

## **Gastonia Planning Commission September 9, 2021 Meeting Minutes**

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The Gastonia Planning Commission meeting opened at 5:30 p.m. on Thursday, September 9, 2021 via Zoom.

Present: Commissioners Bob Cinq-Mars, Rodney Armstrong (*arrived at 5:46 p.m.*), Carl Harris, Kristie Ferguson, Jim Stewart, Anthony Gallant, Chad Ghorley, and David Wilson

Absent: None

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

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

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

Commissioners were not contacted.

### **Item 1c: Approval of August 5, 2021 Meeting Minutes**

Commissioner Stewart made the motion to approve the August 5, 2021 minutes and Commissioner Gallant seconded the motion. The motion was passed (7-0).

Chairwoman Ferguson explained the rules of procedure and time limitations.

### **Item 2: Public Hearing – South Gastonia Church of God (File #202100176)**

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 14.49 acres from RS-8 and RS-12 (Gaston County, Single-family Residential District) and rezone RS-8 (City of Gastonia, Single-family Residential District, minimum 8,000 sq. ft. lots) to RMF CD (City of Gastonia, Multi-family Residential Conditional District). The subject property is located at the end of Forbes Street and north of E. Hudson Boulevard. The subject property is owned by South Gastonia Church of God. The City Council will hold a Public Hearing on the assignment of zoning request at the September 21, 2021 City Council meeting.

Chairwoman Ferguson opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and explained the annexation and the assignment of the zoning district. She explained the Planning Commission's involvement was to formulate a recommendation on the requested zoning district to City Council. Ms. McMakin summarized the site description and background, as well as, the adjoining properties and land use trends. She displayed the conceptual site plan and stated this request was for single-family detached homes. Ms. McMakin stated frontage was off of Forbes Street and East Hudson Boulevard with a connection to the north on Oak Valley Drive. The development will be a tax credit project filed with North Carolina Housing Finance Agency for the four percent housing tax credits and bond cap allocation. Ms. McMakin displayed the site plan and stated this would be a tax credit project for family housing apartments. She reiterated connections proposed and stated the request was for ten, three-story with a maximum of two hundred units. A club house, playground, dog park, community garden, and splash pad were mentioned as amenities noted on the site plan and included as a zoning condition. Because of the number of units, Ms. McMakin mentioned access to Oak Valley Drive as the additional access point provided for requirements by the Fire Department. This access would be a gated entry for emergency access only. Ms. McMakin displayed elevations for the project and stated materials would be of composite, masonry, and stone combination products. Ms. McMakin displayed a color palette and the club house. A community meeting was held. She referred the Commissioners to the zoning conditions in the staff report. 2025 Comprehensive Plan indicates residential use for the subject property and surrounding properties. Staff recommended the request be approved as presented.

Chairwoman Ferguson recognized Sean Brady, Vice-President of Development with Commonwealth Development Corp., 4625 Jefferson Lane SW of Lilburn, GA. Mr. Brady briefly talked about the company's background. He stated a preliminary funding request was submitted to the North Carolina Housing Finance Agency for four percent in bond finance transaction. Income targeting is being finalized. The request is for two hundred units targeting families and the units will include one-bedroom, two-bedroom, and three-bedroom units. Patios and balconies have brick and hardiplank exteriors. They will be invested as long-term owners. At the community meeting different income brackets were discussed. The fifty and sixty percent area median income are being pursued, but not the thirty percent. Units are a split level design. Mr. Brady stated a

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comment was made at the community meeting about controlling pedestrian flow. The entrance at Oak Valley will be gated blocking vehicle traffic and a fence will be installed to prevent pedestrian flow. A concern was traffic in the area and a traffic study was completed and mitigation was recommended. They will follow through with the mitigation as recommended. Their interest in this location is because of demand, as well as, growth on the south side. Lastly, Mr. Brady stated an affordable housing unit was approved across the street.

Commissioner Cinq-Mars asked about the data for the demand in the area and if the groups are aware of other projects in the area. Mr. Brady stated the data was internal, basically in Gaston County, the market studies were commissioned, and they are aware of existing and planned projects. Commissioner Cinq-Mars wanted to know where people were coming from and Mr. Brady replied that it was within the county.

