

Gastonia Planning Commission March 9, 2023 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:31 p.m. on Thursday, March 9, 2023 in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Chair Kristie Ferguson and Commissioners Jim Stewart, Carl Harris, Anthony Gallant, David Wilson, Glenn Silverman, Rodney Armstrong

Absent: Commissioner Chad Ghorley

Staff Members Present: Charles Graham, Jason Thompson, Quentin McPhatter, Jason Pauling, Jalen Nash, Shelley DeHart, and Tucker Johnson

Item 1a: Role Call / Sound Check

Chair Kristie Ferguson declared a quorum.

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners were not contacted.

Item 1c: Approval of December 8, 2022 Meeting Minutes

Commissioner Stewart made a motion to adopt the February 9, 2023 minutes as presented and Commissioner Harris seconded the motion. The motion unanimously passed (7-0).

Chair Ferguson explained the rules of procedure and time limitations.

Item 2: Public Hearing – E. Hudson Blvd. & Redbud Dr. (File #202200656)

Subject hearing involves a request to rezone approximately 5.191 acres from RS-8, RS-12 (Single-family Residential), and RMF (Residential Multi-family) to C-3 CD (General Business – Conditional District). The subject property is located at the northwest intersection of Redbud Drive and E. Hudson Boulevard. The property is owned by Triangle Real Estate of Gastonia, Inc.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated the property is currently vacant and wooded and a small stream runs through the property along the western border. He noted adjoining properties and the request to rezone just over 5 acres at the intersection to C-3 CD which consists of portions of four (4) total tax parcels. Mr. Pauling noted a portion of the main property will remain RS-8 and RS-12 for future development or a future rezoning request. The site plan and elevations were displayed showing the conceptual site plan that features a three-story, climate-controlled storage facility at the intersection totaling approximately 117,000 square feet, and three smaller retail, service, and office buildings totaling 17,500 square feet. Mr. Pauling noted driveways are proposed on both Hudson and Redbud and must be approved by the City and NCDOT. Mr. Pauling also stated there is a request to close Mable Drive, and the applicants will also petition to recombine all properties before submitting a site plan and construction drawings.

The Future Land Use Map and conditions were displayed. Mr. Pauling stated the future land use for the site is indicated as mixed-use. Mr. Pauling noted proposed commercial in a mixed-use context should be a less auto-dependent and neighborhood-scale commercial for the most part, containing commercial uses that are either walkable or have a lower traffic impact. Mr. Pauling stated uses will be limited to what is shown on the site plan, or other neighborhood goods and services uses found in the C-1 zoning district. The statements of consistency and reasonableness were displayed and Mr. Pauling stated that staff recommends approval.

Chair Ferguson asked the Commission if there were any questions for staff. Commissioner Wilson asked if anyone has signed up to speak against this item. Chair Ferguson responded “no”.

With no further questions for staff, Chair Ferguson recognized Richard Denzler, 1673 Perth Rd., Mooresville, NC.

Commissioner Silverman asked Mr. Denzler where the retail shops would be located on the property. Commissioner Silverman asked Mr. Denzler how many retail buildings were being proposed for this site. Mr. Denzler stated there are two 5000 square foot buildings to the rear and they will be broken up into 1200 square foot spaces for a sandwich shop, doctor's office, etc. Mr. Denzler stated the building along the street, facing east Hudson would be 7500 square feet and that would be flex space as well.

Commissioner Wilson asked Mr. Denzler if this is approved, when would this project be constructed. Mr. Denzler responded he is not sure. Mr. Wilson asked Mr. Denzler if the plans are similar to what

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the project will look like. Mr. Denzler responded yes, the site has challenges and this plan seems to be the best fit.

Commissioner Harris asked Mr. Denzler if the façade is planned to have mostly masonry product. Mr. Denzler responded yes and they will come back to planning with a full set of plans when the time is right. Commissioner Harris asked Mr. Denzler if they held a community meeting. Mr. Denzler responded yes, on the 27th of February, at the Orchard Trace Community Center adjacent to the property. Commissioner Harris asked Mr. Denzler if there were any calls or concerns from the community. Mr. Denzler responded “no”.

