

JOINT GASTONIA CITY COUNCIL / GASTONIA PLANNING COMMISSION
SPECIAL MEETING
MARCH 30, 2022 – 5:30 P.M.
GASTONIA CONFERENCE CENTER – GASTONIA, NC

Mayor Walker E. Reid, III, called the meeting to order at 5:30 p.m. on Wednesday, March 30, 2022, at the Gastonia Conference Center, Gastonia, North Carolina.

PRESENT: Mayor: Walker E. Reid, III
 Mayor Pro Tem: David R. Kirlin
 Council Members: Robert Kellogg
 Jim Gallagher
 Charles Odom
 Jennifer M. Stepp
 Donyel Barber
 City Manager: Michael C. Peoples
 City Attorney: L. Ashley Smith

ABSENT: None

GASTONIA PLANNING COMMISSIONERS (GPC) PRESENT:

Vice-Chairman: Jim Stewart
 Commissioners: Chad Ghorley
 Bob Cinq-Mars
 Carl Harris, Sr.
 Rodney Armstrong
 David Wilson
 Anthony Gallant

ABSENT: Commissioner Kristie Ferguson, Chairman

ATTENDING STAFF: Charles Graham, Assistant City Attorney
 Quentin McPhatter, Assistant City Manager
 Danette Dye, Director of Housing & Community Engagement
 Jason Thompson, Planning Director
 Jana McMakin, Senior Planner
 Tucker Johnson, City Engineer

GUEST SPEAKERS: Demetri Baches, AICP, Owner/Managing Partner-Metrocology
 Michelle Nance, AICP, Planning Director, Centralina Regional Council

Members of the public attending: Kara Fohner, Gaston Gazette Reporter

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Also attending were Candice G. Owenby, Deputy City Clerk and Chrystal Howard, Planning Specialist to record the minutes.

WELCOME

Mayor Reid welcomed everyone and asked everyone to introduce themselves.

CITY'S CAPACITY FOR DEVELOPMNT

Mr. Quentin McPhatter presented an update on Gastonia and Gaston County Population Projections.
(Reference as contained in Exhibit Book 5 to Minute Book 111 at Page 47)

Mr. Jason Thompson presented an update on planning projects in the pipeline.
(Reference as contained in Exhibit Book 5 to Minute Book 111 at Page 48)

Mr. Michael Peoples presented information on the water and sewer capacity as a resource.
(Reference as contained in Exhibit Book 5 to Minute Book 111 at Page 49)

LOOKING AHEAD

Mr. Demetri Baches presented information on Unified Development Ordinance (UDO) Work, Comprehensive Plan Update and Discussion of “missing middle” housing and fielded various questions from the attendees.
(Reference as contained in Exhibit Book 5 to Minute Book 111 at Page 50)

Ms. Michelle Nance presented information on Planning/Land Use Best Practices, Trends, and Gastonia’s position for success and fielded various questions from the attendees.
(Reference as contained in Exhibit Book 5 to Minute Book 111 at Page 51)

WRAP UP AND NEXT STEPS

Staff fielded various questions of the Council Members and Planning Commissioners.

It was expressed that all members would like to receive information about rezoning hearings earlier in the process.

Mayor Reid suggested having another meeting and give staff the opportunity to tighten the process and possibly have other presenters attending.

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Mayor Reid adjourned the meeting at 8:37 p.m.

Mayor Walker E. Reid, III

L. Ashley Smith, City Attorney

Candice G. Owenby, Deputy City Clerk

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