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**Gaston County Board
of Commissioners**

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

SEPTEMBER 22, 2020

The Gaston County Board of Commissioners (BOC) met in Regular Session on September 22, 2020 at 6:00 pm, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Tracy L. Philbeck presided with Commissioners Jack B. Brown, Vice-Chairman; Chad Brown, Allen R. Fraley, Bob Hovis, Tom Keigher and Ronnie Worley in attendance.

Others present included Dr. Kim S. Eagle, County Manager; Jonathan L. Sink, County Attorney; and Donna S. Buff, Clerk to the Board.

Upon request of Chairman Philbeck, Commissioner Jack Brown led those assembled in the Invocation and Commissioner Hovis led in the Pledge of Allegiance.

Public Hearing - Zoning Map Change: Z20-14 Gerald L. & Sandra F. Lutz (Applicants); Property Parcel: 303483, Located at 359 Huffstetler Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District

Chairman Philbeck announced the Public Hearings as advertised; explained procedures to be used; called for the motion to enter into Public Hearings.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously entered into Public Hearings.

With a quorum of the Planning Board in attendance, Chairman Philbeck recognized Mrs. Sarah Penley, Building and Development Services Senior Planner, for comments.

Mrs. Penley advised that subject request is to rezone parcel 303483 located at 359 Huffstetler Lake Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District; the Applicants/Property Owners are Gerald and Sandra Lutz; 1.45 acres, the total acreage of property, is being considered for rezoning and its current use is residential.

She reviewed maps, including aerial, zoning and adjoining property owners maps as follows: advised the property is located in the northcentral portion of County (west of Business 321; southwest of town limits of High Shoals; north of Town of Dallas city limits); its current use is residential; it is surrounded primarily by residential homes; directly across and north of the property is some wooded and vacant properties; the area is zoned R-1 with some RS-20 and some C-2 (Highway Commercial) across the street; the surrounding zoning remains consistent with the R-1 with some C-2 and RS-20 to the north. She displayed the map and list of adjoining property owners that were notified of the Public Hearing.

The property is located within the Rural Area Designation of Planning Area 2: North 321 Gaston/North Central Gaston; based on the goals and objectives and zoning district pattern in the overall vicinity it is staff's opinion that the request is consistent with the Comprehensive Land Use Plan (Comp Plan); the request was advertised and notices were mailed out per County policy; staff received a few calls from adjoining property owners regarding the application.

Chairman Philbeck called for citizen comment.

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Mrs. Karen Smith, 219 Ike Lynch Rd., Dallas, advised she owns property #5 on map which adjoins the Lutz's property and read a statement in opposition of the proposed rezoning due to the level of disruption and noise from the business. She also cited that the Applicant had been operating their business without permits, and following an investigation by Code Enforcement, was required to cease operations.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Jack Brown, the BOC unanimously accepted Mrs. Smith's letter as information.

Chairman Philbeck called for questions from the Planning Board; hearing none, called for questions from the BOC.

Commissioner Worley asked what type of business was in operation there.

Mrs. Smith responded a garage door business.

Commissioner Chad Brown inquired about the investigation.

Mrs. Penley advised a complaint was opened, investigated and was closed satisfactorily; the Applicants have ceased and removed all evidence of the business on the property at present.

Commissioner Keigher asked if the rezoning request was consistent with the Comp Plan.

Mrs. Penley responded "yes" with the existing highway commercial district directly across the street and its proximity (not being too far) from the 321 Business corridor.

Commissioner Keigher asked if the petitioners had been penalized or if any fines had been levied for improperly operating a business in an area that was not zoned properly.

Mrs. Penley advised the petitioners were not penalized; a complaint was filed; Code Enforcement investigated it and the Applicant removed and ceased all evidence of the business.

Chairman Philbeck asked if the rezoning request involved the empty lot beside the house on the map.

Mrs. Penley responded "yes"; the adjoining neighbor (Mrs. Smith) referenced a different parcel number (202667); the property owners purchased a separate parcel and did a recombination; it is one complete total parcel with a new parcel identification number; the area with the primary residences, and the area to the south and west, is one complete parcel.

Chairman Philbeck asked if all of the property was residential and if there was no commercial activity along the road.

Mrs. Penley responded "yes, sir; that would be correct".

Chairman Philbeck called for any other questions; hearing none, moved to the next item of business.

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Public Hearing - Zoning Map Change: Z20-15 Harold S. & Dana L. Phipps (Applicants); Property Parcel: 212797, Located at 119 Old Fallston Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Philbeck recognized Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcel 212797 located at 119 Old Fallston Rd., Cherryville, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the Applicants/Property Owners are Harold and Dana Phipps; total acreage of property and total acreage considered for rezoning is .85 acres and its current use is residential.

She reviewed maps, including aerial, zoning and adjoining property owners maps as follows: property is located in the northwest section of County (north and west of Cherryville city limits; borders Cleveland and Lincoln counties) and its current use is residential; it is surrounded primarily by residential structures and vacant property; zoning in area is R-1 and adjoins and abuts R-2; R-1 and R-2 are consistent with some R-3 (Single Family General) to the north and west of subject site. She displayed the map and list of adjoining property owners that were notified of the Public Hearing.

The property is located in the Rural Area Designation of Planning Area 1: Rural Gaston; based on the goals and objectives and zoning district pattern in overall vicinity it is staff's opinion the request is consistent with the Comp Plan.

The request was advertised and notices were mailed out per County policy; staff did not receive any calls regarding the application.

Chairman Philbeck called for citizen comment and for questions from the Planning Board and BOC; hearing none, moved to the next item of business.

Public Hearing - Zoning Map Change: Conditional District CD20-03, DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in Order to Allow a (350) Lot Residential Development

Chairman Philbeck recognized Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcels 146377, 146376, 147285 (part of), and 147284 (part of) located off Forbes Rd., Gastonia, NC, from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000SF Zoning District with (US) Urban Standards Overlay to allow a (350) lot residential development; the Applicant is DR Horton and the property owner is Highway 321 Forbes Rd. LLC, Durboraw Irrevocable Trust; total acreage of property is 163.02 acres; the property is mostly vacant and wooded; the Applicant conducted two community input

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meetings (August 18, 2020; August 20, 2020) as a requirement of the Conditional District rezoning process.

She reviewed maps, including aerial, zoning and adjoining property owners maps as follows: the site is located in the southcentral/southeast area of County (east of Highway 321; south of Gastonia city limits; north of York County boundary); currently the property is mostly wooded and vacant; it adjoins residential properties with some industrial properties to the south and west; the area has R-1 and I-2 (General Industrial) split zoning and some R-2 (Single Family Moderate) all which are encompassed by the US Overlay; the surrounding zoning remains consistent with the R-1, I-2 and R-2. She displayed the map and list of adjoining property owners that were notified of the Public Hearing.

She reviewed the Site Plan (aka Concept Plan) for the proposed 355 lots residential development, provided in the Board's packets, and advised that presently only 345 residential lots are shown on the Concept Plan (Site Plan).

She reviewed staff recommended conditions for BOC approval; advised the purpose of the Conditional District request is to allow for residential development; this process allows BOC to create a zoning district that is unique, site specific and gives flexibility to provide conditions outside of the Unified Development Ordinance (UDO); if the proposed 350 residential lot development is approved, the BOC may accept or modify the staff recommended conditions.

The property is located within the Rural Community Small Area Plan of Area 4: The Garden Gaston/Southeast Gaston; it is staff's opinion that the request, presented as a Conditional District, would be appropriate within the Comp Plan's future land use designation; the general area has residential zoned properties located near the site; should BOC approve the request, staff recommends the attached conditions be adopted to insure overall quality and higher standards.

The request was advertised and notices were mailed out per County policy; staff received a few calls regarding the application for information only.

Chairman Philbeck called for citizen comment.

Mrs. Penley interjected that the Applicant was scheduled to speak after staff's presentation.

Chairman Philbeck recognized the Applicant.

Mr. Chris Todd of the Timmons Group, a Civil Engineering Firm, advised the firm is handling this vision for DR Horton and Mr. Chris Micci with DR Horton is in attendance to answer questions about the project; he displayed colored renderings shown at the community meetings attended by six or seven people; advised a couple of property owners along Forbes Rd. asked if a buffer area could be increased 50' or 60'; the site was redesigned to increase the buffer to meet their needs although a buffer was not required. He displayed other renderings of homes proposed for the site and a traffic improvements slide depicting the installation of right and left turn lanes.

