

# Historic District Commission

January 27, 2022

## Meeting Minutes

Chairwoman Andi Eddlemon called the meeting of the Historic District Commission to order at 6:01 p.m. on Thursday, January 27, 2022 at City Hall in the Council Chamber, 181 S. South Street of Gastonia, NC.

Present: Commissioners Jerry Tucker, James Henson, Josh Hauser, Ed Starr, Andi Eddlemon, and Carol Hauer

Absent: Commissioner Camille Fox

Staff present: Charles Graham, Kim Wallis, and Chrystal Howard

### **ITEM 1a. Roll Call / Sound Check**

Chairwoman Eddlemon opened the meeting, conducted roll call and declared a quorum.

### **ITEM 1b. Approval of December 16, 2021 Meeting Minutes**

Commissioner Hauer made a motion to adopt the December 16, 2021 meeting minutes and Commissioner Starr seconded the motion. The motion passed (6-0).

Chairwoman Eddlemon stated 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. Ms. Howard administered the oath.

### **ITEM 3. Public Hearing – Certificate of Appropriateness (File # 202200113)**

- Maged Ghaleb
- 201 W. Garrison Boulevard
- To install new signage

Chairwoman Eddlemon opened the public hearing and recognized Kim Wallis, Planner for the purpose of staff presentation. Ms. Wallis stated the applicant's name, property location, and the Certificate of Appropriateness (COA) request to install new signage. She displayed the property/zoning map. Ms. Wallis read the property description and findings. She stated according to the zoning department, the current signage was in violation for being installed without a sign permit and exceeds the sign ordinance requirements on size. A notice of violation was in process of being sent out. Ms. Wallis read key elements and displayed photos of the wall signs, canopy sign and feather sign. She read excerpts from the Design Standards and excerpts from the Unified Development Ordinance (UDO).

Brief discussion ensued on feather signs being considered temporary and the difference between an awning skirt and awning face. Assistant City Attorney Graham explained that zoning was involved and provided legal advice to deny, as the request does not meet zoning ordinance requirements, which is less stringent than the Design Standards. He noted that the Commission can discuss the aesthetics in regards to the Design Standards and to give staff direction to share with the property owner. The owner will need to comply with zoning, complete a property application with Zoning, and a proper application with the Historic District Commission. Assistant City Attorney commented on the overall wall signage measurement failing to meet UDO requirements, internally lit signs are prohibited in the Historic District, as well as, the property residing in a commercial zoning district and is on a main thoroughfare, and is considered intrusive and non-contributing. Clarification was made that the recommendation from legal was to deny as requested. Assistant City Attorney briefly explained the zoning enforcement process. Chairwoman Eddlemon stated that the Commission does not have to discuss any potential improvements.

Commissioner Henson made a motion to deny the application as presented based on the request not meeting zoning requirements. Commissioner Hauser seconded the motion. The motion was unanimously approved (6-0).

### **ITEM 4. Other Business**

Subcommittee Meeting Tonight, if Needed: A subcommittee meeting is needed.

Annual Report: Ms. Wallis presented the annual report.

### **ITEM 5. Adjournment**

There being no other business, Chairwoman Eddlemon adjourned the meeting at 6:17 p.m.

Respectfully submitted:

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Chrystal Howard, Secretary

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Andi Eddlemon, Chairwoman