Mr. Brady commented on four and nine percent tax credits. The nine percent tax credit is a competitive tax credit once per year cycle and the four percent is a non-competitive tax credit with two cycles which they are pursuing. Mr. Brady stated that the project time line if all goes well would be March for close and start of construction, twenty-four months to build, and six months to a year to lease out with an absorption rate of fifteen units per month.

Commissioner Harris inquired about the Traffic Impact Analysis (TIA) study and asked if road improvements and widening were necessary. Mr. Brady stated recommendations included the gated access at Oak Valley Drive for emergency vehicles only and mitigation to keep the level of service the same. Improvements will occur on South Forbes Street as a secondary signalized entrance, as well as, extend the queuing distance around one hundred feet into the property. Commissioner Harris asked about the distance from a nearby flood plain and the proposed building location. Mr. Brady replied that it has a wetland area and spring fed stream that they are avoiding. The building will be built with consideration to grade change. Commissioner Harris commented to staff to verify the applicant is held to the proposed zoning conditions and referenced vinyl material. Mr. Brady gave a brief description of the interior per Commissioner Harris' request and reiterated exterior amenities mentioned by Ms. McMakin.

Brief discussion ensued on property values as a concern. Mr. Brady shared that he hired an appraiser and the response was no effect on property values. Mr. Brady also shared that they have not selected their property management owner.

Commissioner Wilson asked where the main entrance was and Mr. Brady replied that it was on E. Hudson Boulevard with a secondary on Forbes Street. Commissioner Wilson shared a concern at Hilltop Drive and Forbes Street with egress traffic turning right because Hilltop Drive was not wide. Mr. Brady commented that the intersection at E. Hudson Boulevard was mitigated as an area that needs to be improved per part of the traffic study.

Chairwoman Ferguson recognized Civil Engineer Jason Dolan with Timmons Group, 610 E. Morehead Street of Charlotte, NC. Mr. Dolan shared that the project consists of ten buildings, two hundred units, they will meet the required number of parking spaces per code requirement, streams and wetlands on site will be avoided, and the floodplains end at the northeast corner of the site and may encroach a small portion, but not into development. Regarding the traffic study, the main entrance on E. Hudson Boulevard will have one hundred feet of protected driveway stem internal to the site. Traffic headed eastbound to the project turn at the light at Hilltop Drive then Forbes Street. Traffic headed westbound will use the right in-right out driveway. Forbes Street will be rebuilt to city standards.

Brief discussion ensued on the ingress and egress at the main and secondary access points with concern at Hilltop Drive intersection, as well as, the emergency access point. Google Maps was displayed. Mr. Dolan commented that Forbes Street will be rebuilt. Commissioner Wilson asked staff if there were plans to turn Hilltop into a dead-end street. Mr. Thompson commented that a TIA was completed. Concerns for vehicular movement and amounts of traffic would have been taken into account by a traffic engineer. Mr. Thompson commented that mitigations recommended from the traffic study will need to be addressed. He explained that one of the objectives of adopting the TIA was to remove some subjectivity by professional engineers.

Chairwoman Ferguson recognized John Pelonero, 631 E. Fird Street of Gastonia, NC. Pastor Pelonero mentioned the county wide count and asked why the conglomeration is in one area. He shared that traffic backs up across the street with Parkside. Pastor Pelonero shared his

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understanding that a cut through or turn around on the Hudson median would be six hundred feet and that is it, and he noted that the proposed is approximately one hundred and fifty feet. He shared the proposed project compared with Parkside Apartments as two and a times the size. Pastor Pelonero stated he was opposing this project because of forming a cluster of affordable housing units in one area. He noted that there are forty-four apartment complexes within three miles of the present location, and within one and a half miles there are five complexes. Pastor Pelonero commented that police are hired each week due to criminal activities, he displayed a photo of a bullet hole, commented on swat team nearby, and a shooting two nights ago. He was concerned about overload in the community. He suggested something nice come in like single-family housing that will produce a good balance in infrastructure mix. He commented on the overload of schools in a few years if this is built. Pastor Pelonero asked the Commissioners to reconsider this request to a different type.

Commissioner Cinq-Mars made note of an apartment map that is available that identified types and locations.