Jason Thompson, Planning Director, followed up on one of the questions asked by Commissioner Harris. Mr. Thompson stated with non-residential buildings in the city of Gastonia, there are base ordinance standards that have to be met regarding materials and architecture. He noted those standards have to be met, regardless of what might be shown in a planning commission agenda. He noted there's also a written zoning condition in this item that specifies this project has to meet that representative elevation,.

With no further questions or discussion, Chair Ferguson asked for the wishes of the board. Commissioner Gallant moved to approve the conditional rezoning request with the statement of consistency and reasonableness. Commissioner Stewart and Wilson seconded the motion. The motion was unanimously approved (7-0).

Item 3: Public Hearing – New Hope Crossings Multi-Family (File #202300044)

Subject hearing involves a request to rezone approximately 4.07 acres from RS-12 (Single-family Residential) to RMF CD (Residential Multi-family – Conditional District). The subject property is located on N. New Hope Road and south of Pinetop Drive, and is owned by Sisk Investments Partnership and Moss Warren Harold.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated the property is just over 4 acres on the west side of N. New Hope, between Pinetop Drive and Womble Lane. Mr. Pauling noted two of the parcels are developed with older, single-family dwellings and the remaining property is vacant and wooded. He stated the topography slopes from the south to the NW corner. Mr. Pauling noted to the north lies existing single-family residential along Pinetop and Lamb Drive and a larger lot of single-family also exists across New Hope. He stated the site is also close (walking distance) to a commercial center to the north with Food Lion as the anchor.

The site plan was displayed. Mr. Pauling stated the request includes three main residential buildings and a total of 66 units yielding an overall density of about 16. He noted there will be a mix of one, two, and three-bedroom units, and the buildings will be three stories. Mr. Pauling stated the primary access is from New Hope, and the project will include a perimeter, type ‘C’ buffer, and open space to meet code.

The elevations were displayed. Mr. Pauling stated the applicants have submitted elevations to show materials primarily of brick and fiber cement siding. He noted the elevations include gables, variations in the roof lines, and useable patio areas for all units.

The Future Land Use Map was displayed, indicating residential for the subject property, and just below the property along New Hope recommends mixed-use.

Proposed conditions were presented. Mr. Pauling stated the following conditions are included with the CD request: #4 will require some slight modifications to the plan during the site plan review to have adequate fire truck turn-around. #5 references the existing sidewalk in front of the side, and additional payment-in-lieu for the City to complete a multi-use path in the future.

Mr. Pauling presented the appropriate consistency statements, based on the submitted site plan, elevations, and conditions, staff recommends approval of this request. With there being no further questions for staff Chair Ferguson recognized Stephen Drake, 195 Rockbridge Rd., Mills River, NC. Mr. Drake gave a summary of his company, Broad Craft Construction and Development, and noted their company’s vision. He stated the proposed building will be built in the arts and crafts fashion, there will be a community building on site, and stated some of the amenities on site.

Commissioner Gallant asked Mr. Drake if he or his company has been a part of other developments in Gastonia. Mr. Drake responded that they have the Villas at Union Trace, which is off of Union Road;

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The Lofts at Union Crossing, also off Union Road; and Catawba Creek Villas, which is off Gaston Day School Road.

Commissioner Silverman asked Mr. Drake if there is going to be only one access to New Hope Road,. Mr. Drake responded "yes". Commissioner Silverman asked Mr. Drake if the development is going to be marketed to seniors or families. Mr. Drake responded it is going to be a mixed community of all ages.

Chair Ferguson recognized Chris Hansen, 1004 Bullard Court, Raleigh, NC. Mr. Hansen stated he is a part of the management company that works with Mr. Drake and he is available if the board has any questions.

Commissioner Harris asked Mr. Hansen what are the rent ranges for workforce housing. Mr. Hansen responded the rents are based on a percentage of the median income of the county and he does not have those numbers with him at the moment.

Chair Ferguson recognized Robert Paysor, 2037 W. New Hope Rd., Gastonia, NC. Mr. Paysor stated he has not seen how the applicant plans to address the wash basins or water drainage. He noted that the traffic on New Hope is not ideal and there are wrecks frequently in the area. Mr. Paysor also stated his concern with the endangered animals in the area and that the applicant not addressing those endangered animals.

Chair Ferguson asked staff to present the rezoning map. Chair Ferguson asked Mr. Paysor if he is number 8 on the map. Mr. Paysor responded "yes".

With there being no further questions for staff or the applicant, Chair Ferguson asked for the wishes of the board. Commissioner Stewart moved to approve the conditional rezoning with the statement of consistency and reasonableness. Commissioner Wilson seconded the motion.

Chair Ferguson asked if there was any discussion. Commissioner Silverman asked staff if wildlife is taken into consideration for rezoning application. Mr. Thompson stated that the City of Gastonia does not have anything in the city ordinances regarding wildlife and wildlife management, and noted that is more under the purview of state departments within state government. Mr. Charles Graham, Assistant City Attorney noted, that a land use decision does not involve wildlife, and it involves the proper use of the land is this consistent with the comprehensive plan of the city, in terms of the type of use allowed in this area. Mr. Graham further described what is involved in land use decisions. With no further discussion amongst the Commissioners or staff, Chair Ferguson continued with the vote on the motion.

The motion was unanimously approved (7-0).

Item 4: Public Hearing – Lewis Street Residential (File #202300004)

Subject hearing involves a request to rezone approximately 1.461 acres from RS-12 (Single-family Residential) and C-3 CD (General Business – Conditional District) to RS-8 CD (Single-family Residential, minimum 8,000 sq. ft. lots – Conditional District). The subject property is located at 706 and 708 Lewis Street, east of E. Davidson Avenue. The property is owned by Helmsman Homes, LLC.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated both properties are currently vacant, and have a few topographic challenges as they slope from Lewis Street toward the back of the property. He stated the property directly behind the applicants is also vacant, but was approved previously as a landscaping business with a Conditional Use Permit. Mr. Pauling stated to the north also along Lewis Street there are existing single-family residential uses and a small church and to the south, Lewis Street essentially dead-ends just before the railroad tracks. Mr. Pauling stated this request is for RS-8 CD, and to develop two duplexes following the recently adopted RRDD standards of the UDO per section 8.1.17, which addresses infill, single-family attached and duplex development, also known as the missing middle. He noted the surrounding properties are zoned RS-12.

The site plan and elevations were presented. Mr. Pauling stated the proposed duplexes will not have garages, and the parking area will be at the side of each unit setback according to RRDD standards. He noted that a significant amount of the site will remain undeveloped.

The Future Land Use Map was displayed, recommending residential for the subject property and the area. The statements of consistency and reasonableness were displayed and Mr. Pauling stated that staff recommends approval.

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With there being no further questions for staff, Chair Ferguson recognized Christine Newsome at 110 Stanton Lane, Mooresville, North Carolina representing Helmsmen Homes. Ms. Newsome stated Helmsmen Homes is a scattered lot-focused company, that focuses on affordable quality homes for first-time home buyers. Ms. Newsome stated there are currently two projects in Gastonia.

Commissioner Wilson asked if there was a mapped floodplain behind the property. Mr. Thompson responded “no”.

With there being no further discussion, Commissioner Silverman moved to close the public hearing and approve the project as presented with the statement of consistency and reasonableness. Commissioner Stewart seconded the motion. The motion was unanimously approved (7-0).

Item 5: Public Hearing – Grover Street Residential (File #202300010)

Subject hearing involves a request to amend the PD-RRDD (Planned Development – Revised Residential Development District) conditional zoning district for approximately 39.57 acres to remove a previously approved road connection. The subject property is located north of Hemlock Avenue, adjacent to Grover Street. The property is owned by Grover Development, LLC.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated this proposed development is adjacent to the Bradley Center and provides an extension of Grover Street as the primary access. He noted this was one of the first requested RRDD planned developments requested and the property is just under 40 acres and surrounded by mostly RS-8 and some RS-12 single-family homes.

The site plan was displayed, and comparisons of the original site plan and the new site plan were presented. Mr. Pauling stated the revised site plan which proposes a slight reconfiguration of lots based on topography, including the removal of the Bush Street connection proposed in the original approval. He noted the approval for a maximum of 160 units will not change by this requested amendment. Mr. Pauling stated the removal of the Bush Street connection brings the total number of access points from 5 to 4, which is still acceptable for all required access points per Land Development and the Fire Department.

