

CITY OF GASTONIA
ZONING BOARD OF ADJUSTMENT
October 22, 2020 Minutes

The regular meeting of the Zoning Board of Adjustment was held on Thursday, October 22, 2020 at 9:16 a.m. live-streamed and conducted using Zoom.

Board Members present: Chairman Lee Taylor Jr., William Marino, Shaun Jones, James Nebo, and Michael Dickson

Board Members absent: Sidney Craig

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

Chairman Taylor called the Board of Adjustment meeting to order.

Roll Call

Board Member Craig was recognized as absent.

Item II: Approval of May 28, 2020 Minutes

Board Member Marino made a motion to approve the minutes of May 28, 2020 and Board Member Nebo seconded the motion. The motion was unanimously approved (5-0).

Item I: Oath of Office

Ms. Chrystal Howard administered the Oath of Office to newly appointed Board Member Mr. Shaun Jones, as well as, reappointed Board Member Mr. Michael Dickson.

Item III: Approval of 2021 Public Hearing Schedule

Board Member Dickson made a motion to accept the 2021 Public Hearing schedule as presented and Board Member Nebo seconded the motion. The motion was unanimously approved (5-0).

Item IV: Remarks

Chairman Taylor commented on this years' changes, as well as, the possibility of conducting meetings through Zoom for the unforeseen future.

Chairman Taylor recognized Joe Gates, Zoning Administrator and Assistant City Attorney, Charles Graham. Chairman Taylor inquired about new fees effective September 1, 2020. Mr. Gates referred the board to agenda page V-1 for a list of updated fees. He continued that the planning staff researched fees and noticed that several fees had not been updated within the last ten or more years. A study was conducted resulting in matching fees to neighboring communities and cities of similar size. The updated fees were presented to Gastonia City Council at their July meeting and were approved. Mr. Gates briefly explained the increase of the two fees, including the fee structure is now very similar to Gaston County.

Mr. Gates talked about the new online permitting and application process. The Development portal offers online services, as well as, provides and maintains a high level service to the community and further help to staff.

Mr. Gates updated the board on the new state statutes, 160D, which offers additional clarification and consolidation. He shared that text amendments will occur in order to come into compliance with the new statues and staff will continue to update the Board. Attorney Graham commented that changes included vocabulary and reorganization. Statutory references were in the newly adopted statutes; therefore, the city ordinances will need updated to reflect these changes.

Item III: Other Business or Announcements

There being no other business, Board Member Marino made a motion to adjourn the meeting. Board Member Nebo seconded the motion and the motion was approved. The meeting was adjourned at 9:40 a.m.

Respectfully Submitted:

Chrystal Howard, Secretary

Zoning Board of Adjustment
City of Gastonia, NC

Chairman Lee Taylor Jr.

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