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Gaston County Board of Commissioners

GASTON COUNTY

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The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:00 pm on October 22, 2024 in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Vice-Chairman Bob Hovis presided with Commissioners Cathy Cloninger, Allen R. Fraley, Kim Johnson, Tom Keigher and Ronnie Worley in attendance.

Chairman Chad Brown was not in attendance.

Others present included Matthew Rhoten, County Manager; Charles L. Moore, Interim County Attorney; and Donna S. Buff, Clerk to the Board.

Vice-Chairman Hovis led those assembled in the Invocation and Commissioner Worley led in the Pledge of Allegiance (*immediately after the Judge William Gaston Awards presentations*).

Judge William Gaston Award Presentations

Vice-Chairman Hovis presented:

- A very important part of this Board's mission is to encourage citizen participation in county government and community involvement
- In 1998, the County Commission established an annual award bearing the name of the County's namesake, Judge William Gaston (1778-1844), to recognize those volunteers who have demonstrated exemplary commitment, dedication, and leadership. Since its establishment, the County Commission has honored 67 recipient volunteers for their services to the Gaston County community
- This year the Board of Commissioners has the privilege of presenting the William Gaston Award to two outstanding individuals: Mr. Frank Stewart and Ms. Whitney M. Hill
- At this time, I would ask Mr. Frank Stewart to come to the podium along with any family and friends he has with him to receive the William Gaston Award
- Commissioner Fraley will be making the presentation.

Mr. Frank Stewart

Commissioner Fraley noted he was honored to present the award on behalf of Chairman Brown, who sent his well wishes to Mr. Stewart. Commissioner Fraley described Mr. Stewart as a friend and a servant leader, going quietly about his business and helping others, never looking for any recognition.

Commissioner Fraley presented on behalf of Chairman Brown:

Mr. Frank Stewart is well-known in Gaston County and across our State as an exceptional leader and visionary. Born in Barranquilla, Colombia, he was educated in American schools and moved to the United States in 1982. In 1989, he founded Ultra Machine & Fabrication, followed by Ultra Armoring in 2008. Under his leadership, Ultra Machine & Fabrication became a prominent precision sub-contract manufacturer for major defense contractors, while Ultra Armoring became a prime defense contractor specializing in the design, engineering, and armoring of military vehicle platforms. After 26 years, he sold these businesses to fully dedicate his efforts to Premier Body Armor, LLC.

Frank's vision and drive for continuous improvement have led him to pursue diverse business interests both domestically and abroad. His leadership extends beyond the business world and into the community. He currently serves on the CaroMont Health Board of Directors and is a member of the Quality and Safety Committee, which governs the quality of patient care in the hospital. He also serves as the Chairman of the CaroMont Medical Group Board of Directors, which is the 3rd largest medical group in the Charlotte region, employing over 425 physicians and providers. Mr. Chris Peek, CEO of CaroMont Health, recently remarked that Frank has "*greatly contributed to the exponential growth of CaroMont Health...his entrepreneurial success and business development expertise have proved invaluable as our board has charted a course to remain an independent healthcare system for our community.*"

Additionally, Frank is a Director/Board Member of Skyline National Bank in Virginia and has held numerous leadership roles, including serving as Chairman of the Gardner-Webb University Board of Trustees, where he earned an Honorary Doctorate in Humanities. He was also appointed by the North Carolina Speaker of the House to the Rural Infrastructure Authority and, most recently, to the North Carolina Ports

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Authority. Formerly, he served on the Coastal Carolina National Bank Board of Directors and the State Board of the USO of North Carolina. Appointed by the Governor, Frank also completed two terms on the North Carolina Advisory Commission on Military Affairs.

He received the Gold Eagle Award from the Boy Scouts of America, the Patriot Award for his support of the NC Guard and Reservists, and the North Carolina Baptist Heritage Award. He is also a lifetime, sustaining member of the Association of the United States Army (AUSA), and a member of the National Rifle Association (NRA).

A graduate of UNC Charlotte with a Bachelor's in Business Administration, Frank became a U.S. citizen in 1992. He and his wife, Michele, live in Stanley, NC, and together they are the proud parents of three sons, Drew, Alex, and Christian, and have three wonderful grandchildren.

Frank is widely known as a selfless individual who consistently puts others first, always striving to help those around him succeed. He's the person you can turn to with a problem, knowing he'll listen attentively and work toward a thoughtful solution. Above all, his generosity and commitment to others are at the core of everything he does.

Frank, the County Commission is honored to present you with the **2024 Judge William Gaston Award** in recognition of your exemplary leadership and your continuing efforts to make Gaston County a better place to live, work, and play.

Mr. Stewart accepted and thanked the BOC for the award. He stated that he believed God called us all for service, and we are never more like Christ than when we serve other people without seeking personal recognition. He recognized his wife of 38 years, noting that he feels blessed and cherishes the opportunities that God gave them to be part of a lot of people's lives.

Vice-Chairman Hovis invited Mr. Stewart's family and friends to the dais to take a group photo with the BOC.

Ms. Whitney M. Hill

Commissioner Keigher thanked Ms. Hill for her service and presented:

Whitney M. Hill is a Licensed School Social Worker and currently holds the role of Dean of Students at Hunter Huss High School. A graduate of Highland School of Technology, she earned her Bachelor of Science from the University of North Carolina Greensboro in 2009, and her Master of Social Work from Winthrop University in 2012. In 2020, she completed Gaston Together's Civic Engagement Leadership Program. Ms. Hill is also a devoted member of Mt. Zion Restoration Church in Gastonia.

Whitney's unwavering commitment to community service and advocacy has profoundly impacted the students and families of Gaston County, inspiring many with her dedication and compassion. She is an experienced, dependable, and person-focused Social Worker, with an unwavering focus on eliminating barriers to student academic achievement by providing resources and community support to individuals and families.

Throughout her career, Whitney has been actively involved in various initiatives. Her work includes coordinating educational support programs, providing access to vital resources, and advocating for systemic improvements in both education and the broader community.

Her contributions have also brought about many tangible improvements in our community. Her work has resulted in many positive changes, such as increased community engagement, improved local services, and support for underserved populations. Her efforts have led to measurable enhancements in academic performance and family stability, and have directly benefited students and those experiencing housing instability and food insecurity.

She is currently the Board Chair of the Health and Human Services Board. She also served as a Shelter Advocate for women and children fleeing domestic violence situations at **The Cathy Mabry Cloninger Center Domestic Violence Shelter** from 2016 until 2020. She is a member of the University of North Carolina Greensboro Alumni Board of Directors, and she is also an active member of Alpha Kappa Alpha Sorority Inc., serving as Vice President of the Zeta Mu Omega Gastonia Chapter.

Whitney demonstrates remarkable dedication and leadership in every aspect of her work. She skillfully navigates complex challenges while fostering beneficial partnerships with public organizations, businesses, and other stakeholders. Her ability to connect people and find solutions has been key in driving both individual and community progress.

Beyond her professional achievements, Whitney is celebrated for her genuine passion for helping and empowering others. As a public servant grounded in the needs of her community, she approaches every situation with empathy and commitment, often going above and beyond, dedicating extra hours and resources to ensure the needs of those she serves are met. Her exceptional service embodies the spirit of community leadership and sets a powerful example for others to follow.

Whitney, the County Commission is honored to present you with the **2024 Judge William Gaston Award** in recognition of your dedication and compassion, and your continuing efforts to make Gaston County a better place to live, work, and play.

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Ms. Hill accepted and thanked the BOC for the award. She stated she was humbled and honored to be recognized and is thankful for the opportunity to serve.

Vice-Chairman Hovis invited Ms. Hill's family and friends to the dais for a group photo with the BOC.

Vice-Chairman Hovis - Re: New County Attorney (Mr. David Goldberg)

Vice-Chairman Hovis invited the new County Attorney, Mr. David Goldberg, effective 11/4/2024, to the podium for comments.

Mr. Goldberg stated he was humbled and honored by the special trust the BOC has placed in him, noting that he believes a professional and non-partisan staff dedicated to supporting the work of elected leaders is the cornerstone of an effective and efficient local government. He intends to represent the County with passion and professionalism and to help the BOC best serve the interests of the community. He expressed his gratitude to Interim County Attorney, Chuck L. Moore and Ms. Debra Bechtel at T. Campbell Law Firm, and his wife, Shana, and their two sons, Jeremiah and Samuel.

Vice-Chairman Hovis invited Mr. Goldberg and his family to the podium for a group photo with the BOC.

Commissioner Brown - Proclamation - To Proclaim October 22, 2024 through November 11, 2024 as **Operation Green Light for Veterans** in Gaston County (To be Adopted under Consent Agenda)

Commissioner Worley read and presented the Proclamation to Mr. Joseph Stepney, Veterans Services Administrator; asked all Veterans in attendance to stand to be recognized and thanked them for their service.

Mr. Stepney accepted and thanked the BOC for the Proclamation, for its support of Operation Green Light, and for letting Veterans know they are not forgotten and are seen, appreciated, and supported.

Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-24-06-10-00183, Alex Austin (Applicant); Property Parcel: 145191, Located at 4024 Old York Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with CH and US Overlays to the (CD/C-3) General Commercial Conditional District with CH and US Overlays

Vice-Chairman Hovis announced the Public Hearings as advertised, outlined the Rules of Procedures for the hearings, and called for a motion to enter into Public Hearing.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously entered into Public Hearing.

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Vice-Chairman Hovis introduced Mrs. Peyton Wiggins, Planner II – Building & Development Services, for comments.

Mrs. Wiggins advised subject Conditional rezoning request is for PID 145191 at 4024 Old York Rd., Gastonia (NC); the Applicant is Mr. Alex Austin; Property Owner is Lease Services, LLC; the request is to rezone from the (C-3) General Commercial Zoning District with CH and US Overlays to the (CD/C-3) General Commercial Conditional District with CH and US Overlays.

She reviewed and advised the *vicinity map* depicts the parcel south of Gastonia city limits along the 321 corridor; the parcel is north of NC/SC state line; *orthophoto map* depicts the site is currently used to park vehicles and operates as a towing and wrecker service; *zoning map* depicts C-3, RS-12, R-1 and R-2 zoning districts; the parcel and surrounding areas have the US/CH overlays; *adjacent property owners map* depicts those notified of tonight's public hearing.

Notices were mailed out on October 10th and a sign was placed on the site on October 11th per NC General Statutes (NCGS); staff has not received any calls or inquiries about the request.

She also referenced a map listing the adjacent property owners' information.

She advised the site's current use does not comply with required supplemental regulations and a Code Enforcement Case was opened on April 23, 2024, due to operating a junkyard/towing business; Planning/Zoning staff met with the property owner on May 30th to discuss compliance options; the towing and wreckage use is allowed in the C-3 but must comply with supplemental regulations in section 8.2.10 of the Unified Development Ordinance (UDO). Some features on the proposed site plan include the existing tree line, a six-foot-tall privacy fence, delineated parking spaces for employees/customers, an office and storage area, and a wrecked vehicle storage area.