Chairman Philbeck called for citizen comment.

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Mr. Al Brandon of Greer, SC, advised that he and his family owns property adjoining the proposed site on Forbes Rd.; he had a sketch that he sent in to Mrs. Penley previously that may not have gotten to the right hands; the residents would like to have the buffer increased from 50' to 100', and would like to maintain the current zoning at 8,000SF minimum and to not give them the 6,000SF they are requesting.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously accepted Mr. Brandon's sketch as information.

Ms. Susan Jacobs, 3417 Driftwood Dr., Gastonia, advised the proposed development will impact schools and roads.

Chairman Philbeck called for questions from the Planning Board.

Mr. Zack Horne, Planning Board member, asked if the proposed development would affect the potential future of the Garden Parkway.

Commissioner Chad Brown stated that Mr. Horne may be talking about the Overlay.

Mr. Horne advised that the Parkway is going to be desperately needed in the future and if it is going to be affected, it needs to be discussed now.

Chairman Philbeck called for questions from the BOC.

Commissioner Chad Brown asked if the number of residential lots were on the new project map.

Mrs. Penley responded the final number submitted was 345 but they have the potential to build up to 350.

Commissioner Chad Brown asked if there were only two entrances on Forbes Rd. for ingress/egress.

Mrs. Penley responded that is correct.

Commissioner Worley asked if the road improvements mentioned were conducted after completion of a Traffic Impact Analysis (TIA).

Mr. Todd responded "yes, sir, they were".

Commissioner Worley asked for the approximate square footage of each individual house.

Mr. Todd replied from the audience "1,300 to 2,000SF".

Mrs. Penley responded that sounds about right.

Commissioner Jack Brown asked how far the Hwy. 321 industries were from where the homes will be built.

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Mrs. Penley responded the distance from the property to Highway 321 is less than a mile.

Commissioner Jack Brown advised that Forbes Rd. handles commercial and pedestrian traffic and he does not think the road can support that.

Commissioner Hovis asked if the proposed development was a combination of 6,000SF and 8,000SF lots.

Mrs. Penley advised the Ordinance does not allow a lot size smaller than the RS-8 District, which is the 8,000SF lot, the Applicant, through the Conditional District process, can submit via a site plan a smaller lot size than provided in the RS-8 which is what they have done; they have submitted some that are less than the 8,000SF - they have some 50' and 60' wide lots; with exception of those allowable extractions, the underlying based zoning district would be the RS-8.

Commissioner Hovis asked what size is the smallest lot of the proposed 350 homes.

Mrs. Penley responded approximately 6,000SF.

Commissioner Chad Brown asked if the impact on the stream had been taken care of with the Soil and Water Conservation District.

Mrs. Penley responded all permits would have to be obtained before they can do any type of construction, grading, road infrastructure, etc.; a large portion of the property will not be used at all due to the extensive wetlands and floodplains on the property.

Chairman Philbeck asked for the median/selling price range of the houses. He suggested that going forward, that information, along with school impact information, should be included in the packet when the BOC is to consider huge development zoning requests.

Mrs. Penley deferred the question to the Applicant.

Mr. Chris Micci, with DR Horton Homes, responded the anticipated starting price for the homes will be in the low \$200,000's (\$225,000 on up); the median sales price will be in the mid-high \$200,000s.

Chairman Philbeck advised some of the houses on the slides were 1,300SF.

Mr. Micci responded the smallest house is at 1,700SF that would fit on a 50' wide lot.

Chairman Philbeck asked how this would impact the schools, etc.

Mrs. Penley advised that staff sends the information to the TRC (Technical Review Committee); the schools are included in that list; to date, staff has not received any information back.

Chairman Philbeck advised personally he is not a big fan of projects like this and the BOC needs to take these projects more seriously, and should look more at a retail/commercial type component. Otherwise, you are looking at 349 (\$200,000) homes, which will have a huge impact on schools, roads, etc.

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Commissioner Worley asked if the roads would be owned by the neighborhood or be built to State standards; if the development will have a Home Owners Association (HOA).

Mrs. Penley responded the roads will be built per NCDOT standards and will be adopted by the State; the development will have an HOA and the utilities will be provided by Two Rivers.

Chairman Philbeck paused the public hearing for CD20-03 to revisit Z20-14 in order to allow for additional comment (Mr. Roland Whitworth and Mr. Joe Lutz were not recognized for comments during the first hearing).

Mr. Roland Whitworth, 343 Huffstetler Lake Rd., Dallas, advised he and Mr. Lutz have been neighbors for almost 16 years; he sold Mr. Lutz the lot between their properties to park his trucks and store equipment; his house is less than 25 feet from where he parks his trucks. He has school-age children and their bedrooms are on that side of the house. Most of the time he doesn't even know his workers are there. His property is much closer than Mrs. Smith's property. He has no problems with any noise or with the workers; he spoke in support of the proposed rezoning.

Mr. Gerald Lutz, 359 Huffstetler Lake Rd., Dallas, advised the part-time business has been in operation for 17 years; the business started out with one vehicle but has grown to four vehicles within the last four years (not seven); he displayed pictures of the parking area, privacy fence, (living) tree buffers, etc. Mrs. Smith's house is 130' away. Stated he wants to be able to park his trucks and some equipment on the lot; he has seven respectable employees that do not work at the site and they try not to make a lot of noise; there are other businesses along the road. Lone Star Concrete cutting is one-half mile down the road. There is also another business down the road. He stated they want to be able to park the employee vehicles on the property. They don't manufacture anything.

Chairman Philbeck asked what uses were allowed in the C-1 zoning district; advised it would be good if the uses were included in the packets going forward.

Mrs. Penley stated she would incorporate the information in future packets. She noted that information was included in the notices that went out. She responded the C-1 district is the most restrictive commercial zoning district; some of the uses allowed by right are an ABC store, amusement and sporting facility indoor, amusement arcade, animal grooming service for household pets, indoor kennels, art gallery, auditorium, assembly hall, amphitheater, community center less than 500 seats, baseball hitting range, building material and lumber sales, business services, check cashing establishment, cleaning and maintenance services, contractor's office and operations center., etc.

Chairman Philbeck advised his major concern is everything in that area is residential and in a country setting; changing it to C-1 will be a big change.

Commissioner Chad Brown asked if any other structures were on the property; pictures look older than what is on the zoning and aerial maps provided to BOC.

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Mrs. Penley advised the most current aerial photography that staff had showed the property when it was not in compliance and the structures that were not in compliance have since been removed; that is why staff used a different photo to not show bias.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously accepted Mr. Lutz's pictures as information.

Chairman Philbeck excused the Planning Board to the 4th Floor Jury Assembly Room - Room 4129 for deliberations.

Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project NORTH POINT

Chairman Philbeck introduced Mr. Donny Hicks, Economic Development Commission Director, for comments.

Mr. Hicks advised the North Point project is the development of the Lineberger site (almost 300 acres) between Cox Road, Exit 22 Main Street, Lowell, NC-7 (at the back) and I-85; the County has been trying to develop this site for 40+ years and has had a variety of different projects on it but never got to a point to fully understand what the site needed and how to develop it; staff worked with the City of Gastonia for several years on Build Grant Applications trying to get road improvements into the site; those applications were recently awarded, but the County did not get one; Mr. Hugh McDonald is present tonight representing North Point, a Kansas City based developer that owns more than 80,000,000SF of industrial space; North Point's intent is to close on the property and develop, via a Build Grant or other infrastructure assistance, 2,000,000SF of warehouse industrial space in the park.

Tonight staff is trying to ensure North Point is a company, its CEO and institutional investors, that they will be eligible for these grants; trying to aggregate all the investment in the park and apply a Level Four Grant to all of that to hit the \$50M required; if they fail to do that the County has some claw-backs that would take the incentives back; anticipate that North Point will hit the \$50M quickly based on the square footage they anticipate building; the County will also give North Point a Construction in Process Grant that basically states that while the building is vacant as a spec shell, the County will return those property taxes to them on the shell itself, for a specified length of time, or when the building is 50% leased; after that burns off, it will become a regular grant; other people have approached the County about doing spec buildings, but North Point's approach is different -- they want the County to pay the interest carrier on the building for three years, which is a much more appealing approach to offer the CIP grant and the County's Level 4 standard grant, to assure North Point that it will be there for them; currently there is only one building available in the County in the 28,000,000SF market; North Point is committed to building spec space and to have it available all of the time. This would allow the County to submit RFIs all the time, and not be stuck without a product. It would help the County's competitiveness immensely.

