

Historic District Commission
January 25, 2018
Minutes

Chairman William Blackwelder called the meeting of the Historic District to order at 6:01 p.m. on Thursday, January 25, 2018 at City Hall in the Council Chambers.

Present: Commissioners Ben Brackett, Dwayne JohnPaoli, Chairman William Blackwelder, Ed Starr, and Lynn Stepp

Absent: Carol Hauer and Carol Anne McGowen

Staff present: Kim Wallis, Planner; Joe Gates, Zoning Administrator; Charles Graham, Assistant City Attorney; and Chrystal Howard, Secretary

ITEM 1a. Roll Call / Sound Check

Chairman Blackwelder opened the meeting and declared a quorum.

ITEM 1b. Adoption of the Agenda

Commissioner Brackett made the motion to accept the agenda as presented and Commissioner JohnPaoli seconded the motion. The motion was approved unanimously (5-0).

ITEM 1c. Approval of Minutes

Commissioner Starr made the motion to approve the December 14, 2017 minutes and Commissioner Blackwelder seconded the motion. The motion was approved unanimously (5-0).

Chairman Blackwelder stated that because of the quasi-judicial format of the hearings, persons wishing to speak and offer evidence are required by North Carolina law to be sworn in or affirmed, and asked all speakers to come forward to be sworn in or affirmed. Oaths of speakers were administered by Ms. Chrystal Howard.

Chairman Blackwelder explained the rules of procedure and order of business for the public hearings.

ITEM 2. Public Hearing – Certificate of Appropriateness (File # 8929)

- Brian and Dwayne JohnPaoli
- 1313 S York Road
- New decorative venue sign (3 ft. x 4 ft.) in front yard

Chairman Blackwelder recognized Ms. Kim Wallis, Planner for the purpose of staff presentation.

Ms. Wallis stated that the applicants are Brian and Dwayne JohnPaoli. Ms. Wallis provided a picture of the property, The Rankin-Mercer House, located in the Brookwood Historic District. Ms. Wallis stated that the structure has a hipped roof and is a wood clad building that was constructed in 1925. The property is zoned TMU CD (Transitional Mixed Use Conditional District) and is surrounded by RS-12 residential zoning. The house and its additional outbuildings are considered contributing to the district. Mr. Joe Gates, Zoning Administrator defined ground signs in the Unified Development Ordinance and stated that staff will review and verify zoning requirements are met when the sign permit application is received. Ms. Wallis continued by providing key elements of the design and excerpts from the Design Guidelines. No questions were asked by the Commissioners.

Chairman Blackwelder recognized Mr. Dwayne JohnPaoli, 1313 S. York Road of Gastonia, NC. Mr. JohnPaoli was present to answer any questions. No questions were asked by the Commissioners.

Commissioner Brackett made the motion to approve the request as presented and Commissioner Starr seconded the motion. The motion was approved unanimously (4-0).

ITEM 3. Other Business

Regarding File #8858, Ms. Wallis stated that the amendment to the Historic District of the Unified Development Ordinance (UDO) was approved by Gastonia City Council on December 19, 2017. Updates to the Design Guidelines can occur and be adopted. Ms. Wallis provided the proposed updated text changes to the Fences and Walls section (d & e) in the Design Guidelines on the last page of the agenda packet.

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Commissioner Brackett made the motion to adopt the proposed updated Fences and Walls section of the Design Guidelines as presented and Commissioner Blackwelder seconded the motion. The motion was approved unanimously (5-0).

ITEM 4. Adjournment

There being no other business, Chairman Blackwelder adjourned the meeting at 6:20 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

William Blackwelder, Chairman