



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Economic Development Commission Board Action

File #: 25-608

Commissioner Brown - EDC - To Appropriate General Fund Balance Toward the Construction of a Vehicular and Pedestrian Pass-through at 212 W. Main Avenue for **\$400,000**

STAFF CONTACT

Donny Hicks - Economic Development - 704-829-2233

BUDGET IMPACT

General Fund: Increase fund balance appropriation by \$400,000. Increase operating expenditures by \$400,000. This is a one-time investment to take place in FY2025.

BACKGROUND

In 2017, the property located at 212 W. Main Avenue, Gastonia, NC, was sold to CNB1920, LLC as an economic development project by the City of Gastonia. As part of this project, a vehicle and pedestrian pass-through will be constructed. To support the construction of this pass-through, which would provide public benefit to the citizens and visitors in the Downtown Gastonia area, the proposed appropriation of funding from Gaston County in the amount of \$400,000.00 is requested.

The City of Gastonia has committed to financially supporting the construction of the pass-through, and staff recommends the approval of the Budget Change Request and authorization for the County Manager, or His Designee, to execute needed documentation to financially support the construction of said project.

POLICY IMPACT

Authorize the County Manager to execute necessary agreements to provide appropriated funding.

ATTACHMENTS

Budget Change Request (BCR), Pass-through Project at 212 W. Main Ave

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-405	12/09/2025	SS	JB	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

GASTON COUNTY			
BUDGET CHANGE REQUEST (BCR)			
TO:	Matthew Rhoten, County Manager		
FROM:	<div>EDC</div>	<div>EDC</div>	
	Dept. Code	Department Name	
	<div>Donny Hicks</div>	<div>12/5/25</div>	
	Department Director	Date	

Matthew Rhoten, County Manager

EDC	EDC
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Department Name

Donny Hicks	12/5/25
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Date _____

*Requires resolution by the Board of Commissioners

[illegible]

\$

JUSTIFICATION FOR REQUEST:

To allocate funding for vehicular and pedestrian pass-through construction project located at 212 W. Main Avenue, Gastonia, NC.



Background

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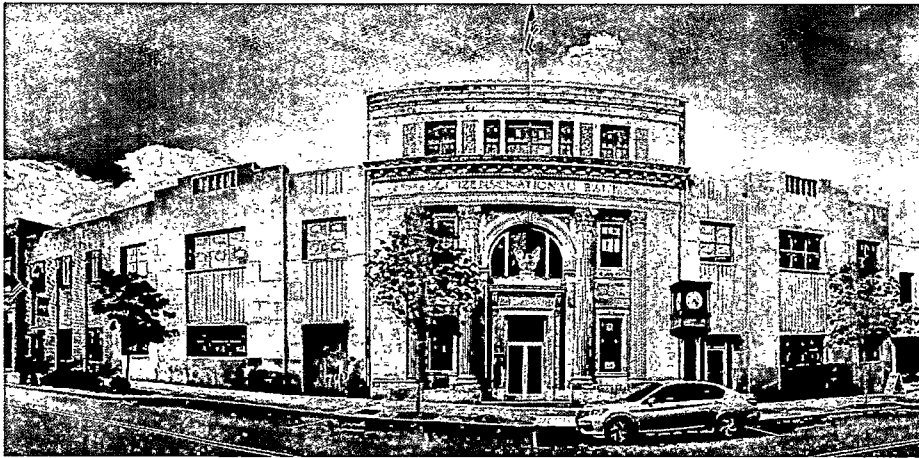
Public Benefits for Pass-through

A porte cochere (a covered vehicular drop-off area allowing cars to pass through) can provide several planning and zoning benefits when incorporated into a mixed-use residential/commercial building in a downtown district. These benefits depend on the city's code, but the advantages generally fall into four categories: circulation, urban design, functionality, and regulatory compliance.

- Improved site flow
 - Useful for loading and unloading out of the main street so traffic is not impeded
- Enhanced safety for pedestrians
 - Creates a designated area for vehicle drop off
 - Pedestrians on the sidewalks of main street are somewhat protected from the vehicle circulation behind the main buildings
 - Visible crosswalks should be considered in the design if in a high traffic area
- Reduced on-street parking and congestion
 - Allows for better streetscapes
 - Maintains downtown "feel"

- Maintains an active street frontage that is pedestrian-oriented and walkable
- Reduces the need for on-street parking
- Allows for reduced front setbacks
- Potential to provide "housing choice" to residents

Renderings of Pass-through Construction





BUILDING D DRIVE | CONCEPT VIEW AT REAR PARKING AREA
LANDSCAPE ARCHITECTURE: LANDSCAPE ARCHITECTS, INC.