

Historic District Commission
December 14, 2017
Minutes

Chairman William Blackwelder called the special meeting of the Historic District to order at 6:04 p.m. on Thursday, December 14, 2017 at City Hall in the Council Chambers.

Present: Commissioners Ben Brackett, Carol Hauer, Ed Starr, Dwayne JohnPaoli, and Chairman William Blackwelder

Absent: Lynn Stepp

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 Starr made the motion to accept the agenda as presented and Commissioner Brackett seconded the motion. The motion was approved unanimously.

ITEM 1c. Approval of Minutes

Commissioner Brackett made the motion to approve the July 27, 2017 minutes and Commissioner JohnPaoli seconded the motion. The motion was approved unanimously.

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 # 8909)

- First ARP Church
- 317 S Chester Street
- New Welcome Center building (44 ft. x 42 ft.) extending from the front of existing worship center facing W Second Avenue and S Chester Street

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

Ms. Wallis stated that the applicant is First ARP. The property is located at 317 S. Chester Street and the request is to install a new Welcome Center building (44 ft. x 42 ft.). Ms. Wallis provided the property description, findings, key elements, and excerpts from the Design Guidelines as presented in the agenda. Applicant and architect are present to answer any questions. No questions were asked by the Commissioners.

Chairman Blackwelder recognized Mr. Paul Zugg, 532 Stagecoach Drive of Anderson, SC. Mr. Zugg stated that this request was not available at the initial submittal. The church voted to proceed with the buildings approved by the Historic District Commission at a previous meeting and the New Welcome Center building if approved this evening. The church is in the final construction documents on this building. The church plans to submit for permits in January and break ground in the first quarter of next year. Mr. Zugg stated that the church has been a joy to work with and that they have done a great job working with the community. Handicap parking and accessibility, drop off canopy, and restrooms will be available. Mr. Zugg commended the contractor for finding matching slate. No questions were asked by the Commissioners.

Commissioner JohnPaoli made the motion to close the public hearing and Commissioner Hauer seconded the motion. The motion was approved unanimously.

Commissioner Starr made the motion to approve the request as presented and Commissioner Hauer seconded the motion. The motion was approved unanimously.

ITEM 3. Other Business

Ms. Wallis updated the Commissioners on the new design guidelines. The Gastonia Planning staff had to make a text amendment to the Unified Development Ordinance (UDO) concerning approval levels involved in the side and rear yards. Text amendment procedures are presented to the

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Gastonia Planning Commission and then to the Gastonia City Council for approval. Last week the text amendment was presented to the Gastonia Planning Commission and next week the text amendment will be presented to the Gastonia City Council for final approval. If Council's approves, the changes to the design guidelines can occur and be adopted at the next Historic District Commission meeting.

Commissioners were reminded of the subcommittee meeting afterwards and Commissioners discussed the attendees.

ITEM 4. Adjournment

There being no other business, Chairman Blackwelder adjourned the meeting at 6:14 p.m.

Respectfully submitted:

Chrystal Howard, Secretary

William Blackwelder, Chairman