Commissioner Wilson explained that the Commission is appointed and not hired, and that some rezoning items presented to the Planning Commission can be appealed and be heard by City Council. Ms. McMakin explained that annexations will go to City Council who has the authority to assign the district, and this item will go to City Council on September 21<sup>st</sup> at 6 p.m. in the Council Chambers at City Hall.

Charles Clements, Robert Celentano and Nan Celentano waived their time to Pastor Pelonero.

Chairwoman Ferguson recognized Leo Kuykendall, 3509 Amherst Drive of Gastonia, NC. Mr. Kuykendall was opposed to having a cluster of affordable housing units in one area and stated it should be spread throughout Gaston County. He was opposed to cutting down all the trees removing habitat for animals.

Chairwoman Ferguson recognized Ramona Moy, 400 Meadow View Drive of Gastonia, NC. Ms. Moy was opposed to cutting down all the trees removing habitat for animals. She was concerned about traffic stating traffic was a big issue at Efird Street and E. Hudson Boulevard and a stop light was needed there. She also noted that Hilltop Drive was a dangerous road and the roads need redone. Ms. Moy was opposed to having a cluster of affordable housing units in one area. She was concerned that the development will create too much traffic at the intersection of Neal Hawkins Road and E. Hudson Boulevard.

Chairwoman Ferguson recognized Lisa Byrd, 1651 Rolling Meadow Lane of Gastonia, NC. Ms. Byrd stated she was not in favor of the rezoning request, but would be fine with houses. She noted that traffic was difficult at Efird Street onto Rolling Meadow Lane because of Parkside. Traffic backs up toward S. York Road and accidents happen all the time. Ms. Byrd commented on the emergency access off of Dickson Circle as a bad emergency entrance and that she did not see how the fire trucks will be able to drive through. She noted that Greenview, The Landings, Parkside, and the ones at the Health Department are fed into Lingerfeldt Elementary School, Hunter Huss, and York Chester Southwest. Ms. Byrd stated the development will affect the creek and reiterated that she was opposed.

Commissioner Stewart made a motion to close the public hearing and Commissioner Cinq-Mars seconded the motion. The motion to close the public hearing was approved (8-0).

Regarding traffic concerns, Commissioner Harris commented that the TIA will point out any traffic deficiencies and improvements that need to be made. Commissioner Cinq-Mars thanked Commissioner Wilson for his discussion regarding Hilltop Drive and Efird Street intersection, but commented that he has not seen the traffic issue. He compared traffic backed up at Neil Hawkins Road, Forbes Street and Hilltop Drive to New Hope Road and Franklin Boulevard. He agreed with Commissioner Harris that the traffic study will solve issues. Brief discussion ensued on the proposed access points and potential traffic. Commissioner Gallant was concerned about the TIA not covering all the traffic issues not just from the proposed development but also the surrounding area. Commissioner Cinq-Mars recommended to staff to provide a map with all the apartment complexes to review clustering. Commissioner Stewart agreed.

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Commissioner Cinq-Mars made a motion to recommend approval to City Council to rezone the property to an RMF CD with the statement of consistency and reasonableness and Commissioner Stewart seconded the motion. The motion was approved (7-1 Gallant).

### **Item 3: Public Hearing – M5DD Neal Hawkins, LLC (File #202100223)**

Subject hearing involves a request to assign a zoning district in conjunction with an annexation request for approximately 12.92 acres from RS-12 (Gaston County, Single-family Residential District) to PD-RRDD (City of Gastonia, Planned Development-Revised Residential Development District). The subject property is located off of Neal Hawkins Road. The property is owned by M5DD Neal Hawkins, LLC. The City Council will hold a Public Hearing on the assignment of zoning request at the September 21, 2021 City Council meeting.

Chairwoman Ferguson opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and explained the annexation and the assignment of the zoning district. She explained the Planning Commission's involvement is to formulate a recommendation on the requested zoning district to City Council. Ms. McMakin shared adjoining properties and land use trends. She noted a Duke Power easement runs across the property on the southern portion. Ms. McMakin stated there was approximately two hundred and twenty units approved for townhomes for the two developments to the north. This parcel is zoned RS-12 in Gaston County's jurisdiction. The applicant submitted a rezoning plan and elevations. She continued that a second access must be approved prior to recording the fifty-first unit and is in the form of a zoning condition. Ms. McMakin stated that further discussion will take place regarding the Crowe Drive southern proposed connection with engineering and staff as it is part of Village of Parkside. Access on Neal Hawkins is tight, where the new public street will need to be installed, so the applicant is proposing to use a narrow cross section using the revised residential development district provisions. The applicant proposed sixty single-family attached (townhome) units with a combination of front load and rear load. The applicant will have to do a percentage of common open space improvements not shown on the plan. The applicant will have to do tree save areas and buffers. Ms. McMakin displayed the elevations provided, as well as, color renderings. Ms. McMakin read the building materials listed in the proposed zoning conditions. The 2025 Comprehensive Plan indicates residential use for the subject property. Because of the number of units proposed, it is under the threshold from the city's adopted Traffic Impact Analysis (TIA) policy. Staff recommended approval of the request.

Commissioner Cinq-Mars commented on the compact rendering for all the units and noted that there was no area dedicated to the stormwater containment. Ms. McMakin identified the two Surface Water Improvement and Management (SWIM) areas on the site plan. Commissioner Cinq-Mars asked if the units were for sale or rent. Ms. McMakin replied that it is being designed as a subdivision following individual units that will be subdivided. Each individual unit on individual property will be sold and can be rented as some point. An HOA will manage the maintenance of common areas.

Google Maps was used to display the parcel and its primary entrance on Neal Hawkins Road. The proposed secondary entrance was identified. Discussion ensued on an approval of the secondary entrance for units over fifty.

Commissioner Harris inquired about the cut section footage for the road. Ms. McMakin replied that the applicant is proposing a forty-six-foot right-of-way. Brief discussion ensued on the distance between the entrance and the neighbors, and no buffering required for street entrance.

Commissioner Harris asked if anyone was in opposition of the request. Ms. McMakin replied that she received emails and a copy was distributed to each commissioner prior to the meeting. Chairwoman Ferguson stated no one was signed up to speak in opposition. Ms. McMakin stated the main concerns, other than where the location and tightness of the driveway, are the land use being in the county and several single-family detached uses nearby, and also traffic concerns. She stated they were more in favor of single-family development if annexed into the City. Commissioner Harris asked if the single-family subdivision in the back was the same developer for this project. Ms. McMakin replied that it was a different developer, but the builder of Village of Parkside Adams Homes is the proposed builder. Commissioner Harris asked if there will be an issue for the developer to acquire or build a secondary access point. Ms. McMakin replied that the Village of Parkside subdivision plans show it will connect.

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Commissioner Armstrong asked if the applicant was required to hold a community meeting and Ms. McMakin replied that they were required and three residents attended the meeting.

Chairwoman Ferguson recognized Kristian “Kris” Kellogg with M5 Properties, 108 Mary Mack Lane of Fort Mill, SC. Mr. Kellogg gave a brief background of M5 Properties. He shared that the proposal for sixty units is underway. Adams Homes is currently developing and currently connecting the stub road as part of their last phase. He is fully committed to adding the secondary connection point. Mr. Kellogg stated that most of the construction is rear loaded and traffic will use the secondary access point.

Commissioner Cinq-Mars asked if there was a lot between the two properties where the road is supposed to go. Mr. Kellogg replied that there is and the little thin lane is a lot. He shared that he had discussions with homeowners and even offered to purchase land for making the entrance bigger. Mr. Kellogg noted there is a buffer required, and a berm and natural landscaping screening will be added to address neighbor’s concerns. Mr. Kellogg stated neighbors close to the SWIM areas and the front access area had the biggest concerns with emphasis on buffering.

Brief discussion ensued on temporary construction easement at the entrance and the minimal impact on the neighbors. Mr. Kellogg stated the horizontal portion will be complete within six months or less delivering lots by May or June of next year. Adams Homes will begin vertical construction, half will be done by next year and the remaining half by 2023.

Commissioner Harris asked about Duke Energy and the secondary entrance. Mr. Kellogg commented that as long as the access is perpendicular, they will be allowed access.

Price points were discussed. Units will be for sale with a price point in the low to mid three hundred range. Square footage ranges are between one thousand, six hundred and fifty to two thousand. Interior materials were discussed.

Commissioner Harris asked for more information regarding rear load units and Mr. Kellogg replied that they have to accommodate a certain percentage of both front and rear load.

Commissioner Ghorley asked what fence type they will use in the front at Neil Hawkins.

Chairwoman Ferguson recognized Kyle Crowe with M<sup>c</sup>Kim and Creed, 320 Inland Cover Court of Clover, SC. Mr. Crowe replied that the parcel is surrounded by single-family residential necessitating a Type C buffer and the option chosen is a fifteen-foot landscape buffer with a fence. The material of fence is not stipulated on the plan but will be a vinyl fence. Brief discussion ensued on masonry walls as not feasible for this size of a project. Mr. Crowe stated a twenty-five-foot landscape buffer will serve a better purpose on the backside instead of a fence.

Commissioner Cinq-Mars asked if these homes will be part of the HOA for Parkside. Mr. Crowe replied that it will be and Adams Homes has the same documentation and HOA that manages the single-family, and covenants to support the townhome.

Mr. Kellogg stated units one through twenty on the left hand side on the site plan are proposed to be front load allowing a landscape buffer in the back yard, a twenty-foot backyard and then the rear of the backyard. The remaining forty units will be rear load. He explained Duke Power’s requirements with the road is mainly perpendicular, SWIM areas will be sand filters, access point at Neil Hawkins measures sixty feet wide and the proposed right-of-way was forty-six feet wide allowing a hedge row, they will tie into a sewer manhole at the roadway connection to Village of Parkside, water is along Neil Hawkins Road, a TIA wasn’t required, no turn lane was triggered based on a turn lane warrant analysis, and increase in traffic will be less than three or five percent.

Property line between the Village of Parkside and the subject property and the owner maintaining the fifty-six-foot easement right-of-way/easement was discussed.

Commissioner Cinq-Mars made a motion to approve the request that a PD-RRDD zoning be applied to the property to be developed as a townhome subdivision along with the statement of consistency and reasonableness and Commissioner Harris seconded the motion. The motion was unanimously approved (8-0).

### **Item 4: Public Hearing –Yelton Investments, LLC (File #202100261)**

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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) to revise existing conditional zoning (File #202100096). The subject property is located off of Delta Drive. The property is owned by Yelton Investments, LLC.

Chairwoman Ferguson opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin displayed the rezoning map and explained the original conditional district for the subject property was amended by the Planning Commission on May 6, 2021 to permit the construction of mini-warehouse storage units. The applicant has submitted a request to modify the existing zoning conditions to permit indoor mini-warehouse storage. Ms. McMakin displayed the proposed layout and indicated on the site plan the location of the vehicle storage, the entrance on Delta Drive, and parking spaces. Ms. McMakin displayed the exterior renderings. She provided a brief description of adjoining properties and zoning. Staff recommended approval of the request.

Chairwoman Ferguson recognized Kyle Crowe with M<sup>c</sup>Kim and Creed, 320 Inland Cover Court of Clover, SC. Mr. Crowe stated originally they were looking at traditional outdoor storage areas, and looking at the market a climate indoor storage was the way to go. He commented that the traffic generated is lower than outdoor storage with approximately ten to twelve cars a day. A vehicle storage area approximately twenty-five thousand square feet screened with vegetation and fenced in is proposed. Buffers along the street will be proposed as required, as well as, tree save and stormwater requirements.

Commissioner Harris asked if this was a tilt-up construction system and Mr. Crowe replied that it was not a tilt-up. Commissioner Cinq-Mars asked for clarification on the vehicle storage area and Mr. Crowe replied that it was for trailers, RVs, boats, and other similar things.

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

### **Item 5: Public Hearing – Unified Development Ordinance Amendments (File #202100334)**

Subject hearing involves a request to amend Table 2.7.1-Defined Terms of Chapter 2, Table 7.1-1 Table of Uses, Table 7.3-1 Bulk and Use Chart of Chapter 7 Use and Building Lot Standards, Section 9.7 Sight Triangles of Chapter 9 General Provisions, and a replacement of Chapter 13 Subdivisions of the Unified Development Ordinance to clarify sight distance standards and to clarify definitions and update standards and processes in Chapter 13 Subdivisions. This item will be heard by the City Council at the September 21, 2021 meeting at 6:00 PM in the City Council Chambers, 181 S. South Street in Gastonia.