The Future Land Use Map was displayed, recommending future residential growth for this site. Proposed conditions were displayed. Mr. Pauling stated the proposed conditions were the same as the previous approval and staff recommends approval of this request.

Commissioner Silverman asked Mr. Pauling why was this revision made. Mr. Pauling responded if there is a revision or an amendment to a CD, to come back to the Planning Commission, there has to be a change in the configuration of the property as it affects adjoining parcels. He noted in this case, the applicant is proposing to remove the access. Mr. Thompson added that in discussions with the development team, the addition of the Bush Street connection didn't add a lot of value from a transportation perspective. Mr. Thompson stated with the topographic challenges represented, the development team felt that it wouldn't affect much of anything to remove it. He noted when Staff was approached by applicants about making the change, Staff agreed that it didn't represent a very significant change.

With there being no further discussion, Chair Ferguson recognized Francis Yarbrough, 511 Oakland Avenue, Charlotte, NC. Ms. Yarbrough stated the connection to Bush Street is a small residential street and it was causing significant challenges with grading through the site. She stated it was causing more retaining walls and higher retaining walls. Ms. Yarbrough stated they realized by removing that connection, they were able to still have a significant amount of connectivity with the four road connections through the site, and they were able to reduce those retaining wall impacts on the homeowners here.

Chair Ferguson asked Ms. Yarbrough to give the Commission some information about their community meeting. Mr. Yarbrough responded they had two people attend and the attendees live on the opposite side of where they are proposing the ponds. She stated the attendee's questions were about the buffer in the back. Ms. Yarbrough stated they had shown the attendees the proposed tree save in the floodplain area that they are not impacting.

With there being no further questions for the applicant, Chair Ferguson recognized Mr. Charles Blanton who signed up to speak against the item. Mr. Blanton resides at 707 N. Bush Street. He stated that he believes this is a significant change in the original approval, and that he believes it to also be a safety issue to remove the Bush Street connection. He stated with the proper development, it would be helpful

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for the community to be able to connect through and come out on Ballard or to New Hope, hopefully, have some sort of a bridge to where the children, the existing neighbors, and the future neighbors will be able to get to the Bradley Center. Mr. Blanton stated he liked the original plan better.

Commissioner Wilson asked Mr. Thompson if this was to pass and Bush Street to be closed, if the Police Department, Fire Department, and Emergency Rescue all have to sign off to make sure they have proper egress. Mr. Thompson responded that the proposal here is not to close, nor do anything to the existing Bush Street. Mr. Thompson stated that type of process runs through the City Council. He stated what's being requested is to alter the development plan and the zoning standards/conditions for the Grover Street Project to just simply not connect to existing Bush Street. Mr. Thompson stated Bush Street would remain as it is, under this proposal, and still connect to all the other existing streets. Mr. Thompson mentioned the connectivity options, including a trail discussed between the Grover Development team, the Planning Department, and Land Development.

Mr. Blanton asked Mr. Thompson if this would be a trail or a road for families to safely bring their children to the Bradley Center via automobile. Mr. Thompson responded the idea is a 10-foot-wide paved ADA-compliant public trail, which would include a bridge across the stream that is on the eastern edge of the Bradley Center site.

With there being no further discussion, Chair Ferguson asked for the wishes of the Board. Commissioner Wilson moved to approve the proposed zoning amendment with the statement of consistency and reasonableness. Commissioners Stewart and Gallant seconded the motion. The motion was unanimously approved (7-0).

Item 6: Public Hearing – 1818 W. Fifth Avenue (File #202300024)

Subject hearing involves a request to rezone approximately 0.34 acres from RS-8 (Single-family Residential) to RS-8 CD (Single-family Residential, minimum 8,000 sq. ft. lots – Conditional District) for changes to an existing structure, and development of one new infill single-family house. The subject property is located at 1818 W. Fifth Avenue, adjacent to Sherman Street. The property is owned by Statement Homes, LLC

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation.

Mr. Pauling stated that this item has been requested to be tabled so that staff can work with the applicant on revisions. Mr. Graham stated there is the option of continuing until the April 6th meeting.

Commissioner Silverman made a motion to continue Agenda Item #6 to the April 6th meeting. Commissioners Wilson and Harris seconded the motion. The motion to continue was unanimously approved (7-0).

Item 7: Public Hearing – Delta Business Park (File #202300048)

Subject hearing involves a request to rezone approximately 41.119 acres from Gaston County I-2 (General Industry) to the City of Gastonia I-2 (General Industrial). The subject property is located north of I-85, on Delta Drive (1451 & 1500 Delta Drive). The property is owned by JEJ Liability Limited Partnership 3. The Gastonia City Council will hold a Public Hearing on this request along with an Annexation petition at the March 21, 2023, City Council meeting.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated this request is so that the full Delta Business Park development will entirely fall within the City Limits. He noted an 872,000-square-foot distribution facility is currently under construction on this site. Mr. Pauling stated the requested area for annexation and assignment of zoning is approximately 41.119 acres and it is surrounded by property that is also zoned industrial. The Future Land Use Map was displayed, recommending Industrial Use. Mr. Pauling stated staff is recommending approval of this request.

With there being no further discussion, Chair Ferguson recognized Ian Shorkey, 440 S. Church St, Suite 800, Charlotte, NC.

With there being no questions for the applicant, Chair Ferguson asked for the wishes of the Board.

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Commissioner Stewart made a motion of recommendation to close the public hearing and recommendation to City Council to approve the assignment of zoning request with a statement of consistency and reasonableness. Commissioner Wilson seconded the motion. The motion was unanimously approved (7-0)

Item 8: Public Hearing – Hans Kissle Company (File #202300054)

Subject hearing involves a request to rezone approximately 26.82 acres from Gaston County I-2 (General Industry) to the City of Gastonia I-2 (General Industrial). The subject property is located on Apple Creek Parkway, east of White Jenkins Road. The property is owned by Hans Kissle Company, LLC. The Gastonia City Council will hold a Public Hearing on this request along with an Annexation petition at the March 21, 2023, City Council meeting.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated the Apple Creek Business Park development was originally led by Gaston County to continue the successful momentum of the Gastonia Technology Park Development. Mr. Pauling stated the park was developed outside the City Limits with each property owner having the option to voluntarily annex for the larger of which projects, we will see these requests for annexation and zoning for them to have water and sewer usage.

The Future Land Use Map was displayed and originally showed residential for this area, well before the Gastonia Tech Park was completed and before the Apple Creek Business Park concept was established, so this will be revisited with the Future Land Use Plan update.

The statements of consistency and reasonableness were displayed and Mr. Pauling stated Staff recommends approval of this request. Mr. Pauling stated Hans Kissle is currently under construction and stated they are a fresh foods manufacturer planning to invest \$42.2 million into the City of Gastonia's economy and create 219 new jobs. He noted over the next year, the City of Gastonia will probably get more annexation and zoning requests for other properties in the Apple Creek Business Park.

Commissioner Harris stated he has seen construction and that the applicants have other developments in front or behind their property, he asked staff if some of those developments have been annexed yet. Quentin McPhatter, Assistant City Manager, stated some of the parcels in Apple Creek will annex into the City and some will not, and that property owners are given the choice. Commissioner Harris asked Mr. McPhatter what happens when properties adjacent to each other decide not to annex. Mr. McPhatter stated that most owners will choose to annex into the City of Gastonia in order to receive the incentives offered by the City, such as water and sewer, police and fire protection, etc.

Discussion ensued over why some property owners choose to annex their properties into the City and some do not.

Chair Ferguson recognized Celestino Martinez, 3606 The Plaza, Charlotte, NC. With there being no questions for Mr. Martinez, Chair Ferguson asked for the wishes of the Board.

Commissioner Silverman made a motion to close the public hearing and a recommendation to City Council to approve the request with a statement of consistency and reasonableness. Commissioner Wilson seconded the motion. The motion was unanimously approved (7-0)

Item 9: Public Hearing – 3435 S. New Hope Rd. (File #202200638)

Subject hearing involves a request to rezone approximately 3.77 acres from RS-12 (Single-family Residential) and C-3 CUP (General Business – Conditional Use Permit) to C-3 CD (General Business – Conditional District). The subject property is located at the northwestern intersection of S. New Hope Road and adjacent to Barber Road. The property is owned by PEN, LLP.

Chair Ferguson opened the public hearing and recognized Jason Pauling, Assistant Planning Director, for the purpose of staff presentation. The zoning map and aerial image of the site were displayed. Mr. Pauling stated the existing property is operated as Tails 'R Waggin Dog Boarding Facility located at 3435 South New Hope Road. He noted the existing business contains three buildings that front on South New Hope at the corner of New Hope and Barber, and an additional property at the back currently vacant, wooded, and zoned RS-12. Mr. Pauling stated the existing business received a Conditional Use Permit in 2013 for an Animal Kennel in addition to its current use as a boarding facility. He noted the adjacent properties and their zoning designations.

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The site plan, widening plan, and elevations were presented. Mr. Pauling stated this request is necessitated by the widening of South New Hope Road, which will impact the applicant's existing buildings. He noted the site plan is only conceptual, but it proposes to move the entire facility further back, and into one, 10,000 square foot building. Mr. Pauling stated a secondary driveway is also planned on Barber Drive and due to the widening, the existing driveway on New Hope will also be impacted and at this location will likely be a right-in, right-out only. Mr. Pauling stated as the City of Gastonia starts to see the impact from this widening project, specifically on business owners, we may see more requests to continue to push commercial back.

The Future Land Use Plan was presented. Mr. Pauling stated the Future Land Use Plan does not fully accommodate the impacts of the widening, so this is another area that staff will probably look at with the update.

Proposed conditions were presented. Mr. Pauling mentioned a couple in particular, first is to make sure we accommodate the use as proposed, the conditions of the existing CUP, and to allow for minor modifications in coordination with the City and NCDOT. Secondly, he pointed out improvements to Barber Road for the new driveway, and a type 'D' buffer where the property adjoins existing residential zoning.

The statements of consistency and reasonableness were displayed and Mr. Pauling stated that staff recommends approval of the request.

With there being no further questions for staff, Chair Ferguson recognized Mark Epstein, 2139 Winter Lake Dr., Gastonia, NC. Dr. Epstein stated that to say his business is impacted by this widening is a vast understatement, and that the widening will take all of the building on the site. Dr. Epstein explained, from the presentation, how the S New Hope Rd. widening project will cause his property building to be moved. and stated they had a neighborhood meeting on February 23rd and there was one family present. He noted that family did not object at the time of the meeting and they are present tonight.

Commissioner Harris asked staff what is the projected completion of the new road project and transformation of the intersections. Mr. Pauling responded from the information provided by NCDOT online, Right-of-way construction will begin the summer of 2026.

Commissioner Wilson asked Mr. Epstein if he was aware of the petition being put together, by tenants on that road, to fight NCDOT's proposed expansion. Mr. Epstein responded that he is not aware of this petition.

Chair Ferguson recognized Sonia Youngblood, 405 Barber Rd., Gastonia, NC. Ms. Youngblood stated she did not oppose Mr. Epstein's proposal; she just did not know what would happen to her family's property if this were approved. She stated she was not sure if her family's property would have to be commercial as well. Mr. Thompson responded that this process is entirely applicant and property owner driven, meaning that property owners with development intentions or who may want to purchase a property to develop it from the owner are typically who files a petition with the City for a rezoning. He noted this in no way impacts uses that are allowed on your property or development potential.

With there being no further discussion, Commissioner Stewart moved to approve the requested Conditional Rezoning with the statement of consistency and reasonableness. Commissioner Wilson seconded the motion. The motion was approved unanimously (7-0).

Item 10: Other Business

Planning Director, Jason Thompson, stated that there is no other business to discuss.

Item 11: Adjournment

There being no further business, Commissioner Harris made a motion to adjourn the meeting and Commissioner Gallant seconded the motion. Hearing none in opposition, the meeting adjourned at 6:56 p.m.

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Respectfully submitted,

Jalen Nash, Planning Technician

Kristie Ferguson, Chairwoman