



RESOLUTION TITLE: HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE FLINT MILL NO. 2, GASTONIA, GASTONIA TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 4, Article 9, Chapter 160D of the General Statutes of North Carolina have been met; and,

WHEREAS, the City Council of Gastonia has taken into full consideration all statements and information presented at the joint public hearing held with the Gaston County Historic Preservation Commission on the 2nd day of May 2023; and,

WHEREAS, the Board of Commissioners of Gaston County has also taken into full consideration statements and information presented at a joint public hearing held with the Gaston County Historic Preservation Commission on the 13th day of June 2023; and,

WHEREAS, the structure known as the Flint Mill No. 2 located at 1910 Hunt Avenue in Gastonia is particularly significant in the context of Gastonia's surviving historic textile mills as it manifests myriad 20th century advancements in fire-resistant industrial building technology. Flint Mill No. 2 was Gastonia's second largest textile manufacturer, after Loray Mill, and is one of only three commissions by the prominent engineering firm Robert and Company identified in Gastonia. Only two of the three are still standing; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina Department of Archives and History has given its suggestions to the nomination of the Flint Mill No. 2.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners:

1. That the building and property known as the Flint Mill No. 2 located at 1910 Hunt Avenue, Gastonia, Gastonia Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Article 9, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, described as following:

Tract I: A tract of land, with improvements, located in the City of Gastonia, bound on the North by the centerline of southern Railway Company (having a right-of way width of 30 ft.), on the South by the Northwesterly right-of-way line of Separk Circle (having a right-of-way width of 30 ft.) and the Northerly right-of-way line of an unnamed street

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	CBrown	CCloninger	AFralay	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-189	06/13/2023	BH	CC	A	A	A	A	A	A	AB	A

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(having a right-of-way width of 30 ft.) connecting Hunt Avenue and Warren Street, being more particularly described as follows: Beginning at an old corner in the centerline of Southern Railway Company right-of-way, being the most Westerly corner of the Fifth Tract described in Deed Book 492, Page 483, Gaston County Registry, thence North 55° 13' 51" East along said centerline 1078.13 feet to an old corner; thence South 38° 02' East along an old line, passing through the most Westerly corner of the lands of Thomas L. Holbrooks, now or formerly, as described in Deed Book 1036, Page 461, Gaston County Registry, at 87.77 feet, for a total distance of 199.77 feet to a common corner of Grantor and Holbrooks in the Northerly right-of-way line of One Avenue (having a right-of-way width of 40 ft); thence South 39° 20' 29" East crossing One Avenue 62.60 feet to an old corner being the Intersection of the Southerly right-of-way line of One Avenue and the Westerly right-of-way line of Station Drive; thence South 12° 41' East along said Westerly right-of-way line 153.54 feet to the Intersection with the Northerly right-of-way line of Separk Circle; thence in a Southeasterly direction 157.50 feet along the arc of a curve having a radius of 218.59 feet to an old corner in the intersection of Separk Circle and the Northerly right-of-way line of Hunt Avenue; thence along said Northerly right-of-way line the following four (4) courses: (1) South 69° 23' 11" West 55.95 feet to a corner, (2) in a Northwesterly direction 99.05 feet along the arc of a curve having a radius of 92.97 feet, (3) South 58° 14' 37" West 316.42 feet to a corner, and (4) South 55° 15' 10" West 449.61 feet to an old corner being the intersection with the Easterly right-of-way line of an unnamed street; thence North 33° 45' 00" West along said Easterly right-of-way line and its extension 373.53 feet to the point of Beginning.

