

Gastonia Planning Commission August 3, 2023 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:32 p.m. on Thursday, August 3, 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, Megan Chapman, and Rodney Armstrong

Absent: Commissioner Chad Ghorley, Anthony Gallant, and Glenn Silverman

Staff Members Present: Charles Graham, Jason Thompson, Quentin McPhatter, Maddy Gates, Jalen Nash, Rusty Bost, and Keith Lineberger

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: Oath of Office

Chair Ferguson stated on Tuesday, June 20th, the Gastonia City Council appointed Megan Chapman to Ward VI of the Gastonia Planning Commission. She stated the City Council also reappointed Rodney Armstrong to Ward V and Kristie Ferguson as an at-large member and chair of the Gastonia Planning Commission. Chair Ferguson asked Ms. Megan Chapman to join Mr. Jalen Nash at the Bible so that he could administer the Oath of Office

Item 1d: Approval of June 8, 2023 Meeting Minutes

Commissioner Stewart made a motion to adopt the June 8, 2023 minutes as presented and Commissioner Harris seconded the motion. The motion unanimously passed (5-0).

Chair Ferguson explained the rules of procedure and time limitations.

Chair Ferguson stated that item number five, Public Hearing for Bessemer City Road (File 202200289) has been tabled to the September 7, 2023 meeting.

Item 2: Public Hearing – Zora Grove Duplexes (File #202200635)

Subject hearing involves an annexation and assignment of zoning request for approximately 35.179 acres from Gaston County R-1 (Single-family Limited) to the City of Gastonia RMF CD (Residential Multi-family - Conditional District). The subject property is located at 3024 Beaty Road, northeast of Kendrick Road, and is owned by HLG Capital, LLC.

Chair Ferguson noted the Gastonia City Council will be holding a Public Hearing on the Annexation and Assignment of Zoning request at the September 5th, 2023 meeting

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff's presentation. Mr. Thompson stated the request is for an annexation and assignment of zoning. The zoning map was presented. Mr. Thompson stated the property is currently located in Gaston County's jurisdiction. The site plan was presented. Mr. Thompson stated the proposal is for a total of 190 duplex units. He clarified the proposal is 2 unit buildings, totaling 190 units. Mr. Thompson stated the market is bringing the City of Gastonia a diversity of housing products, and when he states, duplex, he is talking about the building type. Mr. Thompson stated the units are all proposed to be on a single piece of property, which makes this a multifamily proposal. Mr. Thompson discussed the surrounding property's zoning designations.

Elevations and proposed conditions were presented. Mr. Thompson stated the conditions presented are typically what is seen in conditional rezonings, which consider maximum unit counts, Traffic Impact Analysis (TIA), building material requirements, and so forth. The Future Land Use Map (FLUM) was presented. Mr. Thompson stated the Future Land Use Map in the 2025 Comprehensive Plan does indicate residential for this location, exemplifying consistency with the 2025 Comprehensive Plan. He states staff is recommending approval of the request, and he is available for any questions the board may have.

Chair Ferguson asked the board if there were any questions for staff at this time. With there being no questions, Chair Ferguson recognized Michael Dickson at 548 Deerwood Drive, Gastonia, NC. Mr. Dickson provided handouts of the material being presented. He states this proposal is a new concept that's being built in a lot of other states, with the most recent being built in the University of North Carolina at Charlotte area.

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Mr. Dickson stated the product is a one-story, arts and crafts style architecture, including either one or two-bedroom units. Mr. Dickson reiterated there are no three-story units because they had a lot of pushback on three-story units. Mr. Dickson stated each unit will include individually fenced backyards, be pet friendly, and have 10-foot ceilings. He stated there is an optional technology package. Mr. Dickson stated it will be a gated community, with full perimeter fencing, so there won't be drive-through traffic. He stated there would be a connection to the proposed greenway project. Mr. Dickson stated the proposal is a walkable setting, where you'll park and walk to your unit. He stated every unit will not have front door parking, but there will be some garages as an option that will not be associated directly with their unit. Mr. Dickson stated there will also be community car charging stations and central amenity packages, including a pool, fitness area, and central gathering area. Mr. Dickson discussed the current economic state in the City of Gastonia, limited housing options, and his proposal to provide an affordable alternative. This concluded Mr. Dickson's presentation, and he stated he was available for any questions should the board have any.

