

## **Gastonia Planning Commission July 9, 2020 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 pm on Thursday, July 9, 2020 via Zoom.

Present: Commissioners Jerry Fleeman, Kristie Ferguson, Pamela Goode, Bob Cinq-Mars, Jim Stewart, and David Wilson

Absent: Commissioners Rodney Armstrong and Anthony Gallant

Staff Members Present: Charles Graham, Assistant City Attorney; Jana McMakin, AICP, Senior Planner; Quentin McPhatter, Assistant City Manager; Jason Thompson, Planning Director; and Chrystal Howard, Secretary to the Planning Commission

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

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

Commissioners stated there were no contacts.

Chairperson Goode declared a quorum.

### **Item 1c: Oath of Office**

Chairperson Goode recognized reappointed Commissioner Kristie Ferguson and Commissioner Wilson and both were affirmed by Ms. Howard.

### **Item 1d: Approval of June 4, 2020 Meeting Minutes**

Commissioner Stewart made the motion to approve the May 7, 2020 minutes with the revisions on page 1d-1 correcting the Assistant City Manager's title and correcting comprise to compromise. Commissioner Cinq-Mars seconded the motion and the motion was approved (6-0).

Chairperson Goode explained the rules of procedure and time limitations.

### **Item 2: Public Hearing – Kent Olson / Development Solutions Group (File #9439)**

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 0.806 acres from C-2 (Gaston County, Highway Commercial District) to RMF CD (City of Gastonia, Multi-family Residential Conditional District). The subject property is located to the east of Holland Memorial Church Road at the Bessemer City Road intersection. The property is owned by Trusedale Buell Sims. This item will be heard by the Gastonia City Council at the July 21, 2020 meeting at 6:00 PM in the City Council Chambers, 181 S. South Street in Gastonia.

Chairperson Goode opened the public hearing and recognized Jana McMakin, AICP, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the zoning map and summarized the site description and background in the staff report. Mr. Olson's request was the assignment to the RMF CD and the proposed zoning conditions. Ms. McMakin stated this item will be presented to City Council on July 21<sup>st</sup> for the annexation hearing. She briefly explained to the Commission that they will make a recommendation on the zoning district that is requested.

Clarification was made on the zoning district change and annexation for Commissioner Cinq-Mars. Clarification was made that the Planning Commission will take action on the recommendation to City Council on the zoning district only and not the annexation.

Commissioner Cinq-Mars made a motion of recommendation to City Council to approve the request as presented with the statement of reasonableness and consistency and Commissioner Ferguson seconded the motion. The motion was approved (6-0).

### **Item 3: Public Hearing – Profile Homes (File #9498)**

Subject hearing involves a request to zone (in conjunction with an annexation request) approximately 7.718 acres from RMF (Gaston County, Multi-family Residential District) to RMF CD (City of Gastonia, Multi-family Residential Conditional District). The subject property is located on the north side of Union Road. The property is owned by Sakron LLC 10%, Trunfio Giuseppe and Wife, and Others. This item will be heard by the Gastonia City Council at the July 21, 2020 meeting at 6:00 PM in the City Council Chambers, 181 S. South Street in Gastonia.

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Chairperson Goode opened the public hearing and recognized Jana McMakin, AICP, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the zoning map and commented that this item is another assignment of zoning request as part of formal annexation that will be presented to City Council on July 21<sup>st</sup>. She continued that the property was in Gaston County's jurisdiction, the County rezoned approximately a year or so ago, and the County's zoning was RMF without zoning conditions. Mr. Small's request was the assignment to the RMF CD and the proposed zoning conditions. Ms. McMakin commented that the site plan and the proposed zoning conditions were included in the staff report. She summarized the site description and background and adjoining properties and land use trends. Ms. McMakin displayed the site plan and briefly explained access off of Union Road. She noted some of the proposed zoning conditions. With the County's current zoning designation of RMF and what is surrounding the property, Ms. McMakin stated that staff recommends the request be approved as presented.

Clarification was made to Commissioner Cinq-Mars that this request was for a recommendation on the zoning district to RMF CD.

Commissioner Cinq-Mars asked if the City will review the plans or if the plans were reviewed at the County level and the City adopts the plans. Ms. McMakin replied that the plans would have to be submitted to the City for review. She also noted that the County and City's ordinance and standards for RMF are different. Commissioner Cinq-Mars asked why there was a stub end on the sidewalk when it comes to Union Road and why wasn't the sidewalk in front of the 14 units. He also asked if a sidewalk was required along the front property when a project is along a major road. Ms. McMakin replied that it will have to connect to the existing sidewalk and along the entire frontage. Matt Mandle with ESP Associate identified locations of existing sidewalk along Union Road. Ms. McMakin explained that any gap will have to connect along the frontage of the subject property. Commissioner Cinq-Mars explained why he was monitoring sidewalks. Chairperson Goode asked Mr. Mandle to state his name and address for the record. Matt Mandle stated he was with ESP Associates, 3475 Lakemont Boulevard of Fort Mill, SC and they are the rezoning, planning and civil engineering consulting firm working with Profile Homes for this project.

Commissioner Cinq-Mars made a motion to approve (move forward with a favorable recommendation) with the statement of consistency and reasonableness. Commissioner Ferguson seconded the motion. The motion was approved (6-0).

### **Item 4: Other Business**

#### **Update on Council Votes**

Mr. Thompson stated the Wilson property rezoning was appealed to the June 16<sup>th</sup> City Council and City Council approved. An assignment of zoning for recently city owned annexed parcel and text amendment were also approved.

#### **Representative for July 21<sup>st</sup> City Council Meeting (if needed)**

It was determined that a representative was not needed.

There being no further business, Chairperson Goode entertained a motion to adjourn. Commissioner Stewart made a motion to adjourn the meeting and Commissioner Cinq-Mars seconded the motion. The motion was approved (6-0) and the meeting was adjourned at 5:59 p.m.

Respectfully submitted,

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Chrystal Howard, Secretary

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Pam Goode, Chairperson