study and address all of those issues.

PROPONENTS – None

OPPONENTS– None

ADDITIONAL COMMENTS: Tyler **Smith**, Facilities Manager, Gaston School District, stated he did not mind adding more bike racks, but noted that in the two years he had been at the school, there had been only two bikes in the bike stalls. More kids used skateboards, and as stated, most kids were bussed in. The school was up on a hill. The setback on Salter St was not an issue, but he was unsure where the additional easement would be located. City Planner **Connell** confirmed the easement would be 2-ft on each side of the street and extend down to Trail St. Park St and Church St were both arterials for the new development, so the City’s goal was to widen both streets to accommodate traffic, which would be heavy until the houses reached clear to Olsen Rd, which would provide another access.

CLOSE HEARING: Mayor **Hall** confirmed there was no further comment and closed the hearing.

DELIBERATION: Councilor **Sager** commented he was fine with striking Condition 3 as long as the parking was addressed eventually. He noted the City was forcing the bike-parking requirement on everyone else that built in town, so he believed the School District should comply also. Everyone should have to follow the same rules.

Motion to approve the Conditional Use Permit to construct a school shop with the recommended conditions of approval as amended and striking Condition 3 was made by Councilor **Sager** and seconded by Councilor **Spaulding**. Motion carried with those voting Aye: 5 Nay: 0.

Mayor **Hall** Closed the Public Hearing at 7:36PM.

Mayor Tony Hall

Attest:

City Recorder Wenonah Blanchette