

Oaks Commerce Open Forum Community Meeting

Major Development Plan #: 2022-04

Date: 8/2/2022

Location: Crossfix Church, 6131 Wilkinson Blvd., Belmont, NC

Project Representatives:

- Crow Holdings
 - Matt Cochrane
 - Nick Thornton
 - Christina Conkle
- Orsborn Engineering
 - Lin Leslie

Attendance: 19 neighbors (see attached)

Introduction:

Mr. Matt Cochrane opened the meeting with introductions and an overview of the project, noting it would be a 470,000 SF distribution/light manufacturing facility that is accessed off Hickory Grove Road. Mr. Cochrane gave a general overview of the property zoning status, with the main parcel being in Belmont's jurisdiction and zoned BC-D while the two parcels fronting Hickory Grove Road are in Gaston County's jurisdiction and will be annexed into Belmont and zoned BC-D.

Mr. Cochrane noted that Crow Holdings has been working closely with the City of Belmont on the building and site design as well access routes for neighbors whose roads will be impacted.

Questions/Comments asked by residents:

- **Annexation** – as CHI discussed annexation of the 2 parcels, several attendees had questions about the annexation process and asked if their properties would also be annexed.

Mr. Cochrane clarified that CHI can only annex the two parcels at the front of their development and is only pursuing annexation of said parcels. Mr. Thornton called on an attendee who had reached out to the City to discuss annexation and said attendee communicated to the group that the City clarified no neighboring parcels would be annexed as a direct result of this project.

- Buffers and Grading -

- neighbors were curious how the property line adjacent to Park Terrace Drive this edge would be impacted by the project.

Mr. Cochrane identified the eastern boundary as a targeted tree save area and the Crow Holdings team will include the landscaping plan in the next round of materials.

- neighbors asked about stormwater, erosion control, and stream impacts

Mr. Cochrane noted we are responsible for coordinating with appropriate governing bodies and cannot start work on the site until such authorities have approved drawings and issued permits. Mr. Thornton and Mrs. Leslie clarified that projects are responsible for controlling and mitigating stormwater and pointed out the stormwater pond at the south end of the site.

- **Traffic** – will trucks back up on Hickory Ridge?

Mr. Cochrane noted the plan has been designed for trucks to be able to queue within the site and operators would face fines for sitting idle on public roads.

- will there be turn lanes into the site?

Mr. Cochrane noted a Transportation Technical Memorandum is a requirement for a development of this scale and the City commissioned study should be finalized later this month and will be discussed at a follow-up meeting.

- **Crawford family in attendance.** They are the family living on parcels A-D that will receive a new paved access. Questions/discussion with the family and group:

- How will we access our property during construction?

Mr. Cochrane noted that CHI will provide a temporary drive to said properties during construction, when CHI will construct a paved road from Hickory Grove Road to the eastern boundary of their property line, as outlined in the site plan.

- How will storm water runoff be handled on the driveway?

CHI will actively mitigate the impact of all stormwater runoff with curb and gutter in the paved area and grade around the new drive to divert water to the sides.

- We discussed the new addressing that will occur through Gaston County.

First Name	Last Name	Address	City, State	Telephone	Email
Judy	Sanders	314 PK. Terrace Dr.	Belmont, NC	Not provided	Not provided
Linda	Hunt	1110 Oakwood Dr.	Belmont, NC	Not provided	Not provided
Jerry	Hunt	1110 Oakwood Dr.	Belmont, NC	Not provided	Not provided
Constance	Collins	306 Park Terrace Dr.	Belmont, NC	Not provided	Not provided
Randy	Russell	622 Hickory Grove Rd.	Gastonia, NC	704-718-5695	Not provided
Tony	Rikard	121 Burton Hill	Gastonia, NC	704-879-4604	Not provided
Freddie	Rikard	4402 Derrydowne Ln.	Gastonia, NC	704-813-7282	Not provided
Cynthia	Richards	906 Hickory Grove Rd.	Gastonia, NC	Not provided	Not provided
Tom	Hord	1000 Hickory Grove Rd.	Gastonia, NC	Not provided	Not provided
Melanie	Brafford	808 Hickory Grove Rd.	Gastonia, NC	704-898-1074	Not provided
Mable	Crawford	1159 Oak St.	Gastonia, NC	704-351-7863	Not provided
Dwayne	Graham	1158 Oak St.	Gastonia, NC	704-923-1726	Not provided
Patrick	Williams	1159 Oak St.	Gastonia, NC	704-650-3863	Not provided
William	Tearry	1012 Oak St.	Gastonia, NC	910-336-1423	Teddytasha1@gmail.com
C.	Crump	1156 Oak St.	Gastonia, NC	704-891-5461	Not provided
Pruett	Black	264 Bess Rd.	Kings Mountain, NC	704-435-5725	blackpruett3@gmail.com
Teresa	Black	264 Bess Rd.	Kings Mountain, NC	704-435-5725	blackpruett3@gmail.com
Doug	Sanders	3106 Cedar St.	Gastonia, NC	980-721-5976	Not provided
June	Sanders	3106 Cedar St.	Gastonia, NC	980-721-5976	Not provided