Chairman Philbeck called for citizen comment; none was heard.

Commissioner Hovis asked if the project involved a Level Four or Level Five Grant.

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Mr. Hicks clarified it involves a Level Four Grant.

Commissioner Chad Brown asked if the I-85 widening and bridge would impact the grant consideration going forward.

Mr. Hicks recalled previous Build Grant Applications and advised the County had asked the federal government what it needed to make the County more competitive; at first the County did not have a developer attached to the project and was asking for money to build a road in anticipation of having a developer - now we do. One of the things that had to be done to make the application more competitive was to remove the flyover (the cost was roughly \$17M to \$20M); the intent is to come off Aberdeen, improve the existing road, and extend over to Exit 22 in Lowell, and that will serve as a connection to two interchanges on I-85.

Commissioner Chad Brown asked if the Mount Holly connector could be used to help with that.

Mr. Hicks responded eventually; he recalled there was a road in the old Transportation Improvements Plan that went from Aberdeen across NC-7 up towards Mount Holly, and that alignment is still protected through this process.

Chairman Philbeck asked about the chance of getting a Build Grant next year.

Mr. Hicks advised some grant recipients were pretty hard to understand; the County committed to everything it was asked to do to make its application more competitive; the purpose of the grant is to induce development; was told the County was just outside of the mark; think the intent is to go back and try it one more time; the developer needs to be able to close on the property at some point and the County is trying to provide assurances that it will be part of the project.

Chairman Philbeck called for a motion to approve.

2020-236 Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project NORTH POINT

On motion introduced by Commissioner Jack Brown and seconded by Commissioner Keigher, the BOC unanimously approved **2020-236**, as follows:

WHEREAS, Project NORTH POINT is considering a total investment of \$50 million in new construction and machinery & equipment to establish multiple warehouse, distribution and office facilities in Gastonia and Lowell with the expectation to complete the initial phase of this investment on or before December 31, 2025; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County; and,

WHEREAS, the County will enter into a detailed Economic Development Agreement (EDA), between Project NORTH POINT, the County, the City of Lowell and the City of Gastonia, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

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

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Authorizes the Chairman or Vice-Chairman of the Gaston County Board of Commissioners to execute any documents necessary for the development of the site for Project NORTH POINT and to complete an Economic Development Agreement for the Project.

Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve an Industrial Retention Grant to Project BOB

Chairman Philbeck recognized Mr. Hicks for comments.

Mr. Hicks advised an existing and large company in the County has a consolidation opportunity; the County is trying to offer the company a Retention Grant which is outside of its normal policy but follows the same guidelines; because they will invest \$1M+ and our threshold is \$1M, the depreciation will take them below \$1M; want to still offer them a grant. If the County gets the \$1M+ investment this may be the location the plant will consolidate to and then additional investment will occur over time; the City of Gastonia will offer the company the same grant at its October 6th meeting and the County anticipates the City will approve it; the County's total exposure and maximum on the grant will be \$25k over a five-year period and \$16k for City of Gastonia due to the difference in the tax rates.

Chairman Philbeck called for citizen comment and for questions from the BOC; none were heard.

Chairman Philbeck called for a motion to approve.

2020-237 Commissioner Jack Brown - EDC - To Approve an Industrial Retention Grant to Project BOB

On motion introduced by Commissioner Hovis and seconded by Commissioner Worley, the BOC unanimously approved **2020-237**, as follows:

WHEREAS, Project BOB is considering a total investment of \$1.05 million in an expansion of existing manufacturing facilities in Gastonia with the expectation to complete the expansion on or before December 31, 2021; and,

WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County; and,

WHEREAS, the County will enter into a detailed Economic Development Agreement (EDA), between Project BOB, the County, and the City of Gastonia, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

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

Authorizes the Chairman or Vice-Chairman of the Gaston County Board of Commissioners to execute any documents necessary for the industrial expansion for Project BOB and to complete an Economic Development Agreement for the Project.

Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project Triple Play

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Chairman Philbeck recognized Mr. Hicks for comments.

Mr. Hicks advised the County is a finalist for a project but is not yet the chosen location; the project will be about 1.2M square feet with investment of about \$100M; it will create 305 jobs at an average salary of about \$46k; the County's average salary is about \$41k; the County is trying to make the developer as competitive as possible; several sites are still being considered including some in South Carolina; the State has offered the company a JDIG award, the highest level grant, which indicates the State's interest in the project; am not sure when the project will occur but want to go ahead and get the grant from the County; will be going to Kings Mountain on September 29th to ask them to match the County's policy and the Cleveland County policy on the other side of line; the company wants to make sure the assurances are there if they make that decision.

Chairman Philbeck called for citizen comment and for questions from the BOC; none were heard.

Chairman Philbeck called for a motion to approve.

2020-238 Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project Triple Play

On motion introduced by Commissioner Fraley and seconded by Commissioner Hovis, the BOC unanimously approved **2020-238**, as follows:

- WHEREAS, Project TRIPLE PLAY is considering a total investment of \$100 million in new construction and machinery & equipment to establish a warehouse and distribution facility in the Kings Mtn. Corporate Center with the expectation to complete this investment on or before December 31, 2022; and,
- WHEREAS, the firm intends to create at least three hundred and five (305) new jobs, within four years of establishing operations, expecting to pay an average annual wage of \$45,627 with the current average annual wage for Gaston County being \$41,739; and,
- WHEREAS, this investment consists of not less than one hundred million (\$100 Million) in real property and personal property (M&E) investment; and,
- WHEREAS, North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,
- WHEREAS, it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County; and,
- WHEREAS, the County will enter into a detailed Economic Development Agreement (EDA), between Project TRIPLE PLAY, the County, the City of Kings Mtn., and the City of Gastonia, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

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

Authorizes the Chairman and the Vice-Chairman of the Gaston County Board of Commissioners to execute any documents necessary to provide for the development of Project TRIPLE PLAY, and to complete an Economic Development Agreement for the Project.

Chairman Philbeck called for a motion to close the Public Hearings.

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On motion introduced by Commissioner Chad Brown and seconded by Commissioner Jack Brown, the BOC unanimously closed the Public Hearings.

Agenda Revision/Approval

On motion introduced by Commissioner Hovis and seconded by Commissioner Worley, the BOC unanimously approved the Agenda of September 22, 2020.

Approval of Minutes

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Fraley, the BOC unanimously approved the Minutes of the Regular Meeting of June 23, 2020 and Regular Meeting of July 28, 2020.

Citizen Recognition

The following individuals spoke in support of relocating the Confederate monument from the Courthouse: Mr. Scotty T. Reid, Mount Holly (who also advised he had signed petitions but only wanted his prepared speech entered into the record); Mr. Dylan Gossett, Gastonia; Ms. Sierra Hall, Gaston County resident; Mr. Addison Carr, Gaston County resident; Ms. Kaily Reid, Gaston County resident; Ms. Brooklyn Adams, Gaston County resident.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously accepted Mr. Reid's speech as information.

Ms. Susan Jacobs, 3417 Driftwood Dr., Gastonia, presented a copy of the Minutes from a 1980 County Commission meeting; this is when the BOC voted unanimously not to have countywide water/sewer due to the schools and roads. She advised the City of Gastonia stated it will use eminent domain across her property; the law states you may not prevent the City from properly exercising its power to condemn property; eminent domain law states it is only proper to do that if the City is following the law of the land and the County Commission stated it was not going to happen and has never changed that stance to her knowledge; recalled discussion earlier in the meeting about proposed development and have a petition requesting that the BOC consider making sure that the land has to perk, one-half (acre – little under 22,000SF per acre) which will keep the land from over developing too fast.

On motion introduced by Commissioner Hovis and seconded by Commissioner Jack Brown, the BOC unanimously accepted Ms. Jacob's packet as information.

Chairman Philbeck called for a recess at 7:07 pm.

Chairman Philbeck reconvened the meeting at 7:17 pm.