Because of the site's unique shape and small size, the Applicant is seeking approval by the conditional rezoning process. The site has three road frontages along Falls St., Old York Rd., and Grier St., and because of its oblong, pentagon shape and small size, the Applicant is seeking setback relief and other areas of relief, and has proposed the following:

UDO Section	Required	Proposed
Section 7.5 – Table 7.1-4(A)	Minimum Required Setbacks: <ul style="list-style-type: none"> • Front: 30' • Side: 10' • Rear: 30' (abutting a residential district) 	Proposed Setbacks: <ul style="list-style-type: none"> • Front: 11' • Side: 11' • Rear: 11'

UDO Section	Required	Proposed
Section 8.2.10.A	Any outdoor vehicle storage area shall be located a minimum of 100 linear feet from any street right-of-way and 200 linear feet from any residential zoning district.	Considering the parcel's size and configuration, the applicant is seeking relief in this requirement as it is bounded on three sides by street rights-of-way. If the 100-foot setback from all street rights-of-way were strictly applied, the usable area would be minuscule and non-useable...

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		The property faces a similar situation on the two southern property lines that abut two residential properties (4304 Falls Street and 4209 Grier Street), zoned (RS-12) Single-Family 12,000 square feet. The ordinance requires a 200-foot setback from any residential zoning district. If strictly applied, this would prevent an <i>inoperable</i> area for the applicant, given the size and shape of the parcel. Therefore, the applicant is seeking relief ...
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UDO Section	Required	Proposed
Section 11.3.2.A.2	Screening and buffering shall be required under the following situations: <ul style="list-style-type: none"> When a lot is in a commercial district and abuts a lot in a residential district, screening must be provided on the commercial lot in the form of a Type D screen/buffer. 	The applicant, given the site, is requesting to utilize the existing features on the site for screening in lieu of the Type D buffer between zoning districts. There is an exhibit attached to the site plan showing the existing fence (for the towing) use and vegetation on site that will serve as this buffer.

The wooded privacy fence shown on right is neighbor's fence and cannot be considered for screening measures since it is not on the subject property. The fence for screening that staff is considering is the chain link with privacy slides.

UDO Section	Required	Proposed
Section 8.2.10.C	All damaged and wrecked vehicles must be parked in delineated parking spaces.	The applicant is seeking relief for this requirement because of the existing conditions on site and the nature of the towing business. While providing delineated parking for employees and visitors, the applicant is requesting relief for providing delineated parking spaces for wrecked vehicles.

The Ordinance requires a Special Use Permit if the storage area is greater than 25 parking spaces. The Applicant is processing a Conditional Rezoning Application that satisfies that requirement.

UDO Section	Required	Proposed
Section 8.2.10.E	<i>Wrecked vehicles storage area to be located in rear yard only and must be materially screened with a six-foot high opaque fence</i>	<i>Given the site's condition and proposed location of office and storage area, the automotive storage and parking area are proposed in the front yard. To remedy this relief, the Applicant is providing the fence and materials screenings from the rights-of-way as required by the Ordinance</i>

UDO Section	Required	Proposed
Chapter 12 – Signage	The ordinance does not provide regulations on the sign type that the applicant is seeking. Section 12.3.O prohibits any sign not expressly permitted by the sign Chapter.	The applicant is requesting a (<i>banner type</i>) sign to be attached to the existing, 6-foot-tall fence along Old York Road. The proposed sign will be no larger than 64 square feet, which aligns with the sign area requirements in the (C-3) zoning district.

		Since the Ordinance does not provide regulations on the sign type that the applicant is seeking and prohibits any sign not expressively permitted in the Code, this has been added to the requested areas of relief.
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The required parking calculation is one space per employee, one per vehicle used in the operation, and two per visitor; the site then requires nine spaces for operations (three for employees, five for operations, and one visitor). The Applicant informed staff that there will only be one visitor at a time by appointment only. The Applicant is providing 16 spaces on site which exceeds the UDO requirements.

The site will be served by public water and a private septic system; the three surrounding roads are NCDOT-owned and maintained roads.

The Gaston-Cleveland-Lincoln MPO (G-C-L Metropolitan Planning Organization) reviewed the project on September 18th and advised there are no planned transportation improvement projects in the immediate vicinity of the site per the 2020-2029 STIP (State Transportation Improvement Plan).

The CTP (Comprehensive Transportation Plan) shows Hwy. 321 under a boulevard that needs improvement that could or may not become a future funded project; it also shows a proposed two-lane major road from Stagecoach Rd. to Little Mountain Rd.; the proposed thoroughfare is currently an unfunded project.

The Applicant has fulfilled the requirements of Chapter 5 of UDO and submitted a site plan, and obtained staff's approval after multiple revisions; staff sent the project to the County's TRC (Technical Review Committee) on September 4th and have not received any comments other than the letter from the G-C-L MPO.

The Applicant held two required public information meetings on September 10th and 12th at The Place Church on Chapel Grove School Rd.; a full report was included in BOC's packets; no members of the public attended the meetings.

Staff provided a list of Recommended Conditions of Approval, which states the future office must meet required setbacks and NC Building Code, and any uses allowed in the C-3 (General Commercial) zoning district would be permitted per standards and regulations adopted in the UDO.

The property is located in *Area 5: Scenic Gaston/Southwest Gaston* of the Comprehensive Land Use Plan (CLUP); key issues for citizens include the preservation of open space, road improvements, and better connectivity to other areas of the County and preservation of existing conditions while allowing low-to-moderate growth.

The future land use is Rural Center (Rural Centers are those in rural community areas that serve a specific purpose for the immediate area).

This project meets goal #4 of the CLUP as it sets aside quality commercial area along existing corridors for development.

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Staff finds the application, as presented, is consistent with the goals and future land use designation.

The Planning Board heard the request on September 30th and recommended approval via a 4-1 vote; this concludes the presentation.

Vice-Chairman Hovis called for comments from the Applicant.

Mr. Alex Austin (Applicant) noted that new developments are arriving across the street and advised that they are a towing and wrecking business and will be in the area to provide quick service for any accidents that may occur.

Vice-Chairman Hovis called for citizen comment and for questions from the BOC; hearing none, declared the Public Hearing closed.

Vice-Chairman Hovis recapped the Planning Board recommended approval via a 4-1 vote.

Vice-Chairman Hovis called for a motion to approve.

Commissioner Fraley introduced the motion to approve and Commissioner Worley provided the second.

Commissioner Keigher asked about the reason for the dissenting vote.

Mrs. Jamie Kanburoglu, Director of Planning and Zoning, responded that the Planning Board member explained his justification for voting against it was due to his discomfort with the number of requested reliefs.

Vice-Chairman Hovis called for the vote, and the BOC unanimously approved **2024-341** as follows:

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It is consistent with the Comprehensive Land Use Plan as it will serve a commercial purpose and increase commercial opportunities along existing major thoroughfares, as envisioned by the Rural Center land use designation.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 145191, is hereby approved as conditioned {Exhibit A}, effective with the passage of this Resolution to be rezoned to the (CD/C-3) General Commercial Conditional District with CH and US Overlays.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Vice-Chairman Hovis asked the Interim County Attorney to provide the Consistency Statement to the Clerk for the record.

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Public Hearing - RE: Commissioner Hovis - Building & Development Services - Zoning Map Change: REZ-24-07-29-00188, Michael Smith (Applicant); Property Parcel: 313630, Located at 144 Wright View Drive, Kings Mountain, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Vice-Chairman Hovis introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning, for comments.

Mrs. Kanburoglu advised the subject request is from Mr. Michael Smith (Applicant) for parcel 313630 (formerly part of parcel 223003); the subdivision was recently approved, recorded, and mapped; the property owner is Ms. Kathy Bridges; Applicant is requesting to rezone the parcel from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the site is located in the western portion of County (near the County line; west of Bessemer City; north of Kings Mountain city limits).

She reviewed an *orthophoto* map and advised it depicts three existing homes on the parcel that were built in 1985 making them existing non-conforming homes; since the site was recently subdivided, a new home can be placed on the newly created lot; there is also a mix of site built and manufactured homes in the area.

She reviewed the slide of the recently created lot via the subdivision process and advised the Applicant, with permission from the property owner, went through the subdivision process earlier in the year to carve out a 1.37-acre parcel; this rezoning request is for this parcel only; the plat was recorded on August 27th and recently mapped by our Tax Mapping Office.

She reviewed zoning, aerial, and adjacent property owners' maps and advised the *zoning map* depicts the parcel is zoned R-1 with R-2 and R-3 neighborhoods northeast of site; there are additional lots to the south zoned R-2; *aerial map* depicts several existing non-conforming manufactured homes within the immediate vicinity of the area; *adjacent property owners' map* depicts those notified of tonight's public hearing; staff has not received any calls or inquiries about the request.

The site will be serviced by a private well/septic system, and Environmental Health has already issued a septic permit for a single-family dwelling with three bedrooms, which was included in BOC's Agenda packets.

Wright View Dr. is a private drive, and an easement was recorded with the plat; GEMS advised of concerns about access to the new lot during the Technical Review Committee's (TRC) review; the Applicant will be required to build out access to his lot according to the typical easement as shown on the approved plat to ensure emergency vehicles will be able to access.

The Gaston-Cleveland-Lincoln Metropolitan Planning Organization (G-C-L MPO) standard letter stated there are no funded transportation improvement plans on the 2020-2029 STIP (State Transportation Improvement Plan), MTP (2050 Metropolitan Transportation Plan) or the CTP (Comprehensive Transportation Plan); no other comments were provided from the other departments.

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The subject property is located in Area 5: *Scenic Gaston/Southwest Gaston* of the Comprehensive Land Use Plan (CLUP); key issues for citizens in the area include the preservation of open space, road improvements, and preservation of existing conditions while allowing low-to-moderate growth. The future land use designation is *Rural*; like the R-1 zoning district, the rural future land use plan was the default designation for the County.

Staff finds the proposed zoning district and use are consistent with the CLUP.

The Planning Board unanimously recommended approval at its September meeting and found it to be a reasonable request and in the public interest as it is consistent with the goals of the CLUP and will keep the parcel residential in nature as envisioned by the Rural future land use designation; this concludes the presentation.

Vice-Chairman Hovis called for comments from the Applicant, for citizen comment and for questions from the BOC; hearing none, declared the Public Hearing closed.

Vice-Chairman Hovis advised that the Planning Board voted unanimously (9-0) to recommend approval.

Vice-Chairman Hovis called for a motion to approve.

On motion introduced by Commissioner Keigher and seconded by Commissioner Johnson, the BOC unanimously approved **2024-342** as follows:

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Rural future land use designation detailed in the Comprehensive Land Use Plan.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 313630, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Vice-Chairman Hovis asked the Interim County Attorney to provide the Consistency Statement to the Clerk for the record.

Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: REZ-24-08-22-00189, Land Use Consulting LLC (Applicant); Property Parcel: 136602, Located at 1211 Rankin St., Gastonia, NC, Rezone from the (RMF) Residential Multi-Family Zoning District to the (R-2) Single Family Moderate Zoning District

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Vice-Chairman Hovis introduced Mrs. Peyton Wiggins, Planner II – Building and Development Services, for comments.