Tract II: A tract of land, with improvement, located in the City of Gastonia, bound on the North by the Southerly right-of-way line of Hunt Avenue (having a varying right-of-way width), on the East by Gary A. Slagle, L.L. McLean, and New Hope Enterprises, Inc., all now or formerly, on the South by Charles C. Street, now or formerly, and on the West by Roy Lee Armmoms, now or formerly, being more particularly described as follows: Beginning at an old corner in the Southerly right-of-way line of Hunt Avenue, a corner with the land of Roy Lee Armmoms as described in Deed Book 560, Page 458; thence North 58° 14' 37" East along said Southerly right-of-way line 301.0 feet to an old corner with the land of Gary A. Slagle as described in Deed Book 1156, Page 441; thence South 11° 08' 07" West along the line of Slagle and others 332.19 feet to an older corner common with the land of New Hope Enterprises, Inc. as described in Deed Book 1298, Page 211 and the land of Charles C. Street as described in Deed Book 1334, Page 897; thence South 79° 35' 43" West along with line of street 78.28 feet to an older corner with the first mentioned Armmoms land; thence North 32° 17' 25" West along the line of Armmoms 214.90 feet to the point of Beginning. Being all of Lots numbered 22 and 23 of Block "H" of the Flint Manufacturing Company Subdivision recorded in Plat Book 5, Page 5, Gaston County Registry, subject to restrictions and reservations recorded in Deed Book 279, Page 435, Gaston County Registry; and all of Lots numbered 1, 2, and 3 of the L. F. Robinson property as shown upon a plat of the subdivision of Flint Manufacturing Company recorded in Plat Book 10, Page 132, Gaston County Registry.

Tract III: Being all of Lot 1, in Block "H" of the Flint Manufacturing Company Subdivision as shown on map recorded in Plat Book 4, Page 149; all of Lot 28, in Block "H" of the Flint Manufacturing Company Subdivision as shown on map recorded in Plat Book 5, Page 5; and a portion of Lots numbered 13, 14, 15, 16, and all of Lot 17 in Block "a" of the J.A. Abernathy Subdivision as shown on that map recorded in the Office of the Register of Deeds for Gaston County, North Carolina, in Plat Book 5, at Page 157. Being more particularly described as follows: Beginning at an old corner in the Northerly right-of-way line of Hilltop Circle, being the most Southerly corner of Lot 1, in Block "H" of the Flint Manufacturing Company Subdivision as shown on map recorded

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in Plat Book 5, Page 5, also being a corner with the lands of Lee C. Barkley as described in Deed Book 926, Page 457; thence along the line of Barkley and of Jesse F. Whitworth as described in Deed Book 1114, Page 896 the following five (5) courses: (1) North 45° 02' West 178.40 feet to a corner; (2) South 40° 15' West 37.94 feet to a corner, (3) South 00° 33' 09" West 9.68 feet to a corner, (4) South 53° 23' 32" West 117.31 feet to a corner, and (5) North 02° 25' 11" West 180.75 feet to an old corner in the Southerly right-of-way line of Warren Street; thence North 53° 23' 32" East along said Southerly right-of-way line 155.86 feet to an old corner being the intersection with the Westerly right-of-way line of an unnamed street running from Warren Street South to Hunt Avenue; thence South 34° 01' 12" East along said Westerly right-of-way line 296.28 feet to an old corner being the intersection with the Northerly right-of-way line of the first-mentioned Hilltop Circle; thence South 40° 15' West along said Northerly right-of-way line 60.0 feet to the point of Beginning.

Tract IV: Being all of Lots 4 and 16, in Block "H" of the Flint Manufacturing Company Subdivision as shown on map recorded in Plat Book 4, Page 149, being more particularly described as follows: Beginning at an old corner being the intersection of the Southerly right-of-way line of Hunt Avenue and the Westerly right-of-way line of the Eastern Loop of Hilltop Circle; thence South 17° 07' 32" East along said Westerly right-of-way line 214.19 feet to an older corner with the land of Goldman H. Cheatham as described in Deed Book 1310, Page 210; thence South 51° 29' West along the line of Cheatham 95.09 feet to an old corner common with the land of Thomas R. Duckworth 175.59 feet to an old corner in the Southerly right-of-way line of the first-mentioned Hunt Avenue; thence North 40° 09' 55" East along said right-of-way line of Hunt Avenue 150.69 feet to an old corner in said right-of-way line; thence North 57° 02' 54" East continuing along said right-of-way line thence North 57° 02' 54" East continuing along said right-of-way line 47.0 feet to the point of beginning.