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Consent Agenda

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

2020-239 Commissioner Chad Brown - BOC - Proclamation - To Proclaim October 23-31, 2020 as "Red Ribbon Week" in Gaston County

2020-240 Commissioner Hovis - BOC - Proclamation - To Commemorate the Events of September 11, 2001

2020-241 Commissioner Chad Brown - BOC - Proclamation - To Proclaim September 17-23, 2020 as Constitution Week

2020-242 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Federal Grant Funds from the Department of Justice/Office on Violence Against Women for a Transitional Housing Program (\$515,000) per Budget Change Request:

Account Description	Account Number	Amount
2020 OVW Transitional Housing	010-01-4131-0000-420000-21551	(\$515,000)
2020 OVW Transitional Housing	010-01-4131-0000-560000-21551	\$515,000

2020-243 Commissioner Philbeck - Building and Development Services - Historic Preservation Commission - To Accept and Appropriate an Historic Preservation Grant Awarded by the State Historic Preservation Office for the Dallas Historic Boundary Expansion Project (State Grant Funds - \$8,000; Matching Donation Funds Town of Dallas - \$4,000) as follows and per Budget Change Request:

WHEREAS, the County of Gaston has been designated a Certified Local Government (CLG) by the North Carolina Department of Archives and History because of its progress in the historic preservation field; and,

WHEREAS, the Gaston County Historic Preservation Commission applied for and received an Historic Preservation Grant from the NC Office of Archives and History for the Town of Dallas District Boundary Expansion Project in the amount of \$8,000; and,

WHEREAS, the CLG received a matching donation in the amount of \$4,000 from the Town of Dallas; and,

WHEREAS, the total cost of the project will be \$12,000.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners accepts and appropriates the Grant from the North Carolina Department of Archives and the matching donation from the Town of Dallas for the District Boundary Expansion Project.

Account Description	Account Number	Amount
CLG: Dallas Historic Boundary	010-04-4910-6140-425121-21550	(\$8,000)
Donations: Dallas Boundary	010-04-4910-6140-415001-21550	(\$4,000)
CLG: Dallas Historic Boundary	010-04-4910-6140-560000-21550	\$12,000

2020-244 Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information as follows:

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
07/14/2020	Tax	010-01-4140-0000-520012-	D	\$ 5,000.00

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07/14/2020		010-01-4140-0000-540002-	C	\$ 5,000.00
07/24/2020	GEMS	010-02-4372-0000-520004-	C	\$ 1,581.25
07/24/2020		010-02-4372-0000-520004-COVID	D	\$ 1,581.25
07/24/2020		010-02-4372-0000-540001-	C	\$ 4,999.00
07/24/2020		010-02-4372-0000-540001-COVID	D	\$ 4,999.00
07/27/2020	Social Svces	020-05-4810-0000-560000-20531	C	\$ 10,603.00
07/27/2020		020-05-4800-4810-560000-20531	D	\$ 10,603.00
07/27/2020	PIO	010-01-4125-0000-530015-	C	\$ 2,500.00
07/27/2020		010-01-4124-0000-520012-	D	\$ 2,500.00
07/28/2020	Social Svces	020-05-4790-0000-560000-18040	C	\$ 8,000.00
07/28/2020		020-05-4790-0000-530015-18046	D	\$ 8,000.00
07/30/2020	Co Police	010-02-4310-4310-530015-	C	\$ 5,000.00
07/30/2020		010-02-4310-4310-530021-	D	\$ 5,000.00

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
08/06/2020	EM. MGMT/FIRE SVCS	010-02-4330-4330-520007-COVID	C	\$ 10,943.41
08/06/2020		010-02-4330-0000-520007-COVID	D	\$ 10,943.41
08/07/2020	Parks & Rec	010-04-6130-0000-560000-20001	C	\$ 250.00
08/07/2020		010-04-6130-0000-530000-	D	\$ 250.00
08/10/2020	Reg of Deeds	010-01-4180-0000-520001-	C	\$ 500.00
08/10/2020		010-01-4180-0000-540001-	D	\$ 500.00
08/11/2020	GEMS	010-02-4370-0000-520004-	C	\$ 76.24
08/11/2020		010-02-4370-0000-520004-COVID	D	\$ 76.24
08/14/2020	Hope United (FJC)	010-05-4121-0000-530010-	C	\$ 584.55
08/14/2020		010-05-4121-0000-530005-	D	\$ 584.55
08/17/2020	Elections	010-01-4170-0000-530041-	C	\$ 1,000.00
08/17/2020		010-01-4170-0000-540002-	D	\$ 1,000.00
08/17/2020	DHHS	020-05-5867-0000-510001-19572	C	\$ 11,843.82
08/17/2020		020-05-5867-0000-510100-19572	C	\$ 927.30
08/17/2020		020-05-5867-0000-510101-19572	C	\$ 885.75
08/17/2020		020-05-5867-0000-560000-19572	D	\$ 13,656.87
08/20/2020		020-05-4800-4810-510001-	C	\$ 77.00
08/20/2020		020-05-4800-4810-510003-	D	\$ 77.00
08/24/2020	GEMS	010-02-4370-0000-530023-	C	\$ 1,400.00
08/24/2020		010-02-4370-0000-530023-COVID	D	\$ 1,400.00
08/24/2020		010-02-4370-0000-540001-	C	\$ 1,578.25
08/24/2020		010-02-4372-0000-540001-	C	\$ 1,578.25
08/24/2020		010-02-4370-0000-540001-COVID	D	\$ 1,578.25
08/24/2020		010-02-4372-0000-540001-COVID	D	\$ 1,578.25
08/31/2020	DHHS	020-05-4800-4810-510103-	C	\$ 440.00
08/31/2020		020-05-4800-4810-510108-	D	\$ 305.00
08/31/2020		020-05-4800-4810-510109-	D	\$ 135.00
08/31/2020		020-05-4800-4811-510103-	C	\$ 500.00
08/31/2020		020-05-4800-4811-510108-	D	\$ 351.00
08/31/2020		020-05-4800-4811-510109-	D	\$ 149.00
08/31/2020		020-05-4800-4812-510103-	C	\$ 516.00
08/31/2020		020-05-4800-4812-510108-	D	\$ 362.00
08/31/2020		020-05-4800-4812-510109-	D	\$ 154.00
08/31/2020		020-05-4800-4813-510103-	C	\$ 547.00
08/31/2020		020-05-4800-4813-510108-	D	\$ 384.00
08/31/2020		020-05-4800-4813-510109-	D	\$ 163.00

2020-245 Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Additional Federal/State Grant Funds Received from the NC Division of Public Health for the COVID-19 Response (\$324,001) per Budget Change Request:

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	Account Description	Account Number	Amount
	CARES: Enhancing Detection	011-05-5116-5132-420000-21547	(\$324,001)
	CARES: Enhancing Detection	011-05-5116-5132-560000-21547	\$324,001
2020-246	Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate State Grant Funds Received from the NC Division of Public Health for the Maternal Health Innovation Program (\$7,500) per Budget Change Request:		
	Account Description	Account Number	Amount
	Maternal Health Innovation	011-05-5119-0000-425059-21546	(\$7,500)
	Maternal Health Innovation	011-05-5119-0000-560000-21546	\$7,500
2020-247	Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from AARP for the Community Challenge Program (\$6,500) per Budget Change Request:		
	Account Description	Account Number	Amount
	AARP Community Challenge	011-05-5112-5115-430000-21545	(\$6,500)
	AARP Community Challenge	011-05-5112-5115-560000-21545	\$6,500
2020-248	Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate the Health Promotion Disease Prevention Grant from Centralina Council of Governments Area Agency on Aging (\$4,095 - Required Match Funds \$455) per Budget Change Request:		
	Account Description	Account Number	Amount
	Health Promotion Grant	020-05-5620-0000-425020-21548	(\$4,095)
	Fund Balance Appropriated	020-99-9900-0000-490000-	(\$455)
	Health Promotion Grant	020-05-5620-0000-560000-21548	\$4,550
2020-249	Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate Federal CARES Funding for the Family Caregiver Support Program in the Amount of \$20,881 per Budget Change Request:		
	Account Description	Account Number	Amount
	CARES: Family Caregiver Support Progra	020-05-5624-0000-420000-21549	(\$20,881)
	CARES: FCSP	020-05-5624-0000-560000-21549	\$20,881
2020-250	Commissioner Philbeck - EDC - Proclamation - To Proclaim October 5 - 9, 2020 as Manufacturing Week in Gaston County		
2020-251	Commissioner Chad Brown - Emergency Management/Fire Services - To Approve the Transfer of Accumulated Funds Realized from Past Tax Collections, Revaluation, Interest Earned, Etc. to Lucia Riverbend Volunteer Fire Department (\$14,959) per Budget Change Request:		
	Account Description	Account Number	Amount
	Fund Balance Appropriated	028-99-9900-0000-490000	(14,959)
	*Additional Subsidies		
	Lucia Riverbend	028-02-4410-0000-570007-	14,959
2020-252	Commissioner Philbeck - Finance - To Adopt a Resolution Authorizing the Issuance of General Obligation Refunding Bonds as follows:		

EXTRACTS FROM MINUTES OF BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners for the County of Gaston, North Carolina, was held in the Harley B. Gaston, Jr. Public Forum on the second floor of the Gaston County Courthouse located at 325 Dr.

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Martin Luther King, Jr. Way, in Gastonia, North Carolina, the regular place of meeting, at 6:00 P.M., on September 22, 2020.

Present: Chairman Tracy L. Philbeck, Vice-Chairman Jack B. Brown; Commissioners Chad Brown, Allen R. Fraley, Bob Hovis, Tom Keigher and Ronnie Worley

Absent: None.

Also present: Dr. Kim S. Eagle, County Manager; Jonathan L. Sink, County Attorney and Donna S. Buff, Clerk to the Board.

RESOLUTION AUTHORIZING ISSUANCE OF REFUNDING BONDS

Commissioner Keigher moved adoption of the following resolution, the motion was seconded by Commissioner Fraley, and the resolution was read by the above title.

WHEREAS, the bond order hereinafter described has taken effect, and it is desirable to make provision for the issuance of bonds authorized thereby;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Gaston, North Carolina (the "Issuer"), as follows:

Section 1. Pursuant to and in accordance with the refunding bond order adopted by the Board of Commissioners on August 25, 2020, the Issuer shall issue its bonds in the aggregate principal amount not to exceed \$65,000,000.

Section 2. The bonds to be issued pursuant to the bond order described in the preceding paragraph shall be designated "General Obligation Refunding Bonds, Series 2020" (the "Bonds"). The Bonds shall be dated the date of their delivery, and shall bear interest from their date at a rate or rates that shall be determined upon the public sale of the Bonds, and interest shall be payable on February 1, 2021, and semi-annually thereafter on February 1 and August 1. The Bonds shall mature annually on February 1 in years (not later than 2029) and amounts as determined upon the public sale of the Bonds.

Each Bond shall bear interest from the interest payment date next preceding the date on which it is authenticated unless it is (a) authenticated on an interest payment date, in which event it shall bear interest from that interest payment date, or (b) authenticated prior to the first interest payment date, in which event it shall bear interest from its date; provided, however, that if at the time of authentication interest is in default, such Bond shall bear interest from the date to which interest has been paid.

The principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof. Debt service will be payable to the owners of Bonds shown on the records of the hereinafter designated Bond Registrar of the Issuer on the record date, which shall be the fifteenth day of the calendar month (whether or not a business day) next preceding a debt service payment date.

The Bonds shall be deemed to refund the issues of bonds being refunded within the respective periods of usefulness of the capital projects financed by the issue of bonds being refunded.

Section 3. The Bonds will be issued in fully registered form by means of a book entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to and registered in the name of The Depository Trust Company, New York, New York ("DTC") or its nominee and immobilized in its custody. The book entry system will evidence beneficial ownership of the Bonds in the principal amounts of \$5,000 or integral multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC. Interest on and principal of the Bonds will be payable at the times described above, in clearinghouse funds to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of those participants and other nominees of beneficial owners. The Issuer will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through participants.

In the event that (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the Issuer determines that continuation of the book entry system of evidence and transfer of ownership of the Bonds would adversely affect the interests of the beneficial owners of the Bonds, the Issuer will discontinue the book

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entry system with DTC in a manner consistent with DTC's rules and procedures. If the Issuer fails to arrange for another qualified securities depository to replace DTC, the Issuer will authenticate and deliver replacement Bonds in the form of fully registered certificates in denominations of \$5,000 or integral multiples thereof.

Section 4. The Bonds shall bear the manual or facsimile signatures of the Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners of the Issuer, and the official seal or a facsimile of the official seal of the Issuer shall be impressed or imprinted, as the case may be, on the Bonds.

The certificate of the Local Government Commission of North Carolina to be endorsed on all Bonds shall bear the manual or facsimile signature of the Secretary of that Commission or of a representative designated by that Secretary, and the certificate of authentication of the Bond Registrar to be endorsed on all Bonds shall be executed as provided below.

In case any officer of the Issuer or the Local Government Commission of North Carolina whose manual or facsimile signature appears on any Bonds shall cease to be that officer before the delivery of those Bonds, that manual or facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until delivery, and any Bond may bear the manual or facsimile signatures of such persons as at the actual time of the execution of the Bond shall be the proper officers to sign the Bond although at the date of the Bond those persons may not have been such officers.

No Bond shall be valid or become obligatory for any purpose or be entitled to any benefit or security under this resolution until it has been authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed thereon.

Section 5. The Bonds and the endorsements thereon shall be in substantially the following form:

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to issuer or its agent for registration of transfer, exchange, or payment and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

NO. R-__

\$_____

United States of America
State of North Carolina

COUNTY OF GASTON
GENERAL OBLIGATION REFUNDING BOND, SERIES 2020

INTEREST RATE %	MATURITY DATE February 1, ____	DATE OF BOND October 28, 2020	CUSIP _____
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REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

The County of Gaston (the "County"), a county of the State of North Carolina, acknowledges itself indebted and for value received hereby promises to pay to the registered owner named above, on the date specified above, upon surrender hereof, at the office of the Finance Director of the County of Gaston, 128 West Avenue, Gastonia, NC 28053 (the "Bond Registrar"), the principal sum shown above and to pay to the registered owner hereof, by check mailed to the registered owner at its address as it appears on the bond registration books of the County, interest on that principal sum from the date of this bond or from the February 1 or August 1 next preceding the date of authentication to which interest shall have been paid, unless the date of authentication is a February 1 or August 1 to which interest shall have been paid, in which case from that date, interest to the

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maturity hereof being payable on February 1, 2021, and semi-annually thereafter on February 1 or August 1 of each year, at the rate per annum specified above, until payment of the principal sum. The interest so payable on any interest payment date will be paid to the person in whose name this bond is registered at the close of business on the record date for that interest, which shall be the fifteenth day of the calendar month (whether or not a business day) next preceding that interest payment date. Both the principal of and the interest on this bond shall be paid in any coin or currency of the United States of America that is legal tender for the payment of public and private debts on the respective dates of payment thereof.

This bond is issued in accordance with the Registered Public Obligations Act, Chapter 159E of the General Statutes of North Carolina, and pursuant to The Local Government Finance Act of the State of North Carolina, as amended, a bond order adopted by the Board of Commissioners of the County on August 25, 2020 (the "Bond Order") and a resolution adopted by that Board (the "Resolution") to provide funds, together with any other funds that may be provided, to refund all or a portion of the County's outstanding General Obligation School Bond, Series 2017 and the County's outstanding General Obligation Refunding Bond, Series 2017.

The bonds will be issued in fully registered form by means of a book entry system with no physical distribution of bond certificates made to the public. One bond certificate for each maturity will be issued to and registered in the name of DTC or its nominee and immobilized in its custody. The book entry system will evidence beneficial ownership of the bonds in principal amounts of \$5,000 or integral multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of participants and other nominees of beneficial owners. The County will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through participants.

The Bond Registrar shall keep at its office the books of the County for the registration of transfer of bonds. The transfer of this bond may be registered only upon those books and as otherwise provided in the Resolution upon the surrender hereof to the Bond Registrar together with an assignment duly executed by the registered owner hereof or his attorney or legal representative in form satisfactory to the Bond Registrar. Upon any registration of transfer, the Bond Registrar shall deliver in exchange for this bond a new bond or bonds, registered in the name of the transferee, in authorized denominations, in an aggregate principal amount equal to the principal amount of this bond, of the same maturity and bearing interest at the same rate.

It is hereby certified and recited that all conditions, acts and things required by the Constitution or statutes of the State of North Carolina to exist, be performed or happen precedent to or in the issuance of this bond, exist, have been performed and have happened, and that the amount of this bond, together with all other indebtedness of the County, is within every debt and other limit prescribed by said Constitution or statutes. The faith and credit of the County are hereby pledged to the punctual payment of the principal of and interest on this bond in accordance with its terms.

This bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Bond Order or the Resolution until this bond shall have been endorsed by the authorized representative of the Local Government Commission of North Carolina and authenticated by the execution by the Bond Registrar of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, the County has caused this bond [to be manually signed by] [to bear the facsimile signatures of] the Chair of the Board of Commissioners and the Clerk to the Board of Commissioners and [a facsimile of] its official seal to be [imprinted] [impressed] hereon, and this bond to be dated October 28, 2020.

(SEAL)

 Chair of the Board of Commissioners

 Clerk to the Board of Commissioners

CERTIFICATE OF LOCAL GOVERNMENT COMMISSION

The issuance of the within bond has been approved under the provisions of The Local Government Bond Act of North Carolina.

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Secretary, Local Government Commission

CERTIFICATE OF AUTHENTICATION

This bond is one of the Bonds of the issue designated herein and issued under the provisions of the within-mentioned Bond Order and Resolution.

COUNTY OF GASTON
FINANCE DIRECTOR, as Bond Registrar

By: _____
Authorized Signature

Date of Authentication: October 28, 2020

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ the within Bond and irrevocably appoints _____ attorney-in-fact, to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without any alteration whatsoever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

Section 6. Bonds, upon surrender thereof at the office of the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in form satisfactory to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of any denomination or denominations authorized by this resolution, and bearing interest at the same rate.

The transfer of any Bond may be registered only on the registration books of the Issuer upon the surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in form satisfactory to the Bond Registrar. Upon any registration of transfer, the Bond Registrar shall authenticate and deliver in exchange for the Bond a new Bond or Bonds, registered in the name of the transferee, of any denomination or denominations authorized by this resolution, in an aggregate principal amount equal to the principal amount of the Bond so surrendered, of the same maturity, and bearing interest at the same rate.

In all cases in which Bonds shall be exchanged or the transfer of Bonds shall be registered hereunder, the Bond Registrar shall authenticate and deliver at the earliest practicable time Bonds in accordance with the provisions of this resolution. All Bonds surrendered in any exchange or registration of transfer shall forthwith be cancelled by the Bond Registrar. The Issuer or the Bond Registrar may make a charge for shipping and out-of-pocket costs for every exchange or registration of transfer of Bonds sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to the exchange or registration of transfer, but no other charge shall be made for exchanging or registering the transfer of Bonds under this resolution.

As to any Bond, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any Bond and the interest on any Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon that Bond and interest thereon, to the extent of the sum or sums so paid.

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The Issuer shall appoint such registrars, transfer agents, depositaries or other agents and make such other arrangements as may be necessary for the registration, registration of transfer and exchange of Bonds within a reasonable time according to commercial standards then applicable and for the timely payment of principal and interest with respect to the Bonds. The Finance Director of the Issuer is hereby appointed the registrar, transfer agent and paying agent for the Bonds (collectively, the "Bond Registrar"), subject to the right of the governing body of the Issuer to appoint another Bond Registrar, and as such shall keep at his office as Finance Director, 128 West Avenue, Gastonia, NC 28053, the books of the Issuer for the registration, registration of transfer, exchange and payment of the Bonds as provided in this resolution.

Section 7. The actions of the Finance Director of the Issuer and others in applying to the Local Government Commission of North Carolina to advertise and sell the Bonds and the action of the Local Government Commission of North Carolina in asking for sealed and electronic bids for the Bonds by publishing notices and printing and distributing the Preliminary Official Statement and the Official Statement relating to the Bonds are hereby ratified and approved. That Preliminary Official Statement is hereby approved, and the Chairman of the Board of Commissioners, the County Manager and the Finance Director of the Issuer are each hereby authorized to approve changes in the Preliminary Official Statement, to approve the Official Statement, and to execute the Official Statement for and on behalf of the Issuer. The Preliminary Official Statement is deemed to be a final official statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission, except for the omission of certain pricing and other information to be specified in the Official Statement.

Section 8. The Finance Director is hereby authorized to determine and approve any details necessary in connection with the sale of the Bonds, including without limitation the principal amount of Bonds, interest rates, and maturity years and amounts. Such details shall be reflected in the Bond certificates.

Section 9. The Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners and the Finance Director of the Issuer are hereby authorized and directed to cause the Bonds to be prepared and, when they shall have been duly sold by the Local Government Commission, to execute the Bonds and have the Bonds endorsed and authenticated as provided herein and to deliver the Bonds to the purchaser or purchasers to whom they may be sold by the Local Government Commission.

Section 10. The Issuer covenants to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), to the extent required to preserve the exclusion from gross income of interest on such Bonds for federal income tax purposes.

Section 11. The Chairman of the Board of Commissioners and the Clerk to the Board of Commissioners, the Finance Director and other officers of the Issuer are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any and all financing statements, certificates, documents or other papers and to perform any and all acts they may deem necessary or appropriate in order to carry out the intent of this resolution and the matters herein authorized.

Section 12. The Issuer hereby undertakes, for the benefit of the beneficial owners of the Bonds, to provide to the Municipal Securities Rulemaking Board ("MSRB"):

(a) by not later than seven months from the end of each fiscal year of the Issuer, audited financial statements of the Issuer for such fiscal year, if available, prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the Issuer are not available by seven months from the end of such fiscal year, unaudited financial statements of the Issuer for such fiscal year to be replaced subsequently by audited financial statements of the Issuer to be delivered within 15 days after such audited financial statements become available for distribution.

(b) by not later than seven months from the end of each fiscal year of the Issuer, (i) the financial and statistical data as of a date not earlier than the end of the preceding fiscal year for the type of information included in Appendix A under headings "Debt Information and - Tax Information" in the Official Statement relating to the Bonds (excluding any information on overlapping or underlying units) and (ii) the combined budget of the Issuer for the current fiscal year, to the extent such items are not included in the audited financial statements referred to in (a) above;

(c) in a timely manner, not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

- (1) principal and interest payment delinquencies;
- (2) non-payment related default, if material;

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- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
 - (4) unscheduled draws on any credit enhancements reflecting financial difficulties;
 - (5) substitution of any credit or liquidity providers, or their failure to perform;
 - (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
 - (7) modification to the rights of the beneficial owners of the Bonds, if material;
 - (8) bond calls, if material, and tender offers;
 - (9) defeasances;
 - (10) release, substitution or sale of any property securing repayment of the Bonds, if material;
 - (11) rating changes;
 - (12) bankruptcy, insolvency, receivership or similar event of the Issuer;
 - (13) the consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
 - (14) appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - (15) incurrence of a financial obligation (as defined below) of the County, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the County, any of which affect security holders, if material; and
 - (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the County, any of which reflect financial difficulties: and
- (d) in a timely manner, notice of a failure of the Issuer to provide required annual financial information described in (a) or (b) above on or before the date specified.

The Issuer shall provide the documents referred to above to the MSRB in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB. The Issuer may discharge its undertaking described above by transmitting the documents referred to above to any entity and by any method authorized by the U.S. Securities and Exchange Commission.

For the purposes hereof, "financial obligation" means a debt obligation, a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or a guarantee of either. The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12.

If the Issuer fails to comply with the undertaking described above, any beneficial owner of the Bonds may take action to protect and enforce the rights of all beneficial owners with respect to such undertaking, including an action for specific performance; provided, however, that failure to comply with such undertaking shall not be an event of default and shall not result in any acceleration of payment of the Bonds. All actions shall be instituted, had and maintained in the manner provided in this paragraph for the benefit of all beneficial owners of the Bonds.

The Issuer reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the Issuer, provided that:

- (a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the Issuer;

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(b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 issued under the Securities Exchange Act of 1934 ("Rule 15c2-12") as of the date of the Official Statement relating to the Bonds, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and

(c) any such modification does not materially impair the interest of the beneficial owners, as determined either by parties unaffiliated with the Issuer (such as bond counsel), or by the approving vote of the registered owners of a majority in principal amount of the Bonds pursuant to the terms of this bond resolution, as it may be amended from time to time, at the time of the amendment.

Any annual financial information containing modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The provisions of this Section shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal of and interest on all of the Bonds.

The motion was adopted by the following vote:

AYES: Commissioners Philbeck, Jack Brown, Chad Brown, Fraley, Hovis, Keigher and Worley

NAYS: None.

STATE OF NORTH CAROLINA)
)ss.:
COUNTY OF GASTON)

I, Donna S. Buff, Clerk to the Board of Commissioners of the County of Gaston, DO HEREBY CERTIFY as follows:

1. A meeting of the Board of Commissioners of the County of Gaston, located in the State of North Carolina, was duly held September 22, 2020, such meeting having been noticed, held and conducted in accordance with all requirements of law (including open meetings requirements), and minutes of that meeting have been or will be duly recorded in the Minute Book kept by me in accordance with law for the purpose of recording the minutes of the Board.

2. The attached extract accurately reflects the actions taken by the Board of Commissioners with respect to the matters therein.

3. That extract correctly states the time when the meeting was convened and the place where the meeting was held and the members of the Board who attended the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the seal of the County as of September 22, 2020.

(SEAL)

Clerk to the Board of Commissioners

2020-253 Commissioner Fraley - Police Department - To Accept Donations Totaling \$150.00 Received In Memory Of Retired Assistant Chief Billy L. Lytton per Budget Change Request:

Account Description	Account Number	Amount
Donations	010-02-4310-4310-415001	[150.00]
Police Special Programs	010-02-4310-4310-560000-GCPDP	150.00

2020-254 Commissioner Philbeck - Public Works - To Award a Construction Contract to T.C. Strickland Construction Company, Inc. and Authorize the County Manager

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to Execute the Necessary Contracts for Construction of a Storage Facility at the Renewable Energy Center per Budget Change Request:

Account Description	Account Number	Amount
Fund Balance Appropriated	060-99-9900-0000-490000-	(690,300)
R.E.C. Storage Facility	060-08-4721-0000-540006-21014	690,300

2020-255 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$507.26; Overpayments - \$7,992.88; VTS Refunds - \$9,006.81; Grand Total - \$17,506.95) as follows:

TAXPAYER NAME	AMOUNT
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AUGUST 2020 RELEASES AND REFUNDS

Red and Black Machine LLC	\$384.29
Trinh, Hilton	\$122.97
TOTAL	\$507.26

AUGUST 2020 OVERPAYMENTS

Amos, Michael	\$176.92
Ashlin Groceries Inc	\$1,015.96
Moore, Gregory Carl	\$119.86
Loftis, Ronnie	\$134.17
Seeger, Cheri	\$124.24
Schaumloeffel, Alan	\$304.03
Cleland, Christopher	\$111.79
Novick, Craig	\$513.79
DD & T Transport Inc.	\$233.24
Hersey, Ronnie	\$170.05
Amos, Michael	\$176.92
Esquire Hotel Gastonia LLC	\$276.25
Parker, Ralph E Jr	\$128.61
Cleland, Christopher	\$114.13
Silk Abstract Company	\$759.28
Orange Coast Lender Service	\$193.71
Smith, Brenda McClain	\$100.00
Black, Brinda	\$142.56
Timios Inc	\$120.04
Shoaf Law Firm PA	\$330.91
Milner, Chad	\$521.81
Massey, James	\$293.05
Earley, Debra D	\$367.77
Sherlock, Matthew C	\$268.36
Air Diagnostics Inc	\$115.00
Thompson, Dylan	\$325.15
Wright, Ralph	\$398.41
Moses, Tonya	\$456.87
TOTAL	\$7,992.88

AUGUST VTS REFUNDS

Absher, Michael Scott	\$179.10
Alcom Services, Inc	\$195.47

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Belk, Arlen Dean	\$134.09
Bonsignore, Taylor Rose	\$152.23
Bostick, Matthew David	\$154.81
Boyd, Charles Willis Jr	\$152.30
Brookes, Richard Lee	\$103.55
Campbell, Ryan Brooks	\$258.00
Cerdan, Jonathan Simeon	\$150.69
Childers, Pamela Heavner	\$151.88
Clemmer, Pamela Friday	\$136.29
Click, McKinley, Susan Charlene	\$105.45
Davis, Tommie Lee	\$118.81
Denning, Stephanie Maria Dohmen	\$103.55
Dobbins, Christopher Chuck	\$140.06
Federal Express Corporation	\$718.76
Forness, Caleb Roy	\$613.76
TAXPAYER NAME	AMOUNT

AUGUST VTS REFUNDS (Continued)

Gavel Time Auction LLC	\$126.62
Gibson, Thomas Clifton	\$101.13
Hamilton, Donald Carl	\$137.65
Haro, Luis Arturo	\$113.93
Harris, Jeffrey Dale	\$101.50
Hodge, Breanna Chae Alexander	\$151.27
Hughes, Lorraine Machele	\$294.85
Johnson, Eric Richard	\$158.05
Johnson, Eric Richard	\$130.55
Lail, Donna Rudisill	\$183.37
Lincoln County Tax Dept	\$121.80
Lincoln County Tax Dept	\$363.75
Lincoln County Tax Dept	\$256.80
Lingafeldt, Mozelle Hasting	\$175.81
Lingerfeldt, Stella Shedd	\$104.63
Lowcock, Chad Eric	\$135.44
McCallister, James Edward	\$188.89
McCarter, Bruce Alan	\$168.51
Pinto, Cleison Costa	\$127.04
Reed, Janet Marie	\$125.54
Rowland, Peggy Yearwood	\$148.35
Smith, Howard Kenneth	\$244.59
Smith, Mary Gent	\$252.28
Stines, Frances Rayfield	\$113.74
Welch, Nancy Blaylock	\$158.85
Whitworth, Lashonda Denise	\$122.66
Wilson, Mearving Chirs	\$967.98
Wright, Lendell Clarence	\$162.43
TOTAL	\$9,006.81

GRAND TOTAL**\$17,506.95**

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Appointments

On motions introduced and seconded, the following individuals were unanimously appointed to the ***Animal Care and Enforcement Advisory Board***:

Motion Introduced	Seconded	Appointee	Term Ending
Commissioner Philbeck	Commissioner Hovis	Ms. Brandy Lee	September 30, 2023 (Unexpired Term)
Commissioner Keigher	Commissioner Chad Brown	Ms. Kamryn Loftis	January 31, 2021 (Unexpired Term)

On motions introduced and seconded, the following individuals were unanimously appointed to the ***Transportation Advisory Board***:

Motion Introduced	Seconded	Appointee	Term Ending
Commissioner Philbeck	Commissioner Hovis	Mr. Muneeb Kola	October 31, 2023
Commissioner Jack Brown	Commissioner Hovis	Ms. Rhonda Burr-Hilburn	October 31, 2021 (Unexpired Term)

On motion introduced by Commissioner Keigher and seconded by Commissioner Chad Brown, the BOC unanimously appointed Ms. Whitney Hill to the ***Health and Human Services Board*** to an unexpired term ending June 30, 2024.

On motion introduced by Commissioner Keigher and seconded by Commissioner Chad Brown, the BOC unanimously reappointed Ms. Barbara Foy to the ***Nursing Home Community Advisory Committee*** to a term ending August 31, 2023.

On motion introduced by Commissioner Keigher and seconded by Commissioner Chad Brown, the BOC unanimously appointed Mr. Michael Nance to the ***SARA Local Planning Committee (LEPC)*** to an unexpired term ending December 31, 2020.

On motion introduced by Commissioner Philbeck and seconded by Commissioner Hovis, the BOC unanimously reappointed Mr. Hall Hanks, Jr. to the ***Lake Wylie Marine Commission*** to a term ending September 30, 2023.

Commissioners Committee Reports

No reports.

County Manager's Report

The County Manager presented as follows:

- **Re: County's Recycling Program Structure (preliminary) Report.** The City of Gastonia is discontinuing its curbside recycling; the County will be monitoring its tonnage and evaluating the landfill's long-term capacity; report contains information related to the impact of the City's move on our landfill which involves some additional work that will be undertaken at the staff level; the County has several sites in the City of Gastonia, in particular, with part-time staff that pick up recyclables from those sites; when the City discontinues its curbside pickup the City will be expanding some of their existing sites and adding a new site on Duke Street. Staff is having conversations with the City about their work in the effort to drive folks to those recycling sites and what that relationship will look like for the County. The report includes some information on the hours of operation and staffing; the County is doing all it can to

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ensure that this arrangement works for the County; the County receives proceeds from those recyclables when they are picked up and recovered; more information is forthcoming about the agreement with the City later.

- **Re: *Impact on the Landfill*:** Page two has some information on the impact of the landfill; have provided a reminder of where the County stand today on its landfill capacity; the County will begin construction on a new cell this week which will provide more capacity in the three-year timeframe; staff will continue permitting and design on a following cell. Members of the Board have mentioned concerns about people bringing items across the SC state line to the landfill; how relationships work with municipalities in terms of upcharges, current agreements, etc.; will discuss some options with BOC at a later date. The County has been aware, since recycling has been a concern in the community for about two years now, about the impact on the landfill, because when there is any contamination of recyclables, everything that is picked up is contaminated and goes into the landfill. She concluded that they were very hopeful that what the City is trying to do, relative to sites, where the County can see a minimization of contamination, that it will have a positive impact on landfill capacity.

Commissioner Chad Brown asked if a discount or incentive was offered to someone that did both and if there is a way to get the municipalities to help the County with that.

The County Manager responded she was not aware of any incentive being offered, but that is part of the evaluation the City has done to incent people to take their recyclables to those sites and how County/City can do more communication and education around that; staff will stay close to it due to the County's interest about the environment and the impact on the landfill.

Commissioner Jack Brown asked if the City's free household collection (furniture, etc.) events affected the landfill.

The County Manager responded she would have to ask the landfill staff; not sure that would be quantifiable; they pay for that via tipping fees as part of their regular disposal; will ask staff if there is any information in the data on bulk-item pickup.

Commissioner Hovis recalled back in the 1990s, the County created countywide green box sites and as an incentive, users could dump newspapers, plastic and cardboard at no cost; County created garb cards to avoid handling cash at the sites; those green box sites are heavily used and have increased their recyclables count; at one time the County and its municipalities were leaders in the state for diverting a percentage (almost 30%) of its waste stream to the landfill; the County maintains six green box locations; encouraged that Gastonia is reconsidering it; a lot of people use the County's site instead of their municipal site.

The County Manager advised that the green box sites are a huge asset for the County; was more focused on what the City is trying to do in terms of providing a resource for its residents to bring their recyclables; as staff continues its evaluation, it will look at it holistically, countywide, although the most dramatic impact staff needs to consider is the City's impact across the County.

Commissioner Hovis recalled past Municipal and Boards of Commissions Symposiums at the Citizen Resource Center about putting in a MRF (a mixed recycling facility) in the County, which would be overkill since the County does not generate enough trash for it to be cost beneficial; partnering with other recycling entities and having mixed recyclables collected in a vehicle that is

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not contaminated with diapers and other types of effluent, and place it into a facility operated commercially (serving three or four counties) is a profitability potential for that waste stream. He asked the County Manager to obtain the cost of landfill space (per cubic foot) to operate a cell for 30 years from the Public Works Director.

The County Manager advised that she would bring back that information for the Board.

Zoning Matters (Non-Consent)

FAILED Commissioner Philbeck - Building and Development Services - Zoning Map Change: Z20-14 Gerald L. & Sandra F. Lutz (Applicants); Property Parcel: 303483, Located at 359 Huffstetler Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District

The County Attorney advised the Planning Board voted 6-1 to **deny** the application. The reason/justification cited is *it is in the Rural future land use plan. The rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures, but the use, going from (R-1) to (C-1) was decided via a substitution motion to deny the application.*

Chairman Philbeck introduced a motion to support the Planning Board's recommendation to **DISAPPROVE** the rezoning request. Commissioner Worley provided the second and the vote carried as follows:

Ayes: Commissioners Chad Brown, Jack Brown, Fraley, Hovis, Philbeck, Worley

Nay: Commissioner Keigher

2020-256 Commissioner Fraley - Building and Development Services - Zoning Map Change: Z20-15 Harold S. & Dana L. Phipps (Applicants); Property Parcel: 212797, Located at 119 Old Fallston Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

The County Attorney advised the Planning Board recommended approval by a unanimous vote (7-0) and cited the following reason: *It is in the rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature (recalled it already abutted the R-2 property) and this is consistent with the rural designation and is in harmony with other residential uses within the immediate vicinity.*

On motion introduced by Commissioner Worley and seconded by Commissioner Chad Brown, the BOC unanimously approved **2020-256** after consideration of the map change application, public hearing comment and Planning Board recommendation:

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- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

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. Property parcel: 212797, is hereby approved, effective with the passage of this Resolution.

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

The County Attorney advised that the Planning Board was finalizing their recommendation on CD20-03 and there may be modifications to the conditions entailed.

Chairman Philbeck asked if the BOC had to wait on the Planning Board's recommendation to vote on it.

The County Attorney concurred.

Chairman Philbeck deferred to the County Manager for comments.

The County Manager – Re: Future Zoning Items

The County Manager advised she had some preliminary conversations with the Planning Director, Mr. Brian Sciba, on how staff can address some of BOC's concerns about having feedback from the schools, on traffic analysis, water quality impact, etc. to be prepared to discuss these issues; staff will be asking BOC for feedback on what that might look like.

Chairman Philbeck directed the Clerk to add a discussion about zoning on the October Work Session Agenda. Zoning and staff can bring back those recommendations at that time; want to transform the way the Board considers zoning requests and upgrading and bringing the value up of what we attract in the County.

The County Manager advised it is really taking a longer-term view on overall impact of County, its growth and how zoning is a big consideration in that process.

Commissioner Hovis advised that someone within the region (may have been Gastonia) did an extensive amount of work reviewing the cost analysis of impact fees; it was informative to understand that approach of putting those key metrics together to understand what it took to take big tract developments where their impact and effectiveness did not diminish the services of others around them and change the quality of life. He saw the video on YouTube and encouraged the County Manager to look into it.

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Commissioner Chad Brown proposed that the County develop a questionnaire, listing its requirements that the developer and applicant can provide to the BOC.

Chairman Philbeck stated that long-term, he would like to move the County away from low-cost vinyl siding homes; although affordable housing is also a factor, the County can continue working with the municipalities on that issue.

County Manager – Re: 2020 Census Report

The County Manager asked Mr. David Williams to provide a brief update on the 2020 Census; advised that the federal government had changed the deadline to complete the Census.

Mr. David Williams, Community Affairs and Development Administrator, advised it's critical for the County and State to get everyone counted; the national self-response rate (on line or telephone response) is 66.1% and 62.3% in NC and 61.5% in the County; the County has about a week to make sure that people complete the survey online or the County will lose \$2k/person over a 10-year period and elected representation; the Census numbers goes into effect January 1, 2021.

He thanked everyone involved with the Census process; advised the County's final response rate was 68% in 2000, 78% in 2010 and the County is striving for over 80% in 2020; staff has been working closely with the municipalities to make sure everyone in the community is working together collectively.

Commissioner Chad Brown asked what the BOC could do to help; advised he would like to have signs made and posted about the Census.

Mr. Williams clarified the County's 61.3% self-response rate should increase significantly via door-to-door surveys.

Commissioner Hovis asked if the municipalities had conducted door-to-door canvassing or mail box insertions.

Commissioner Chad Brown suggested notifying grocery store shoppers and church congregations about the Census.

FAILED **Commissioner Keigher - Building and Development Services - Zoning Map Change: Conditional District CD20-03, DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in Order to Allow a (350) Lot Residential Development**

The County Attorney advised the Planning Board recommended approval by a 5-2 vote with the modified recommendation to approve it based on a requirement for a minimum lot size of 8,000SF per lot.

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Commissioner Philbeck introduced a motion to **DISAPPROVE** the Application and Commissioner Jack Brown provided the second.

Chairman Philbeck called for discussion.

Commissioner Worley asked if the Applicant had agreed to the 8,000SF minimum lot size condition.

An unidentified man responded "yes, we are agreeable to that".

Commissioner Philbeck called for the vote to **DISAPPROVE** the Application and the vote carried as follows:

Ayes: Commissioners Jack Brown, Fraley, Hovis, Philbeck

Nays: Commissioners Chad Brown, Keigher, Worley

County Attorney's Report

No report.

Other Matters

None.

Adjournment

Chairman Philbeck called for a motion to adjourn the Regular Meeting.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Fraley, the BOC unanimously adjourned the Regular Meeting of September 22, 2020 at 7:50 pm.

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

Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL