



Gaston County

Board of Commissioners

COURTHOUSE
Harley B. Gaston Jr., Public Forum
325 Dr. Martin Luther King Jr. Way
Gastonia, NC

Chairman Chad Brown
Vice-Chairman Bob Hovis
Cathy Cloninger
Allen R. Fraley
Kim Johnson
Tom Keigher
Ronnie Worley

Tuesday, August 27, 2024

Meeting Agenda

Regular Meeting 6:00 P.M.

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE

I. POSTPONED ZONING MATTERS

- A. Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-24-06-05-00182, Jonathan Wiley (Applicant); Property Parcel: 166759, Located at 2235 Philadelphia Church Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

II. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-24-06-17-00184, Callie Hahn (Applicant); Property Parcel: 205179, Located at 110 Rayfield Dr., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion
- B. Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-24-06-29-00186, Racheal Blakney and Amanda Bellmore (Applicants); Property Parcel: 171733, Located at 220 Brentwood Ln., Stanley, NC, Rezone from the (R-2) Single Family Moderate Zoning District with the (US) Urban Standards Overlay to the (R-3) Single Family General Zoning District with the (US) Urban Standards Overlay
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion

- C. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Text Amendment: TEXT-24-04-26-00012 - May Green Properties (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 5 (Permit and Modification Procedures); Section 5.15.1 (Minor Modification Table); and Chapter 13 (Subdivision Regulations); Section 13.27 (Public Utilities and Services)
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion to Approve
- D. Public Hearing - RE: Commissioner Brown - EDC - To Approve a Gaston County Level One Or Level Two Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project Nexus
 - 1. Receive Citizen Comment
 - 2. Close Public Hearing
 - 3. Accept Motion

III. BUSINESS AGENDA

A. AGENDA REVISION/APPROVAL

B. APPROVAL OF MINUTES

- A. To Approve the Minutes of:
 - Regular Meeting of July 23, 2024
 - Closed Session of July 23, 2024 NCGS 143-318.11(a)(3), and (5)
 - Closed Session of August 13, 2024 NCGS143-318.11(a)(3) and (a)(4)

IV. CITIZEN RECOGNITION (Limited to One Hour; Sign up Prior to Start of Session; Comments Limited to 3 Minutes)

V. CONSENT AGENDA

- A. Board of Commissioners - A Resolution Approving Revisions to the Procedures of the Gaston County Board of Commissioners
- B. Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for September 2024 to Reschedule the September 10th Work Session and the September 24th Regular Meeting to Thursday, September 19th - 6:00 P.M.
- C. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Family Violence Prevention and Services Act (FVPSA) American Rescue Plan (ARP) Supplemental Grant Funds to HUSN to Support Survivors of Domestic Violence (\$42,836)
- D. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Additional Federal Funds for a 21st Century Community Learning Center Grant for Woodhill and Pleasant Ridge Elementary Schools (Year 1 \$378,750 / Total Grant for 3 Years - \$1,136,250)

- E. Commissioner Worley - Building & Development Services - Housing Rehab - To Accept and Appropriate State Grant Funds from the NC Housing Finance Agency for Home Repairs (\$132,000)
- F. Commissioner Worley - Building & Development Services - Housing Rehab - To Accept and Appropriate Essential Single Family Rehabilitation (ESFR) Grant Awarded by NC Housing Finance Agency (\$162,000)
- G. Commissioner Worley - Communications - To Accept and Appropriate \$10,000 in State Funds From the North Carolina Department of Natural and Cultural Resources to the Gaston County 250 Committee
- H. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- I. Commissioner Brown - DHHS - Community Support Services - To Approve the Carry Forward Request of FY24 Donations for the CSS Homelessness Prevention Program (\$690.52)
- J. Commissioner Brown - DHHS - Health Division - To Accept and Appropriate the ARPA Temporary Savings Funds State Grant (Year 2) Received from North Carolina DHHS - Local and Community Support Division (100% Grant Funds - \$50,000)
- K. Commissioner Brown - DHHS - Health Division - To Accept and Appropriate Federal Grant Funds Received from the Centers for Disease Control and Prevention for the Public Health Environmental Health Healthy Wells Project - Year 5 (100% Grant Funds - \$140,000)
- L. Commissioner Brown - DHHS - Health Division - To Accept and Appropriate Additional Federal Grant Funds Received from NC Department of Health and Human Services - Division of Child and Family Well-Being, Community Nutrition Services Section for the Women, Infant, and Child Program. (100% Grant Funds - \$24,884)
- M. Commissioner Brown - DHHS - Social Services Division - Proclamation - To Proclaim the Month of August 2024 as Child Support Awareness Month in Gaston County
- N. Commissioner Brown - EDC - Proclamation - To Proclaim the Week of September 30 - October 4, 2024 as Gaston County Manufacturing Week
- O. Commissioner Worley - Finance - To Appropriate \$20,093.39 in FY2024 for the Year-End Entries Associated with GASB 96 Subscription Agreements (General Fund - \$20,093.39)
- P. Commissioner Worley - Finance - To Appropriate Accumulated Investment Earnings from January 1, 2024, through June 30, 2024 (\$890.49) in FY25
- Q. Commissioner Worley - Finance - To Accept as Information the July 2024 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,694.38)
- R. Commissioner Worley - Finance - To Amend Grant Policy for the Gaston County Coronavirus State and Local Fiscal Recovery Funds - Risk Assessment Template

- S. Commissioner Worley - Finance - To Accept and Appropriate Additional Funds in the Amount of \$793.11 Received for the 2024 Emergency Management Performance Grant (EMPG)
- T. Commissioner Brown - GEMS - Approve the Appropriation of Fund Balance for the Purchase of Five Ambulances (\$1,243,249)
- U. Commissioner Cloninger - Parks and Recreation - To Accept and Appropriate Community Foundation Grant Funds for Signage through the Catawba Lands Conservancy and Carolina Thread Trail at George Poston Park (100% Grant Funds - \$4,000)
- V. Commissioner Cloninger - Parks and Recreation - To Adopt the 2024 Parks and Recreation Master Plan
- W. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from Bissell Pet Foundation in the Amount of \$1,150.00
- X. Commissioner Johnson - Public Works - To Authorize the County Manager to Finalize and Execute the Proposal to Lease Forms PO-28 for Two No Cost Lease Agreements for Property Owned by Gaston County Located at 410 W. Franklin Boulevard, Gastonia and 325 Dr. Martin Luther King Jr. Way, Gastonia for the NC Department of Adult Correction
- Y. Commissioner Fraley - Public Works - To Approve the Sale and Transfer of Ownership of Surplus Gaston County Vehicle # 474 and Vehicle # 564 to the Cherryville Police Department for \$1.00 Each
- Z. Commissioner Keigher - Public Works - To Accept the Dr. Martin Luther King, Jr. Monument Located on the Department of Social Services Campus as County Owned and Maintained Property
- AA. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$1,940.14; Overpayments - \$14,842.40; VTS Refunds - \$940.66; Grand Total - \$17,723.20)

VI. NON-CONSENT AGENDA ITEMS

- A. Commissioner Keigher - Public Works - To Approve the Dynamo 31 Properties, LLC Lease for the Relocation of the Tourism Development Offices and Authorize the County Manager or Designee to Finalize and Execute the Lease Agreement

VII. ITEMS PULLED FROM CONSENT AGENDA

VIII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

IX. APPOINTMENTS

- A. Appointment List - Current Expiring Terms/Vacant Positions

X. REPORTS

A. Commissioners Committee Reports

B. County Manager's Report

C. County Attorney's Report

XI. OTHER MATTERS

XII. ADJOURNMENT