

Gastonia Planning Commission May 5, 2022 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, May 5, 2022 in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Commissioners Jim Stewart, Anthony Gallant, Chad Ghorley, Bob Cinq-Mars, Kristie Ferguson, David Wilson, and Carl Harris

Absent: Commissioner Rodney Armstrong

Staff Members Present: Ash Smith, Jason Thompson, Quentin McPhatter and Chrystal Howard

Item 1a: Role Call / Sound Check

Item 1b: Calls/Contacts to Planning Commission Members

Commissioners were not contacted.

Chairwoman Ferguson declared a quorum.

Item 1c: Approval of April 7 2022 Meeting Minutes

Commissioner Stewart made the motion to adopt the April 7, 2022 minutes as presented and Commissioner Ghorley seconded the motion. The motion unanimously passed (7-0).

Item 2: Public Hearing – Unified Development Ordinance Amendments (File #202200283)

Subject hearing involves a request to amend *Chapter 6 Zoning Districts, Chapter 7 Use and Building Lot Standards, Chapter 8 Supplemental Use Regulations, Chapter 11 Screening and Landscaping and Section 8.1.13 TND (Traditional Neighborhood Development)* to the Unified Development Ordinance to adjust standards for multi-family uses in TMU (Transitional Mixed Use District) and UMU (Urban Mixed Use District) and clarify standards for TND. This item will be heard by City Council at the May 17, 2022 meeting at 6:00 PM.

Chairwoman Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson stated this amendment was primarily focused on the TMU. He shared the location of the UMU zoning district in relation to CBD. Mr. Thompson noted moving forward, staff anticipates TMU to increase as urban corridors revitalize and redevelopment into higher density mixed use types of development. The TMU zone would be used as the zone to transition from urban corridors into surrounding residential areas. Staff wants to make sure standards are in place in the TMU district dealing with missing middle housing. Mr. Thompson noted the sections impacted include architectural, lot placement, buffering and landscaping, and use allowance provisions for the uses/building types.

Commissioner Cinq-Mars inquired about the seven-foot sidewalk and Mr. Thompson replied in some instances, such as, having a multi-storage mixed building in the TMU district facing residential would not have the need to buffer with trees along the sidewalk.

Mr. Thompson continued stating clarifications were made in the UMU, such as multi-family being a use by right with no minimum acreage and gave an example.

Commissioner Cinq-Mars asked what the acronyms were for CBD, I-U, and TND and Mr. Thompson replied Central Business District, Urban Industrial District, and Traditional Neighborhood District. Mr. Thompson noted that Loray Mill was in the I-U zoning district. Commissioner Cinq-Mars commented on the acronyms needing to be a part of the Commissioner's language and thanked Mr. Thompson for his time. Commissioner Cinq-Mars referenced agenda pages 2-22 and 2-23 and explained his definition of a duplex as an apartment on top of another apartment in one building and a parking lot for two cars mixed in with residential areas. Commissioner Stewart replied that this example existed in the York-Chester historic area. Mr. Thompson gave some history on design scale based on human beings and how that then shifted in planning based on the introduction of automobiles. The bulk of the code being worked on was from a regulatory and standards perspective in the code and that the City no longer largely prohibits developing a city in the way old cities were developed. Commissioner Cinq-Mars shared his understanding of a duplex in the early 70s. Mr. Thompson gave an overview of duplexes.

Commissioner Cinq-Mars made a motion to approve (move forward with a favorable recommendation) with the statement of consistency and reasonableness and Commissioner Ghorley seconded the motion. The motion was unanimously approved (8-0).

Item 3: Other Business

Update on Council Votes:

Gastonia Planning Commission
May 5, 2022 Meeting Minutes

Public Hearing – Howe Farm Partners, LLC, Kenneth L. Howe, Sr. & Eleanor O. Howe, and Southwood Realty Company (File #202100404)

The request to assign a zoning district in conjunction with an annexation request for approximately 325.976 acres from RS-12 (Gaston County, Single-family Residential District) and CD/RMF (Gaston County, Multi-family Residential Conditional District) to PD-RRDD (City of Gastonia, Planned Development-Revised Residential Development District). The subject property is located at the end of Howe Dairy Road and Huffman Road, and will connect to Forbes Road. This item was approved on Tuesday, April 19th by City Council.

Public Hearing – Unified Development Ordinance Amendments (File #202200239)

The request to amend *Section 12.11 Signs Permitted In Overlay and Specialty Districts of Chapter 12 Signs* and *Chapter 10 Off-Street Parking and Loading* to the Unified Development Ordinance to make clarifications. This item was approved on Tuesday, April 19th by City Council.

Representative for May 17th City Council Meeting, if needed

The Planning Commission determined no representative was needed.

Other Business:

Assistant City Manager Quentin McPhatter stated the next joint meeting with City Council will be held on Thursday, June 16th at 5:30 p.m. in the Police Department's Community Room. Agenda topics are being discussed.

Item 4: Adjournment

There being no further business, Chairwoman Ferguson entertained a motion to adjourn the meeting. Commissioner Cinq-Mars made a motion to adjourn the meeting and Commissioner Harris seconded the motion. Hearing none in opposition, the meeting adjourned at 5:59 p.m.

Respectfully submitted,

Chrystal Howard, Secretary

Kristie Ferguson, Chairwoman