

**SPECIAL MEETING / PUBLIC HEARING MINUTES
MCADENVILLE TOWN COUNCIL AND PLANNING BOARD
MARCH 31, 2022**

The McAdenville Town Council met in Special Session on March 31, 2022 at 6:00 PM in the Council chambers of Town Hall located at 163 Main Street. Proper notice of the Public Hearing was published in the Gaston Gazette.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:02 PM.

Mayor Robinette stated that the purpose of the Special Meeting was to conduct a joint public hearing of the McAdenville Town Council and McAdenville Planning Board. During the Public Hearing, the Boards will receive information on a conditional rezoning application for property located at 5103 Wilkinson Boulevard, identified by Gaston County Parcel # 213448. The request is to change the current zoning district from Highway Commercial (C-2) to Residential Multi Family (RMF/CZ) to allow development of an affordable senior (55+) rental community.

MEMBERS IN ATTENDANCE:

Town Council Members Present

Mayor, Jim Robinette
Mayor Pro-Tem, Reid Washam
Jay McCosh
Greg Richardson

Planning Board Members Present

Chairman, Kevin Lamp
Vice Chair, Davis Elkins
Andy Westmoreland
Sara Gilbert-Kay

Town staff in attendance: Attorney Chris Whelchel, Planning Board Secretary Kim Carver, Administrator/Clerk Lesley Dellinger, and Planning Consultant Michael D. Harvey.

PUBLIC HEARING:

Upon motion by Jay McCosh and second by Greg Richardson the Public Hearing on the conditional rezoning for property located at 5103 Wilkinson Boulevard was opened. The Town Administrator/Clerk reviewed the UDO requirements for conditional rezonings and gave a brief overview of the application from WDT Development. Mayor Robinette then invited Mr. Stephen Drake, President of BroadCraft Construction Inc, and representative for WDT Development, to speak on the proposed multi-family development project.

Mr. Drake stated exterior of the building was arts & craft style with brick and siding along with a high-pitched roof design. The amenities at the facility included an exercise room, computer room, laundry facilities, and common meeting/gathering areas located both inside and outside. His company has completed two other similar projects in Gaston County with another currently under construction. All of the properties have a waiting list, so he feels the need for affordable senior housing in our area has not been met. Mr. Drake added that the housing unit would be partially funded through a tax credit program through the North Carolina Housing Financing Agency (NCHFA) which has strict guidelines for maintaining the property over the duration of

the 20-year credit program. The NCHFA requires that 80% of the residents be 55 & older and that up to 20% of the residents could be 45 years or older if they were disabled or handicapped.

Mayor Pro-Tem Washam questioned the storm water retention design for the property along with why the increased density was necessary. Mr. Darke replied that a sand filtered retention system would be used and that it would be designed for a 25-year storm event. He added that 84 units was the threshold for profitability for the project. Planning Board Chairman Kevin Lamp questioned the request for a reduction in the parking standard since there was no sidewalk connectivity to supportive services. Mr. Drake stated that shuttle transportation to supportive services is arranged on a regular schedule for residents without private transportation options. Following additional discussion, the Q&A session with Mr. Drake concluded.

Mayor Robinette asked planning consultant, Michael Harvey, for his input and review on the conditional zoning application for 5103 Wilkinson Blvd. Mr. Harvey thanked Council for the opportunity to assist McAdenville staff and Town Council with the current rezoning application. Mr. Harvey provided an overview of his memo to the Board dated February 22, 2022 highlighting areas of concern and recommendations for possible conditions. Next, he reviewed and answered question on the financial analysis which was prepared at the Board's request. The analysis compared the value of the proposed development with potential revenues of different types of development allowed in the current C-2 zoning district. Mr. Harvey concluded by stating he would assist the Planning Board with their Statement of Consistency and recommended conditions if their decision was to support the project and rezoning application. Lesley Dellinger stated that Mr. Harvey had been an asset to Town Staff in efficiently navigating the rezoning application process.

Mayor Robinette opened the floor and invited public comment. No public comments were received in support or opposition of the rezoning. Upon motion by Greg Richardson, second by Jay McCosh the public hearing period was closed.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:16 PM upon motion of Mayor Pro-Tem Washam, second of Jay McCosh with unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk