

Gastonia Planning Commission October 3rd, 2024 Meeting Minutes

The Gastonia Planning Commission meeting opened at 5:30 pm on Thursday, October 3rd, 2024, in the Council Chambers at City Hall, 181 S. South Street of Gastonia, NC.

Present: Vice Chair Chad Ghorley and Commissioners Megan Chapman, Glenn Silverman, Carl Harris, Anthony Gallant and Julie Coffey

Absent: Chair Kristie Ferguson and Commissioner Jeff Howe

Staff Members Present: Charles Graham, Quentin McPhatter, Maddy Gates, Jordan Tubbs, Tucker Johnson, Cory Steiss, Joe Gates and Rebeca Mintz

Item 1a: Role Call / Sound Check

Vice Chair Chad Ghorley declared a quorum for the meeting.

Item 1b: Calls/Contacts to Planning Commission Members

Commissioner Coffey and Chapman received multiple contacts. Commissioners Harris and Gallant received two contacts. Commissioners Ghorley and Silverman received no contacts.

Planning Tech, Becky Mintz, administered the Oath of Office to Commissioner Carl Harris for re-appointment.

Item 1c: Approval of September 5th, 2024 Meeting Minutes

Commissioner Chapman made a motion to adopt the September 5th, 2024 minutes as presented and Commissioner Gallant seconded the motion. The motion to approve the September 5th, 2024 meeting minutes was unanimously passed (6-0).

Vice Chair Ghorley read the rules of procedure and the time limitation policy.

Item 2: Public Hearing (Continued from Sept. 5th) – Tucker Springhaven (File #202400268)

Subject hearing involves a request to rezone approximately 262.84 acres from PD-PRD (Planned Development – Planned Residential Development) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on Union New Hope Road and is owned by Walton North Carolina, LLC.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. The zoning map was presented. Ms. Gates stated that the subject property is 262.84 acres, located on the northern side of Union New Hope Road, across from Rufus Ratchford Road. She discussed the zoning and land uses of the surrounding properties, which were primarily residential in Gastonia and Gaston County. Ms. Gates stated that the subject property was originally annexed into the City of Gastonia in 2006 and was approved for a maximum 891 units. Further, she explained that two tax parcels included in the original approval (File #4360) were donated to the Catawba Lands Conservancy and that the project was never developed. Ms. Gates stated that the request was for PD-RRDD for a maximum of 650 single-family homes. The site plan was displayed. She stated that all townhomes are rear loaded and all single-family homes are front loaded. Ms. Gates discussed the access points and the required road improvements. She noted that Union New Hope Road was the primary access and that the other accesses would be facilitated by stub connections. She pointed out key features of the site plan, including the open space and the greenway. Ms. Gates displayed the elevations and noted that it reflects a rear loaded townhome product and a front loaded single-family home product. She shared the agreed upon conditions and stated that the request is consistent with the 2025 Future Land Use Map for residential uses and that staff is recommending approval of the request as presented.

Vice Chair Ghorley asked Ms. Gates to display the property on Google Maps. Ms. Gates displayed an aerial of the property.

Vice Chair Ghorley recognized the applicant team including John Carmichael, 101 N. Tryon Street, Charlotte, NC; Shannon Boling, 7400 Carmel Executive Park Drive, Charlotte, NC; Mark Kime, 1132 Dorsey Drive, Fort Mill, SC; and Mason Greeson, 11430 Brownfield Drive, Charlotte, NC. Mr. Boling stated he was representing David Weekley Homes. He provided background information on David Weekley Homes and discussed their developments in the Charlotte area. Mr. Carmichael approached to discuss the proposed site and zoning. He displayed a presentation and stated that in January 2006, the subject property was included in a PD-PRD approval for a residential development with a maximum of 891 units, including 693 single-family homes and 198 townhomes. However, he noted that two tax parcels included in the original approval were donated to the Catawba Lands Conservancy and the development was never constructed. Mr. Carmichael discussed the proposed zoning and the uses for 200 townhomes and 300 non-age restricted single-family detached homes. He noted that at

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least 150 single-family homes will be age-restricted. Mr. Carmichael explained the 2025 Future Land Use Map and the proposed amenities including, two amenity centers, pocket parks and the Carolina Thread Trail greenway. He stated that a neighborhood meeting was held on August 6th and 19 people signed in for attendance. Lastly, Mr. Carmichael discussed the Traffic Impact Analysis (TIA) which had not yet been started, water quality, open space and the proposed location of the Carolina Thread Trail greenway. He stated that the applicant is in agreement to the conditions as provided by the City.

Commissioner Harris asked for clarification on the age restriction and how many units it would apply to. Mr. Carmichael responded that age-restricted is for 55 years of age or older and would account for 150 units, however there is flexibility to increase the number of age-restricted units.

Mr. Kime approached and stated he was the engineer for the project. He discussed the layout of the site including the location of the primary access, the amenity centers, and the separation of uses. Mr. Kime pointed out the three stub locations and stated that the second road connection must be made for the 100th unit to be built. He explained the locations of the storm water ponds and the process for capturing and releasing runoff. Lastly, Mr. Kime discussed the general location of the greenway, stating that staff assisted in the overall alignment and the future connection points.

Commissioner Harris asked Mr. Kime to discuss the stub connection to the parcel labeled as “number 18” on the zoning map. Mr. Kime responded that the parcel in question is land-locked and that staff required the stub connection for future development. Commissioner Harris asked for clarification on the number of road connections required for 100 units. Mr. Kime stated that two accesses are required to construct the 100th unit. He added that if the land-locked parcels are not developed, then it only remains with two accesses. Commissioner Harris also asked how much green space would be provided. Mr. Kime responded that there are 86 acres of open space which includes 64 acres of tree save area.

Mr. Carmichael approached and stated that the item was continued from September Planning Commission to October Planning Commission to meet with staff and the Catawba Lands Conservancy to discuss the greenway. Mr. Boling explained the three different building product types, including townhomes, single-family homes and age-restricted homes. He stated that David Weekley Homes has products for ranch-style and two-story homes. Commissioner Harris asked Mr. Boling if the materials shown in the elevations were typical façade materials. Mr. Boling responded “Yes”, and stated that they will be using a combination of materials including masonry, stone, and brick with fiber cement siding.

Vice Chair Ghorley recognized David Arruzza, 243 Moore Drive, Gastonia, NC. Mr. Arruzza stated that he had multiple questions for staff and the applicant. He asked why the applicant did not propose all single-family homes instead of including townhomes. He asked if there would be a Home Owners Association (HOA) for the development and if it will include rental properties. He expressed concerns for the development becoming a rental community. Mr. Arruzza asked Ms. Gates when the traffic study will be conducted and if any residential developments have been previously denied due to a lack of infrastructure. Vice Chair Ghorley stated that staff and the applicant team will answer questions after public comment is concluded. Mr. Arruzza stated that there is a cost to development and that he believes it will impact his costs. He expressed concerns for traffic on Union Road and S. New Hope Road and stated that this development will bring a minimum of two cars per home based on the national average. Mr. Arruzza asked staff when the southeast sewer study will be completed by Two Rivers Utilities and when the plans will be available to the public. He discussed that Union New Hope Road is considered the “Garden Sector” in the 2025 Comprehensive Plan and that the new development did not fit due to density. He stated that the Garden Sector is a more rural, farming community and that the proposed development and the Union Mill development (File #202300408) were not compatible. He stated that between the two developments, it would be approximately 1,200 new residents.

Vice Chair Ghorley explained to Mr. Arruzza that the Planning Commission does not regulate if properties are for sale or for rent. He also noted that any concerns in regards to public services should be discussed with City Council members due to the Planning Commission’s purview being land use. Commissioner Chapman asked Ms. Gates to display the property on Google Maps. Ms. Gates displayed an aerial view of the property.

Vice Chair Ghorley recognized Daniel Cerdeiras, 247 Moore Drive, Gastonia, NC. Mr. Cerdeiras stated that he had concerns for all of the development currently occurring on Union Road and Union New Hope Road. He discussed that he owns a small farm and believes that these developments will impact the land, the atmosphere, the water system and the wildlife. He stated his concerns for only two access point for the proposed development and the future traffic it will cause. He discussed that development is happening too rapidly in this area and that there will be long-term impacts.

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Vice Chair Ghorley recognized Eduardo Cerdeiras, 247 Moore Drive, Gastonia, NC. Mr. Eduardo Cerdeiras stated that he was in agreement with the previous speaker's comments. He expressed concern for the water system in Gastonia and the environmental impacts due to new development. Mr. Eduardo Cerdeiras stated that local government is supposed to serve the public for the common good but feels like that is not being done morally or politically. He discussed the current market for housing and stated that it does not take into account traffic, density, crime and reduction of natural habitat. He stated that local government should focus on the larger picture for the community and for the common good of the residents.

Ms. Gates, approached to address the questions from Mr. Arruzza. Ms. Gates stated that the southeast sewer extension project will be online in 2026. She also stated that the ordinance does not require a specific timing for the TIA to be completed. She explained that the TIA can be conducted before or after the public hearing process and that the developer will have to provide all mitigations which result from the TIA. She also noted that a TIA is currently ongoing for another development on Union Road and that when it is completed, the TIA for Tucker Springhaven can start. Ms. Gates also stated that Mr. Arruzza asked a question about the provision of public services. In response, she stated that the subject property has already been annexed into Gastonia in 2006, which means that city services such as Fire and Police have already been allocated to this property.

Commissioner Harris asked Ms. Gates if the traffic studies and results for other developments on Union Road will be incorporated to the TIA for Tucker Springhaven. Ms. Gates replied "Yes" and stated that the City Traffic Engineer, Cory Steiss, was present for any additional questions. Commissioner Chapman asked Ms. Gates how many units were proposed in the original annexation of the property in 2006. Ms. Gates replied stating that the project from 2006 had 891 units and additional property, which was reflected as properties "number one" and "number two" on the zoning map. Commissioner Chapman asked if the Garden District requires a different amount of tree save area compared to the rest of the city. Ms. Gates replied "No", and stated that the tree save area requirement is a standard 15% city-wide.

Vice Chair Ghorley asked the applicant to approach for rebuttal. In regards to a HOA, Mr. Boling stated that the development will have a HOA. He discussed the reasons why townhomes were included in the development rather than having all single-family homes. Mr. Boling stated that townhomes are a life-style choice that can be beneficial for homeowners that are younger or that don't want outdoor maintenance. He also stated that the proposed development has a good balance and diversity of home products which is similar to the 2006 project. Mr. Boling discussed the phasing of the project which was expected to be four to six years, noting that all homes will not be built at once. Mr. Carmichael stated that the property owner is Walton North Carolina but the applicant and builder is David Weekley Homes.

Commissioner Harris asked how far the distance is between the proposed homes and the 100-year floodplain. Mr. Mason Greeson approached and stated that he is the civil engineer for the project. He stated that the distance between homes and the floodplain is around 100 to 200 feet. Mr. Greeson stated that the City of Gastonia ordinance requires a minimum of 30 feet, which they are exceeding. He also discussed the proposed 19 stormwater ponds on the property. Commissioner Harris asked for clarification of the location of the floodplain on the site plan. Mr. Greeson located the floodplain on the site plan. Commissioner Harris asked if the 30-foot minimum distance from the floodplain is designated by grade and elevation. Mr. Greeson replied "Yes" and stated that it is typically done by the Federal Emergency Management Agency (FEMA).

Commissioner Coffey asked Mr. Greeson if there was a stub connection to the Union Mill neighborhood. Mr. Greeson replied "Yes". She expressed concerns for only having one access to Union New Hope Road and one access to Union Mill for 650 homes. She asked staff for clarification on the access points. Ms. Gates approached and stated that the proposed development will connect to Union Mill which has two primary access points; one on Union New Hope Road and one on Driftwood Drive which connects to Beaty Road. She stated that in terms of the fire code and the subdivision ordinance in the Unified Development Ordinance (UDO), that the access point requirements were satisfied.

Tucker Johnson, City Engineer, approached and stated that the fire code requires two accesses at the 100th home. He discussed the fire code requirement for remoteness and stated that the two accesses have to be located far enough away from one another or provide access from two separate streets for emergency management purposes. Mr. Johnson stated that he was not sure what the requirement would be for three accesses. He discussed the locations of the stub connections that were proposed by the applicant. Commissioner Coffey asked Mr. Johnson if the Fire Chief can determine or can require specific access points. Mr. Johnson stated that the Fire Chief could potentially determine access points, if necessary. Commissioner Coffey asked when access points are reviewed. Mr. Johnson replied stating that access points are reviewed during the rezoning process by staff from the necessary

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departments. Commissioner Chapman asked the applicant team what the main concerns were from the neighborhood meeting. Mr. Boling stated that the main concerns from neighbors were primarily in regards to stormwater and traffic.

Commissioner Chapman made a motion to close the public hearing and Commissioner Silverman seconded the motion. The motion to close the hearing was unanimously passed (6-0). Commissioner Gallant stated that the validity of the project is sound and that the concerns for this development are similar to the concerns they've had for other projects in this area. Commissioner Silverman expressed apprehension for only having two access points. He discussed the TIA and noted that the results of the TIA are unknown and concerning. Vice Chair Ghorley stated that he has less concern in regards to the TIA because he trusts the TIA's efficiency, results, and process.

With no further discussion, Commissioner Gallant made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to approve the request as presented received a vote of 3-3. Vice Chair Ghorley and Commissioners Harris and Gallant voted in favor of the motion to approve. Commissioners Silverman, Chapman and Coffey voted against the motion to approve. Commissioner Chapman stated that the reason she voted against the motion is because she does not believe this project is in the community's best interest and that she had concerns for only two access points without a TIA being completed. Vice Chair Ghorley and Mr. Graham stated that the motion has failed due to the request receiving a tie. Vice Chair Ghorley stated that the item would continue to the City Council meeting on November 19th, 2024 for a final public hearing and vote.

Item 3: Public Hearing – Union Road/Wilson Farm Road (File #202400113)

Subject hearing involves a request for annexation and assignment of zoning for approximately 27.618 acres from Gaston County R-1 (Single-family Limited Residential) to PD-RRDD (Planned Development – Revised Residential Development District). The subject property is located on the southwestern corner of Union Road and Wilson Farm Road and is owned by multiple owners. The Gastonia City Council will hold a Public Hearing for the annexation and assignment of zoning request at the October 15th meeting.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. The zoning map was presented. Ms. Gates stated that the subject property is 27.618 acres located on the southern side of Union Road and the western side of Wilson Farm Road. She stated that the request is for annexation and assignment of zoning from Gaston County R-1 to City of Gastonia PD-RRDD from Mattamy Homes. She discussed the zoning and land uses of the surrounding properties, which were a combination of residential and commercial. The site plan was displayed. Ms. Gates discussed the intent of the rezoning, which was to facilitate a 73-unit single-family residential development. She stated that all single-family homes are front loaded with a minimum lot width of 56-feet. Ms. Gates discussed the two access points and required road improvements. She stated that the City has requested a stub connection to the southernmost tax parcel for future connection. She pointed out key features of the site plan, including the open space, tree save area and undisturbed property lines. Ms. Gates displayed the elevations and noted that it reflects a front loaded single-family home product. She shared the agreed upon conditions and stated that the request is consistent with the 2025 Future Land Use Map for residential uses and that staff is recommending approval of the request as presented.

Commissioner Chapman asked Ms. Gates to explain condition #5 in the staff report which was related to aligning entrances. Ms. Gates replied that the property in question, which was included in the Union New Hope Development (File #202300485), has an access for townhomes on Wilson Farm Road. She clarified that condition #5 requires Mattamy Homes to coordinate with the Union New Hope Development developer to align their entrances for traffic flow and traffic safety purposes.

Vice Chair Ghorley recognized the applicant team including Sarah Beason, 1420 E. Seventh Street, Charlotte, NC; Jerry Whelan, 2127 Ayrley Town Boulevard, Charlotte, NC; and Matt Mandel, 3475 Lakemont Boulevard, Fort Mill, SC. Ms. Beason displayed a presentation and discussed the location of the subject property, the context of surrounding parcels and the request for annexation. She shared the 2025 Future Land Use Map and stated that the property is identified for future residential uses and development. Ms. Beason discussed the proposed density of the site, which was 2.76 dwelling units per acre, and stated that the maximum number of units is 73 homes. She shared details of the site plan including approximately 4 acres of tree save area, 2.6 acres of open space and the wooded property boundary which would remain undisturbed. Ms. Beason explained the distance between the existing homes in the Forest Pointe neighborhood and the newly proposed homes, stating that there is a minimum of approximately 126-feet of separation. She discussed the alignment of access points between the subject property and the Union New Hope Development.

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Commissioner Harris asked Ms. Beason what the typical lot size is. Ms. Beason replied that the lots are a minimum of 56-feet wide by 125-feet deep, making the minimum lot size 7,000 square feet. Commissioner Harris also asked what the side setbacks are. Ms. Beason replied “5-feet”.

Mr. Whelan approached and stated that he was present on behalf of Mattamy Homes. He discussed Mattamy’s experience in the Charlotte area market and stated that the company is currently building a residential development, known as Westfall, in Gastonia. Mr. Whelan discussed the building materials which included fiber cement siding, stone and brick. He stated that the proposed homes are 2,000 to 3,000 square feet in size, with three to four bedrooms and a two car garage. Mr. Whelan stated that Mattamy Homes will be the developer and home builder for the site and will also manage the HOA until the last home is sold. He also noted that Mattamy requires that the buyers of a home are the primary homeowner. Mr. Whelan discussed other communities they have built nationwide and in Canada.

Commissioner Harris asked Mr. Whelan if the board and batten shown on the elevations will also be made with a fiber cement material. Mr. Whelan replied “Yes” and stated that Mattamy has four styles of homes, including Farmhouse, Colonial, Tudor and Craftsman, which all have fiber cement materials and several different colors, layouts and floor plans. Ms. Beason discussed the timeline for buildout, noting that the first home is estimated to be available for sale in 2027.

With no further discussion, Commissioner Chapman made a motion to recommend approval of the request as presented with the statement of consistency and reasonableness. Commissioner Silverman seconded the motion. The recommendation for approval of the request as presented was unanimously passed (6-0).

Item 4: Public Hearing – Laurel Lane and Nottingham Drive (File #202400322)

Subject hearing involves a request to rezone approximately 1.36 acres from RS-12 (Single-family Residential, minimum 12,000 sq. ft. lots) to RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots). The subject property is located on Laurel Lane and Nottingham Drive and is owned by S&A Enterprise, Inc.

Vice Chair Ghorley opened the public hearing and recognized Jordan Tubbs, Senior Planner, for staff’s presentation. The zoning map was presented. Mr. Tubbs stated that the request consists of two vacant tax parcels currently zoned RS-12. He noted that one parcel fronts on Laurel Lane and the other fronts on Nottingham Drive. He stated that the applicant is requesting a general rezoning to RS-8 which would allow for all by-right uses within that zoning district. Mr. Tubbs discussed the area surrounding the subject property and noted that it is predominantly residential with diverse housing types including RS-12, RS-8, and RMF (Residential Multi-family) zoning. He stated that the abutting properties consist of single-family residential and multi-family uses. Mr. Tubbs stated that the 2025 Future Land Use Map indicates residential uses for the subject property and that the request is consistent with the Comprehensive Plan. He stated that based on the residential character of the area and the diverse surrounding residential land use types, staff believes that RS-8 zoning is fitting and reasonable and recommends approval of the request as presented.

With no questions for staff, Vice Chair Ghorley recognized the applicant, Gerald Sanchez, 226 Lawrence Drive, Concord, NC. Mr. Sanchez discussed his plan to build two, 3,200 square foot duplexes; one on each of the lots shown on the site plan.

With no further discussion, Commissioner Silverman made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to approve the request as presented was unanimously passed (6-0).

Item 5: Public Hearing – 2233 S. York Road (File #202400373)

Subject hearing involves a request to rezone approximately 0.63 acres from C-2 (Highway Business) to RS-8 (Single-family Residential, minimum 8,000 sq. ft. lots). The subject property is located at 2233 S. York Road and is owned by Judith Hill Crook and Jackie Wayne Hill.

Vice Chair Ghorley opened the public hearing and recognized Jordan Tubbs, Senior Planner, for staff’s presentation. The zoning map was displayed. Mr. Tubbs stated that the subject property consists of four tax parcels currently zoned C-2, located at the northwestern corner of S. York Road and W. Hudson Boulevard. He noted that tax parcel 114447 currently consists of a single-family home and two accessory-type structures, while the other three tax parcels remain undeveloped. He stated that the applicant is requesting a general rezoning to RS-8 which would allow for all by-right uses within that zoning district. Mr. Tubbs explained the context of adjoining properties which included a combination of residential and commercial zoning and land uses. He stated that the 2025 Future Land Use Map indicates commercial uses for the subject property along the W. Hudson Boulevard and Spring Garden Drive block. Mr. Tubbs argued that due to the existence of single-family residential uses in this area,

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staff feels this request to change to a residential zoning district is consistent and compatible with the surrounding area and staff recommends approval of the request as presented.

With no questions for staff, Vice Chair Ghorley recognized the applicant, Jordan Albae, 355 Country Ridge Road, Rockwell, NC. Mr. Albae stated his desire was to rezone the property in order to build a single family residence that fronted on Spring Garden Drive.

With no further discussion, Commissioner Silverman made a motion to approve the request as presented with the statement of consistency and reasonableness. Commissioner Gallant seconded the motion. The motion to approve the request as presented was unanimously passed (6-0).

Item 6: Public Hearing – 705 Clara Street (File #202400421)

Subject hearing involves a request to rezone approximately 0.22 acres from C-2 (Highway Business) to C-1 (Neighborhood Business). The subject property is located at 705 Clara Street and is owned by Bond Stone Holdings, LLC.

Vice Chair Ghorley opened the public hearing and recognized Jordan Tubbs, Senior Planner, for staff's presentation. The zoning map was presented. Mr. Tubbs explained that the request was a general rezoning to C-1 for a vacant tax parcel located at 705 Clara Street. He discussed the context of the surrounding area which was commercial zoning but consisted of primarily single-family residential uses on Clara Street. He stated that C-1 allows for some residential uses by-right as well as light retail and commercial uses. He noted that the 2025 Future Land Use Map indicates commercial uses for the subject property and that the request is consistent with the Comprehensive Plan. Mr. Tubbs stated that staff is recommending approval as presented based upon the existing zoning and land use of the surrounding properties, the reduction in intensity of allowed uses, and the consistency with the Future Land Use Map.

Vice Chair Ghorley recognized Joseph Wilson, 3001 Smithfield Drive, Monroe, NC. Mr. Wilson stated that the intent of the rezoning to C-1 is to build a single-family home. Commissioner Chapman stated that the application indicated the name "Adam Fortune", she asked Mr. Wilson who that was in relation to the rezoning petition. Mr. Wilson replied that Adam Fortune is one of the managers of Bond Stone Holdings, LLC and is the property owner.

Commissioner Silverman made a motion to close the public hearing and Commissioner Gallant seconded the motion. The motion to close the public hearing unanimously passed (6-0). Commissioner Silverman asked Assistant City Attorney, Charles Graham, why the applicant would not apply for a residential zoning district if the intent is for a residential use. Mr. Graham stated that he was not 100-percent sure why the applicant requested C-1, but he noted that C-1 allows for residential uses. Commissioner Silverman stated that C-1 also allows for other commercial uses as well. Mr. Graham replied "Yes" but stated that C-1 would be less intensive than C-2. Mr. Graham also stated that commercial zoning is consistent in regards to the zoning map and the future land use map. He discussed the concept of spot zoning and stated that a request to a residential zoning district would need to be reasonable and justifiable since the entirety of the surrounding area was already zoned for commercial. Commissioner Coffey, Silverman and Vice Chair Ghorley discussed the existing presence of residential uses and single-family homes on Clara Street. Mr. Graham clarified that the residential properties on Clara Street were most likely built before the adoption of the UDO in 2009 and would be considered non-conforming uses.

With no further discussion, Commissioner Coffey made a motion to approve the request as presented. Commissioner Harris seconded the motion. The motion to approve the request as presented was unanimously passed (6-0).

Item 7: Public Hearing – Unified Development Ordinance Amendment (File #202400453)

Subject hearing involves a request to amend Section 8.1.17 Single-family Attached Development to the Unified Development Ordinance to clarify language and standards for duplex-type uses. The Gastonia City Council will hold a Public Hearing for the text amendment request at the October 15th, 2024 meeting.

Vice Chair Ghorley opened the public hearing and recognized Maddy Gates, Senior Planner, for staff's presentation. Ms. Gates stated that the text amendment request was for Section 8.1.17 which is part of the Revised Residential Development District standards for townhomes and duplexes, however the amendment is for the duplex section only. She discussed the two types of duplex uses that exist in the ordinance; Dwelling Two-family and Dwelling Single-family Attached, Two Unit. Ms. Gates stated that the difference between the two uses is that a Dwelling Single-family Attached, Two Unit has a property line along the common wall, allowing each unit to be on its own lot. Ms. Gates stated that the intent of the text amendment is to clarify the language and the development and design standards for specific uses. She also noted that the term "duplex" has evolved over the past few years and can mean

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different things in different municipalities, which can confuse developers. She stated that the revisions to the ordinance would make requirements for each use more specific and easier to use. Lastly, Ms. Gates noted that there are no proposed changes to where duplexes would be permitted. She stated that staff is recommending approval as presented and that the motion would be a recommendation to City Council.

Commissioner Harris asked Ms. Gates if there are any design or architectural changes proposed to duplexes. Ms. Gates replied “No” and stated that duplex-type uses are considered single-family residential which means that architectural features and building materials cannot be regulated. Commissioner Coffey asked Ms. Gates if the text amendment includes language to prohibit single-family homes from being converted into duplexes. Ms. Gates replied that a zoning permit would be required to convert a single-family home into a duplex. She also noted that Section 8.1.17 includes specific standards for detached home conversions.

With no further discussion, Commissioner Chapman made a motion to recommend approval of the text amendment as presented with the statement of consistency and reasonableness. Commissioner Harris seconded the motion. The motion to recommend approval of the text amendment as presented was unanimously passed (6-0).

Item 8: OTHER BUSINESS

Ms. Gates discussed the upcoming October 15th City Council meeting and asked for a Planning Commission representative to attend.

Item 9: ADJOURNMENT

Vice Chair Ghorley entertained a motion to adjourn. Commissioner Silverman made a motion to adjourn and Commissioner Gallant seconded the motion. The motion to adjourn was unanimously passed (6-0). The meeting adjourned at 7:35 PM.

Rebeca Mintz, Secretary

Kristie Ferguson , Chairperson