Chair Ferguson asked the board if there were any questions for the applicant. Commissioner Harris asked Mr. Dickson what style of home the duplexes would be considered. Mr. Dickson responded that they are arts and crafts, to make the buildings feel more homey and like a neighborhood, as opposed to a bland, straight wall rental unit. Commissioner Harris stated he looked at material details in the plans but needed more clarification on what type of material would be used. Mr. Dickson stated he would defer to Mr. McCauley on the architectural materials.

Chair Ferguson recognized Mark McCauley at 11330 Vanstory Drive, Huntersville, NC. Mr. McCauley stated the style of the home will be a board and batten, including a variety of colors. Commissioner Harris asked the applicant(s) what kind of road improvements they are looking at on Beaty and Beacon. Chair Ferguson recognized Katie Bradley at 610 East Morehead St, Charlotte, NC. Ms. Bradley responded saying there is a required left turn lane into the site at each entrance on Beaty Road. She stated another recommendation was at the intersection of Kendrick and Beaty Road which includes installing a turn lane there, however, there is an existing city project to install a roundabout that would appease that recommendation.

Commissioner Harris asked Mr. Dickson what the proposed rent prices would be for this project. Mr. Dickson responded the units would be based at market rate and somewhere in the \$1,500 range, but the one-bedroom would certainly be less than the two-bedroom. Discussion ensued on affordable housing. Commissioner Harris asked Mr. Dickson if the property was located in either the 100 or 500-Year Floodplain. Ms. Bradley presented a site plan and pointed out the areas of the property situated in the Flood Hazard Overlay. She stated all of their proposed buildings are located outside the overlay. Ms. Bradley stated a majority of the natural open space is within the Flood Hazard Overlay.

Mr. Thompson stated, if he is not mistaken, the 100 and 500-year Floodplain is depicted on the rezoning map. He stated in most cases, development is not allowed in the floodplains, but there are some limited cases where you can. Ms. Bradley stated the only development they would have in the floodplain is the Greenway, which is typical.

Commissioner Chapman asked Ms. Bradley when she anticipated the City of Gastonia to complete the roundabout project. Rusty Bost, Director of Development Services, responded that the roundabout is a North Carolina Department of Transportation (NCDOT) project, not a City of Gastonia project. He stated the project is not on NCDOT's five-year stint at this time, but they're going through a scoring process to identify projects that they will fund over the next five years. Mr. Bost stated if the project does not score well, it will probably be three to four years at the very earliest that roundabout would be completed, but probably closer to the seven through eight-year horizon.

With there being no further questions for staff, Chair Ferguson recognized Tim Connor at 3200 Beaty Rd, Gastonia, NC. Mr. Connor discussed erosion occurring in the creek at the bottom of Beaty Road and expressed his concerns about the creek widening. Mr. Connor mentioned a rezoning project on Beaty from two years ago that has not started construction and discussed his concern for the project in question following suit. Mr. Connor stated heavy rains floods the creek, causing runoff into the road, his backyard, and the retention pond, which spreads red mud. Discussion ensued over the surrounding businesses in the areas and the stormwater impact this development would have.

Commissioner Harris asked the applicant(s) if they had a community meeting. Mr. Dickson stated they held a community meeting at City Church, and two people attended.

With there being no further comment or questions, Chair Ferguson asked for the wishes of the board. Commissioner Stewart moved to approve the request as presented with the statement of consistency and reasonableness. Chair Ferguson clarified that Commissioner Stewart's motion is a motion of recommendation. Commissioner Armstrong seconded the motion. Discussion ensued over the board's

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purview regarding stormwater and affordable housing. With there being no further discussion, the motion of recommendation was unanimously passed 5-0.

Item 3: Public Hearing – 626 N. Modena (File #202200666)

Subject hearing involves a request to rezone approximately 0.65 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RS-8 CD (Single-family Residential – Conditional District). The subject property is located at 626 N. Modena, adjacent to E. Harrison Avenue and is owned by Itani, LLC.

Chair Ferguson recognized Jason Thompson, Planning Director, for staff presentation. The rezoning map was displayed. Mr. Thompson reiterated his previous statements in regards to different residential building types and configurations developing in the City of Gastonia. He stated unlike the previous application which consisted of duplexes being located on a single lot, this proposal consists of two duplexes on four separately deeded lots. Mr. Thompson stated this type of development is the byproduct of the Planning Staff's code work. The Future Land Use Map was presented and Mr. Thompson stated it indicated residential use for this property, thus making this proposal consistent with the Comprehensive Plan. The site plan was presented. Mr. Thompson stated the driveway access is to the rear of the building, and not fronting onto the street. Mr. Thompson stated staff is recommending approval of the request as it has been presented, and he is available to answer any questions.

Commissioner Harris asked Mr. Thompson, in the paved area, how much square footage triggers stormwater. Mr. Thompson responded he believes the threshold is 20,000 square feet of new impervious surface for stormwater requirements to kick in.

With there being no further questions for staff, Chair Ferguson recognized Dirk Nelson Tanis Jr. at 2016 Lake Forest Dr. Fort Mill, South Carolina. Mr. Tanis stated he believed this development is targeting the missing middle. Mr. Tanis stated the property in question is approximately a half mile from I-85. He stated he likes the option of being able to individually deed the units because he can sell them as single-family homes, and that will bring down the price points. Mr. Tanis discussed other townhome projects he has developed in the area. Elevations were presented. Mr. Tanis clarified that the units presented are duplexes, but based on the configurations, they could resemble townhomes. He stated the cost to build currently is high, but ultimately, it's on builders and developers to determine what's worth it. Mr. Tanis stated the townhomes will be between 1,400 and 1,450 square feet, and a price point somewhere between \$265,000 and \$300,000. Mr. Tanis stated this is a good compromise on pricing considering the current housing market. Mr. Tanis stated the renderings may only show black and white, but he will be using quality materials. Mr. Tanis discussed other projects he has in the City of Gastonia and discussed the materials he typically uses. Mr. Tanis stated he was available for questions.

Commissioner Chapman asked Mr. Tanis what he planned to do regarding a tree canopy between his property and the railroad. Mr. Tanis responded typically, the trees situated over a road, foundation, or any type of infrastructure will be trimmed about 25 feet up, and trimmed out at least 15 feet from where that infrastructure is located. Mr. Tanis stated he has already had to remove a retaining wall sitting along the north side of the property, plus several big trees that are overhanging on Modena Street. He stated if there's an issue with the canopy, he will speak with Engineering and Two Rivers Utilities for improvements.

With there being no further questions for Mr. Tanis, Chair Ferguson asked for the wishes of the board. Commissioner Chapman moved to approve the hearing with a special note to the tree canopy on the north side of the property. Chair Ferguson asked Commissioner Chapman for clarity on her motion, and if the motion included an additional condition. Commissioner Chapman responded "Yes", adding a condition that the tree canopy is existent and not completely demolished.

Mr. Tanis asked Commissioner Chapman if she was requesting screening between the two properties. Commissioner Chapman responded "Yes". She also asked Mr. Tanis for his opinion on the recommendation. Mr. Tanis responded as far as buffering, screening, and tree canopies he is okay with that. Mr. Tanis discussed a current development he is involved in off of New Hope Road, and having to install additional plantings as a buffer. Chair Ferguson asked staff for their input on the proposed condition. The site plan was presented. Mr. Lineberger responded that there was a water line easement on the northern side of the property, and staff generally wouldn't want trees planted on top of that.

Mr. Graham stated the applicant has to agree to any additional conditions the board may want to add. He stated, that after consulting with Mr. Thompson over the size of the property, there are no buffer requirements in the ordinance. Mr. Graham stated if the board chooses to add a condition as to what type of buffer they want, he recommended going with something similar to what is already in the

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ordinances. He stated he would defer to Mr. Thompson as to what might be appropriate for this site. Mr. Graham stated however, the board would have difficulty imposing a large buffer requirement because of the nature of the site. Chair Ferguson asked Mr. Graham if there would be any issues, with setting any kind of precedents on requiring a buffer where the zoning ordinance wouldn't require it. Mr. Graham responded he did not believe there would be any issues because this is a conditional rezoning.

Commissioner Stewart asked Mr. Graham if there were residents on both sides of the property. Mr. Graham responded "Yes". Mr. Thompson stated you typically wouldn't see buffer requirements on lots of this size. He stated part of the goal of changing the standards, was to allow for some diversity of dwelling units within neighborhoods and do what we can to have them blend in. Mr. Thompson stated, as a suggestion based on what he's experienced in similar situations, is to maybe add a couple of street trees. He stated in terms of requiring a buffer between adjacent lots, it's the board's prerogative should the applicant agree to the condition. Mr. Thompson stated street trees along Modena Street might be a better option. Commissioner Chapman responded additional street trees would suffice.

Mr. Graham stated he sees no issue with that additional condition, and the condition to plant one or two street trees on the property is sufficient. Chair Ferguson asked Commissioner Chapman how many additional street trees she would recommend. Commissioner Chapman responded one for each duplex, so two additional trees. Chair Ferguson asked Mr. Tanis if he was willing to agree to the condition of adding two street trees.

Mr. Tanis responded he did not mind, however, he asked the board to consider possible sight line regulations, and if there is any preference on location. Mr. Tanis stated his concerns with street trees blocking the view and accessing the right of way. Commissioner Stewart responded there is a sight line requirement in the ordinance, and that staff could inform him of the exact section of the ordinance. Mr. Thompson stated if the condition is approved, the Planning staff could coordinate with the City Arborist for some recommendations on species and placement to be given to the applicant. Mr. Tanis expressed his concerns with the proposed street trees and underground infrastructure such as sewer lines. Discussion ensued over Mr. Tanis's concerns.

With there being no further discussion, Chair Ferguson restated the motion on the floor, to approve the request with the additional condition that two street trees be planted on the property. Mr. Graham recommended specifying the motion to approve with an additional condition that two trees be planted in a location in the front yard, and of a species approved by the City Arborist.

Commissioner Chapman amended her motion to approve with the additional condition that two street trees be planted at a location in the front yard and consist of a species approved by the city arborist. Commissioner Harris seconded the motion. Chair Ferguson asked the board if there was any discussion before she took the vote. Commissioner Stewart asked Mr. Tanis where the power was coming into the units and if it would be overhead or underground. Mr. Tanis responded the power would be overhead. Commissioner Stewart stated the board has to be very careful when proposing the condition of additional street trees because they have to consider power lines, sewer lines, water lines, and other things. Mr. Thompson stated the code language, as it relates to trees, acknowledges what Commissioner Stewart had previously mentioned. Discussion ensued over Commissioner Chapman's motion to approve with the additional condition.

Mr. Graham stated there's a difference of opinion amongst the board as to whether they want to add this condition, so he recommended the board reach a consensus before voting. Chair Ferguson stated she is not in favor of the additional condition because she believes it is an unnecessary constraint on a developer. She stated she would be in favor of approving the hearing as presented. Commissioner Stewart stated he would also be in favor of approving the hearing as presented. Discussion ensued over the board's decision.

Commissioner Chapman withdrew her motion. Commissioner Harris withdrew his second.

With there being no further discussion, Commissioner Stewart moved to approve the hearing as presented. Commissioner Armstrong seconded the motion. The motion was unanimously passed 5-0.