Mrs. Wiggins advised subject request is for parcel 136602 located at 1211 Rankin St., Gastonia (NC); the Applicant is Land Use Consulting, LLC on behalf of the property owners, Phillip Baxter Aycock Heirs; Applicant is requesting to rezone a .42-acre parcel from the (RMF) Residential Multi-Family Zoning District to the (R-2) Single Family Moderate Zoning District.

She reviewed vicinity, orthophoto, and zoning maps and advised the *vicinity map* depicts the parcel is nestled between Ranlo, McAdenville, Lowell and Gastonia city limits; *orthophoto map* depicts the parcel is currently vacant; Rankin St. and nearby residential properties are stick built and manufactured housing; there is also a church (Reformation Orthodox Presbyterian Church) across the street that fronts Rhyne Oakland Rd.; previously there was a single-family home on the property that was removed between 2011 and 2014; *zoning map* depicts the parcel and adjacent parcels are zoned RMF with some RS-8 nearby.

This parcel and surrounding parcels were in the City of Lowell's extraterritorial jurisdiction (ETJ) until 2011; it was then released to the County and was placed under similar zoning; the parcel was then zoned RMF; if approved, any uses allowed in R-2 would be permitted per standards and regulations adopted in the Unified Development Ordinance (UDO).

She reviewed the *adjacent property owners map* depicting those notified of the public hearing and advised that staff mailed out notices on October 10th and placed a sign on the site per NCGS; staff has not received any calls or emails regarding the request; referenced property owners' information that received the mailed notices.

The site is served by a private well/septic system and the property abuts Rankin St., a public street. The County's Technical Review Committee (TRC) reviewed the project and provided no comments at this time; the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (G-C-L MPO) provided their standard letter that noted there are no funded transportation improvement plans or projects on the 2020-2029 STIP (State Transportation Improvement Plan), MTP (2050 Metropolitan Transportation Plan) or the CTP (Comprehensive Transportation Plan).

The property is located in *Area 3: Riverfront Gaston/Northeast Gaston* of the Comprehensive Land Use Plan (CLUP); key issues for area citizens include the preservation of open space, road improvements, and increased job opportunities.

The future land use designation is *Suburban Development (Suburban Development consists of single-family residential areas that exist around commercial pockets representing a standard suburban center, which typically resembles subdivisions built around services for those communities.)*

The Planning Board heard the request at its September 30th meeting and recommended approval via a 5-0 vote based on this is a reasonable request and in the public interest and is consistent with the goals of the CLUP as it will keep the parcel residential in nature which aligns with the single-family areas around commercial pockets that suburban development land use envisions; this concludes the presentation.

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Vice-Chairman Hovis called for comments from the Applicant, for citizen comment and for questions from the BOC.

Ms. Laura Hamilton, Land Use Consulting, LLC., (Applicant), 107 Bristlecone Ct., (Gastonia, NC), thanked Mrs. Wiggins, staff, Planning Board and BOC; advised her client wants to put affordable housing on the property for one of their family members.

Hearing no additional comments, Vice-Chairman Hovis declared the Public Hearing closed.

Vice-Chairman Hovis recapped the Planning Board approved the request via a 5-0 vote and called for a motion to approve.

On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously approved **2024-343** as follows:

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. It will keep the parcel residential in nature, which aligns the single family areas around commercial pockets that the suburban development land use designation envisions.

The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 136602, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Vice-Chairman Hovis asked the Interim County Attorney to provide the Consistency Statement to the Clerk for the record.

Public Hearing - RE: Commissioner Worley - Historic Preservation Commission: LM-24-01-30-00002 - An Ordinance to Designate the Dr. John M. and Laura Watt Pressly House; Property Parcel: 125407 Located at 16 W. Woodrow Ave., Belmont, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

Vice-Chairman Hovis introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning – Building and Development Services, for comments.

Mrs. Kanburoglu advised that the subject local landmark designation request is from Sandra and Richard Cromlish for parcel 125407, located at 16 W. Woodrow Ave., Belmont (NC), which is known and is referred to as Dr. John and Laura Watt Pressly House.

The property is located south of Wilkinson Blvd. and in between Central Ave. and Main St.; Woodrow Ave. is part of Belmont's national historic district; this property was surveyed and included in the original inventory list.

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She reviewed an orthophoto and *adjacent property owners'* map; the designation report included servants' quarters towards the rear of the property; *adjacent property owners'* map depicts who received mailed notices about the public hearing; the case was advertised as required by local ordinance and state statutes; staff has not received any calls or inquiries about the request.

The Applicants presented the request at the February 20th Historic Preservation Commission (HPC) meeting; research was conducted by property owners and HPC/staff members to create the designation report that was written by the owners; HPC reviewed it and agreed to send it to the state for comments at their March meeting; staff reviewed and amended the report prior to sending it to the State and received the State's comments on May 24th; the HPC moved to present the request to the City of Belmont and BOC at their June meeting.

Per NCGS and County Ordinances, landmarks may be designated if they have historical, prehistorical, or architectural significances, cultural importance or possessions, etc.; this structure is presented based on cultural importance for the area, and it possesses architectural and historical significances.

The property was built by Dr. John M. Pressly in 1920 and is a great example of the traditional four-square style home. Dr. Pressly and their wife (Laura Watt Pressly) were revered for their contributions to Belmont.

Dr. Pressly and Dr. Charles Mack Adams were Belmont doctors who served the Eagle Mill community (now Eagle Park).

Dr. Pressly was a Commissioner in Belmont and instrumental in bringing Davis Park to Belmont that had one of the finest baseball fields outside of the major leagues; he helped to obtain Belmont's first public library and built the Auten Stowe American Legion Building (now the Legion Building in Davis Park); he was a World War I veteran and beloved member of the community; *The Belmont Banner* described him as the most abled physician, wise counselor and friend to all.

Staff's research included analyzing the financial impact for the municipality and County should the property be designated; information on the slide is taken directly from County tax records; for the record, the 1925 build date is for the servants' quarters; the designation report states the principal structure was built in 1920; the property's market value is \$757,490 and it was purchased by the current owners in 1979.

If designated and the property owners go through the County's Tax Department application process, Belmont's property taxes would decrease by \$1,723.29/year; if approved, the County would see a \$2,268.68/year reduction in property taxes collected.

Historic landmarks fall under the Real Property Tax Exemptions and Exclusions Program; which allows the property to be taxed uniformly 50% of its true value; this is a deferred tax program; if anything happens to property that's deemed a disqualifying event, the deferred taxes would have to be paid back; the deferment process runs with the property owner and not the land; the property will always be designated but the tax benefit must be applied for by the property owners and any future property owners.

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Per the Interlocal agreement between the municipalities and County, local landmark designation requests must receive approval from both elected boards.

The HPC recommended forwarding and presenting this request to Belmont at its June meeting this year; staff presented the request to Belmont at its September Workshop and it was unanimously supported by the Belmont City Council.

Staff, property owners, and an HPC member are present to share this request for BOC's final approval and designation.

Vice-Chairman Hovis called for citizen comment and for questions from the BOC; hearing none, declared the Public Hearing closed.

Vice-Chairman Hovis called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously approved **2024-344** as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances, as follows:

- WHEREAS, all the prerequisites to the adoption of this Ordinance prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina have been met; and,
- WHEREAS, the Belmont City Council has taken into full consideration all statements and information presented at the public meeting held on the 16th of September 2024; and,
- WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 22nd day of October 2024; and,
- WHEREAS, the structure known as the Dr. John M. and Laura Watt Pressly House located at 16 W. Woodrow Ave. in Belmont stands as an exceptional example of the American four-square style home; and,
- WHEREAS, the structure was built in the twenties by the Revered Dr. John M. Pressly and his wife, Laura Watt Pressly; and,
- WHEREAS, Dr. John M. Pressly served as one of two doctors in the Belmont area who served the Eagle Mill; and,
- WHEREAS, Dr. John M. Pressly was instrumental in bringing a public library, Davis Park, and the Auten-Stowe American Legion Building to the City of Belmont; and,
- WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the Dr. John M. and Laura Watt Pressly House.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, City of Belmont, and Historic Preservation Commission recommendation:

- 1) That the building and property known as the Dr. John M. and Laura Watt Pressly House, located at 16 W. Woodrow Ave, Belmont, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, described as follows:

Property Description:

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BEGINNING at a stake on north side of Maple Avenue (now known as Woodrow Avenue) in the Town of Belmont, and runs North $31 \frac{1}{4}$ West, 227 feet to a stake; thence South $66 \frac{1}{2}$ West, 100 feet to a stake; thence South $31 \frac{1}{4}$ East 227 feet to a stake on north side of Maple Avenue; thence North $66 \frac{1}{2}$ East 100 feet with Maple Avenue to the BEGINNING, containing 51/100 of an acre, more or less, and being Lot No. 8, as laid off and surveyed by A. F. Hand. Deeded to W. D. Crawford by Mrs. E. M. Crawford, February 6, 1914, and recorded in Book 110, page 445, in the office of the Register of Deeds for Gaston County.

Also known as Parcel ID 125407 in the Gaston County GIS system.

- 2) That said buildings and property may not be demolished, materially altered on the exterior of the buildings, 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 features 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 that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the home or any other areas included in easements or rights-of-way.
- 4) That a suitable sign shall be posted indicating the said building and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property, or in a nearby public right-of-way.
- 5) That the owner of the Dr. John M. and Laura Watt Pressly House shall 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 and Development Services, and Tax departments as required by law.

Public Hearing - RE: Commissioner Brown - Historic Preservation Commission: LM-24-04-08-00003 - An Ordinance to Designate Woodlawn Mill (AKA Mount Holly Spinning Mill); Property Parcel: 123116, Located at 300 Woodlawn Ave., Mount Holly, NC, Gaston County as a Local Historic Landmark Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

Vice-Chairman Hovis introduced Mrs. Shelby Barkley, Planning Technician – Building and Development Services, for comments.

Mrs. Barkley advised the local historic landmark designation request is from Camron Gilstrap with adaptive construction; the property, located at 300 Woodlawn Ave., Mount Holly, is also known as the Woodlawn Mill or Mount Holly Spinning Mills; the property owner is Lehigh Holdings, LLC and their representative, Roger Lovett, has given consent for Mr. Gilstrap to act on his behalf of this historic landmark designation.

The property is located within Mount Holly's municipal limits; Woodlawn Mill, part of the National Register of Historic Places, is defined as an early 20th-century brick cotton mill designed by Stuart Cramer, a noted mill architect in a prominent textile region of the County.

She reviewed the maps and advised the *orthophoto map* depicts the site in 2023 with a small parcel within the site (owned by Duke Power) that will not be designated; the adjacent *property owner's*

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map depicts those who were notified about the public hearing; reviewed slide depicting mailing addresses that staff used.

The local landmark designation process involves three steps (research, public hearings, post-hearing); the Historic Preservation Commission (HPC) voted to add the property to its study list and to send the well-written report to the NC Historic Preservation Office for review at their April 16th meeting.

The state's comments were received on June 20th, advising the designation report showed strong evidence of special significance of the property's architectural and cultural significance aspects designed by Stuart Cramer and being the third electric-powered mill in the County; the HPC moved to present the request to the Mount Holly City Council and BOC at its August 20th meeting.

Staff analyzed the financial impact of the municipality and County for designation; per County tax records, the property's market value is \$287,630; staff understands from the Applicant there is a redevelopment project planned for this site, and the property value will change when construction for the project is completed; staff asked the County's present use value exemption appraisers to estimate the impacts on current tax revenue for the City and County if the designation request is approved.

If designated, the property owners will go through the County's Tax Department application process; the City will see a \$582.45/year decrease in property tax collections; if approved, the County will see a \$861.45/year reduction in property taxes; this is part of the tax deferment program; if anything happens to property that's deemed a disqualifying event, the deferred taxes must be paid back.

Per the interlocal agreement with the City, staff's next step was to present the request to their City Council; the City Council voted unanimously to recommend approval to BOC at their 9/23 meeting.

If BOC designates Woodlawn Mill as a local historic landmark, a Resolution will be recorded with the Register of Deeds, and a historic landmark sign will be placed on the site; staff will also work to connect the property owner with the County's Tax Department; this concludes the presentation; an HPC member and the Applicant is in attendance tonight.

Vice-Chairman Hovis called for citizen comment and for questions from the BOC; hearing none and no additional comments, declared the Public Hearing closed.

Vice-Chairman Hovis called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously approved **2024-345**, as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances, as follows:

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

WHEREAS, the City of Mount Holly City Council has taken into full consideration all statements and information presented at the public meeting held on the 23rd day of September 2024; and,

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WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 22nd day of October 2024; and,

WHEREAS, the Woodlawn Mill (AKA Mount Holly Spinning Mill), primarily built in 1907, is of special significance of the County, being that the mill was designed by the well-known Stuart Cramer and being the third electric-powered mill in Gaston County; and

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as the North Carolina Department of Natural and Cultural resources in their review of the designation report and nomination for the Woodlawn Mill (AKA Mount Holly Spinning Mill).

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, Gaston County Historic Preservation Commission and City of Mount Holly City Council recommendation:

- 1) The structure and property located at 300 Woodlawn Avenue in Mount Holly, Riverbend Township, Gaston County, North Carolina, is hereby approved by the Gaston County Commissioners to be designated as a Local Historic Landmark as outlined in the interlocal agreement establishing a joint Historic Preservation Commission for the City of Mount Holly and Gaston County and pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the Purpose of description only, the property is described as follows:

BEGINNING at the northernmost corner of Lot No. 27 as shown on map of property of American & Efrid Mills, Inc., Woodlawn Subdivision as recorded in the Register of Deeds for Gaston County in Plat Book 11 at page 155 and running thence. North 21-44 East 39.90 feet; thence, North 4-50 West 40.85 feet; thence, North 01-18 West 280 feet to a point (iron); thence, North 1-58 West 152.95 feet to a point (iron); thence, North 18-56 West 177 feet to a point (iron) in the southern margin of Madison Drive; thence, North 63-48 East 181.18 feet to a point (iron) in the eastern edge of Woodlawn Drive, old North Carolina Highways No. 27; thence, with the said eastern margin of said Woodlawn Drive in five courses as follows: (1) South 23-22 East 181.45 feet, (2) South 23-02 East 75.60 feet, (3) South 17-58 East 100 feet, (4) South 11-42 East 100 feet, and (5) South 9-22 East 290 feet; thence, South 80-07 West, crossing said Woodlawn Drive, 25.02 feet to a point (iron); thence, South 9-38 East 135.15 feet to a point (iron) in "B" Avenue; thence, South 88-03 West 208.58 feet to a point (iron); thence, North 34-39 West 5.55 feet to a point (iron), the southeast corner of the above-mentioned Lot No. 27; thence, with a line of said Lot No. 27, North 34-39 West 125 feet to the point and place of BEGINNING.

Also known as parcel identification number 123116 in the Gaston County GIS system.

- 2) That said structure and property shall not be removed, demolished, materially altered on the exterior of the buildings, or remodeled until three hundred sixty-five days written notice has been provided to the Gaston County Historic Preservation Commission.
- 3) That nothing in this Ordinance shall be construed to prevent the ordinary maintenance or repair of any features on the subject 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 their property not prohibited by any other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the home or any other areas included in easements or rights-of-way.
- 4) That a suitable sign shall be posted indicating the said buildings and property designation as a local historic landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the said buildings or property. Otherwise, the sign shall be posted in a nearby public right-of-way.
- 5) That the owner of the Woodlawn Mill (AKA Mount Holly Spinning Mill) shall be given notice of this Ordinance as required by applicable law and that copies of this Ordinance be filed

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and indexed in the offices of the Gaston County Register of Deeds, Building and Development Services, and Tax Departments as required by law.

Public Hearing - RE: Commissioner Worley - Historic Preservation Commission: LM-24-07-11-00004 - An Ordinance to Designate the J. Harold Lineberger House; Property Parcel: 125161, Located at 316 N. Main St., Belmont, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

Vice-Chairman Hovis introduced Mrs. Jamie Kanburoglu, Director of Planning and Zoning – Building and Development Services, for comments.

Mrs. Kanburoglu advised that the subject designation request is for parcel 125161, located at 316 N. Main St., Belmont; the Applicant is Nanette Allison; the property is being referenced as the J. Harold Lineberger House.

The request has followed the landmark designation procedures; the Applicant has worked with the Historic Preservation Commission (HPC) since the end of 2023; the Applicant hired a consultant to write the designation report which was sent to the state for review and comments; the HPC recommended moving the request to public hearing at its September meeting.

Staff presented the request to Belmont City Council at its October 7th meeting; it was unanimously recommended for approval; the Council found it to be an excellent and intact example of the colonial revival style home.

She reviewed orthophoto and adjacent property owners' maps and advised the property is located on N. Main St. near Sacred Heart Campus; the main house is surrounded by residential homes; adjacent property owners were notified about the public hearing; staff has not received any calls or inquiries about the request.

She reviewed photos provided by the Applicant depicting the exterior of the home from Main St. and its rear eastern elevation; advised the structure was built in 1937 and presents features of colonial revival homes (columns, porches, steep pitched roofs with dorms or windows, classic details as cornices, bay windows, arched details on home, brick veneer, side-gabled roof with slate shingles and symmetrical window placement); the home is associated with the prominent Lineberger Family; J. Harold Lineberger name is well known throughout County; he was the third son of AC and Mabel Lineberger; the AC Lineberger House located at 411 N. Main and across the street was designated in 2000.

The HPC demonstrated the historical significance of the home and property shown in the designation report; additional photos of the interior of the home are in BOC's staff packets; the designation will not regulate anything inside the structure.

Per County tax records, if the property is designated and the property owners utilize the Tax Department's application process, the City would see a reduction in property tax collections of \$3,108.92/year; the County would see a reduction in property taxes collected of \$4,031.35/year.

The property owners have requested to designate the exterior of the home only; the City asked if the designation would affect the railroad behind the property; staff confirmed there is a recorded

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railroad easement and specified in the proposed Resolution the designation would not include or apply to any easements on the property; this concludes the presentation and the Applicant is present.

Vice-Chairman Hovis called for comments from citizens and the Applicant; hearing none, called for questions from the BOC.

Commissioner Keigher questioned what would happen if the owners wanted to expand, and if the City would be involved.

Mrs. Kanburoglu advised that regarding the footprint, the Applicant would have to appear before the HPC first to obtain a Certificate of Appropriateness (a quasi-judicial process where the HPC approves what is being done will not change the integrity of its designation); the City will become involved in the zoning permit process.

Vice-Chairman Hovis called for additional questions; hearing none, declared the Public Hearing closed.

Vice-Chairman Hovis called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously approved **2024-346** as filed with the Clerk to the Board to be set forth in the Gaston County Code of Ordinances, as follows:

- WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina have been met; and,
- WHEREAS, the Belmont City Council has taken into full consideration all statements and information presented at the public meeting held on the 7th of October 2024; and,
- WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 22nd day of October 2024; and,
- WHEREAS, the structure known as the J. Harold Lineberger House located at 316 N. Main St. in Belmont stands as an excellent and highly intact example of the Colonial Revival style home; and,
- WHEREAS, the structure is associated with the prominent Lineberger family, whose name is one of the most recognizable in the Gaston County area, and,
- WHEREAS, J. Harold Lineberger was the third son of A.C. and Mabel Lineberger's seven children, and,
- WHEREAS, the J. Harold Lineberger House features Flemish-bond red brick veneer, a side-gabled roof with slate shingles, symmetrical window placement; and,
- WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the J. Harold Lineberger House.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, City of Belmont, and Historic Preservation Commission recommendation:

- 1) That the building and property known as the J. Harold Lineberger House, located at 316 N. Main St., Belmont, South Point Township, North Carolina, is hereby designated as

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historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, described as follows:

Property Description:

BEGINNING at a new iron pin located in a northerly direction along the northeasterly margin of N. Main Street, a public right of way, 324.46 feet from a PK nail in the intersection (if extended) of the northwesterly curb line of Main Street and the northerly curb line of Circle Drive (Todd Avenue); thence from said beginning point and with the back of the curb of the northeasterly margin of N. Main Street N 30-00 W 347.00 feet to a PK nail within the right-of-way of Sacred Heart Drive; thence S 79-00 E 397.50 feet to an iron pin within a Northern Railroad right of way; thence S 30-00 E 86.21 feet to a new iron pin on the southwesterly margin of Davis Street (not open); thence S 60-00 W 300.00 feet to the POINT AND PLACE OF BEGINNING; and being Lots 8, 9, 10, 12, 13, 21, 22 and part of Lots 7 & 20 of the Mrs. Julia Davis Estate property, as same are shown in Map Book 3, at page 83, Gaston County Register of Deeds; and being all as shown on survey titles Location Survey for Stanford H. Allison and wife, Nanette S. Allison dated April 17, 1989 by Mack W. Drake, N. C. R. L. S., reference to said survey being hereby made for a more particular description.

Also known as Parcel ID 125161 in the Gaston County GIS system.

- 2) That said buildings and property may not be demolished, materially altered on the exterior of the buildings, 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 features 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 that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the home or any other areas included in easements or rights-of-way.
- 4) That a suitable sign shall be posted indicating the said building and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property, or in a nearby public right-of-way.
- 5) That the owner of the J. Harold Lineberger House shall 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 and Development Services, and Tax departments as required by law.

Vice-Chairman Hovis announced the Public Hearings had concluded.

Agenda Revision/Approval

On motion introduced by Commissioner Fraley and seconded by Commissioner Johnson, the BOC unanimously approved the Agenda of October 22, 2024.

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Approval of Minutes

On motion introduced by Commissioner Keigher and seconded by Commissioner Worley, the BOC unanimously approved the Minutes of the Rescheduled Regular Meeting of September 19, 2024 and the Closed Session of September 19, 2024 - NCGS 143-318.11(a)(1), (a)(3), and (a)(5).

Citizen Recognition

No requests.

Consent Agenda

On motion introduced by Commissioner Keigher and seconded by Commissioner Johnson, the BOC unanimously approved the Consent Agenda as follows:

2024-347 Board of Commissioners - Appointment of David Goldberg as the County Attorney Effective November 4, 2024 as follows:

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Gaston County, North Carolina, hereby appoints Mr. David Goldberg to the position of County Attorney, to be effective November 4, 2024, or upon the commencement of his employment.

BE IT FURTHER RESOLVED that the employment contract for Mr. Goldberg is approved and the Chairman is authorized to execute the contract on behalf of Gaston County.

2024-348 Commissioner Cloninger - BOC - Proclamation - To Proclaim October 24, 2024 as World Polio Day in Gaston County

2024-349 Commissioner Brown - Budget & Strategy - To Transfer Budgeted Funds for Wrecked Vehicle Replacements from the General Fund to the Capital Fund via the CIF per Budget Change Request:

Account Description	Account Number	Amount
Insurance Deductible	1000-NDP-000-00000-InsSet-Vehicle-0000-01-530025-	(285,000.00)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	285,000.00
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(285,000.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	285,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(285,000.00)
Motor Vehicles	4005-NDP-000-00000-Annual-PayAsGo-0000-01-540003-	125,965.00
Motor Vehicles	4005-NDP-000-00000-InsSet-Vehicle-0000-01-540003-	159,035.00

2024-350 Commissioner Worley - Budget & Strategy - To Accept and Appropriate Family Violence Prevention and Services Act (FVPSA) American Rescue Plan (ARP) Sexual Assault (SA) Supplemental Grant Funds to HUSN to Support Survivors of Sexual Assault (\$51,654.66) per Budget Change Request:

Account Description	Account Number	Amount
Fed Grant Rev-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-410000-AG027	(51,654.66)
Salaries-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510001-AG027	35,874.65
FICA-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510100-AG027	2,737.24
Retirement-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510101-AG027	4,889.71
401K Contr-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510102-AG027	1,793.73
Health Insur-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510103-AG027	5,038.65
Dental Insur-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510104-AG027	132.81

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Life Insur-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-510105-AG027	59.27
Program Suppli-24-25 FVPSA SA	1000-CSS-291-29101-000000-0000000-0000-05-520002-AG027	1,128.60

2024-351 Commissioner Brown - Building & Development Services - To Amend an Interlocal Agreement (Resolution 2021-325) with the Town of High Shoals for the Enforcement of the County Code of Ordinances within the Municipal Limits of High Shoals as follows:

WHEREAS, Article 20 of Chapter 160A of the General Statutes of North Carolina authorizes, among other things, units of local government to enter into a contract in order to execute an undertaking providing for the contractual exercise by one unit of any power, function, and right of another; and,

WHEREAS, Gaston County and the Town of High Shoals (referred to herein as a "Party" or "Parties" entered an interlocal agreement (hereinafter referred to as the "Agreement") under resolution 2021-325, approved on December 14, 2021; and,

WHEREAS, the Parties desire to amend the Agreement to include Gaston County's Code of Ordinances so that the Minimum Housing (Articles 5 and 6) and Public Nuisance (Article 7) sections and regulations may be enforced within the municipal limits of High Shoals; and,

WHEREAS, the Town of High Shoals shall be responsible for any costs incurred by the County for the abatement of public nuisance and minimum housing cases; and,

WHEREAS, the Town of High Shoals elected board shall act in the same capacity that the Gaston County Board of Commissioners are instructed to do so in Section 4-137 (Procedures for Enforcement) of the County Code of Ordinances for Minimum Housing cases within the municipal limits of High Shoals; and,

WHEREAS, the County Planning and Zoning staff shall coordinate and attend all meetings, hearings, and appeals regarding active code cases.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners that after consideration of the amendment to the Agreement:

1) Sections 3.a and 3.b of the Agreement is hereby amended in its entirety to read as follows:

a. Municipality. The municipality agrees to:

- 1. Approve a resolution releasing zoning and planning regulations and enforcement to the County. The resolution shall allow the rezoning of property inside the geographical jurisdiction described in Paragraph 4 to be rezoned to match Gaston County Land Use Standards.*
- 2. Approve a resolution adopting the current version of Gaston County's Unified Development Ordinance and Articles 5, 6, and 7 of the County's Code of Ordinances, including all changes made to the UDO and Code of Ordinances from this date forward.*
- 3. Act as the governing board on all amendments to the official zoning map; the High Shoals City Council will vote on all such matters.*
- 4. Allow the County to retain any fees collected pursuant to enforcement of the UDO and state building codes. And any permit fees it collects. Fees are described in more detail in Exhibit "A," which is attached hereto and incorporated by reference.*
- 5. Not hold the County responsible for enforcement of any of the Municipality's other ordinances, unless specifically contracted.*

b. County. The County agrees to:

- 1. Issue building permits in accordance with N.C. GEN. STAT 160D-403 and the latest edition of the North Carolina Administrative Code.*

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2. *Provide plan review as necessary for issuance of permits under the State Building Code and County Unified Development Ordinance.*
3. *Conduct site inspections in accordance with the rules set forth in the latest edition of the North Carolina Administrative Code, County Code of Ordinances and County Unified Development Ordinance.*
4. *Seek judicial or equitable enforcement of said codes or ordinances when necessary, in the County's discretion.*
5. *Perform all zoning and land use responsibilities, as described in the County's Code of Ordinances and Unified Development Ordinance.*
6. *Utilize the County's Planning Board, Board of Adjustment, and Historic Preservation Commission in accordance with the County Code of Ordinances and Unified Development Ordinance for the geographical jurisdiction described in Paragraph 4.*
7. *Send County planning and zoning staff to present all applications for amendments to the official zoning map of the Municipality during designated meetings of the High Shoals City Council.*

2) Except as amended herein, all other terms of the Agreement shall remain in full force and effect and are hereby ratified and confirmed by the Parties.

IN WITNESS WHEREOF, the undersigned municipal corporations and governmental entities have caused this First Amendment to be executed on their behalf by their duly authorized representatives, having hereunto affixed their signatures and seals, the day and year first above written.

2024-352 Commissioner Brown - Building & Development Services - To Approve Plat Review Officer Changes as follows:

WHEREAS, the North Carolina General Assembly in 1997 session, approved legislation that requires the Board of Commissioners of each county to designate one or more persons as a County Plat Review Officer, to review each map and plat and approve same prior to recording at the County Register of Deeds (NCGS 47-30.2); and,

WHEREAS, pursuant to NCGS 47-30.2., these persons shall be experienced in mapping or land records management, and it is suggested that the designee hold a Certified Mapping certification as approved by the State of North Carolina; and,

WHEREAS, the Board of Commissioners designated Jena Goodman, Juan G. Garcia, Jamie Kanburoglu, Peyton Wiggins, Shelby Barkley, and Jaime Lisi as County Plat Review Officers in Resolution 2024-214; and,

WHEREAS, the Board of Commissioners is requested to add Alex Pachter as a review officer.

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

- 1) The County's Plat Review Officers shall be Jena Goodman, Juan G. Garcia, Jamie Kanburoglu, Peyton Wiggins, Shelby Barkley, Jaime Lisi, and Alex Pachter.
- 2) The County Manager is authorized to make necessary notifications, with the names of the County Plat Review Officers being recorded in the Office of the Register of Deeds and indexed on the grantor index in the name of the Plat Review Officers.

2024-353 Commissioner Brown - Building & Development Services - To Amend the Current Gaston County Fee Schedule to Adjust Building and Development Services Fee for Residential Accessory Structures as follows:

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Gaston County FY 2025 Amended Fee Schedule	Details	FY24 Amended	FY25 Adopted	FY25 Amended	Change, Adopted to Amended
Zoning Permits					
Single Family Residence		\$ 300.00	\$ 300.00	\$ 300.00	
Multifamily Residence		\$ 300.00	\$ 300.00	\$ 300.00	
Non Residential		\$ 300.00	\$ 300.00	\$ 300.00	
Change In Use		\$ 150.00	\$ 150.00	\$ 150.00	
Residential Accessory Structures/Decks/Docks/Porches		\$ 150.00	\$ 150.00	\$ 150.00	
Sign(s)		\$ 150.00	\$ 175.00	\$ 175.00	
Manufactured Home Park Space		\$ 300.00	\$ 300.00	\$ 300.00	
Residential Subdivision - Full Review (Construction Doc. Review)		\$ -	\$ 1,000.00	\$ 1,000.00	
Temporary Use Permits		\$ 150.00	\$ 150.00	\$ 150.00	
Zoning Verification Letter		\$ 75.00	\$ 125.00	\$ 125.00	
All Zoning permits for parcels inside conditional districts		Base Fee x2	Base Fee x2	Base Fee x2	

2024-354 Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
09/03/2024	Public Works	4005-PWK-192-00000-CourtF-0000000-0000-01-540005-G0054	C	395,410
09/03/2024		4005-PWK-192-00000-CourtF-0000000-0000-01-540016-G0054	D	395,410
09/03/2024	Health	1000-HLT-253-00000-ComDis-0000000-0000-05-520020-G0091	D	7,000
09/03/2024		1000-HLT-253-00000-ComDis-0000000-0000-05-510001-G0091	C	7,000
09/04/2024	Parks & Rec	1000-PRK-000-00000-RecPrg-0000000-0000-04-530015-	C	13,400
09/04/2024		1000-PRK-000-00000-RecPrg-0000000-0000-04-530030-	D	13,400
09/05/2024	Health	1000-HLT-253-00000-000000-0000000-0000-05-530010-	D	130,000
09/05/2024		1000-HLT-253-00000-Immuni-0000000-0000-05-520003-	C	130,000
09/06/2024	Community Svces	1000-NDP-000-00000-0000000-0000000-0000-02-560001-G0089	C	4,500
09/06/2024		1000-NDP-000-00000-0000000-0000000-0000-02-520002-G0089	D	3,000
09/06/2024		1000-NDP-000-00000-0000000-0000000-0000-02-520020-G0089	D	1,500
09/09/2024		1000-CSS-291-29102-000000-0000000-0000-05-530029-AG020	C	5,998
09/09/2024		1000-CSS-291-29102-000000-0000000-0000-05-510001-AG020	D	5,998
09/09/2024		1000-CSS-291-29102-000000-0000000-0000-05-530029-AG020	C	353
09/09/2024		1000-CSS-291-29102-000000-0000000-0000-05-510001-AG020	D	353
09/10/2024	Public Works	4005-PWK-192-00000-0000000-0000000-0000-02-540016-P2313	C	30,000
09/10/2024		4005-PWK-192-00000-0000000-0000000-0000-02-540005-P2313	D	30,000
09/10/2024	DSS	1000-DSS-270-00000-WFirst-PAPayts-0000-05-560008-	C	40,000
09/10/2024		1000-DSS-270-00000-0000000-0000000-0000-05-530013-	D	40,000
09/11/2024	Community Svces	1000-CSS-291-29102-000000-0000000-0000-05-510102-G0101	C	128
09/11/2024		1000-CSS-291-29102-000000-0000000-0000-05-510104-G0101	C	0
09/11/2024		1000-CSS-291-29102-000000-0000000-0000-05-510105-G0101	C	0
09/11/2024		1000-CSS-291-29102-000000-0000000-0000-05-510101-G0101	D	129
09/16/2024	Public Works	4005-PWK-000-00000-0000000-0000000-0000-01-540016-AR005	C	3,280
09/16/2024		4005-PWK-000-00000-0000000-0000000-0000-01-540004-AR005	D	3,280
09/17/2024	Public Works	4005-PWK-192-00000-0000000-0000000-0000-01-540006-	C	205,704
09/17/2024		4005-PWK-192-00000-0000000-0000000-0000-01-540006-P2510	D	205,704
09/18/2024	Community Svces	1000-CSS-270-00000-WIOA00-WIOASpG-0000-05-530015-G0094	C	1,000
09/18/2024		1000-CSS-270-00000-WIOA00-WIOASpG-0000-05-520015-G0094	D	1,000
09/18/2024	Health	1000-HLT-255-00000-0000000-0000000-0000-05-530002-G0077	D	3,000
09/18/2024		1000-HLT-255-00000-0000000-0000000-0000-05-520002-G0077	C	3,000
09/18/2024		1000-HLT-250-00000-0000000-0000000-0000-05-520020-G0109	D	800
09/18/2024		1000-HLT-250-00000-0000000-0000000-0000-05-520005-G0109	C	800
09/20/2024	Public Works	4005-PWK-192-00000-0000000-0000000-0000-01-540006-P2510	C	205,704
09/20/2024		4005-PWK-192-00000-0000000-0000000-0000-01-540006-P2511	D	205,704
09/24/2024	Health	1000-HLT-253-00000-ComDis-0000000-0000-05-530053-AG013	D	1,500
09/24/2024		1000-HLT-253-00000-ComDis-0000000-0000-05-530010-AG013	C	1,500
09/25/2024	DSS	1000-DSS-272-00000-0000000-0000000-0000-05-530013-	C	30,000
09/25/2024		1000-CSS-272-00000-AdtNut-0000000-0000-05-530013-	D	30,000
09/26/2024	Tax	2010-TAX-000-00000-0000000-0000000-0000-01-530015-	C	1,379
09/26/2024		2010-TAX-000-00000-0000000-0000000-0000-01-530029-	D	1,379
09/30/2024	Community Svces	1000-CSS-290-29001-0000000-0000000-0000-05-560001-	C	3,610
09/30/2024		1000-CSS-290-29001-0000000-0000000-0000-05-530052-CTCap	D	3,610

2024-355 Commissioner Brown - DHHS - Community Support Services - To Accept and Appropriate Donations Received from July 1, 2024 to September 30, 2024 Totaling \$1,819.77 per Budget Change Request:

Account Description	Account Number	Amount
Donations & Gifts	1000-CSS-000-00000-SpcPrg-Homeles-0000-05-445004-	(1,819.77)
Donations Expense	1000-CSS-000-00000-SpcPrg-Homeles-0000-05-520019-	1,819.77

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2024-356 Commissioner Brown - DHHS - Community Support Services (Hope United Survivor Network) - Proclamation - To Proclaim October as Domestic Violence Awareness Month

2024-357 Commissioner Brown - DHHS - Community Support Services (Survivor Services) - To Accept and Appropriate Donations Received from July 1, 2024 to September 30, 2024 Totaling \$24,950.53 per Budget Change Request:

Account Description	Account Number	Amount
Donations & Gifts - HUSN	1000-CSS-291-00000-000000-000000-0000-05-445004-	(698.64)
Donations: HUSN	1000-CSS-291-00000-Donatn-0000000-0000-05-520019-	698.64
Donations & Gifts - Shelter	1000-CSS-291-29102-000000-0000000-0000-05-445004-	(1,325.00)
Donations: Shelter	1000-CSS-291-29102-Donatn-0000000-0000-05-520019-	1,325.00
Donations & Gifts - CAC	1000-CSS-291-29103-000000-0000000-0000-05-445004-	(581.68)
Donations: CAC	1000-CSS-291-29103-Donatn-0000000-0000-05-520019-	581.68
Donations & Gifts - Kara's Closet	1000-CSS-291-29103-000000-0000000-0000-05-445004-20045	(986.00)
Donations: Kara's Closet	1000-CSS-291-29103-KaraCl-0000000-0000-05-520007-	986.00
Donations & Gifts- Threads of Hope	1000-CSS-291-00000-ThrdHp-0000000-0000-05-445004-	(250.00)
Donations: Threads of Hope	1000-CSS-291-00000-ThrdHp-0000000-0000-05-520019-	250.00
Sponsorships - Threads of Hope	1000-CSS-291-00000-ThrdHp-0000000-0000-05-445005-	(20,355.01)
Donations: Threads of Hope	1000-CSS-291-00000-ThrdHp-0000000-0000-05-520019-	20,355.01
Donations & Gifts-Hope 4 Holidays	1000-CSS-291-00000-Hope4H-0000000-0000-05-445004-	(754.20)
Donations: Hope for Holidays	1000-CSS-291-00000-Hope4H-0000000-0000-05-520007-	754.20

2024-358 Commissioner Brown - DHHS - Community Support Services (Veterans Services) - Proclamation - To Proclaim October 22, 2024 through November 11, 2024 as Operation Green Light for Veterans in Gaston County

2024-359 Commissioner Brown - DHHS - Health Division - To Accept and Appropriate Additional Federal Grant Funds Received from NC Department of Health and Human Services - Women's and Children's Health Section/Nutrition Services Branch for the Special Supplemental Nutrition Program for Public Health Women, Infants, and Children (WIC) (\$23,076) per Budget Change Request:

Account Description	Account Number	Amount
Salaries: WIC Nutrition Educ	1000-HLT-251-00000-000000-0000000-0000-05-510001-GNUTR	\$23,076.00
FedGrtRev: WIC Nutrition Educ	1000-HLT-251-00000-000000-0000000-0000-05-410000-GNUTR	(\$23,076.00)

2024-360 Commissioner Brown - DHHS - Social Services Division - To Accept and Appropriate Donated Funds Received During the First Quarter of FY25 for the Nutrition Program in the Amount of \$445.21 per Budget Change Request:

Account Description	Account Number	Amount
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-HmDelMI-0000-05-445004-	(445.21)
Adult Nutrition donations	1000-CSS-272-00000-AdtNut-0000000-0000-05-520019-15259	445.21

2024-361 Commissioner Keigher - EDC - To Appropriate Fund Balance for the Investment Grant Program for Hans Kissle Site Development (\$250,000) per Budget Change Request:

Account Description	Account Number	Amount
Investment Grant Program	1000-NDP-000-00000-000000-0000000-0000-01-570007-	\$250,000
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$250,000)

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2024-362 Commissioner Hovis - Emergency Management/Fire Services - To Approve the Transfer of \$151,250 from General Fund to the General Government Capital Fund, via the Community Investment Fund (CIF) per Budget Change Request:

Account Description	Account Number	Amount
Furn/Equip<\$5K	1000-EMG-000-00000-0000000-0000-02-520020-	(\$151,250)
Furn/Equip>\$5K	4005-EMG-000-00000-Annual-PayAsGo-0000-02-540002-	\$151,250
Transfer To CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	\$151,250
Transfer from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(\$151,250)
Transfer to Gen Gov't Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	\$151,250
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(\$151,250)

2024-363 Commissioner Hovis - Emergency Management/Fire Services - Proclamation - To Proclaim the Week of October 6-12, 2024 as Fire Prevention Week and Adopt the Theme: Smoke alarms: Make them work for you!

2024-364 Commissioner Worley - Finance - To Accept as Information the August 2024 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$474.51) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
AUGUST 2024 REFUNDS			
BARR, JESSICA CRAWFORD	\$ 30.00	MILLER, MICHAEL ALAN	\$ 94.37
CARRIKER, SYLVIA WAISNER	\$ 36.10	PRESSLEY, JEFFREY SCOTT	\$ 54.19
CLEVELAND CO. TAX	\$ 56.61	SMITH, JASON TODD	\$ 5.41
COTHAM, JOHN GILBERT	\$ 46.52	SMITH, LEVACY POMEROY	\$ 27.46
FOLTZ, LOGAN GARY	\$ 45.92	STRADER, DANNY ALLEN JR	\$ 44.66
HALL, MICHAEL WAYNE	\$ 33.27	TOTAL	\$ 474.51

2024-365 Commissioner Worley - Finance - To Accept as Information the September 2024 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$612.60) as follows:

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
SEPTEMBER 2024 REFUNDS			
BRADLEY, TIMOTHY GALLENT	\$ 16.79	MATHIS, JOHN HENRY JR	\$ 16.95
BROWN, CYNTHIA HURDT	\$ 31.77	MCLAMB, KENNETH RANDALL	\$ 53.15
FREEMAN, JONATHAN LOGAN	\$ 20.85	MORRIS, STEVE WILLIAM II	\$ 37.43
GHORLEY, TIMOTHY CHAD	\$ 53.79	MORTON, SHARON INGLE	\$ 27.64
GILMORE, MONTRAVIOUS DESHAWN	\$ 70.11	MORTON, SHARON INGLE	\$ 29.32
HAMMOND, FRANK LINCOLN	\$ 44.52	MORTON, SHARON INGLE	\$ 30.62
KAVERY, ROBERT GANNON III	\$ 16.00	ROLLINS, MICHAEL WAYNE	\$ 96.24
LINCOLN COUNTY TAX DEPARTMENT	\$ 67.42	TOTAL	\$ 612.60

2024-366 Commissioner Worley - Finance - To Amend Gaston County ARPA Grant Project Ordinance 2021-264, to Approve and Appropriate Additional Project Funding to Chapel Grove Waterline Extension (\$30,000), Tryon Elementary School Waterline Extension (\$230,000), and ARPA Project Supervisor - Director (\$600,000) as follows:

Section 1: This ordinance is to establish a budget for a project to be funded by the Coronavirus State and Local Fiscal Recovery Funds of H.R. 1319 American Rescue Plan Act of 2021 (CSLRF). Gaston County has received the full \$43,612,126 allocation of CSLRF funds. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Support public health expenditures, by funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff

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2. Address negative economic impacts caused by the public health emergency, including economic harms to workers, households, small businesses, impacted industries, and the public sector
3. Replace lost public sector revenue, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
4. Provide premium pay for essential workers, offering additional support to those who have borne and will bear the greatest health risks because of their service in critical infrastructure sectors
5. Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

Section 2: Gaston County Government has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP/CSLRF funds for the provision of government services.

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

Project Allocations						
	Project	Expenditure Category (EC)	Amount	Cost Object	Status/Awarded	Date
	CSLRF Project		43,612,126			
AR001	FJC Program	1.11	300,000	200.201	Amended	6/28/2022
AR003	Grants Manager Position		676,887	200.430/200.431	Amended	4/26/2022
	Short-term Emergency Housing Assistance (United Way)	2.2	250,000	200.201	Approved	1/11/2022
AR010	Cherryville Park Design		200,000	200.439	Approved	3/22/2022
AR009	N Belmont Park Waterline Extension	5.11	300,000	200.439	Approved	4/26/2022
AR008	Lowell Elementary School Waterline Extension	5.11	234,502	200.439	Amended	9/19/2024
AR005	Chapel Grove Elementary Waterline Extension	5.16	472,000	200.439	Approved	4/26/2022
AR006	Tryon Elementary Waterline Extension	5.16	1,203,000	200.439	Amended	9/26/2023
AR011	Courthouse Video Arraignment System	1.4	136,313	200.470	Approved	7/26/2022
	ARPA Project Coordinator (2 positions)					
AR012	ARPA Project Supervisor - Director		1,155,967	200.430/200.431	Amended	9/19/2024
	Revenue Replacement (Standard Allowance)	6.1	10,000,000	200.430	Approved	6/25/2024
AR014	Mobile Shower/Laundry Unit	7.1	229,700	200.439	Amended	7/27/2023
AR016	GREAT Grant	5.2	65,500	200.471	Approved	9/26/2023
AR017	Gaston College	1.4	3,200,000	200.439	Approved	12/12/2023
	Homeless Projects: Catherine's House					
AR018	Integrated Care of Greater Hickory (ICGH)	2.16				
AR019	HealthNet Gaston	1.13				
AR020		2.19	375,000	200.201	Approved	1/23/2024
AR021	Public Safety Campus	1.14	7,550,000	200.311	Approved	1/23/2024
	Tryon Elementary Waterline Extension (Additional funding Easements)	5.11	230,000	200.439		
AR006	Chapel Grove Elementary Waterline Extension (Additional funding Easements)	5.16	30,000	200.439		
AR005	ARPA Project Coordinator - 2 positions					
AR012	ARPA Project Supervisor - Director (Additional Funding)		600,000	200.430/200.431		
	Remaining Available CSLRF Project		16,403,257			

[*Once it is determined how we will spend all or a portion of the ARP funds, the governing board will amend this section to authorize appropriations for specific programs, services, projects, and activities. The Board may also appropriate some or all of these funds to an enterprise fund in an annual budget ordinance for a water, wastewater, or stormwater infrastructure project.]

Section 4: The following revenues are anticipated to be available to complete the project:

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		Project Allocations		Cost Object	Status/Awarded	Date
Project		Expenditure Category (EC)	Amount			
	CSLRF Project		43,612,126			
AR001	FJC Program	1.11	300,000	200.201	Amended	6/28/2022
AR003	Grants Manager Position		676,887	200.430/200.431	Amended	4/26/2022
AR004	Short-term Emergency Housing Assistance (United Way)	2.2	250,000	200.201	Approved	1/11/2022
AR010	Cherryville Park Design		200,000	200.439	Approved	3/22/2022
AR009	N Belmont Park Waterline Extension	5.11	300,000	200.439	Approved	4/26/2022
AR008	Lowell Elementary School Waterline Extension	5.16	234,502	200.439	Amended	9/19/2024
AR005	Chapel Grove Elementary Waterline Extension	5.16	472,000	200.439	Approved	4/26/2022
AR006	Tryon Elementary Waterline Extension	5.16	1,203,000	200.439	Amended	9/26/2023
AR011	Courthouse Video Arraignment System	1.4	136,313	200.470	Approved	7/26/2022
AR012	ARPA Project Coordinator (2 positions)		1,155,967	200.430/200.431	Amended	9/19/2024
AR013	Revenue Replacement (Standard Allowance)	6.1	10,000,000	200.430	Approved	6/25/2024
AR014	Mobile Shower/Laundry Unit	7.1	229,700	200.439	Amended	7/27/2023
AR016	GREAT Grant	5.2	65,500	200.471	Approved	9/26/2023
AR017	Gaston College	1.4	3,200,000	200.439	Approved	12/12/2023
	Homeless Projects: Catherine's House					
AR018	Integrated Care of Greater Hickory (ICGH)	2.16				
AR019	HealthNet Gaston	1.13				
AR020		2.19	375,000	200.439	Approved	1/23/2024
AR021	Public Safety Campus	1.14	7,550,000	200.311	Approved	1/23/2024
AR006	Tryon Elementary Waterline Extension (Additional funding - Easements)	5.11	230,000	200.439		
AR005	Chapel (Additional funding - Easements)	5.16	30,000	200.439		
	ARPA Project Coordinator - 2 positions					
AR012	ARPA Project Supervisor - Director (Additional funding)		600,000	200.430/200.431		
	Remaining Available CSLRF Project		16,403,257			

Section 5: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency and the grant agreements.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to County Commissioners.

Section 8: This grant project ordinance expires on December 31, 2026, or when all the CSLRF funds have been obligated and expended by the County, whichever occurs sooner.

and per Budget Change Request:

Account Description	Account Number	Amount
ARPA: Tryon Elem Water Line	4000-PWK-000-00000-000000-000000-01-410000-AR006	(230,000.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	230,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(230,000.00)
Land-ARPA:Tryon Elementary Waterline	4005-PWK-000-00000-000000-000000-01-540019-AR006	230,000.00
ARPA: Chapel Grove Water Line	4000-PWK-000-00000-000000-000000-01-410000-AR005	(30,000.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	30,000.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(30,000.00)
Land-ARPA:ChapelGroveWaterLine	4005-PWK-000-00000-000000-000000-01-540019-AR005	30,000.00
Fed Grt Rev: ARPA Proj Coordin	1000-PWK-192-00000-000000-000000-01-410000-AR012	(600,000.00)
Salaries: ARPA Project Coordin	1000-PWK-192-00000-000000-000000-01-510001-AR012	477,000.00
Overtime: ARPA Proj Coord	1000-PWK-192-00000-000000-000000-01-510002-AR012	6,000.00
Health Ins: ARPA Project Coord	1000-PWK-192-00000-000000-000000-01-510103-AR012	3,000.00
FICA: ARPA Project Coordinator	1000-PWK-192-00000-000000-000000-01-510100-AR012	15,000.00
Other Pay Types: ARPA Project Coordin	1000-PWK-192-00000-000000-000000-01-510007-AR012	34,000.00
Ret: ARPA Project Coordinators	1000-PWK-192-00000-000000-000000-01-510101-AR012	76,000.00
401K : ARPA Project Coordinato	1000-PWK-192-00000-000000-000000-01-510102-AR012	20,500.00
Mtr Fuel/Lub: ARPA Project Co	1000-PWK-192-00000-000000-000000-01-530021-AR012	(24,000.00)
Rprs & Mntnc: ARPA Project Co	1000-PWK-192-00000-000000-000000-01-530023-AR012	(7,500.00)

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2024-367 Commissioner Brown - Finance - To Approve the Requested Change of Scope for the Riverbend Township Grant Funding

2024-368 Commissioner Brown - GEMS - To Authorize 20 Rescue Squads Positions to GEMS

2024-369 Commissioner Johnson - Human Resources - To Approve Revisions to the Gaston County Personnel Policy Manual Related to the Diversity and Equal Opportunity Employment Statement and the Ethics Policy as follows:

WHEREAS, Gaston County believes it is important to have a Personnel Policy Manual for employees and supervisors to follow; and,

WHEREAS, it is prudent to review and revise the policy manual periodically to make sure it is understandable, consistent and up to date with current law, regulations and philosophy; and,

WHEREAS, the current personnel policy manual was approved effective July 1, 2010; and,

WHEREAS, the proposed revisions to the personnel policy are outlined in Exhibit A (attached); and,

WHEREAS, the Gaston County Board of Commissioners must adopt all changes to the Gaston County Personnel Policy Manual.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts revisions to the Gaston County Personnel Policy to be effective November 1, 2024, as outlined in Exhibit A.

2024-370 Commissioner Worley - Library - To Accept and Appropriate Additional ARPA Non-Recurring State Aid Grant (\$10,643) per Budget Change Request:

Account Description	Account Number	Amount
FedGrtRev: ARPA St Aid to Libr	1000-LIB-000-00000-000000-0000-04-410000-AG014	(10,643)
F/E<\$5K APRA State Aid to Libr	1000-LIB-000-00000-000000-0000-04-520020-AG014	10,643

2024-371 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Funds from Recreation Fees for the Gaston County Soccer Cup Tournament Held August 19-24, 2024 at Poston Park (\$6,554) per Budget Change Request:

Account Description	Account Number	Amount
Recreation Fees	1000-PRK-000-00000-000000-0000-04-430050-	(\$6,554)
Program Supplies	1000-PRK-000-00000-RECPRG-000000-0000-04-520002-	\$6,554

2024-372 Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Donation Funds (\$3,000) per Budget Change Request:

Account Description	Account Number	Amount
Donations & Gifts	1000-PRK-000-00000-000000-0000-04-445004-	(\$3,000)
Program Supplies	1000-PRK-000-00000-RECPRG-000000-0000-04-520002-	\$3,000

2024-373 Commissioner Cloninger - Parks and Recreation - To Approve Amendment to the Carolina Thread Trail Master Plan and Maps for Gaston County Communities as follows:

WHEREAS, on February 26, 2009, the Gaston County Parks and Recreation Commission and the Gaston County Planning Board, voted to recommend adoption/approval of the "Carolina Thread Trail Plan for Gaston County Communities" to the Gaston County Board of Commissioners; and,

WHEREAS, a Resolution to support the Carolina Thread Trail was approved by the Board of County Commissioners on March 26, 2009; and,

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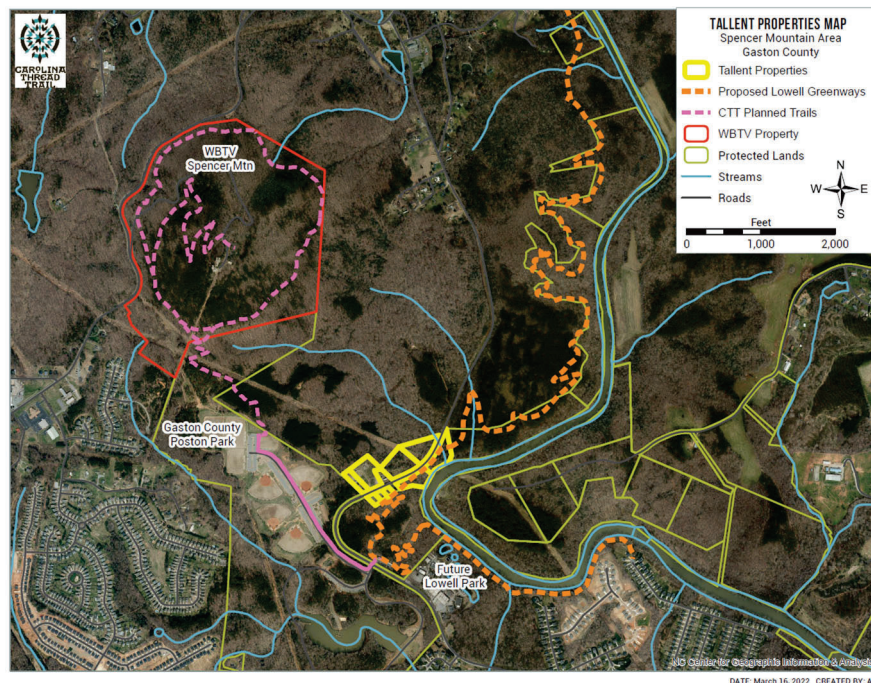
WHEREAS, the Carolina Thread Trail has submitted a map amendment to include new proposed trail connectivity from adopted Thread Trail along the South Fork River through George Poston Park to Spencer Mountain and north to the intersection of Dallas-Spencer Mountain Road and Ranlo-Spencer Mountain Road; and,

WHEREAS, the Town of Ranlo offers written support of same; and,

WHEREAS, the Gaston County Parks & Recreation Advisory Board voted to recommend adoption/approval of the Carolina Thread Trail Master Plan and Maps Amendment at their regularly scheduled meetings on August 19, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts the Carolina Thread Trail Master Plan and Maps Amendment; a submittal to include George Poston Park and Spencer Mountain that is intended to provide better connectivity and outdoor recreation opportunities for Gaston County residents and visitors.

BE IT FURTHER RESOLVED that the County Manager is authorized to make necessary notifications in this matter to appropriate parties.



2024-374 Commissioner Keigher - Police Department - To Appropriate and Carry Forward Donated Funds from City Church for LEAD Program in the Amount of \$1,769.49 per Budget Change Request:

Account Description	Account Number	Amount
Food and Provisions - LEAD GC	1000-GPD-000-00000-LEADGC-0000000-0000-02-520005-	\$1,769.49
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$1,769.49)

2024-375 Commissioner Keigher - Police Department - To Appropriate and Carry Forward Donated Funds from Alliance for Children and Youth for Gaston County Recovery Court in the Amount of \$403.30 per Budget Change Request:

Account Description	Account Number	Amount
Food and Provisions - DRUG CT	1000-GPD-000-00000-DRUGCT-0000000-0000-02-520005-	\$403.30
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0000000-0000-99-490000-	(\$403.30)

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2024-376 Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Authorize the Transfer of Donation Funds from the General Fund to the Capital Fund via CIF for the Animal Interaction Area Turf Project (\$21,710) per Budget Change Request:

Account Description	Account Number	Amount
Donations Expense	1000-GPD-200-00000-000000-000000-0000-02-520019-	(21,710.00)
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	21,710.00
Transfers from General Fund	4000-NDP-000-00000-TrfxFr-0000000-0000-98-481000-	(21,710.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxTo-0000000-0000-98-584005-	21,710.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(21,710.00)
OthImp&CapOutlay: ACE Art Turf	4005-GPD-200-00000-000000-0000000-0000-02-540006-P2508	21,710.00

2024-377 Commissioner Brown - Register of Deeds - To Approve a Resolution to Temporarily Close the Office of the Register of Deeds on November 21, 2024 at 12:00 pm as follows:

WHEREAS, the Honorable Susan S. Lockridge has faithfully served as Gaston County's elected Register of Deeds for twenty years, with a total of thirty-seven years of service to Gaston County Government; and,

WHEREAS, Susan S. Lockridge has announced her retirement, effective at the end of her current term of office on December 1, 2024; and,

WHEREAS, the Office of the Register of Deeds will be holding a retirement celebration in her honor on November 21, 2024; and,

WHEREAS, all the employees of the Office of the Register of Deeds are needed to attend the celebration, creating a need to close the office at 12:00 pm; and,

WHEREAS, pursuant to North Carolina General Statutes §153A-94(b) and §161-8, the Board of Commissioners may prescribe the office hours, workdays and holidays observed by various offices, departments, boards, commissions, and agencies of the County, including the Register of Deeds.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners hereby approves the closing of the Office of the Register of Deeds on November 21, 2024 at 12:00 pm until 5:00 pm.

2024-378 Commissioner Brown - Sheriff's Office - To Approve the Additional Appropriation and Carry Forward of FY24 Community Public Charter School SRO Program Funds for Equipment and a New Vehicle Purchase (\$79,185) per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	1000-NDP-000-00000-FBApro-0D00000-0000-99-490000-	(79,185.00)
Furn/Equip<\$5k	1000-SHF-000-00000-CommCh-ChrtSRO-0000-02-520020-	12,485.00
Transfer to CIF Fund	1000-NDP-000-00000-TrfxTo-0000000-0000-98-584000-	66,700.00
Transfers from General Fund	4000-NDP-000-00000-Trfxfr-0000000-0000-98-481000-	(66,700.00)
Transfer to Gen Govt Capital	4000-NDP-000-00000-TrfxT o-0000000-0000-98-584005-	66,700.00
Transfer from CIF	4005-NDP-000-00000-TrfxFr-0000000-0000-98-484000-	(66,700.00)
Motor Vehicles	4005-SH F-000-00000-CommCh-ChrtSRO-0000-02-540003-	66,700.00

2024-379 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$37,389.35; Overpayments - \$26,346.61; VTS Refunds - \$292.84; Grand Total - \$64,028.80) as follows:

TAXPAYER NAME	AMOUNT
September 2024 RELEASES AND REFUNDS	
Goodwin, Ella R	\$800.29
Metal Improvement Company LLC	\$35,920.91
Sellers, Randy D	\$193.17

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Stroupe, William	\$120.37
Wall, David A	\$354.61
TOTAL	\$37,389.35

September 2024 OVERPAYMENTS

Barnhart, Jacob William	\$211.29
Beheler, Rhonda	\$147.24
Brooks, Nicholas	\$110.16
Burrell, Geraldine	\$1,296.18
Carpenter & Carpenter, PLLC	\$700.00
Closing USA LLC	\$141.89
Crawford, Kenyada Lashea	\$164.66
Dameron, Vickie D	\$110.12
Dr. Valerie Waddell	\$200.00
Echeverria, Jenn Arita	\$299.80
Echeverria, Jenny Arita	\$299.80
Ghantt, Bobbie	\$273.23
Heafner, Timmy E.	\$314.75
Hester, Thomas L	\$12,822.80
Hoffman, Angela	\$1,236.29
Jamison, Charles Essler	\$103.39
Jefferson, Tarsha	\$192.78
Johnson, Erid D	\$211.00
Keener, Zachary	\$102.63
Keener, Zachary	\$131.52
Keener, Zachary	\$120.22
Lamar, Glenda	\$643.03
Mays, Miriam	\$153.44
McClure, James D	\$187.49
Merritt Law PLLC	\$1,526.28
Merry, Morgan	\$100.55
Michael, Elting, & Anders, PLLC	\$120.55
Miller, Beverly B.	\$642.00
Moses, Barbara H.	\$106.00
Newby, Francina	\$171.26
Parker, Aileen P	\$540.00
Parker, Aileen P	\$270.00
Perez, Julio A	\$142.89
Polykemi Manufacturing LLC	\$443.03
Queen, Rosa L	\$134.20
Rankine, Ryan Lawrence	\$353.00
Rogers, Pamela Fuller	\$627.33
Silk Title & Escrow	\$268.68
Sutton, Harold Dean	\$129.27
Thornburg, Judy	\$281.00
Torres, Jesus David Briceno	\$177.00
Wagenknight, Michele M	\$139.86
TOTAL	\$26,346.61

September 2024 VTS REFUNDS

Lincoln County Tax Department	\$292.84
TOTAL	\$292.84

GRAND TOTAL	\$64,028.80
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Appointments

On motion introduced by Commissioner Fraley and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Scotty Brooks to the **Health and Human Services Board** to an unexpired term ending June 30, 2027.

On motions introduced and seconded, the following individuals were unanimously appointed to the **Juvenile Crime Prevention Council (JCPC)**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Hovis	Mr. Nicholas D'Avria	June 30, 2026 (Unexpired Term)
Commissioner Hovis	Commissioner Worley	Mr. Michael Applegate	June 30, 2026 (Unexpired Term)

On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the **Transportation Advisory Board (TAB)**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Hovis	Ms. JoAnn Raxter	October 31, 2026 (Unexpired Term)
Commissioner Worley	Commissioner Fraley	Ms. Ruth Murphy	October 31, 2027
Commissioner Worley	Commissioner Fraley	Ms. Lashawn H. Olson	October 31, 2027
Commissioner Johnson	Commissioner Hovis	Ms. Rhonda N. Burr-Hilburn	October 31, 2027
Commissioner Keigher	Commissioner Hovis	Mr. Paul Williams	October 31, 2027

On motions introduced and seconded, the following individuals were unanimously reappointed to the **Industrial Facilities and Pollution Control Financing Authority**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Fraley	Mr. Rudy M. Pomeroy	December 31, 2030
Commissioner Hovis	Commissioner Worley	Mr. Barry G. Rivers	December 31, 2030

On motions introduced and seconded, the following individuals were unanimously reappointed to the **Local Emergency Planning Committee (LEPC)**:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Worley	Commissioner Fraley	Mr. Russell W. King	January 31, 2026 (Unexpired Term)
Commissioner Keigher	Commissioner Hovis	Mr. Michael S. Radford	December 31, 2026 (Unexpired Term)

On motion introduced by Commissioner Keigher and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Mark Williams to the **Planning Board** to an unexpired term ending January 31, 2026.

On motion introduced by Commissioner Keigher and seconded by Commissioner Worley, the BOC nominated Commissioner Hovis as the Voting Delegate and Commissioner Keigher as the Alternate Voting Delegate for the 2024 NCACC Legislative Goals Conference.

On motion introduced by Commissioner Fraley and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. William S. Beam to the **Cherryville Board of Adjustment** to a term ending June 30, 2026.

On motion introduced by Commissioner Fraley and seconded by Commissioner Worley, the BOC unanimously appointed Mr. William S. Beam to the **Cherryville Planning Board** to a term ending June 30, 2026.

Commissioners Committee Reports

Commissioner Keigher announced that Mr. Jeff Booker, Gaston College's Chief Operating Officer, will be leaving Gaston College to take a position with CaroMont.

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GASTON COUNTY, NORTH CAROLINA

County Manager's Report

The County Manager thanked staff and the community for the above-and-beyond response to the damage caused by Hurricane Helene in the western part of the state and County and thanked community partners, non-profit agencies, churches, etc.

He also thanked County staff (Chief Hunter - Emergency Management, County Police, GEMS, Sheriff's Office, Tax, Building Inspections, Planning, DSS, Public Health, and Communications) that voluntarily deployed to the western portion of the state to help our neighboring partners. Chief Hunter has formally requested a Disaster Recovery Center for the County to serve as a centralized location for individuals registered for assistance from FEMA representatives and to explore recovery options.

County Attorney's Report

The Interim County Attorney advised this was his last meeting as Interim County Attorney. He thanked the BOC for placing its trust in him and thanked staff for their assistance.

Vice-Chairman Hovis thanked him and advised the County is indebted for his willingness to continue to assist the County; his institutional knowledge is unsurpassed.

Other Matters

Vice-Chairman Hovis announced that this is CaroMont week; CaroMont is having several events that will culminate with the Saturday gala at the new CaroMont site in Belmont (NC); he is pleased to represent BOC on the CaroMont Board of Directors; the new hospital will be seeing patients the first of the year.

Adjournment

Vice-Chairman Hovis called for a motion to adjourn.

On motion introduced by Commissioner Worley and seconded by Commissioner Keigher, the BOC unanimously adjourned the Regular Meeting of October 22, 2024, at 7:19 pm.

(All aforementioned documents are on file with the Clerk to the Board.)

Bob Hovis, Vice-Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL