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Gaston County Board
of Commissioners

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

OCTOBER 11, 2016

The Gaston County Board of Commissioners (BOC) met in Rescheduled Regular Session on October 11, 2016 at 6:57p.m., immediately following its Work Session, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Tom Keigher presided with Commissioners Jason Williams, Vice-Chairman; Joe D. Carpenter and Allen R. Fraley in attendance.

Commissioners Chad Brown, Tracy L. Philbeck and Mickey Price were not in attendance.

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

** Upon request of Chairman Keigher, Commissioner Carpenter led those assembled in the Invocation and the Young Marines led in the Pledge of Allegiance during the preceding Work Session.*

Continued Public Hearing – Re: To Approve an Appropriation of \$165,000 and Authorize the EDC to Conduct Engineering Tests for the Apple Creek Site to be Developed for an Industrial Business Park (Future Capital Expenditure Fund)

Chairman Keigher 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 Carpenter and seconded by Commissioner Williams, the BOC unanimously entered into Public Hearings.

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

Mr. Hicks provided a handout to the BOC, which was unanimously accepted as information on motion introduced by Chairman Keigher and seconded by Commissioner Carpenter. He reviewed property via aerial maps; noted the original intent was to go from the back side of the Technology Park, use the existing Apple Creek Road and develop a business park somewhat adjacent to the Technology Park; approximately 180 acres is available for sale; tried for a number of months to assemble all of the land; no longer believe it will be available for purchase; owner will not respond to offers; unless something changes, fully expect approximately 250 houses could eventually be built on site; have refocused efforts to look at the central part of the site; proposal would be to do a smaller scale study; perform soil suitability tests and additional site planning; is a substantially smaller park but with a willing seller and an opportunity for owner financing, which will make it more attractive and easier to develop. He added that the land will be developed one way or the other and if a business park isn't built there, you can expect to see a similar level of housing density built on that site in the near future.

First phase is to dig soil test pits to gauge suitability of the property; soil testing will cost approximately \$18,500; if soil is found to be suitable, will move to the next phase and modify plan; will then go back to all stakeholders party to the development, including the City of Gastonia,

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Dallas and the County, to ensure property can be developed as desired. Total outside exposure is \$50,000; will proceed to phase two only if given notice to do so. If the decision is to move forward, the EDC will come back to the Board with requests for the necessary additional funding.

Chairman Keigher spoke in favor of approving the revised allocation of \$50k.

Chairman Keigher called for citizen comment; hearing none, called for a motion to approve.

2016-278 EDC – To Approve an Appropriation of \$50,000 AS AMENDED and Authorize the EDC to Conduct Engineering Tests for the Apple Creek Site to be Developed for an Industrial Business Park (Future Capital Expenditure Fund)

On motion introduced by Commissioner Fraley and seconded by Commissioner Carpenter, the BOC unanimously approved Resolution **2016-278 AS AMENDED** and per Budget Change Request:

Account Description	Account Number	Project	Amount
Future Capital Expenditure	40-4199-599-001		\$(50,000)
EDC Land	40-4920-4920-000	17219-0001	\$50,000

Public Hearing – Zoning Map Change: Z16-05, Linda Shook Fincher, (Applicant); Property Parcel: 170050 located at 109 Eason Road, Dallas, from (I-2) General Industrial Zoning District w/US Overlay to (C-3) General Commercial Zoning District w/US Overlay

With a quorum of the Planning Board in attendance, Chairman Keigher recognized Mrs. Sarah Penley, Planning GIS Specialist III, for a brief overview.

Mrs. Penley restated the request as outlined above; applicant's representative, Mr. Jack Hughs in attendance; proposed rezoning area is .99 acre; current use is a garage or service shop; reviewed property and surrounding zoning via aerial maps; advised property is located just outside the North city limits of Dallas off of Philadelphia Church Rd, in the Northcentral small area district of the Comprehensive Plan Strategy Map; staff's opinion is that the request is consistent with the Comp Plan; no municipal coordination required; staff received a few calls for general information.

Chairman Keigher called for citizen comment, questions from the Planning Board and BOC; none were heard.

Public Hearing – Zoning Map Change: Z16-06, Michael R. Dean, (Applicant); Property Parcels: 139279 and 139281 located at 2306 South York Road, Gastonia, from (RS-8) Single Family 8,000 square feet Zoning District to (C-3) General Commercial Zoning District

Chairman Keigher recognized Mrs. Sarah Penley, Planning GIS Specialist III, for a brief overview.

Mrs. Penley restated the request as outlined above; applicant, Mr. Michael R. Dean, was present; proposed rezoning area is 2.61 acres and is currently vacant; reviewed property and surrounding zoning via aerial maps; advised property is located in the southeast small area district of the Comprehensive Plan Strategy Map; staff's opinion is that the request is consistent with the Comp

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Plan; is an expansion of an existing commercial district in that area; no municipal coordination required; City of Gastonia was informed as a courtesy; was previously under the City of Gastonia's ETJ (Extraterritorial Jurisdiction) but was relinquished to the County; County rezoned it according to the City's prior zoning; staff received no calls regarding this application.

Chairman Keigher called for citizen comment.

Mr. Michael R. Dean, 3816 Sherwood Circle (applicant) stated the building is located behind Clemmer's Laundry; wants to return to Commercial zoning; owns accounting company down the road; would like to move his office to this new location and develop it for investment purposes; thanked the BOC for their consideration in this matter.

Chairman Keigher called for questions from the Planning Board and BOC; none were heard.

Public Hearing – Zoning Map Change: Z16-08, Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 located at 5704 South New Hope Road, Belmont, from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay

Chairman Keigher recognized Mrs. Sarah Penley, Planning GIS Specialist III, for a brief overview.

Mrs. Penley restated the request as outlined above; proposed rezoning area is .69 acres and current use is an auto repair shop; reviewed property and surrounding zoning via aerial maps; advised property is located in the southeast small area district of the Comprehensive Plan Strategy Map; staff's opinion is that the request is consistent with the Comp Plan; no municipal coordination required; staff received no calls.

Chairman Keigher called for citizen comment, for questions from the Planning Board and BOC; none were heard.

Public Hearing – Zoning Map Change: Z16-09, Courthouse Solar, LLC/Michael P. Lingerfelt and Wesley F. Lingerfelt, (Applicants); Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road, Bessemer City, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District

Chairman Keigher recognized Mrs. Sarah Penley, Planning GIS Specialist III, for a brief overview.

Mrs. Penley stated the following key points for clarification: notices regarding this public hearing, as with the prior three cases, were mailed out September 30th, which exceeds the state law requirements; application pertains to the straight rezoning of the subject property and does not address any specific proposed uses, such as the potential for a solar farm. If the applicant proposes to use this property as a site for a solar farm, it would require a two-step process, including the submittal of a site plan and a conditional use permit application to be submitted to the Board of Adjustments (BOA), who would hold a separate public hearing to approve or disapprove the application. She further clarified that no new mobile home parks are allowed in any zoning district within Gaston County.

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Mrs. Penley restated the request as outlined above; Courthouse Solar, LLC, representative for Applicant, is present; proposed rezoning area is 162 acres and currently is vacant, rural land; reviewed property and surrounding zoning via aerial maps; denoted a nearby parcel, located on Neal Road, was rezoned in August by the BOC from R1 to R2; applicant submitted a conditional use permit to BOA to be heard next Thursday; advised property is located in the northwest small area district of the Comprehensive Plan Strategy Map; staff's opinion is that the request is consistent with the Comp Plan; no municipal coordination required; staff received several calls for general information.

Based upon calls received from citizens, Mrs. Penley also provided a brief comparison between the differences in R1 and R2 Zoning District; R2 district uses include manufactured homes, both Class A and Class B, which are doublewide and singlewide housing, cemetery, two-family dwellings, planned unit development; uses that are allowed with a conditional use permit would include animal grooming services, college or university, essential services class 3, which this application falls into that category, a marina and a school of the arts; it is important to note that no new mobile home parks are allowed within any zoning district within Gaston County. The application is for straight rezoning which encompasses all uses within the R2 district and not limited to one proposed use. She reiterated that a solar farm would require a conditional use permit, which would be heard by the BOA at a separate public hearing; restated that the BOC is only ruling on the rezoning from R1 to R2.

Chairman Keigher called for citizen comments.

Ms. Judy Tallent, 2180 Tryon Courthouse Rd; spoke in opposition to the rezoning; concerned it will result in another mobile home park; that it will decrease property values; traffic on Tryon Courthouse Rd is terrible; provided a petition to the BOC, which was unanimously accepted as information on motion introduced by Commissioner Carpenter and seconded by Commissioner Keigher.

Mr. Ricky Hager, 205 Lee Hager Rd; opposed to rezoning; currently six poultry farms within two mile radius; can't walk outside and breathe due to odor; two-lane road and schools can't handle another community, or doublewide park; property value is down due to poultry farms.

Ms. Christen Walls, 2015 Tryon Courthouse Rd, stated that she spoke to several people at the school; can't handle any more students; already near max capacity; buses already make two runs due to lack of buses; 167 trailers in Creekside Mobile Park and the neighborhood can't take anymore.

Ms. Carol Picard, 5030 Buckland Lane, spoke in opposition to the rezoning; proposed property is adjacent to her land; concerned about property value; confused about what is being proposed; it is environmentally, economically, socially, and esthetically damaging to have a manufactured neighborhood; if Bessemer City and surrounding areas want to grow, they need to grow in the direction of quality and economically beneficial real estate development; agrees with congestion on Tryon Courthouse Rd.; previous neighbor killed on Tryon Courthouse Rd due to poor lighting and traffic.

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Mr. Quinton Smith, Courthouse Solar, LLC, owned by Gardner Capital Inc., located in Denver Colorado; is representative for applicant; specializes in the development of solar energy facilities; currently have 94-mega-watts installed across sixteen projects, twelve of which are in North Carolina; providing tax revenue and economic stimulation to those counties and regions; will have technical experts at the Conditional Use Permit hearing.

Ms. Melissa Hannah, 2202 Tryon Courthouse, asked about the negative environmental impacts to the community.

Mr. Smith stated there are no negative environment impacts; cells of PV technology are not toxic; made of silicone, copper, aluminum; any kind of toxic materials are confined to the manufacturing process; this is a solar pv/pb facility to provide clean energy to the state of N.C.

Mr. Alan Lingerfeldt, 2203 Tryon Courthouse Rd, asked Mr. Smith what impact a solar farm will have on property value.

Mr. Smith stated he is not an expert on property values but the facility as planned, will encompass 53 acres of the site and will adhere to all required setbacks, buffers and visual barriers.

Chairman Keigher restated that the BOC would only be deciding on the straight rezoning from R1 to R2.

Ms. Angela Miller, 448 Weaver Dairy Rd, Bessemer City, stated her concerns about traffic; if zoning goes through, they can do whatever they want to within the permitted uses; concerned about wildlife; disagree that there is no environmental impact; [they] need to show evidence that there are no health problems.

Mr. Smith stated there will be minimal traffic impact; construction period is short; panels are glass where the rain would hit; will only develop 53 acres, with minimal impact to the trees.

Mr. Randy Kessier, 2232 Tryon Courthouse Road, asked if solar panels are installed, how will they get power onto the grid.

Mr. Smith responded they are interconnecting on Courthouse Road at the Duke substation that has available capacity for them to interconnect.

Mr. Ken Miller, 448 Weaver Dairy Rd, stated he doesn't believe this will be a solar farm use as proposed.

Mr. David Edwards, 504 Old Mill, stated his belief that once it's rezoned to R2 they can put anything they want on the land; who will pay for policing; property values will drop; roads are congested.

Chairman Keigher informed the citizens they were welcome to join the Planning Board during their deliberations.

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Ms. Kay Murphy, 410 Weaver Dairy Road, inquired about the remaining land if they propose to use only 53 acres; asked if it is a done deal, and if they have a signed contract for a solar farm. She also stated her concern regarding a double-wide community.

Mr. Smith stated they will leave it; will need to trim back some of the trees; want to use as much of the open space as possible; have an option to purchase the property; do not have all the signed interconnection and power purchase agreements with Duke Energy at this time.

Mr. Ron Smith, Land Use Services Administrator, Planning and Development, stated he would like to clarify some misconceptions. Currently, the property can be developed, but cannot exceed more one dwelling unit per acre; it's in the WS2 water shed; R1 currently allows modular and stick-built houses; manufactured homes with masonry underpin and class 1 and class 2 are allowed in R2; regardless, density (one dwelling per unit per acre) would be the same with R1 or R2 zoning.

Chairman Keigher asked for questions from the Planning Board, hearing none, asked for questions from the BOC.

Commissioner Williams asked if there are any safe guards or conditional approvals that would calm some of the fears of the citizens.

Mrs. Penley stated the property is currently zoned for R1; if this deal falls through, another developer can come in and subdivide the property, but the density is the same.

Mr. Ron Smith stated another option would be a parallel use permit, which would go before the BOC; clarified the acreage is 168.

Responding to Commissioner Williams, Mr. Quinton Smith stated they would not purchase the land if rezoning is not approved.

Commissioner Carpenter reiterated that rezoning would not change density; in 1992 there was no zoning and no recourse for action; cannot keep anyone from using their property, but rules are made to have some sort of order of development in the County.

Chairman Keigher excused the Planning Board to Room 2029 for deliberations.

Public Hearing - Commissioner Price – DHHS - ACCESS Division – To Request Permission to Apply for NCDOT/PTD FY18 Community Transportation Program (5311) Grant to Provide Rural Public Transportation Services; Enter into an Agreement with the NC Department of Transportation (NCDOT) and Provide the Necessary Assurances and Required Local Match; and, Submit to NCDOT no Later Than November 4, 2016

Chairman Keigher called Ms. Cheree Wilson, Transportation Coordinator, DHHS - ACCESS Division, to the podium; introduced County Manager for comments.

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County Manager stated ACCESS has become the State's leading public transportation provider; proud of the progress that's been made over the last couple of years; Ms. Wilson's efforts, along with DHHS staff, has transformed the organization; proud of what has been accomplished; commended and thanked her for the hard work.

Chairman Keigher congratulated Ms. Wilson on behalf of the BOC; introduced Ms. Wilson for comments.

Ms. Wilson stated the 5311 *Community Transportation Program (CTP) Grant Application* will enhance the access of people in non-urbanized areas to healthcare, shopping, education, employment public services and recreation; to assist in the maintenance, development, improvement and use of public transportation systems in non-urbanized areas and encourage and facilitate the most efficient use of transportation funds used to provide passenger transportation in non-urbanized areas through the coordination of programs and services; plan to assist and support the inner-city bus transportation to improve access of jobs through employment related transportation services for welfare recipients and eligible low-income individuals; includes transportation of residents from urbanized and rural areas to suburban employment opportunities; County is requesting \$41,066 for operations with a local match of \$20,533; \$341,700 for capital with a local match of \$34,170; \$502,751 for administrative with a local match of \$75,414; the total request is \$885,517 and the local match is only \$130,117.

Chairman Keigher called for the vote and on motion introduced by Commissioner Fraley and seconded by Commissioner Carpenter, the BOC unanimously approved the following:

2016-279 Commissioner Price – DHHS – ACCESS Division – To Request Permission to Apply for NCDOT/PTD FY18 Community Transportation Program (5311) Grant to Provide Rural Public Transportation Services; Enter into an Agreement with the NC Department of Transportation (NCDOT) and Provide the Necessary Assurances and Required Local Match; and, Submit to NCDOT no Later Than November 4, 2016

On motion introduced by Commissioner Carpenter and seconded by Commissioner Williams, the BOC unanimously closed the Public Hearings.

Agenda Revision/Approval

- REVISED/ BOARD ACTION TITLE & REVISED APPLICATION PACKET/ *Commissioner Price – ACCESS – To Request Permission to Apply for NCDOT/PTD FY18 Community Transportation Program (5311) Grant to Provide Rural Public Transportation Services; Enter into an Agreement with the NC Department of Transportation (NCDOT) and Provide the Necessary Assurances and Required Local Match; and, Submit to NCDOT no Later Than November 4, 2016 III.,A.*

On motion introduced by Commissioner Carpenter and seconded by Commissioner Williams, the BOC unanimously approved the Agenda of October 11, 2016 with changes as noted above.

Citizen Recognition

None.

Consent Agenda

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

2016-280 Commissioner Keigher – BOC – Proclamation – To Congratulate and Commend Parkdale Mills for Their Many Contributions to Gaston County and to Recognize October, 2016 as Parkdale Mill Month in Honor of Their 100th Anniversary

2016-281 Commissioners Keigher and Carpenter – BOC – Proclamation – To Proclaim September 24, 2016 as STA-BIL National Lawn Mower Race Day in Gaston County

2016-282 Commissioner Keigher – BOC – Proclamation - To Proclaim October 23 - 31, 2016 as “Red Ribbon Week” in Gaston County

2016-283 Commissioner Carpenter – Budget and Purchasing – To Accept and Appropriate the 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Funding per Budget Change Request:

Account Description	Account Number	Project	Amount
2016 Justice Assistance Grant (City and County Police)	10-4310-4310-223-524		(\$46,274)
2016 Justice Assistance Grant	10-4315-4315-223-524		(\$14,240)
2016 Justice Assistance Grant	10-4131-4131-223-524		(\$2,776)
2016 Justice Assistance Grant County Police	10-4310-4310-620-000	17225-0001	\$11,568
City of Gastonia PD		17225-0002	\$34,706
2016 Justice Assistance Grant	10-4315-4315-620-000	17226-0001	\$14,240
2016 Justice Grant: Administration	10-4131-4131-298-000	17227-0001	\$2,776

2016-284 Commissioner Carpenter – Budget and Purchasing – To Accept and Appropriate Grant Funds from the Community Foundation of Gaston County for the Public Library per Budget Change Request:

Account Description	Account Number	Project	Amount
Other Grants	10-6110-6110-890-512		(\$15,000)
Community Foundation Grant	10-6110-6110-298-000	17223-0001	\$15,000

2016-285 Commissioner Price – Finance – To Accept as Information the Attached Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board’s Minutes (Real Property Tax Refunds – \$3,833.37; Total HB20 Refunds – \$58.65; Total NCVTS Refunds – \$939.78; Total Vehicle Refunds – \$998.43) as follows:

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Gaston County, North Carolina Listing of Property Tax Refunds Less Than \$100.00 for Real Property
To be Reported at the October 11, 2016 Board Meeting

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
Wells Fargo Real Estate Tax Service	4.79	Katherine Bigger	22.97
Wayne Glance	88.54	Judith Brinson	51.00
Warren L Tadlock	22.45	Juanita Worley	26.52
W Porter Rhoton III	11.84	Johnny Endicott	2.21
W Porter Rhoton III	11.84	Johnnie Bommarito	6.83
W Porter Rhoton III	10.76	John Steen	46.19
Vera Cannon	1.44	Jerry Moore	4.38
Vanessa Byrd	61.13	Jerry Meredith Jr	68.00
Travis White	1.50	Jerry Meredith Jr	22.79
Timios, Inc	90.15	Jarvis Welch	78.94
Thomas Hogan Jr	31.14	James Payseur Jr	41.07
Tesha Conner	33.04	James Burr II	99.65
Terry Rollins	57.69	James Burr II	17.31
Shannon Williams	12.84	Isaac Bard	72.72
Sandra Farmer	56.29	Hurbert Grier	2.89
Sandra Farmer	56.29	Herman Busha	12.68
Sandra Farmer	56.10	Helen Walker	18.41
Sandra Farmer	54.81	George Taylor	50.00
Sandra Farmer	37.42	Gayla Huskins	58.08
Samuel Pimentel	4.21	Euvaughn Huffstetler Jr	10.00
Roxanna Sanders	48.17	Eric McCray	2.21
Robin Kelley	4.80	Earl Lewis	66.10
Robert Boyles	89.00	Doris Rhyne	20.00
Robert Boyles	89.00	Don Brown	42.79
Rena Lane	60.04	Dennis Norman	10.82
Rena Lane	59.16	Deloris Wright	47.04
Rena Lane	57.87	Dawn Crum	60.37
Rena Lane	56.67	David Vallion	17.91
Ray Dellinger	57.92	David McDaniel	8.73
Ray Dellinger	57.76	David Lankford	40.49
Philbrick Lewis	3.00	David Jolly	29.68
Pedro Castro Jr	52.89	David Jolly	14.82
Pasty Taylor	9.00	David Jason Funderburk	48.46
Palmer Huffstetler Jr	6.83	David Funderburk	50.38
Outlaw Tool Supply Inc	65.20	Christopher Paladino	17.55
Nancy Kabool	92.01	Christine Goodson	28.02
Nancy Kabool	64.91	Charles Wood	28.18
Micah Flowe	9.34	Charles Wood	17.60
Maricela Angeles	30.00	Charity Felton	83.17
Malcolm Robinson	17.81	Celink Reverse Mortgage	29.58
Lynda Willard	91.00	Brittany Lail	48.72
Lee Cook	30.08	Brittany Lail	17.10
Larry Thomasson	58.00	Bobby Wright	77.44
Kiser Barbara Lucille & Others	79.94	Barry S Burke, Attorney at Law	5.79
Kiser Barbara Lucille & Others	48.86	Angela Kirkland	10.34
Kiser Barbara Lucille & Others	46.77	Allen Taylor	47.47
Kiser Barbara Lucille & Others	46.77	Allen Reid	66.88
Kevin Caldwell	6.05	Allen Blalock	94.00
Kay Cash	43.97	Alice Thompson	2.00
		TOTAL REAL PROPERTY TAX REFUNDS	3,833.37

Gaston County, North Carolina Listing of Property Tax Refunds Less Than \$100.00 for Vehicles
To be Reported at the October 11, 2016 Board Meeting

TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
Jesse Miller	nter	Samantha Roseboro	4.86
Randy Nguyen	48.39	TOTAL HB20 REFUNDS	58.65

NCVTS Refunds

BARRETT, NICKEY GENE	43.65	MOORE, THOMAS BRUCE	87.91
BRANNON, CRYSTAL POPE	18.57	NASH, CHARLES LINDBERG JR	44.66
CROUCH, ONEIL MCIVER	41.45	PENDLETON, EVERETTE ONEIL III	39.74
DELLINGER, JOHN FORREST IV	39.12	PHILLIPS, LAMES ALAN	25.75
EAKER, FRED KEITH	64.46	SHADDEL, PRISCILLA VIONA	45.86
HENDERSON, TONY GLENN	35.08	STANTON, ANITA BREEDEN	59.19

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HENRY, JOEL WILLIAM	58.11	STRANGE, RICHARD HARMON II	38.64
HOLCOMB, JUDY BOWEN	40.78	THOMAS, ROBERT SCOTT	33.92
LANE, SUEANN MARIE	96.67	WHITE, PAUL MARCUS JR	30.35
MAYHEW, RICKY DEAN	25.18	TOTAL VTS REFUNDS	939.78
MCLEAN, LYNN LESLIE JR	70.69		
		GRAND TOTAL VEHICLE TAX REFUNDS	998.43

2016-286 Commissioner Fraley – Information Technology – Proclamation – To Proclaim October 2016 as Cyber Security Awareness Month

2016-287 Commissioner Keigher – Parks & Recreation – To Accept and Appropriate Grant Funds from the Gaston Arts Council for the 29th Annual Cotton Ginning Days Festival per Budget Change Request:

Account Description	Account Number	Project	Amount
NC Arts Council Grant	10-6120-320-529		(\$1,500)
Recreation Programming	10-6120-298-000	17052-0001	\$1,500

2016-288 Commissioner Keigher – Parks & Recreation – To Accept and Appropriate Sponsorship Funds for the 29th Annual Cotton Ginning Days Festival per Budget Change Request:

Account Description	Account Number	Project	Amount
Donations	10-6120-840-507		(\$3,750)
Recreation Programming	10-6120-298-000	17052-0001	\$3,750

2016-289 Commissioner Keigher – Parks and Recreation – To Accept and Appropriate Donations Received from the Gaston Cyclists Annual Dog Days of Dallas Bike Ride to be Used for the Gaston County Senior Center Programs per Budget Change Request:

Account Description	Account Number	Project	Amount
Donations	10-6130-840-501		(\$2,360)
Special Programming	10-6130-298-000	17054-0001	\$2,360

2016-290 Commissioner Price – Parks and Recreation – Commendation – To Commend Ryan Bahr on the Completion of His Eagle Scout Project at George Poston Park

2016-291 Commissioner Philbeck – Public Works – To Award a Construction Contract and Authorize the County Manager to Execute said Contract to Triangle Grading & Paving, Inc. for Construction of Unit II, Phase 2 at the Gaston County Landfill at a Cost Not to Exceed \$3,760,340.70 (100% Solid Waste Fund Balance Appropriation) per Budget Change Request:

Account Description	Account Number	Project	Amount
Fund Balance Appropriated	60-9900-991-500		(4,168,341)
Other Improv. & Capital Outlay	60-4720-590-000	15155-0001	4,168,341
Landfill Construction			

2016-292 Commissioner Keigher – Public Works – To Award a Construction Contract and Authorize the County Manager to Execute said Contract to Wharton-Smith, Inc. to Install a Sewer Grinder System at the Gaston County Jail at a Cost Not to Exceed \$373,150

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2016-293 Commissioner Keigher – Public Works – Commendation – To Commend the Solid Waste and Recycling Division for Receiving a Solid Waste Association of North America Award for Excellence in Landfill Management

2016-294 Commissioner Carpenter – Travel & Tourism – To Accept and Appropriate Additional Motel/Motel Revenue to Travel & Tourism Salaries and Approve Staffing Requisition for a New Sales & Marketing Manager Position for Travel & Tourism (No Additional County Funds) per Budget Change Request:

Account Description	Account Number	Project	Amount
Hotel/Motel Occup Tax Revenue	22-4921-3270-124-501		(69,256)
Salaries	22-4921-121-000		48,000
FICA	22-4921-181-000		3,672
Retirement	22-4921-182-000		3,874
Group Insurance	22-4921-183-000		10,500
Unemployment insurance	22-4921-184-000		210
Employee Development/Training	22-4921-395-000		3,000

2016-295 Commissioner Carpenter – Travel & Tourism – To Approve the Transfer of Funds from the Travel & Tourism's Special Programs to the Advertising Account for Advertising Projects per Budget Change Request:

Account Description	Account Number	Project	Amount
Special Programs	22-4921-298-000	17164-0001	(\$42,920)
Special Programs	22-4921-298-000	17165-0001	\$13,080
Advertising	22-4921-370-000		\$56,000

*** With the Planning Board still in deliberations, Chairman Keigher moved to the next item of business, "Appointments". The Zoning Matters were taken up following Other Matters and a brief recess.**

Appointments

On motion introduced by Commissioner Williams and seconded by Commissioner Carpenter, the BOC unanimously reappointed Mr. Jonathan Fletcher to the **Industrial Facilities & Pollution Control Financing Authority** to a term ending November 2022.

On motion introduced by Commissioner Williams and seconded by Commissioner Carpenter, the BOC unanimously appointed Ms. Rhonda Gottfried to the **Family Advisory Board** to an unexpired term ending January 2017.

On motion introduced by Commissioner Williams and seconded by Commissioner Carpenter, the BOC unanimously reappointed Dr. Charles Meakin to the **CaroMont Health/Gaston Memorial Hospital Board of Directors** to a term ending January 2021.

On behalf of Commissioner Philbeck and on motion introduced by Commissioner Williams and seconded by Commissioner Carpenter, the BOC unanimously reappointed Ms. Annette Carter to the **CaroMont Health/Gaston Memorial Hospital Board of Directors** to a term ending January 2021.

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On motion introduced by Commissioner Keigher and seconded by Commissioner Carpenter, the BOC unanimously appointed Mr. J.R. (Randy) Vinson to the **Planning Board** to an unexpired term ending February 2017.

On motion introduced by Commissioner Carpenter and seconded by Commissioner Fraley, the BOC unanimously reappointed Mr. Neil Brennan to the **Lake Wylie Marine Commission** to a term ending September 2019.

On motion introduced by Commissioner Williams and seconded by Commissioner Keigher, the BOC unanimously appointed Pastor Bernardo Porter to the **Juvenile Crime Prevention Council (JCPC)** to an unexpired term ending July 2018.

Commissioners Committee Reports

Commissioner Fraley reported attendance at the **GCLMPO** meeting; thinks it will be very interesting; hope to be able to call on Commissioner Carpenter for guidance if needed.

Commissioner Carpenter reported attendance at the **Gaston Chamber Salute to Manufacturing** – along with Chairman Keigher and the County Manager; really heartening to see Mr. Harry Bryant, local business owner, and Andy Warlick of Parkdale Mills, being recognized for their outstanding work.

Chairman Keigher reported attendance at the **Gaston County Resident's Rights Event on October 5, 2016**; presented the Proclamation – *Proclaiming October as Residents Rights Month* to about 260 seniors in attendance.

Chairman Keigher asked the Clerk to explain the logistics of the Recessed Meeting of October 25, 2016; the Clerk responded if the Board voted to do so, the rescheduled meeting would be recessed to October 25th, 6:00 p.m., Gaston County Visitors Center to resume the Other Matters portion of the meeting.

County Manager's Report

County Manager reported:

- Gold Level Recognition for improving employee wellness programs which are beginning to gain traction; positive trend to reinforce
- Working to calculate the financial impact of issuing additional \$40M in school bonds; looking at restructuring old debt and other initiatives to minimize overall financial impact of County
- Crafted paper for the Board titled *Major Challenges for Gaston County*
- Golden Leaf Community Based Grant Initiative; aware of two solid applications that will probably use the full \$1.5M that Gaston County could theoretically receive.

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County Attorney's Report

No report.

Other Matters

Commissioner Fraley asked what the hours, days and locations of early voting; County Attorney replied that they are posted on the Election webpage of the County website.

Chairman Keigher asked the County Manager if it was known where the proposed school will go.

County Manager replied a site has not been identified but possibilities are under consideration at this time.

Chairman Keigher asked if it was going to be a Belmont Middle School?

County Manager replied he believes that is the case.

Chairman Keigher recalled that the County purchased property at the old Cramerton golf course, which is located in the South Point Township; his thoughts were that a middle school could be built on the property; would hate to spend the limited funds on land when they could utilize the existing property; BOC should be included in the School Board's assessments.

County Manager stated he didn't think that they have definitive answers to those questions at this time, but there is some consideration of the fact that the referenced property has considerable commercial value and may be taken in trade for another parcel or sold to offset the cost of land acquisition elsewhere.

Chairman Keigher asked if we hold title to the land; County Manager replied "yes".

Commissioner Fraley asked if there had been a recent appraisal of the property value; would like to know that figure.

Commissioner Carpenter stated the BOC should leave the location up to school board; they will determine where people live; added that the property is very valuable and could bring a good price if sold commercially.

Chairman Keigher advised the BOC would take a brief recess to allow the Planning Board to return with their decision; he recessed the meeting at 8:20 p.m.

Chairman Keigher reconvened the meeting at 8:23 p.m.

Zoning Matters From Public Hearings (Non-Consent)**2016-296 Commissioner Philbeck – Planning/Zoning – Zoning Map Change: Z16-05, Linda Shook Fincher, (Applicant); Property Parcel: 170050 located at 109 Eason Road, Dallas, from (I-2) General Industrial Zoning District w/US Overlay to (C-3) General Commercial Zoning District w/US Overlay**

The County Attorney advised that the Planning Board unanimously recommended approval.

On motion introduced by Commissioner Carpenter and seconded by Commissioner Fraley, the BOC unanimously approved Resolution **2016-296**, after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan and 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. Parcel 170050, be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

2016-297 Commissioner Williams – Planning/Zoning – Zoning Map Change: Z16-06, Michael R. Dean, (Applicant); Property Parcels: 139279 and 139281 located at 2306 South York Road, Gastonia, from (RS-8) Single Family 8,000 square feet Zoning District to (C-3) General Commercial Zoning District

The County Attorney advised that the Planning Board unanimously recommended approval.

On motion introduced by Commissioner Fraley and seconded by Commissioner Carpenter, the BOC unanimously approved Resolution **2016-297**, after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan and 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. Parcels: 139279 and 139281, be approved effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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2016-298 Commissioner Price – Planning/Zoning – Zoning Map Change: Z16-08, Jeffrey Scott Welch, (Applicant); Property Parcel: 192373 located at 5704 South New Hope Road, Belmont, from (C-1) Light Commercial Zoning District w/CH, SV, and US Overlay to (C-2) Highway Commercial Zoning District w/CH, SV, and US Overlay

The County Attorney advised that the Planning Board unanimously recommended approval.

On motion introduced by Chairman Keigher and seconded by Commissioner Carpenter, the BOC unanimously approved Resolution **2016-298**, after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan and 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. Parcel 192373, be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

TABLED Commissioner Carpenter – Planning/Zoning – Zoning Map Change: Z16-09, Courthouse Solar, LLC/Michael P. Lingerfelt and Wesley F. Lingerfelt, (Applicants); Property Parcels: 163763 and 219649 located at 2180 Tryon Courthouse Road, Bessemer City, from (R-1) Single Family Limited Zoning District to (R-2) Single Family Moderate Zoning District

The County Attorney advised that the Planning Board recommended approval by a vote of 4-1.

Commissioner Carpenter introduced a motion to approve for the purpose of discussion and Chairman Keigher provided the second.

Commissioner Fraley advised that he would not support.

Chairman Keigher provided additional clarification to points made during the public hearing, noting that R1 and R2 permits housing; a solar farm eliminates the stated potential concerns surrounding dense housing.

Commissioner Williams noted the absence of a few Board Members and recommended tabling the matter until the November 10, 2016 Regular Meeting.

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Responding to Chairman Keigher, the County Attorney stated that consideration of the matter could be postponed to the next meeting, even though the absence of some Board Members complicates the matter. However, it is a legislative decision (was not a testimonial hearing) and absent members can take part in the vote based on reviewing the video of the hearing. He cautioned there is always a potential for challenge.

On motion introduced by Commissioner Carpenter, seconded by Chairman Keigher, the Zoning Matter was tabled until the November 10, 2016 Regular Meeting by a vote of 3-1. Commissioner Fraley voted in opposition.

Chairman Keigher clarified that the public hearing was closed, however anyone wishing to speak on the matter could do so during Citizen Recognition on November 10th.

Adjournment

Chairman Keigher announced the Rescheduled Regular Meeting of October 11, 2016 would stand in recess until October 25, 2016, to be resumed at 6:00 p.m., at the Gaston County Visitors Center. Upon unanimous consent, the meeting was recessed at 8:32 p.m.

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

Tom Keigher, Chairman
Gaston County Board of Commissioners

Donna S. Buff
Clerk to the Board

SEAL