Item 4: Public Hearing – Movement Charter School (File #202300212)

Subject hearing involves a request to amend the C-2 CD (Highway Commercial – Conditional District) zoning district (File 202200150) for approximately 7.09 acres. The subject property is located at 1955 Davis Park Road, northwest of the Davis Park Road and W. Hudson Boulevard intersection and is owned by RSS GSMS2015 – GC28 – NC SG, LLC.

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Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson stated this proposal is a conditional zoning change to facilitate and accommodate an adaptive reuse of this property. The staff report was presented. Mr. Thompson stated this property was constructed as a grocery store anchored shopping center, and was a Bi-Lo grocery store for many years, which closed about five years ago. The site plan was presented. Mr. Thompson stated the request is to convert a good portion of the space there into a charter school. He stated the City of Gastonia had a similar situation in the past with the Piedmont Community Charter School, which was converted from an old Winn-Dixie grocery store. Mr. Thompson stated that Little Caesars is proposed to remain. Elevations were presented. An example of another Movement Charter School that already exists was presented. The Future Land Use Map was presented and Mr. Thompson stated it indicated commercial for the subject property. Mr. Thompson stated schools are for the most part, allowed in all zoning districts. The staff's proposed conditions were presented. Mr. Thompson stated there's a buffer requirement that is indicated along the rear property line just behind the Westfall neighborhood. Mr. Thompson discussed some of the surrounding property's current uses. He stated staff is recommending approval, and he is available for any questions.

Commissioner Harris asked Mr. Thompson if this was the same Movement School seen at 2701 Freedom Drive, in Charlotte. Mr. Thompson responded "Yes".

With there being no further questions for Mr. Thompson, Chair Ferguson recognized Ty Shaffer and Garrett McNeil at 101. North Tryon Street, Charlotte, NC. Mr. Shaffer stated he is a lawyer with Robinson Bradshaw, and they are representing Movement School. Mr. Shaffer gave an overview of the request and the site. He stated, as staff noted, that the site is a little over seven acres on Davis Park Road, right at the intersection with West Hudson Boulevard, and was formerly used as a Bi-Lo grocery store. An aerial map and street view of the site was presented. Mr. Shaffer stated Movement School is proposing to refit the center anchor tenant of the building. He stated in August 2022, this site was rezoned to the C-2 CD (Highway Commercial Conditional District) to accommodate the drive-thru for the Little Caesars, and previously the site was zoned C-1 (Light Commercial). Mr. Shaffer stated that the school use would have been permitted by right under C-1. He stated the request was to amend this conditional district to permit a school on the property. The site plan was presented. Mr. Shaffer stated the site plan amendment is pretty much identical, but a major difference in the amendment is the different conditions proposed. He stated Movement School is not only seeking to allow the use of K-3, but also wants to include a transitional kindergarten (Pre-Kinderdarten, or Pre-K). Mr. Shaffer stated the plans are very similar, but there's some additional detail about traffic flows, so you can get an idea how of carpool pickup and drop-off would work for Movement School, including Little Caesars who will stay, and the Chinese restaurant that will also likely stay in the short term.

Mr. Shaffer stated one of the proposed conditions from staff had recommended that the future land uses be limited to C-1 uses. He stated if that were approved, the Little Caesars with a Driveway would immediately become a legal non-conforming use. Mr. Shaffer stated his partner, John Carmichael, worked with staff today to reword that condition to state that the land use be limited to uses allowed in the C-1 and the C-2 zoning district, with the only exception being the drive-thru Little Caesars. Mr. Shaffer presented the East Way Campus Movement in Charlotte and stated the elevations for this campus were submitted with the rezoning plan. He stated in the elevations being presented, the Gastonia site would look substantially similar to what Movement School has done at the Charlotte location and other surrounding areas.

Mr. McNeil stated he is representing Movement Resources, which is the entity that is looking to do this redevelopment on the site, and he is also a board member for Movement Charter Schools. Mr. McNeil stated this will be their sixth site. Mr. McNeil discussed other Movement Schools locations. Mr. McNeil stated they use a lot of metrics to determine the kind of site suitability that would work for Movement. He stated Movement School serves a demographic of students in West Charlotte and East Charlotte that historically has been underserved, and they outperform their peer schools right now by three times the rate on standardized test scores. Mr. McNeil stated Movement School offers free breakfast, free lunch, free transportation within five miles of their schools, mental health services for our families, and they have a school nurse and psychologists on site.

Commissioner Harris asked Mr. McNeil what model they use in their student's grade progression. Mr. McNeil discussed in further detail the services Movement School offers, including the educational model they have developed for their students. Mr. McNeil presented a letter, from the Melvin family who live across the street, stating their support of the project.

Commissioner Harris asked Mr. McNeil if there are play areas proposed to be in the green space area outside. Mr. McNeil responded "Yes", they would probably incorporate play areas in the southeast corner of the property.

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Commissioner Harris asked Mr. Shaffer if there was a community meeting held. Mr. Schaffer responded yes, and three people attended with positive feedback. Mr. Shaffer stated the community meeting report is in the rezoning application. Mr. McNeil stated a representative from Mattamy Homes, who is developing 480 homes behind the property, attended the community meeting and they were ecstatic about the opportunity. He stated that Mattamy Homes would try to incorporate Movement Schools in their marketing materials. Mr. McNeil stated before Movement School decides to develop in a community, they conduct a lot of surveys with families within the community where they think the children would possibly attend.

Commissioner Harris asked Mr. McNeil how they conducted their surveys. Mr. McNeil responded they have done a little bit of everything to conduct surveys, which includes using Facebook, mailings, and occasionally hand-to-hand.

With there being no further questions, Chair Ferguson asked for the wishes of the board. Commissioner Stewart moved to approve the rezoning request as presented, with a statement of consistency and reasonableness. Commissioner Harris seconded the motion. Mr. Thompson reminded the board of the additional condition proposed to be included with the request. Discussion ensued over the additional condition.

Commissioner Stewart amended his motion to include the additional condition that the land use be limited to the uses allowed in the C-1 and C-2 zoning districts, including the drive-thru Little Caesars. Commissioner Harris seconded the motion. With there being no further discussion, the motion was unanimously passed 5-0.

Item 5: Public Hearing – Bessemer City Road (File #202200289) - TABLED

Subject hearing involves an annexation request for approximately 4.6108 acres and an assignment of zoning request for approximately 5.4838 acres from Gaston County C-3 and I-2 and City of Gastonia I-2 to City of Gastonia C-3 (General Business). The subject property is located at 1533 Pioneer Lane and 2019 Bessemer City Road and is owned by Doris B. Stewart.

Chair Ferguson announced that item number five has been tabled to the September 7th Gastonia Planning Commission meeting.

Item 6: Public Hearing – Goble Street (File #202300149)

Subject hearing involves an annexation and assignment of zoning request for approximately 6.15 acres from Gaston County RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots) to City of Gastonia RS-8 (Single-family Residential). The subject property is located on Goble Street between Huffman Road and Olney Church Road and is owned by Greater New Mills Chapel Church, Inc.

Chair Ferguson stated the Gastonia City Council will be holding a Public Hearing on the Annexation and Assignment of Zoning request at the September 5th, 2023 meeting.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. Mr. Thompson stated the rezoning request is an annexation and assignment of zoning. An aerial image of the property was displayed. Mr. Thompson stated the property is approximately 6.15 acres. He stated the property is currently zoned RS-8 in Gaston County's jurisdiction. Mr. Thompson stated the proposal is to rezone to RS-8 (Residential 8,000 Square Foot Lots) in the City's jurisdiction. The Future Land Use Map was presented and Mr. Thompson stated the it indicated residential use for the property, and that staff is recommending approval of this request as presented.

With there being no questions for Mr. Thompson, Chair Ferguson recognized Apostle Greta Moses at 1030 Hipp Road, Charlotte, North Carolina. Ms. Moses stated she is the Senior Pastor of Greater New Mills Chapel Church. She stated she has been in search of new grounds for her church, which led her to this property off of Goble Street. Ms. Moses stated Greater New Mills Chapel partnering with the Presbyterian Church located around the corner of the subject property. She stated part of her church's vision is to include some senior housing on the property, specifically for the senior mothers in the church to have a place to stay without having to worry about rent.

With there being no questions for Ms. Moses, Chair Ferguson asked for the wishes of the board.

Commissioner Stewart moved to approve the rezoning request as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. With there being no discussion, the motion was unanimously approved 5-0.

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Item 7: Public Hearing – 323 Linwood Road (File #202300203)

Subject hearing involves a rezoning request for approximately 0.579 acres from I-U (Urban Industrial) to I-2 (General Industrial). The subject property is located at 323 Linwood Road, adjacent to W. Garrison Boulevard and is owned by Industrial Electroplating, Co.

Chair Ferguson opened the public hearing and recognized Jason Thompson, Planning Director, for the purpose of staff presentation. The zoning map was displayed. Mr. Thompson stated the general rezoning request is from I-U (Urban Industrial) to I-2 (General Industrial). Mr. Thompson stated there is an existing facility on the property that has been there for numerous years, but he will let the applicant elaborate on that detail. He stated their proposal is to do some expansion of their current use. Mr. Thompson stated the way the code has been structured, this request requires a change to the I-2 zoning district. He states when dealing with a general rezoning request, the board has to consider all uses allowed in that district. Mr. Thompson stated the site is pretty much developed out, and if he is not mistaken, the applicant is trying to facilitate an interior expansion of their land use activities. Mr. Thompson discussed the North American Industry Classification System and how it relates to the property's current land uses and their classifications. Mr. Thompson stated staff is recommending approval of this request as presented. Chair Ferguson discussed the allowed uses between I-2 and I-3 zoning districts.

With there being no questions for Jason, Chair Ferguson recognized Terry Brooks at 127 Bounty Lane, Gastonia, NC. Mr. Brooks stated he is the president of the Industrial Electroplating Company. He stated the company was founded in 1971, and they have been on Linwood Road for 52 years now. Mr. Brooks stated they don't manufacture any product, but they perform a service for our customers by applying a coating on their parts. Mr. Brooks stated the company's Zinc plate, heat coat, and powder coat parts were sent to them by their customers. Mr. Brooks stated they are a critical supplier to Daimler and Freightliner trucks because they coat many of the parts on their trucks. Mr. Brooks stated he believes, that to continue to meet their growing demand for powder coating, they must increase our capacity with a new powder line. He stated they have one powder line, but it's not keeping up with their suppliers.

With there being no questions for Mr. Brooks, Chair Ferguson recognized Scott Curtis at 5425 Old Town Lane, Gastonia, NC. Mr. Curtis stated this property has been expanded out, and there is nowhere else to go. He stated they have a storage building on the property where they are proposing this additional powder line. Mr. Curtis stated they would be doing the line at 321, not 323, but it is the same kind of line. Mr. Curtis stated the property was originally a house, which later turned into a beauty salon they bought out, and eventually expanded out. Mr. Curtis stated this proposal would also increase the number of jobs in the business.

With there being no questions for Mr. Curtis, Chair Ferguson recognized Eric Riley who resides in Gastonia, NC. Mr. Riley thanked Maddy Gates, Senior Planner, for her assistance in the application. The property was presented on Google Maps. Mr. Riley stated they constructed the building at 320 Linwood Road either two or three years ago with the intent that if the opportunity presented itself, they would be able to accommodate an additional treatment line. He stated the building was permitted as a storage warehouse at the time it was constructed. A street view of the property was presented. Mr. Riley stated the entire building is surrounded by parapet walls, and with this proposed powder line, there will be venting that would go through the roof. He stated if this line goes in, there won't be any smells or noise, and no one would know this line even exists. Mr. Riley stated this structure was built with these intentions in mind. Mr. Riley discussed how well the properties have been maintained. Mr. Riley discussed Freightliner's projected trucks to be built within the next five years and discussed the necessity of the new powder line.

Commissioner Chapman expressed her gratitude for the company remaining in the City of Gastonia for many years while being limited on the small square footage. With there being no questions for Mr. Riley, Chair Ferguson asked for the wishes of the board.

Commissioner Chapman moved to approve the request as presented with the statement of consistency and reasonableness. Commissioner Armstrong seconded the motion. With there being no discussion, the motion was unanimously approved 5-0.

Item 8: Public Hearing – 2005 S. York Road (File #202300211)

Subject hearing involves a rezoning request for approximately 0.24 acres from C-3 (General Business) to C-1 (Neighborhood Business). The subject property is located at 2005 S. York Road, between Gilmer Street and Charles Street and is owned by Carolina Injury Rehab, PLLC.

Chair Ferguson recognized Jason Thompson, Planning Director, for staff's presentation. The rezoning map was displayed. Mr. Thompson stated the rezoning request to neighborhood commercial. Mr.

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Thompson stated the Comprehensive Land Use Plan recommends commercial for the property, so this proposal remains consistent. Mr. Thompson discussed the reasons why some applicants request to down zone. He explained the concept of Pyramid Zoning and stated the City of Gastonia does not have pyramid zoning. Mr. Thompson stated the applicant may be requesting to down zone to the C-1 zoning district because some of the lighter commercial uses that are not permitted in the C-3 zoning district. Mr. Thompson stated staff is recommended approval, and he is available for any questions should the board have any.

With there being no questions for Mr. Thompson, Chair Ferguson recognized Ms. Diana Giel at 315 Main St, Pineville NC. Ms. Giel stated the down zoning request is because her husband is a Chiropractor and they intended to use to property as an office. She stated it was not financially feasible to meet the ordinance requirements for the chiropractor's office, so she is requesting the zoning change so the property can be used as her son's future home. With there being no questions for Ms. Giel, Chair Ferguson asked for the wishes of the board.

Commissioner Stewart moved to approve the request as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. With there being no further discussion, the motion was unanimously passed 5-0.

Item 9: Public Hearing – 912 Union Road (File #202300234)

Subject hearing involves a rezoning request for approximately 0.48 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to C-1 (Neighborhood Business). The subject property is located at 912 Union Road and is owned by Jacob Hickman.

The zoning map was presented. Mr. Thompson stated surrounding zoning designations include residential, commercial, and office uses. Mr. Thompson stated, that based on the surrounding zoning designations, staff has no reservations on the request and is recommending approval. He stated he was available for questions should the board have any.

With there being no questions for Mr. Thompson, Chair Ferguson recognized Jacob Hickman at 912 Union Road, Gastonia, NC. Mr. Hickman stated the rezoning request is to open a Disc Golf shop. He stated he has been playing the sport for 13 years. Mr. Hickman stated the City of Charlotte has a membership of 1,200 Disc Golfers and the City of Gastonia has around 200 in the club. Mr. Hickman stated there are five courses located between the City of Gastonia and Belmont. Mr. Hickman discussed the Disc Golf Shop that recently opened in the downtown area of Gastonia. He stated the sport has been expanding all over the Charlotte-Metro area, and this region is the place to be for Disc Golf.

With there being no questions for Mr. Hickman, Chair Ferguson asked for the wishes of the board. Commissioner Chapman moved to approve the request as presented with the statement of consistency and reasonableness. Commissioner Stewart seconded the motion. With there being no further discussion, the motion was unanimously passed 5-0.

Item 10: Other Business

Mr. Thompson stated the City is in a little bit of delay concerning items going to the City Council, but there is no delay regarding development projects. Mr. Bost gave an update on the staff changes in the Engineering Department.

Item 11: Adjournment

With there being no further discussion, Commissioner Stewart moved to close the meeting. Commissioner Harris seconded the motion. The motion was unanimously passed 5-0. The meeting adjourned at 7:15 PM.

Respectfully submitted,

Jalen Nash, Planning Technician

Kristie Ferguson, Chairwoman