

## **Gastonia Planning Commission May 6, 2021 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 pm on Thursday, May 6, 2021 via Zoom.

Present: Commissioners Rodney Armstrong, Jerry Fleeman, Anthony Gallant, Kristie Ferguson, Pamela Goode, Bob Cinq-Mars, Stewart, and David Wilson. Commissioner Stewart arrived at 5:50 PM.

Absent:

Staff Members Present: Charles Graham, Quentin McPhatter, Jason Thompson, Rusty Bost, Jana McMakin, and Chrystal Howard

### **Item 1a: Role Call / Sound Check**

All Commissioners were present. Commissioner Stewart arrived at 5:50 PM.

### **Item 1b: Calls/Contacts to Planning Commission Members**

All Commissioners received one email contact for Item 2; however, Commissioners Gallant and Goode stated they did not read the email prior to the meeting.

### **Item 1c: Approval of April 8, 2021 Meeting Minutes**

Commissioner Cinq-Mars made the motion to approve the April 8, 2021 minutes and Commissioner Wilson seconded the motion. The motion was approved (7-0).

Chairwoman Goode explained the rules of procedure and time limitations.

### **Item 2: Public Hearing – DGMD LLC (File #202000273)**

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 21.558 acres from R-1 (Gaston County, Single-family Residential District) to PD-Revised Residential Development District (Planned Development-Revised Residential Development District). The subject property is located on the northwest corner at the intersection of Kendrick Road and Beaty Road. The property is owned by DGMD LLC. This item will be heard by the City Council on May 18, 2021 meeting at 6 p.m. in the City Council Chambers located at 181 S. South Street in Gastonia.

Chairwoman Goode recused Commissioner Fleeman from this item.

Chairwoman Goode opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Brief discussion ensued on time limitation for speakers and Chairwoman Goode stated speakers will be permitted 2 minutes to speak. Ms. McMakin displayed the rezoning map. She stated this was an assignment of a zoning district and a recommendation by the Gastonia Planning Commission, because it was a part of an annexation request to be decided upon by City Council. Ms. McMakin stated the location, tract size, Gaston County's zoning district, owner's name, and the applicant's name. She noted that this request was comprised of two separate parcels and explained adjoining properties. Ms. McMakin displayed the preliminary site plan for a townhome development comprised of 86 single-family attached units subdivided into individual lots. The access points are located off of Kendrick Road and Beaty Road. Ms. McMakin shared common open space usage, such as a dog park and benches, and the applicant proposed an eight-foot buffer along Kendrick Road and Beaty Road. Ms. McMakin indicated on the site plan the proposed undisturbed tree save and open space. She displayed renderings of front-loaded Litchfield and Salisbury building products and noted the eight zoning conditions listed in the staff report. The Future Land Use map in the 2025 Comprehensive Plan indicates residential as appropriate for the subject property; therefore, staff recommended approval of the request as presented.

Chairwoman Goode recognized James Martin representing DRB Group Building Homes, 227 W. Trade Street of Charlotte, NC. Mr. Martin gave a brief background on his experience and then proceeded with his presentation. Mr. Martin commented on the number of townhomes, the buffer of a landscaped berm or fence with landscape, the plan changing over time based on input from the neighbors, internal pocket parks, and a large tree save area. The revised site plan with aerial was displayed showing most of the land already cleared neighboring properties. Mr. Martin noted the additional donated right-of-way along Beaty Road. He displayed a slide that provided a side-by-side of the former site plan and revised site plan and then changes that occurred after a

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community meeting. Mr. Martin mentioned the number of townhomes, open space provided, tree save provided, landscape buffer and pocket parks. Entrance monument ideas were displayed. He talked about the proposed use being consistent with the 2025 Comprehensive Plan and in line with “Low Density” designation having four units per acre. Mr. Martin stated the plan was compatible with the area falling in line with the surrounding area and also referenced Kinmere and Catawba Hills townhomes nearby. He shared context on the Salisbury and Litchfield townhomes. A list of the architectural commitments and photos of Litchfield and Salisbury townhome architecture were displayed. Lastly, he summarized Beaty and Kendrick road, taxes, and fees.

Commissioner Cinq-Mars asked if there was a neighborhood meeting, what came out of it, and how many attended. Mr. Martin replied that a community meeting occurred, he was unsure of the number that attended but it was held via Zoom, and discussion topics were traffic and concern on the western tree save portion being sold. Ms. McMakin shared that the City has a tree save ordinance and minimum requirements for tree save that cannot be disturbed, plus being a conditional district any significant change would require a public hearing to revise the conditional zoning. Referring to the possible traffic circle at Kendrick Road and Beaty Road, Commissioner Cinq-Mars asked when the rotary will be put in and asked if it is why the 225 ft. buffer was proposed. Mr. Martin replied that the 250 ft. buffer was for aesthetic and traffic reasons, as well as, for the folks living in the units. He noted that they gave away additional land to the State for right-of-way along Beaty Road. Director of Development Services Rusty Bost replied that Beaty Road was on the NCDOT GCLMPO Metropolitan Transportation Improvement Plan’s 2035 horizon to be widened to a three lane road. Additionally, it was also the time when to expect any improvements at this intersection short of any type of growth that creates a need for improvements. He stated both roads were NCDOT roads having to follow NCDOT and legislators STI laws for prioritizations. Mr. Bost stated that there was no intention to remove signals at this time.

Chairwoman Goode recognized Tim Conner, 3200 Beaty Road of Gastonia, NC. Mr. Conner was also presenting Tim Conner Properties LLC and in opposition of the request. He thanked the Commission for their service. His concern was about the water that would run off along Beaty Road and no ditches on his side of the property. He shared that his neighbor was very scared about the water runoff. He stated there were no ditches, infrastructure, and storm drainage on his side of the road and asked the City to come take a look at the situation. Regarding the green space, he noted the flood zone was not implemented on the last site plan except for the detention pond; however, there was nothing on Beaty Road for the neighbors who were downhill.

Commissioner Wilson encouraged the City to look into what Mr. Conner had commented on.

Chairwoman Goode recognized Rhonda Harris, 3240 Beaty Road of Gastonia, NC. Ms. Harris was in opposition of the request. Ms. Harris thanked the Commission for allowing her to speak. She was concerned about the road and noted that the City or County was not able to currently maintain the road infrastructure having a lot of pot holes in the surrounding area. She stated more townhomes bring more cars that will create more strain on the roads with poor conditions. Ms. Harris was concerned about growth and the impact the townhomes would have on the school systems, police fire, medic and personnel. She stated no townhomes exist in the immediate area and it was mainly single-family homes. Ms. Harris was concerned about the trees being stripped and the amount of concrete, pavement, and housing being added. She was not in favor of seeing the backs of the homes from Kendrick Road and Beaty Road. Ms. Harris noted that the townhomes were being built to benefit the builder and no benefit in the project was to the community. She was concerned about light pollution, more people and more crime. Ms. Martin shared her passion about the forest area and its support to the local wildlife. She asked the Commission to reject the request for unneeded, excessive building further straining of the infrastructure, roads, schools, fire, police and medic, and lastly, bulldozing the homes of the local wildlife.

Chairwoman Goode recognized Jason Payseur. No response was received by Mr. Payseur.

Chairwoman Goode recognized Mary Elaine Faires, 13836 Waterfront Drive of Huntersville, NC. Ms. Faires noted her property was #23 on the rezoning map and it did not have a dwelling on it; therefore, no address had been assigned to it. Ms. Faires was opposed to the request. She noted the heavy traffic on the roads. She was concerned about the current heavy traffic and overcrowded schools. Ms. Faires shared the difficulty of getting out of the driveway due to heavy and speeding traffic. She was also concerned about the additional people the townhomes would bring and stated the area was already overcrowded of people.

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Chairwoman Goode recognized Susan Jacobs, 3417 Driftwood Drive of Gastonia, NC. Ms. Jacobs was opposed to the request. Ms. Jacobs figured the amount to be made on the project would be around twenty-five million eight hundred thousand dollars. She did not appreciate and disagreed with the statement that these types of developments were in the area. She commented on not having anyone representing them in the City or County. Ms. Jacobs talked about the City of Gastonia not following the ordinance for the floodplain. She was concerned and displeased with her property getting damaged from another development. She did not like how Gaston County was trying to create a sixty-two million debt to the North Carolina State for sewer and citizens paying the penalty. Ms. Jacobs would like to see the property developed but in the right way with similar homes and not crammed of houses. She felt the City did not take any concerns for the County and schools.

Chairwoman Goode recognized Roy Beaty, 3241 Beaty Road of Gastonia, NC. Mr. Beaty stated he was opposed to the request because of density with all the homes on approximately seven acres. He asked the Commission to take a look at the property. He was concerned about traffic stating the current traffic was terrible. He commented on the roads being fixed somewhere in 2035 and not in the current scope.

While Chairwoman Goode made another attempt at recognizing Jason Payseur and Debra Payseur without success, she noted Commissioner Stewart as present.

Chairwoman Goode recognized Debra Payseur, 3319 Beaty Road of Gastonia, NC. Ms. Payseur was opposed to the request, and stated her family property was lot #22 and lot #23 on the rezoning map. She commented on the current high speed traffic and the two schools creating an existing overload of traffic. Ms. Payseur was concerned about the difficulty of getting out of driveways on Nolan Farms and Kinmere Farms, curves and blind spots on Beaty Road, and wrecks. She did not want more homes being built creating more congestion on the roads. She was concerned about the lack of privacy she will have in her backyard and did not want a dog park and benches in her backyard. Ms. Payseur stated a public meeting to sit down and discuss was not held for everyone.

Chairwoman Goode recognized Jason Payseur, 3327 Beaty Road of Gastonia, NC. Mr. Payseur was opposed to the request. He thanked the Commission for allowing him to speak. Mr. Payseur echoed what Ms. Harris mentioned. He was concerned about the overpopulation and traffic. Mr. Payseur stated Kinmere and Catawba Hills' townhomes were imbedded in a neighborhood and were not right on the road and visible. He stated the current project would be right on the road. Mr. Payseur was not in favor of being able to see the rear of the townhomes. He noted the townhome was being built for the money and not the community. Mr. Payseur commented that there were a lot of people who were against this, but did not like being in the public.

Commissioner Gallant asked those who were opposed to give details of the traffic woes on Beaty Road. Mr. Payseur stated there were numerous accidents and deaths on Beaty Road and encouraged the Commission to look at police reports. He noted the high speed traffic and numerous accidents. Mr. Payseur explained the difficulty of pulling out of driveways during school and rush hour and that it can take up to four to five minutes to pull out. He commented that adding this development, along with having Kinmere, Catawaba Hills and Nolan Farms nearby, with the current traffic conditions would make traffic out of control. Mr. Conner replied that when he leaves in the morning he has to practically spin the wheels to get out of his driveway, because of the traffic coming around the corner. Ms. Payseur noted that it can take her up to 15 to 20 minutes to get out of her driveway during school traffic hours unless someone is gracious enough to let her out of her driveway. She commented on the need to be able to get out of her driveway due to an emergency situation.

Chairwoman Goode recognized James Martin for rebuttal. Addressing concerns, Mr. Martin stated there was one stormwater pond that collects stormwater from the units and road that runs through the storm system into the pond protecting the creek and bottom area. He briefly mentioned that the undisturbed tree save area would remain even with future development. Mr. Martin stated street lights would be in the area and Duke Energy had down lights keeping light pollution at bay. He continued that units back up to Kendrick Road and Beaty Road, so for the public and residents they committed a landscape buffer protecting the view corridor and sound corridor. Mr. Martin

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stated if the Commission wants to add a condition to their recommendation, they would be willing to work with a traffic engineer to create a traffic memorandum.

Regarding topography, Commissioner Cinq-Mars asked what the difference was between the low end of the stream and the detention pond. Mr. Martin didn't have the number available but noted that it was much lower in elevation than the entrance at Beaty Road and Kendrick Road. He stated there was a high point where the dog park was shown. A retaining wall would be along the portion on the left hand property line where the units are located. Commissioner Cinq-Mars requested confirmation that stormwater on the property would not go across Kendrick Road where there was already flood waters, and Mr. Martin replied that he was correct from their site. Commissioner Cinq-Mars commented that he would like to see a traffic memorandum.

Commissioner Wilson asked if there would be sidewalks and curb and gutter on the side of Beaty Road and Kendrick Road. Mr. Martin replied that sidewalk was required on both roads on their development side. Commissioner Wilson asked how high the buffer would be and once all the landscape was done how high the buffer would be in estimation. Mr. Martin commented that the buffer design was a four to five-foot-tall berm or privacy fence with varying heights of plant selections. He added that if material was available, the preferred choice was the berm. Based on grading, berm or fence, Mr. Martin stated the landscaping would screen over half of the units along Beaty Road and Kendrick Road. Brief discussion ensued on the four to five-foot-tall berm or privacy fence being undulated and having character.

Brief discussion ensued on the units per acre calculations for the total developed project and Mr. Thompson explained that the overall amount of land was how the calculation was determined. Also noted was a maximum size of the development, but not for the density. Commissioner Cinq-Mars was trying to consider a density of six units per acres as high, medium or low from a planning perspective. Mr. Thompson explained the overall geographic area proposed and areas of construction not taking place, preserved area, resulted in a lower density calculation.

Regarding traffic, Mr. Thompson clarified this project did not reach the ordinance requirement threshold to complete a Traffic Impact Analysis (TIA); however, the ordinance provided the City the option to require it at any time, even after City Council votes. He reminded the Commission that they are taking a vote of recommendation to City Council, who will decide on the annexation and apply a zoning. He suggested a TIA as a productive outcome.

Chairwoman Goode asked Mr. Martin when he expected to break ground. Mr. Martin replied that the designs may be approved in the later part of this year, one year on development, and then build homes afterward.

Commissioner Cinq-Mars asked if water and sewer were available and Mr. Martin replied that water and sewer were available.

Regarding the 2035 plan, Commissioner Wilson asked Mr. Bost if this project can help increase the timeline of widening the roads. Mr. Bost explained that situations can change in a much shorter time and future funding of roads was a best guess. The 2035 plan was a fiscally constrained number. Eventually the road would be widened by the State with consistent curb and gutter.

Commissioner Ferguson made a motion to close the public hearing and Commissioner Cinq-Mars seconded the motion. The motion to close the public hearing was unanimously passed.

Commissioner Gallant stated that traffic will be a challenge with a continuous growth. Traffic was his concern and he noted that traffic on Beaty was atrocious. Another concern was the infrastructure pace and he commented that this also needed to be considered.

Chairwoman Goode commented that she would like the applicant to move forward with a TIA prior to City Council.

Commissioner Stewart made a motion to approve (move forward with a favorable motion) the project with the statement of consistency and reasonableness. Commissioner Ferguson seconded the motion. Brief discussion ensued that the motion did not include a TIA or traffic memorandum, but included the statement of consistency and reasonableness. Commissioner Stewart stated that a TIA can be decided by staff after staff reviews. Brief discussion ensued on what the motion

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included and Attorney Graham explained that the Planning Commission was making a recommendation of zoning and that this was not a conditional zoning to force conditions on the applicant. Commissioner Armstrong commented that he agreed that the proposed development was a good product, but had concerns about roads and schools. The motion of recommendation was approved (6-2 Gallant and Cinq-Mars). Commissioner Cinq-Mars commented that he liked the project, but not the motion.

**Item 3: Public Hearing – Neill Mills Carson III & Donna Paulette Carson (File #202000281)**

Subject hearing involves a request to rezone approximately 35.87 acres from RS-12 (Single-family Residential District, minimum 12,000 sq. ft. lots) and I-2 (General Industrial District) to PD-Revised Residential Development District (Planned Development-Revised Residential Development District). The subject property is located on the southeast corner of the intersection of W. Franklin Boulevard and Archie Whitesides Road. The property is owned by Neill Mills Carson III and Donna Paulette Carson.