Chairwoman Ferguson opened the public hearing and recognized Jana McMakin, Senior Planner for the purpose of staff presentation. Ms. McMakin stated the sight distance triangles did not make it into the agenda for tonight. Recent amendments have been made because of mandated 160D from the state legislature, but the Assistant City Engineer Tucker Johnson, Subdivision Administrator Keith Lineberger, and herself discovered they had several things they wanted to work on in the subdivision chapter, including procedural changes outlined by Mr. Rick Flowe. She commented that the review of preliminary plats is done at the administrative level and not by the Planning Commission, and there is an appeal process for the applicant. A major change in the Unified Development Ordinance is the zoning and subdivision ordinance in one document. A corresponding section of definitions in Chapter 13 conflicted with Chapter 2, so to clarify and remove conflicts, all definitions will be in Chapter 2. Also, a few general cleanups reflect more of the digital process rather than of paper copy utilizing CityView software, as well as, updating the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) name from an outdated name.

Commissioner Cinq-Mars asked if the Planning Commission will hear an appeal of the preliminary plats. Ms. McMakin read Section 13.8 – Appeals, “A decision rendered by the TRC may be appealed with thirty days thereafter in accordance with G.S. 160D-405(d).” Commissioner Cinq-Mars asked who renders the decision on the appeal. Attorney Graham stated that most administrative approvals under statutes are appealed to the Board of Adjustment. “Appeals of administrative decisions made by the staff under this Chapter shall be made to the board of Adjustment unless a different board is provided or authorized otherwise by statute or an ordinance

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adopted pursuant to this Chapter” was read from Chapter 160D-405. Brief discussion ensued on the process.

Commissioner Cinq-Mars made a motion to approve (move forward with a favorable recommendation) and Commissioner Stewart seconded the motion. The motion was unanimously (8-0).

**Item 6: Other Business**

**Update on Council Votes**

Excel Church Inc. (File #202100138) - The request to assign a zoning district in conjunction with an annexation request for approximately 25.05 acres from RS-12 (Gaston County, Single-family Residential District) to PD-RRDD (City of Gastonia, Planned Development-Revised Residential Development District). The subject property is located at the end of Crawford Avenue. Mr. Thompson stated this item was approved on Tuesday, August 10<sup>th</sup> by City Council.

Unified Development Ordinance Amendments (File #202100281) – The request to amend Table 2.7.1-Defined Terms of Chapter 2, Table 7.1-1 Table of Uses and Table 7.3-1 Bulk and Use Chart of Chapter 7 Use and Building Lot Standards, and Section 8.1.10 Multi-family Development of Chapter 8 Supplemental Use Regulations and Section 10.11 Use Definitions & Required Vehicle Standards-Table A of Chapter 10 Off-Street Parking and Loading to the Unified Development Ordinance to amend allowances using multifamily development standards and provide some clarifications needed for recently revised parking standards. Mr. Thompson stated this item was approved on Tuesday, August 10<sup>th</sup> by City Council

**Representative for September 21<sup>st</sup> City Council Meeting, if needed**

No representative of the Planning Commission will be present.

Commissioner Cinq-Mars requested the apartment map be presented to the Commission at the next meeting. Ms. McMakin referred to the assisted housing apartments and commented that some of these do not include apartments that have been there for quite some time. Ms. McMakin stated she completed a spot check and found some apartments are now assisted that were at one-time market rate. Information on the map will need updated; therefore, the reason the map was not in the packet. Ms. McMakin stated she wants to make sure the map is accurate. Commissioner Cinq-Mars stated he valued the map, it was very helpful, and not wasted time.

Mr. Thompson clarified that there is nothing the City can do to dictate whether it is a tax credit or not. Staff makes the Commission aware, but the decision being asked to make is a multi-family land use appropriate in this location.

**Item 7: Adjournment**

There being no further business, Chairwoman Ferguson entertained a motion to adjourn the meeting. Commissioner Stewart made a motion to adjourn the meeting and Commissioner Harris seconded the motion. Hearing none in opposition, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

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Chrystal Howard, Secretary

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Kristie Ferguson, Chairwoman