Tract V: Being all of Lot 11 in Block "J" of the Flint Manufacturing Company Subdivision as shown on map recorded in Plat Book 4, Page 149, being more particularly described as follows: Beginning at an old corner in the Easterly right-of-way line of Seapark Circle, a corner with the lands of Marie Gilreath as described in Deed Book 900, Page 318; thence South 45° 56" East along the line of Gilreath 166.45 feet to an old corner common with Pauline S. Owens, as described in Deed Book 279, Page 434, with Clitus S. Blackwell as described in Deed Book 490, Page 579, and with the lands of Jethro D. Long as described in Deed Book 420, Page 350, thence North 77° 58' West along the line of Long 158.56 feet to an old corner in the Easterly right-of-way line of the first-mentioned Seapark Circle; thence in a Northeasterly direction 90.61 feet along the arc of a curve having a radius 226.16 feet to the point Beginning.

The above property was conveyed to 1910 Hunt, LLC. on August 30, 2022 recorded in Deed Book 5361 page 688 of the Gaston County Register.

2. That said, building and property may not be demolished, materially altered, remodeled or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
3. That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior feature in or on the said building or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property not prohibited by any other statutes, ordinances, or regulations.

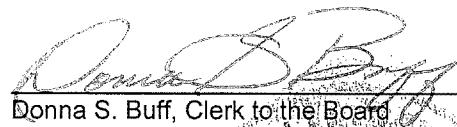
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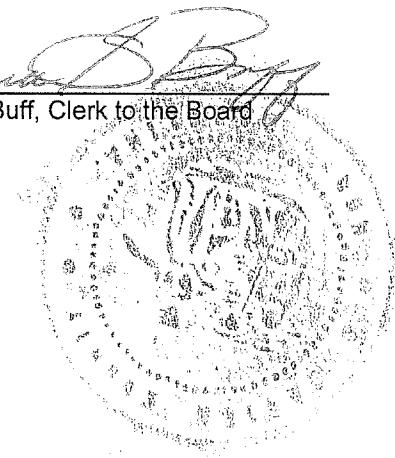
4. That a suitable sign shall be posted indicating the said building and property designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property. If the owner objects, the sign will be placed on a nearby public right-of-way.
5. That the owner and occupant of the building and property known as the Flint Mill No. 2 of Gastonia be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building Inspection Department, and Tax Supervisor as required by law.

Certification

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and accurate copy of *An Ordinance Designating the Flint Mill No.2, Gastonia, Gastonia Township, Gaston County as a Historic Property* as adopted by the Board of Commissioners on June 13, 2023.


Donna S. Buff, Clerk to the Board

SEAL



**RESOLUTION TO SUPPORT LOCAL HISTORIC LANDMARK
DESIGNATION FOR FLINT MILL AT 1910 HUNT DRIVE**

WHEREAS, Gaston County Historic Preservation Commission has initiated a proceeding to have the Flint Mill at 1910 Hunt Drive designated historic pursuant to Part 4 of Article 9 of Chapter 160D of the General Statutes of the State of North Carolina; and

WHEREAS, while pursuant to the Statute, the Gaston County Commission will make the designation, the City Council of the City of Gastonia is asked to consider support for the historic designation; and

WHEREAS, the historic landmark designation is intended to be used to preserve and promote redevelopment of historic and significant properties and will reduce the taxable value of the property by fifty percent in perpetuity; and

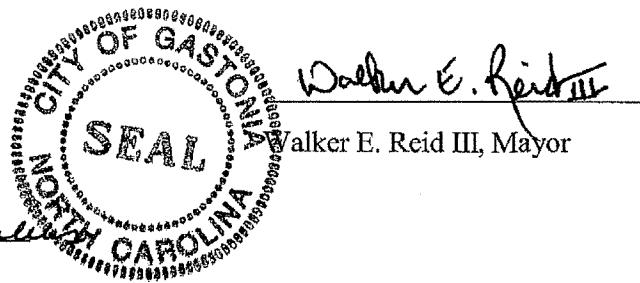
WHEREAS, the Flint Mill, initially built in 1923, was Gastonia's second largest (by spindle count) textile manufacturer after Loray Mill with 35,712 spindles and employed 450 people when it opened; and