Chairwoman Goode opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and provided the applicant's name and the location. She noted that this request was comprised of three parcels with significant floodplain on the eastern portion that will not be developed. Ms. McMakin identified the small portion zoned I-2. She stated the rezoning request was for a townhome development. The rendering was displayed and Ms. McMakin identified the main access located off of Archie Whitesides Road, an NCDOT road. She also identified the front load and rear load townhomes, as well as a potential amenity area. The plan is for a maximum of 135 units (77 rear load with alley access and 58 front load). The 2025 Comprehensive Plan indicates predominately residential for the subject property and staff recommended the request be approved.

Chairwoman Goode recognized Kent Olson with Development Solutions Group, LLC., 11121 Carmel Commons Boulevard of Charlotte, NC. Mr. Olson thanked the Commission for the opportunity to speak, their service, and their collaborative effort in helping with continued efforts in west Gastonia. He provided a brief summary of projects he has been involved with in Gastonia. This project was embracing the new Revised Residential Development District (R2D2) ordinance section. Mr. Olson talked about the green space next to the rear load townhouse units. He briefly mentioned neighboring properties and their effort in creating the right product mix.

Chairwoman Goode asked Mr. Olson when he will move forward with the project if it was approved. Mr. Olson replied closing would take place around late summer, three to six months for approval of plans, early 2022 to turn dirt, and late 2022 for vertical work.

Commissioner Ferguson made a motion to close the public hearing and Commissioner Stewart seconded the motion. The motion to close the public hearing was unanimously approved.

Commissioner Ferguson made a motion to approve the project with the statement of consistency and reasonableness and Commissioner Stewart seconded the motion. The motion was approved (8-0).

**Item 4: Public Hearing – Yelton Investments LLC (File #202100096)**

Subject hearing involves a request to rezone approximately 5.89 acres from C-3 CD (General Commercial Conditional District) to C-3 CD (General Commercial Conditional District). The subject property is located on the west side of Delta Drive. The property is owned by Yelton Investments LLC.

Chairwoman Goode opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and identified the subject property. She stated the existing conditional district was approved in 1999. Ms. McMakin displayed a bubble map. She gave a description of adjoining properties. Ms. McMakin stated the applicant submitted a request to modify the existing zoning conditions to permit a mini-warehouse development with individual storage units. A mini-warehouse is a permitted use in the C-3 zoning district with supplemental regulations. Ms. McMakin displayed a conceptual plan that will be reviewed by the Technical Review Committee (TRC). Regarding any traffic impediment, she stated stacking off of Delta Drive will be reviewed because of a security gate. Ms. McMakin referred to the zoning conditions. The 2025 Comprehensive Plan indicates industrial use for the

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subject property and mini-warehouse is also a permitted use in industrial zoning districts (I-1, I-2, and I-U) with supplemental regulations. Therefore, staff recommended approval of the request.

Chairwoman Goode recognized John Doster, 3749 Stoneycreek Court of Gastonia, NC. He was present to support the representative of the developer.

Chairwoman Goode recognized Hemal Badiani, 6031 Hemby Road of Weddington, NC. He thanked the Commission and staff for their efforts. Mr. Badiani stated a self-storage was the goal in supporting the growth and use of land. The storages will consist of climate controlled and non-climate controlled units. There was a proposed landscaped area for something unique, such as a dog park or community benches. Stormwater control and setbacks were considered.

Chairwoman Goode inquired about the number of units proposed and Mr. Badiani replied that it was around four hundred and fifty units, but the unit walls can be shifted to accommodate the community needs. Ms. McMakin emphasized the focus to be on the building and not the number of units due to possible unit fluctuation.

Commissioner Ferguson made a motion to close the public hearing and Commissioner Fleeman seconded the motion. The motion to close the public hearing unanimously passed.

Commissioner Cinq-Mars made a motion to approve the project with the statement of consistency and reasonableness and Commissioner Ferguson seconded the motion. The motion was approved (8-0).

### **Item 5: Public Hearing – William S. Henry and George F. Henry III (File #202100097)**

Subject hearing involves a request to rezone approximately 4.81 acres from RS-8 (Single-family Residential District, minimum 8,000 sq. ft. lots) and I-2 (Industrial District) to PD Revised Residential Development District (Planned Development Revised Residential Development District). The subject property is located on the northeast intersection of Craig Avenue and Industrial Avenue. The property is owned by William S. Henry and George F. Henry III.

Chairwoman Goode opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and gave a site description and background of the request. The parcel was split zoned. Ms. McMakin displayed a rendering and stated the request was to build a single-family attached (townhome) project with a maximum of 46 units. She identified the rear load units that face the open space or road frontage, stormwater, BMP pond, and access points. Ms. McMakin referred the Commission to the zoning conditions. The 2025 Comprehensive Plan indicated residential use for the subject property. Staff recommended approval of the request.

Commissioner Cinq-Mars asked if ten units per acre was heavy, medium, or light from a planner's point of view. Ms. McMakin explained the density as higher than what was typically received, it was an urban location, a transitional property, and has common open space and tree save area. Regarding the entire spectrum of residential density, Mr. Thompson commented that it would be considered medium density. Commissioner Cinq-Mars thanked Mr. Thompson and he commented that this was a good infill project and he liked it.

Chairwoman Goode recognized Kent Olson with Development Solutions Group, LLC., 11121 Carmel Commons Boulevard of Charlotte, NC. Mr. Olson stated they continue to embrace the new Revised Residential Development District (R2D2) ordinance section and bring investment into suffering areas. He thanked the Commission for the opportunity to share.

Discussion ensued on making a motion, a second and having discussion before a vote.

Commissioner Stewart made a motion to close the public hearing and approve the project as presented with the statement of consistency and reasonableness. Commissioner Wilson seconded the motion. The motion was approved (8-0).

### **Item 6: Public Hearing – Unified Development Ordinance Amendments (File #202100154)**

Subject hearing involves a request to amend various sections and Chapter 10 of the Unified Development Ordinance to clarify residential standards and options in the "R2D2" district, modify standards for home family day cares, microblading, and amend parking standards and associated

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sections for the City of Gastonia. This item will be heard by the City Council on May 18, 2021 meeting at 6 p.m. in the City Council Chambers located at 181 S. South Street in Gastonia.

Chairwoman Goode recognized Jason Thompson, Planning Director for the purpose of staff presentation. Mr. Thompson began with the text amendment initiated by a member of the public regarding regulations and allowances for day cares. In response, the UDO regulations for day cares/child care in line with the State of North Carolina permits and defines child care center. Mr. Thompson transitioned to the topic of microblading and to permit it as an accessory use for grooming services, but would not permit tattooing. He noted that existing tattoo parlors would continue to be permitted to do microblading.

Chairwoman Goode excused Commissioner Cinq-Mars from the meeting at 7:53 p.m.

Chairwoman Goode recognized Susan Phillips, 851 Floyd Lane of Gastonia, NC. Ms. Phillips thanked Mayor Walker Reid, Assistant City Manager Quentin McPhatter, council members and staff who have been involved in the solution to allow child care centers in a residence. She talked about veteran child care centers closing due to COVID. She thanked the Commissioners for their time.

Mr. Thompson introduced Demetri Baches with Metrocology for staff presentation. Mr. Baches started with the change to residential zoning standards to allow appropriate higher density housing in areas of the city that can accommodate it, such as along corridors, downtown, well planned developments, and appropriate areas rezoned. He continued that parking standards were changing from a series of parking at minimums resulting in over parking to proposed maximums. This trend allows a use up to a certain amount of spaces with the exception of certain special conditions, payment or mitigated. The footprint of the building is often replicated in the footprint of the parking lot achieving a balance that does not exceed a parking area of more than 1½ to 2 times the size of the building averaging about 3 spaces per 1,000 ft<sup>2</sup>. This right sizes the development of parking, reduces the environmental impact of parking, stormwater runoff, heat island, reduces cost to development, and untangles the cost of parking to housing. Not included in the agenda, Mr. Baches referenced an email sent from Ms. McMakin and a tweak made to fast-food restaurants on pages 6 and 7. Ms. McMakin displayed the section referenced by Mr. Baches. He mentioned *Section I. Other* will absorb some outliers, such as fast-food restaurants. Mr. Baches continued that the rest of the ordinance describes the amount of parking permitted, bicycle parking as another mode of transport, parking lot landscaping, lighting, drive isle widths, and structure parking. He stated the consolidated changes set up the city for ongoing success and revitalization by using more appropriate methodology for allocating parking.

Commissioner Fleeman had a concern about reducing the current parking size from 9x19 to 8x18 considering larger type vehicles. Mr. Thompson requested clarification that the 8x18 requirement was global, through the city. Mr. Baches replied that it was the new standard for new parking lots, and was a common standard that a lot of cities use. Mr. Thompson stated for downtown Gastonia and along Franklin Boulevard in addition to removing the requirement for building parking, there was also flexibility to have tighter dimensional standards. He commented that existing parking lots in downtown are not 9x19 spaces and are smaller. Mr. Baches stated these were common standards and briefly talked about examples of larger vehicles in such parking lots. Commissioner Fleeman commented that it was not unprecedented, mentioned scraping of doors, and noted he was not in favor of it and was uncomfortable with it. Commissioner Stewart stated the parking size cannot be reduced. He also commented on people jamming doors into other vehicles. He stated that a space was needed for bigger vehicles and shared with smaller parking spots. Commissioner Stewart stated that he tends to take up two parking spaces in smaller parking spots. Mr. Baches clarified that the spacing was 8½x18, not 8x18. Brief discussion ensued. Mr. Thompson suggested if the recommendation was to remain at 9x19, then apply it to areas outside the Center City, and leave flexibility of smaller spaces in the Center City core area, including Central Business District and Urban Mixed Use districts. Mr. Baches commented that this was standard around the country and has not shown to be a huge problem; his proposal was to continue as is. Commissioner Fleeman commented that this was throughout the city and agreed that two different parking requirements would be appropriate and determined amongst zoning districts. Clarification was made that parking requirements meant drive isle and parking bay sizes. Commissioner Fleeman was also concerned about the maximum and minimum situation considering cars and bicycles noting that Gastonia had a diverse development pattern that was transitioning. Mr. Baches commented that it was shown bicycle use was used when provided

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where available even in suburban areas. He briefly talked about the change from minimum to maximum as important regarding suburban areas and it impacting marginally in all areas. Discussion ensued on businesses and their unused and empty parking spots. Brief discussion ensued on Sleepy Poet and the occupied space and consideration of building space. Mr. Baches transitioned to the change in parking space and noted that this change can be monitored for new development.

There being no further comments or discussion, Commissioner Armstrong made a motion to approve (move forward with a favorable motion) as presented and Commissioner Gallant seconded the motion. It was noted that Commissioner Wilson left the meeting. The motion of recommendation was approved (7-1 Fleeman). Commissioner Fleeman stated he was not against the concepts, but was against the idea that there was no suburban urban.

**Item 7: Other Business**

**July 8<sup>th</sup> GPC Meeting Discussion**

Mr. Thompson shared that rezoning submittals have been received for the July 8<sup>th</sup> GPC meeting. The July 8<sup>th</sup> GPC meeting falls on the week of July 4<sup>th</sup>. In previous years, this meeting has either been cancelled or moved to another week. Based on the previous years, staff recommended moving the meeting to July 15<sup>th</sup>. After discussion, the Commission's decision was (7-1 Goode) to leave the meeting date as is on Thursday, July 8<sup>th</sup>.

**Update on Council Votes**

Mr. Thompson shared that the Planning Commission at their April meeting made a motion of recommendation to approve the Unified Development Ordinance amendments (File # 202100122) to amend *Section 8.1.11 Revised Residential Development District (R2D2) of Chapter 8 Supplemental Use Regulations* to the Unified Development Ordinance to clarify standards and options for revised residential district for the City of Gastonia. On April 20<sup>th</sup>, City Council approved the Unified Development Ordinance amendments.

**Representative for May 18<sup>th</sup> City Council Meeting, if needed**

No discussion ensued.

**Item 8: Adjournment**

There being no further business, Chairwoman Goode entertained a motion to adjourn the meeting. Commissioner Ferguson made a motion to adjourn the meeting and Commissioner Fleeman seconded the motion. Hearing none in opposition, the meeting adjourned at 8:39 p.m.

Respectfully submitted,

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Chrystal Howard, Secretary

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Pam Goode, Chairperson