WHEREAS, Marathon Development Group is proposing a \$77 million redevelopment of the property to 209 market rate housing units; and

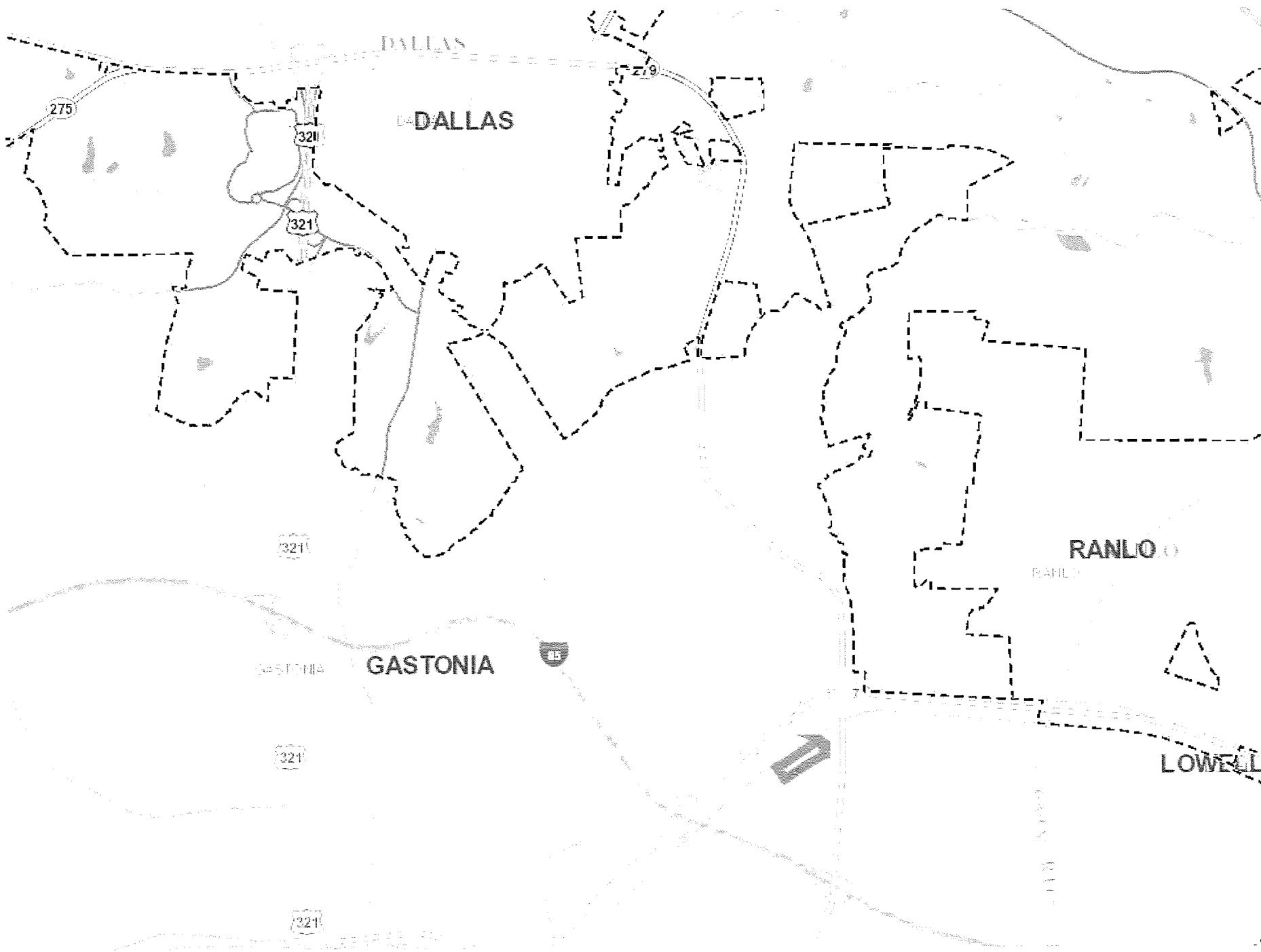
WHEREAS, the City Council believes that Flint Mill is important to the historic fabric of Gastonia and supports Gaston County Commissioners designating this property as a Local Historic Landmark to promote redevelopment;

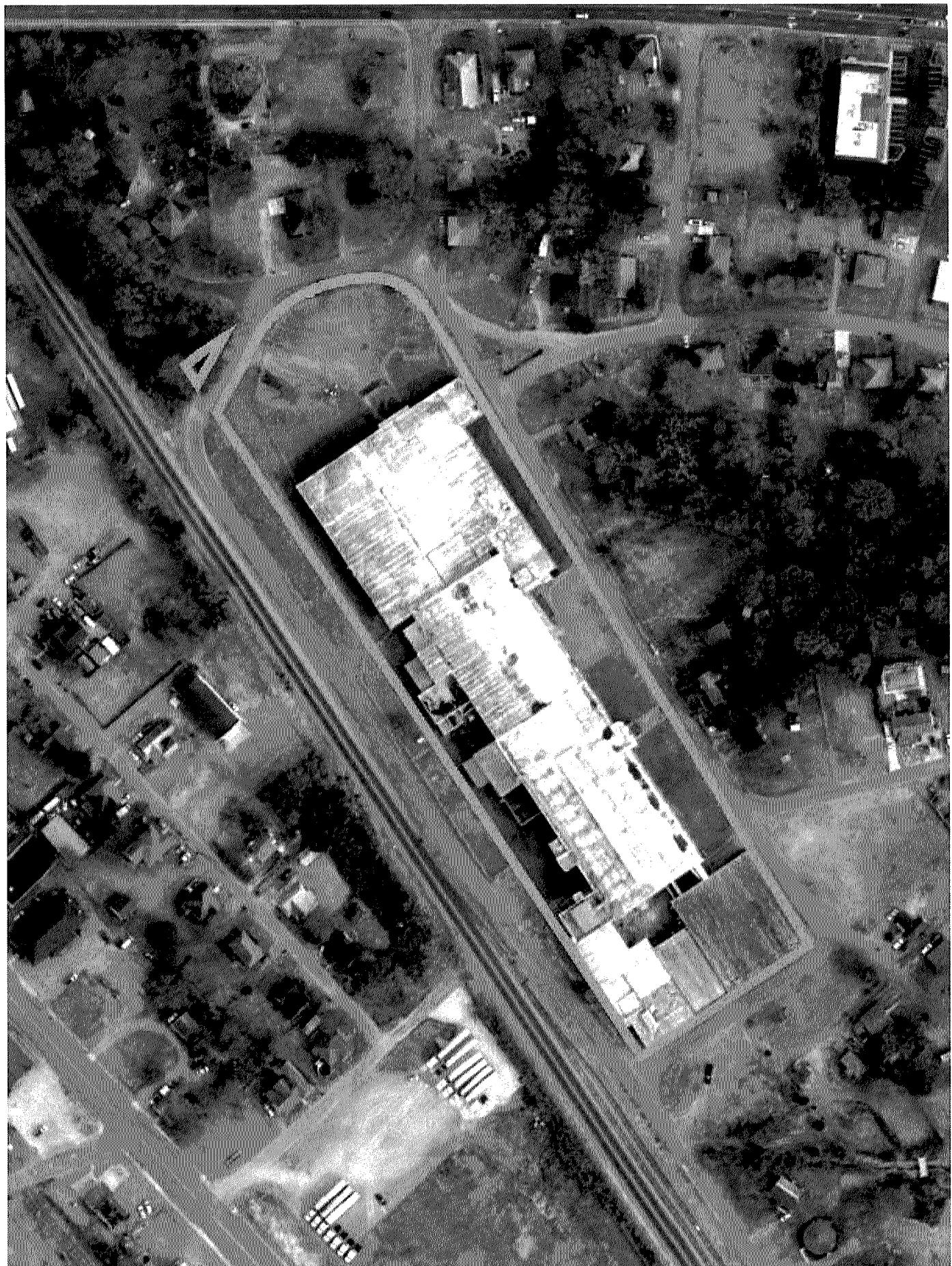
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GASTONIA that the City of Gastonia offers its support to Gaston County to designate the Flint Mill at 1910 Hunt Drive as a Local Historic Landmark.

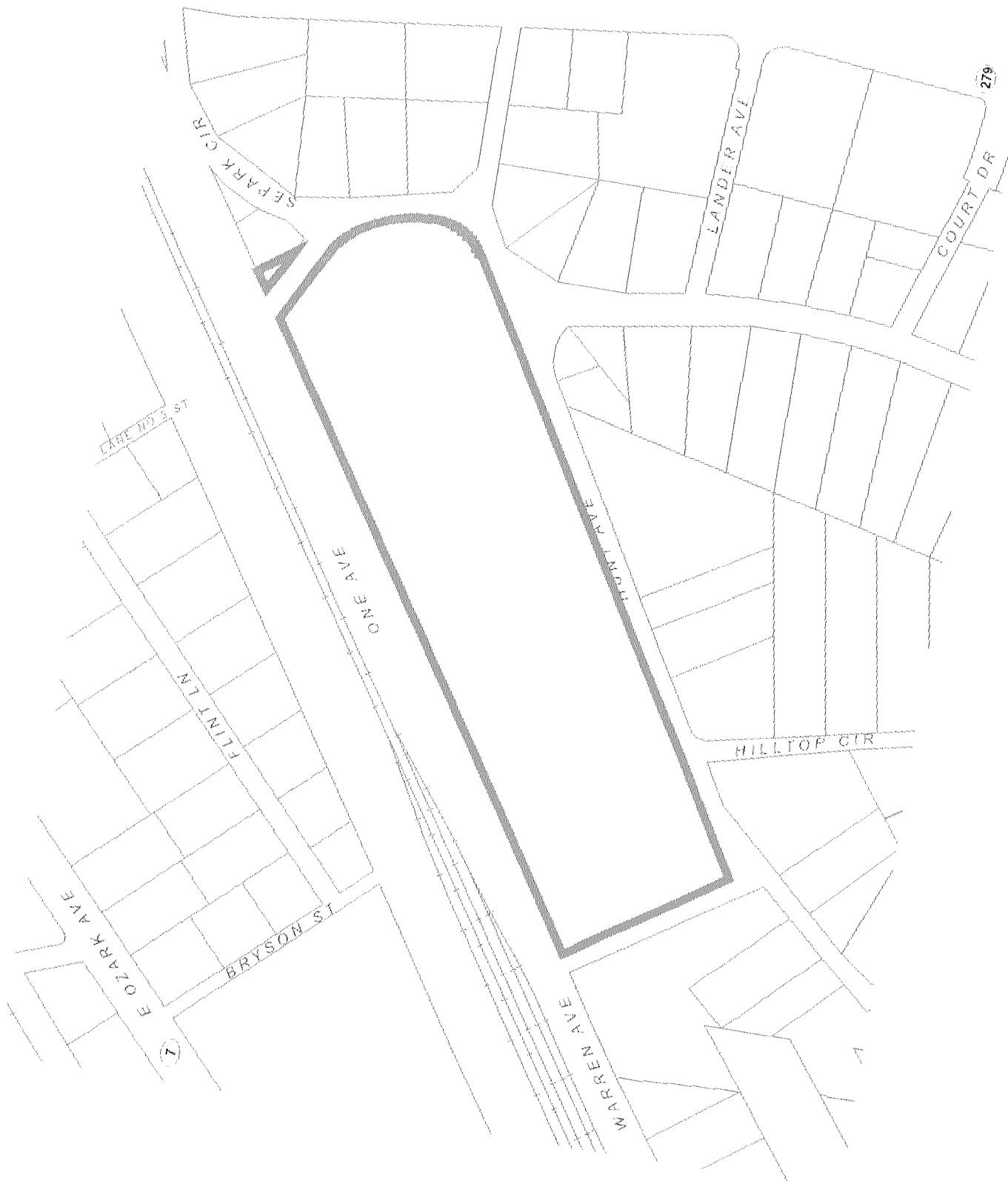
THIS RESOLUTION, adopted on the 2nd day of May 2023.

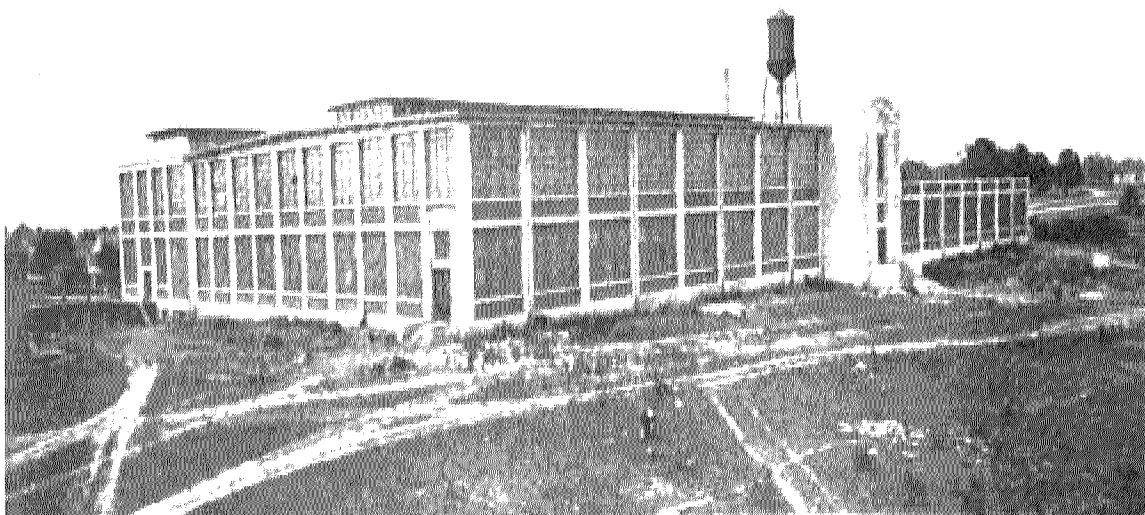


Suzanne J. Gibbs, City Clerk











Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Museum of Art & History

Board Action

File #: 23-252

Commissioner Keigher - Historic Preservation Commission - An Ordinance to Designate Flint Mill No. 2 Located at 1910 Hunt Avenue in Gastonia, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

STAFF CONTACT

Shannon Whittle - Historic Preservation Commission Staff Liaison - Gaston County Museum

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

The Gaston County Historic Preservation Commission is requesting property at 1910 Hunt Avenue, Gastonia, NC be locally designated. The City Council of Gastonia approved designation of the property on May 2, 2023. The Board of Commissioners in Public Hearing is to consider the final designation of the subject property. Should the designation be approved by the Board of Commissioners, the property will receive 50% property tax relief beginning in 2024.

POLICY IMPACT

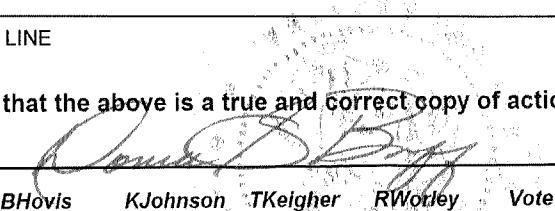
N/A

ATTACHMENTS

Resolution, Gastonia Resolution, Maps and Photos

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:

A handwritten signature of Donna S. Buff is written over the line.

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-189	06/13/2023	BH	CC	A	A	A	A	A	AB	A	U

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