

GASTON COUNTY  
NORTH CAROLINA

COMMISSIONER'S COURT  
JANUARY 26, 2021

The Gaston County Board of Commissioners (BOC) met in Regular Session at 6:36 pm on January 26, 2021, immediately following its Rescheduled Work Session at 6:00 p.m., in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse. *The Meeting was closed to the public due to the COVID-19 pandemic.*

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

Commissioner Tracy L. Philbeck was not in attendance.

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

## **Summary of 1/26/2021 RESCHEDULED WORK SESSION (Non-Voting)**

### **Invocation, Pledge of Allegiance**

*Chairman Keigher called for a moment of silence in memory of former County Commissioner Joe Carpenter who passed away on January 3, 2021.*

*Upon the request of Chairman Keigher, Commissioner Worley led those assembled in the Invocation and Commissioner Fraley led in the Pledge of Allegiance.*

### **Proclamations, Commendations, Awards, Certificates**

The following proclamations/commendations were read:

- Commissioner Keigher - BOC - Proclamation - To Proclaim the Month of February 2021 as Black History Month in Gaston County – *Presented by Commissioner Fraley – Adopted January 26, 2021 Regular Meeting.*
- Commissioner Keigher - BOC - Proclamation - To Proclaim the Week of January 31, 2021 - February 6, 2021 as Catholic School Week in Gaston County - *Presented by Commissioner Keigher - Adopted January 26, 2021 Regular Meeting.*
- Commissioner Worley - Finance - Commendation - Ms. Tiffany R. Murray & Finance Staff - GFOA Certificate of Achievement for Excellence in Financial Reporting Award - *Presented by Commissioner Worley – Adopted December 29, 2020 Rescheduled Regular Meeting.*

*Chairman Keigher stated the signed resolutions will be forwarded to the appropriate parties.*

### **Certificates in Appreciation for Public Service** – *Presented by Chairman Keigher*

- Bryan Robinson and Earl Withers, III, Fire Advisory Board
- Jeff Beasley, Casey Bishop, Tim Gunn and James Towery, Fireman's Relief Fund Trustees
- Jeff Hicks, SARA Local Planning Committee (LEPC)
- Ann Stroupe, Travel & Tourism Advisory Board
- Eddie Everett, Workforce Development Board

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**Certificate in Memoriam** – Presented by Chairman Keigher

Shirley Wiggins, Council on Aging & Home and Community Care Block Grant Advisory C Committee

**Citizen Recognition**

Chairman Keigher announced citizens were provided an opportunity for public comment by way of voicemail, email or mail, due to the meeting being closed to the public; comment was limited to three minutes; the submission period for the meeting expired Monday, January 25th. He asked the Clerk to the Board if any comments were received.

The Clerk advised several comments were received for two zoning cases and Planning staff will read those comments into the record of the respective public hearings; advised two public comment voicemails were received for Citizen Recognition; GCTV staff played the following voicemail audio recordings:

- *Sierra Hall – comments provided in support of the removal of the Confederate Monument*
- *Lydia McCaskill – comments provided in support of the removal of the Confederate Monument*

**Note:** All public comments received prior to the 12:00 PM deadline on January 25, 2021 were forwarded to the Board of Commissioners. The aforementioned recordings accepted into the record of the meeting are on file with the Clerk to the Board.

Commissioner Keigher advised an email was received from the Concerned Citizens Alliance of Gaston County; asked the County Attorney to provide a report on it.

Regarding a seven-page document submitted via email on January 25, 2021, the County Attorney explained in order for the public comment to be received into the record, pursuant to board protocols, a representative would need to submit the comment on behalf of the Alliance for the February meeting. Comment will be subject to the 3-minute time limit.

**Presentation - Gaston College PPE NC Initiative**

Dr. John Hauser, President of Gaston College along with Andy Warlick and Davis Warlick of Parkdale Mills, provided information on the Textile Technology Innovation Center project. Also in attendance, Sam Buff and Robin Phillips-Hauser – Gaston College, and Attorney Carl Stewart. A handout, which was provided to the BOC, along with presentation materials are on file with the Clerk to the Board.

The County Manager stated an item for the pass-through of the \$5.3M in Federal Covid-19 Recovery Act Funds will be prepared for the Board's consideration at its February meeting.

**Adjournment**

Hearing no objection, Chairman Keigher declared the Work Session adjourned at 6:35 pm.

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**1/26/2021 REGULAR MEETING (VOTING)****Call to Order**

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

Commissioner Tracy L. Philbeck was not in attendance.

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

**Public Hearings**

Chairman Keigher announced the Public Hearings as advertised; explained procedures to be used and stated Citizens were provided an opportunity for public comment by way of voicemail or in writing, via email or mail. The submission period for this meeting expired yesterday, January 25th. Comments will be read into the record; called for the motion to enter into Public Hearings.

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

Public Hearing - RE: Commissioner Philbeck - Building & Development Services - Zoning Map Change: Z21-01 William J. Frye (Applicant); Property Parcel: 167400 (part of), Located at 629 Colt Thornburg Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Keigher recognized Mrs. Sarah Penley, Building and Development Services Senior Planner, for comments.

Mrs. Penley advised subject request is to rezone a portion of parcel 167400 located at 629 Colt Thornburg Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the Applicant is William J. Frye and the Property Owner is Mary S. Costner; total acreage of property is 5.34 acres with a portion of 2 acres being considered for rezoning; current use of property is residential; parcel once had a doublewide manufactured home located on the site (allowed in the R-2 district) with its own well and septic, which still remains on the property; the Applicant presented a permit to replace the existing well and septic system but the time expired which generated the rezoning request.

She reviewed zoning and aerial maps depicting the property's location on Colt Thornburg Road (north and east of Town of Dallas; west of Town of Stanley; southeast of Town of High Shoals); advised the two acres being considered for rezoning are adjoined by mostly residential properties; the current zoning district is R-1; staff reviewed application and found it to be consistent with the

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Comprehensive Land Use Plan (Comp Plan) as presented; advised the Planning Board met on January 11<sup>th</sup> and recommended approval by a 8-1 vote; BOC was provided staff's report and other materials in their Agenda packets. She stated the Applicant had to leave but she can answer any additional questions the BOC may have.

Chairman Keigher asked if any correspondence, emails or voicemails were received regarding the rezoning request.

Mrs. Penley responded "no, sir"; did not receive any calls or emails correspondence for this case.

Chairman Keigher called for questions from the BOC; hearing none, called for a motion to close the Public Hearing.

On motion introduced by Commissioner Hovis and seconded by Commissioner Brown, the BOC unanimously closed the Public Hearing.

Chairman Keigher called for a motion to approve.

**2021-001 Commissioner Philbeck - Building & Development Services - Zoning Map Change: Z21-01 William J. Frye (Applicant); Property Parcel: 167400 (part of), Located at 629 Colt Thornburg Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District**

On motion introduced by Commissioner Brown and seconded by Commissioner Johnson, the BOC unanimously approved **2021-001** after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 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: 167400 (part of), 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 read the following Consistency Statement: *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.*

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Public Hearing - RE: Commissioner Philbeck - Building & Development Services - Zoning Map Change: Z21-02 Richard S. Honeycutt (Applicant); Property Parcel: 303021, Located at Ballard Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District

Chairman Keigher introduced Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcel 303021 located at Ballard Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District; the Applicant and Property Owner is Richard S. Honeycutt; .89 acres, the total acreage of property, is being considered in this rezoning request; current use of property is vacant and undeveloped; this parcel was part of a 20+ acres tract that was presented to BOC about two years ago for a R-1 to R-3 map amendment to allow Applicant to place a manufactured home on the site; at that time the BOC was not comfortable with approving a large acreage and advised Applicant once the estate was subdivided to come back on a case-by-case basis; the Applicant is presenting his portion of that estate (.89 acres) of the original 20 acres for a map amendment.

She reviewed zoning, aerial and adjoining property owners maps depicting location of property (northeast section of County; east of Town of High Shoals; northwest of Town of Stanley; south of Lincoln County line); advised of residential uses on road in the area and vacant, undeveloped properties; current zoning district is R-1 with some R-2 zoning to the west and east of site; adjoining property owners were notified of the public hearing per listing of those property owners.

She advised that staff reviewed the application and found it to be consistent with the Comp Plan as presented; the Planning Board met on January 11<sup>th</sup> and recommended approval by a 8-1 vote; BOC was provided with staff's report and other materials in their Agenda packets; the Applicant's representative is in attendance to answer any questions; staff received two calls for information and five emails for public comment.

Chairman Keigher stated that all of the comments received were in favor of the proposed development and were provided to the BOC prior to the meeting; asked if it was necessary to read them all.

The Clerk to Board stated the County Attorney advised comments should be read into the record of the hearing.

Mrs. Penley read the comments as follows:

- Jerry A. Ballard, P.O. Box J, Catawba, N.C., commented in support of the rezoning request.
- Sheila Ballard, P.O. Box J, Catawba, N.C., commented in support of the rezoning request.
- Matthew and Shannon Stephens commented in support of the rezoning request.
- Applicant's Daughter (Kelly Hunter Hartsoe): commented in support of the rezoning request

Chairman Keigher called for questions from the BOC; hearing none, declared the public hearing closed. He asked the County Attorney to comment on the Planning Board's recommendation.

The County Attorney advised the Planning Board recommended approval on an 8-1 vote and read the Consistency Statement as follows: *The proposed rezoning is in the Rural future land use plan.*

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*Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-3) 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.*

Chairman Keigher called for a motion to approve.

**2021-002 Commissioner Philbeck - Building & Development Services - Zoning Map Change: Z21-02 Richard S. Honeycutt (Applicant); Property Parcel: 303021, Located at Ballard Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-3) Single Family General Zoning District**

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously approved **2021-002** after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 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-3) 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 use in the immediate area. Property parcel: 303021, 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.

Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Map Change: Conditional District CD21-01 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 (315) lot Residential Development

Chairman Keigher introduced Mrs. Penley for comments.

Mrs. Penley advised subject request involves a Conditional District application 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 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (315) lot Residential Development; Applicant is DR Horton; 231.03 is the total acreage of the parcels, with only 163.02 acres being considered for this rezoning request; currently the property is vacant and undeveloped.

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She reviewed zoning, aerial and adjoining property owners maps depicting location of property off of Forbes Rd. (southeast or south central area of County; east of corridor US-321 Hwy.; north of York County line; south of City of Gastonia); advised the area is mostly surrounded by residential properties with some industrial properties to the southwest having access off of US-321; the area consists of R-1, I-2 and R-2 zoning in a Urban Standards Overlay District and picks up other residential and commercial zoning districts on the outskirts; property owners were notified of the Public Hearing per listing of those property owners.

She cited the Applicant's site plan and recalled the subject application was presented to BOC in September as a 350-lot development; advised the current site plan includes a 100' buffer at the entrance of Forbes Rd., 8,000SF lots minimum, an amenity area located deeper within neighborhood, excludes vinyl siding with exception of some trim and soffits, includes upgraded materials such as hardy plank, stone, etc., road improvements (new asphalt and widening Forbes Rd.) and water/sewer line extensions from US-321 Hwy. to the site; housing types, elevations and conditions for approval were included in BOC's packets; conditions #12 (elevations) and #13 (clarification of walking trail ownership) are two new additions for approval; the Applicant is seeking some relief in condition #10 with the street trees since they cannot meet the utilities and NC-DOT right-of-way regulations as they finalize architectural drawings.

She advised staff reviewed the application and found it to be consistent with the Comp Plan as presented and with the recommended conditions for approval; Planning Board met on January 11<sup>th</sup> and after discussing schools, traffic and elevations, they recommended approval by an 8-1 vote.

Chairman Keigher called for comments from the Applicant.

Mr. Chris Todd with the Timmons Group, the land planner and civil engineering firm, advised the firm is helping DR Horton with the petition; appreciates the opportunity to present a better plan; he deferred to others to explain product types.

Mr. Jim McKinney with DR Horton presented a slide presentation and advised DR Horton built its first home in 1978 in Fort Worth, TX; became the largest homebuilder in America by 2002; the company was founded on three guiding principles (value, trust and tradition); many homebuyers are on their 2<sup>nd</sup>, 3<sup>rd</sup> or 4<sup>th</sup> DR Horton home; countless hours are spent analyzing market trends driving existing communities and assessing areas where people want to live; their goal is to build a community within the community via great amenities (club house, pools, walking trails, playgrounds, greenspace); DR Horton has been the largest homebuilder in America for 19 years straight and is currently in 88 markets across 29 states; they employ 7,700 +/- people countrywide; its local division stretches from Charlotte to Statesville and Dallas to Locust; they continue to expand outwards in new growth markets within its region; locally they employ 200+/- people (on-site builders, on-site representatives, warranty techs, administrators and department heads) in their division and are excited to partner with the County now and in the future; DR Horton is seeing a demand for single family housing as people move from urban areas, apartments and condos due to the pandemic; referenced slides depicting elevations and hardy plank siding, stones and brick accents for a diversity of homes.

Mr. Todd advised his firm has been working with DR Horton since January 2020 and has put in a lot of work with County staff, TwoRivers utilities and NC-DOT, to make sure all partners were in place and in support of the proposed project; initially 350 homes with 50' wide lots and 6,200SF

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and 60' wide lots with 7,500SF were proposed; the Planning Board asked us to adopt a minimum lot size of 8,000SF which decreased our density to 315 and increased lot sizes to 60' and 65' wide lots; the previous 2.15 density for dwelling units per acre decreased to 1.93.

He advised they moved the amenity area off of Forbes Rd. back into the community more; carved out 0.7 acres on other side of stream to serve as an amenity active field; installed a 100' buffer along southwest side per property owner's request; the stream in area on northeast side will remain undisturbed; will extend a 12" water main at intersection of US-321 and Forbes Rd. as TwoRivers requested to help set up for future expansion from Hwy. 321 to the connecting road; DR Horton will install about 1/3 of that infrastructure, at their cost, to create an overall loop system that will open up future development and then turn it over to TwoRivers for future maintenance; the streets in the community will be NC-DOT roads with curb/gutter, sidewalks, planting strips and street trees and storm drain systems; the amenity area (2.7 acres) will have a cabana, pool area and active play field or tot lot.

He advised they conducted a Traffic Impact Study in March on the intersections recommended by NC-DOT and County staff and submitted it for NC-DOT's review; NC-DOT modified it by adding a full movement intersection on the east side via left and right turn lanes and approved the study; the entrance on left hand side is a righted right-out only because NC-DOT felt from a safety standpoint a righted right-out would be better; a raised median will be in center of the road.

Chairman Keigher called for questions from the BOC.

Chairman Keigher asked if the entire property would have sewer and water.

Mr. Todd responded "yes, sir, via TwoRivers"; the sewer is located in the creek on the south side.

Commissioner Hovis asked if Planning staff would make sure that condition #10 is being met per the Ordinance because of the special consideration for the utilities.

Mrs. Penley responded "yes, sir"; it gives the Subdivision Administrator flexibility to work with Applicant to relocate the trees.

Commissioner Worley asked for the project's estimated completion time.

Mr. Todd responded it would take about a year to obtain all permits; the offsite utility extension involving 3700' of water may start ahead of time.

Mr. McKinney advised that they anticipate a total three-year build out period.

Chairman Keigher declared the Public Hearing closed and asked the County Attorney to provide the Planning Board's recommendation.

The County Attorney advised that the Planning Board recommended approval by an 8 to 1 vote and read the Consistency Statement as follows: *The proposed rezoning is in the Rural community future land use plan. Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. The use, going from (R-1) (I-2) with (US) Overlay to (CD/RS-8) with (US) Overlay will make the subject parcel primarily*



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*residential in nature, which is consistent with the Rural Community designation and is in harmony with the uses of the surrounding neighborhood. The (CD) Conditional District designation will also help foster higher quality development for the parcel.*

Chairman Keigher called for a motion to approve.

**2021-003 Commissioner Keigher - Building & Development Services - Zoning Map Change: Conditional District CD21-01 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 (315) lot Residential Development**

On motion introduced by Commissioner Brown and seconded by Commissioner Worley, the BOC unanimously approved **2021-003**, after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural community future land use plan. Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. The use, going from (R-1) (I-2) with (US) Overlay to (CD/RS-8) with (US) Overlay will make the subject parcel primarily residential in nature, which is consistent with the Rural Community designation and is in harmony with the uses of the surrounding neighborhood. The (CD) Conditional District designation will also help foster higher quality development for the parcel.

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. The Map change request for Property parcels: 146377, 146376, 147285 (part of), and 147284 (part of), is hereby approved as conditioned (Exhibit A), effective with the passage of this resolution.

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

Exhibit A  
CONDITIONS FOR APPROVAL  
CD21-01

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan.

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5. In accordance with Section 5.16.5(l) of the Unified Development Ordinance, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively.
6. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.
7. Before the preliminary subdivision plat will be approved, copies of 401/404 permits must be provided to the Floodplain Administrator.
8. Flood Development Permits must be obtained for any disturbance within the SFHA, including grading.
9. Outfall locations will not be allowed in the buffer areas and developer must allow for natural dissipation of water at outfall locations, when applicable.
10. The Subdivision Administrator shall be allowed flexibility not limited to, adjustments for location requirements and number of street trees required, and are at the sole discretion of the Subdivision Administrator.
11. Phasing shall be incorporated and limited as follows, in order to mitigate impacts on traffic, streams and wetlands, erosion control, and, the extension of public infrastructure, in a manner that promotes and enhances the community character: a) land construction and disturbance shall be permissible in two (2) parts, as indicated on the approved concept plan, which may occur simultaneously in order to allow for grading and the placement and installation of infrastructure; b) issuance of certificate of occupancy shall be limited to ninety percent (90%) of each phase, as indicated on the approved concept plan, prior to beginning the next phase. Building permits can be obtained in phase two (2) after ninety percent (90%) of the certificate of occupancies have been issued in phase one (1).
12. The attached elevations, shown as Exhibit A, represent the selection of housing styles to be included within the development. Each elevation may or may not have more than one design. No more than twenty five (25) percent shall have one (1) car garages.
13. The proposed soft surface walking trail, located along the southern most property line, is to be designated as private and maintained by an established Homeowner's Association (HOA).

Chairman Keigher asked Mrs. Penley to read the citizen comments into the record, which were provided to the BOC prior to the meeting.

Mrs. Penley clarified the following two comments pertaining to CD21-01 were provided to the BOC in advance of the meeting. She read comments from the following citizens:

- Mr. Tom Love, 2580 Forbes Road Gastonia, NC 28056 – noted that DR Horton had been accommodating; expressed lingering concerns about increased traffic due to the development; asked the BOC to consider the negative impact the development would have on the area.
- Mr. Al Brandon, adjoining property owner: - noted that DR Horton had been accommodating; expressed lingering concerns about increased traffic due to the development, and the added impact to Gaston County Schools in the area; requested the application be denied.

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Public Hearing - RE: Commissioner Philbeck - Building & Development Services - Zoning Map Change: Conditional District CD21-02 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 (CD/C-1) Conditional District / Light Commercial Zoning District, in order to allow Contractor's Office and Operations Center

Chairman Keigher introduced Mrs. Penley for comments.

Mrs. Penley advised subject request involves a Conditional District Application (CD21-02) for parcel 303483 located at 359 Huffstetler Lake Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (CD/C-1) Conditional District/Light Commercial Zoning District, in order to allow Contractor's Office and Operations Center; the Applicants are Gerald and Sandy Lutz; total acreage of property and total acreage considered for rezoning is 1.45 acres; current use of property is residential with undeveloped acreage.

She reviewed zoning, aerial and adjoining property owners maps depicting location of property on Huffstetler Lake Rd. (west of US-321 Hwy.; north and west of Dallas; south of Town of High Shoals); advised the area is abutted with undeveloped properties and residential uses to the north and southwest of property; area zoning districts include R-1, RS-20 northwest of site and C-2 across street; adjoining property owners (within 200' of property) were notified of the Public Hearing per the listing of those owners.

She cited the site plan and recalled that the application was previously presented to the BOC in November as a general rezoning from R-1 to C-3; advised the Applicant made some significant changes to the site plan and has provided provisions for buffering/screening along adjacent properties, designated parking for employees and had agreed to adjust hours of operation to accommodate neighbors and other homeowners.

She advised the staff recommended conditions provided in the BOC's packets states they will not begin operations prior to 6 am; Applicant is seeking relief to allow its current employees to continue parking in the graveled driveway; Applicant will pave the surfaced areas if their employees increase per County regulations; the Planning Board met January 11<sup>th</sup> and recommended approval by a 9-0 vote.

Chairman Keigher asked if any questions or comments had been received; hearing none, called for a motion to approve.

On motion introduced by Commissioner Fraley and seconded by Commissioner Brown, the BOC unanimously approved **2021-004**, after consideration of the map change application, public hearing comment and Planning Board recommendation as follows:

- 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 (CD/C-1) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity.

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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: 303483, is hereby approved as conditioned (Exhibit A), effective with the passage of this resolution.

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

Exhibit A  
Conditions of Approval  
CD21-02

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan.
5. In accordance with Section 5.16.5(l) of the Unified Development Ordinance, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively.
6. The hours of operation shall not begin prior to 6:00 am.
7. The parking area shall remain as shown on the conceptual site plan, unless such a time occurs that the business expands to include more than ten (10) employees, to which the parking area, aisles, driveways and surfaces must be brought to Unified Development Ordinance (UDO) regulations and standards.

The County Attorney read the following Consistency Statement for the record: *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 (CD/C-1) will make the subject parcel commercial in nature, while allowing for residential uses, which is consistent with the Rural designation and is in harmony with other commercial uses within the immediate vicinity.*

**Note:** Comments accepted into the record were forwarded to the Board of Commissioners on January 25, 2021. They are on file with the Clerk to the Board.

Public Hearing - City of Belmont - 1) Belmont Planning and Zoning Board ETJ

Chairman Keigher reported that one position was available on subject board; an application was received from Mr. Walter Dixon, as recommended by the Belmont City Council, to serve as an

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extraterritorial jurisdiction representative. The Chairman called for any additional applications or comments and questions from the BOC; hearing none, declared the public hearing closed.

Chairman Keigher called for a motion to approve.

On motion introduced by Commissioner Hovis and seconded by Commissioner Worley, the BOC unanimously reappointed Mr. Walter Dixon to the **Belmont Planning and Zoning Board** to a term ending September 30, 2023.

Public Hearing - City of Lowell - 1) Lowell Planning & Zoning Board; 2) Lowell Zoning Board of Adjustments ETJ

Chairman Keigher reported that one position was available on subject boards; an application was received from Mr. Bill Stegall as recommended by the Lowell City Council, to serve as an extraterritorial jurisdiction representative to both boards. The Chairman called for any additional applications or comments and questions from the BOC; hearing none, declared the public hearing closed.

Chairman Keigher called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Brown, the BOC unanimously reappointed Mr. Bill Stegall to the **Lowell Planning & Zoning Board** and **Lowell Zoning Board of Adjustments** to terms ending November 20, 2023.

Chairman Keigher stated this concluded public hearings for the evening.

**Agenda Revision/Approval**

- ADDED/ Commissioners Brown and Philbeck - DHHS (Social Services Division) - To Accept and Appropriate Emergency Rental Assistance Funds from the US Department of Treasury in the Amount of \$6,772,100; Section III., Item AG.

On motion introduced by Commissioner Hovis and seconded by Commissioner Johnson, the BOC unanimously approved the Agenda of January 26, 2021 with changes as noted above.

**Approval of Minutes**

On motion introduced by Commissioner Brown and seconded by Commissioner Hovis, the BOC unanimously approved the Minutes of the Organizational Meeting of December 7, 2020 and the Minutes of the Special Meeting of December 17, 2020.

**Citizen Recognition**

None.

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**Consent Agenda**

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

**2021-005 Commissioner Keigher - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for February, 2021 to Reschedule the Work Session to February 23, 2021 - 6:00 P.M. as follows:**

NOW, THEREFORE, BE IT RESOLVED that the Regular Meeting Schedule for February, 2021 is revised in accordance with N.C.G.S. 143-318.12(a), to CANCEL the February 9 Work Session and RESCHEDULE it to precede the February 23, 2021 Regular Meeting at 6:00 P.M.

**2021-006 Commissioner Keigher - BOC - Proclamation - To Proclaim the Month of February 2021 as Black History Month in Gaston County**

**2021-007 Commissioner Keigher - BOC - Proclamation - To Proclaim the Week of January 31, 2021 - February 6, 2021 as Catholic School Week in Gaston County**

**2021-008 Commissioner Worley - Budget & Management Services - To Accept and Appropriate a Governor's Crime Commission Grant Award for The Lighthouse: A Child Advocacy Center in the Amount of \$278,242 per Budget Change Request:**

Account Description	Account Number	Amount
CAC: GCC 2020 Grant	010-05-5810-5585-425123-21580	(\$278,242)
Salaries: 20 GCC CAC Grant	010-05-5810-5585-510001-21580	\$187,338
FICA: 20 GCC CAC Grant	010-05-5810-5585-510100-21580	\$17,461
Retire: 20 GCC CAC Grant	010-05-5810-5585-510101-21580	\$20,543
Health Ins: 20 GCC CAC Grant	010-05-5810-5585-510103-21580	\$52,900

**2021-009 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Governor's Crime Commission Grant Funds for The Cathy Mabry Cloninger Center to Provide Direct Client Services (\$218,856) per Budget Change Request:**

Account Description	Account Number	Amount
2020 GCC VOCA Grant	010-05-5810-5582-425033-21581	(\$218,856)
Salaries: 2020 GCC VOCA	010-05-5810-5582-510001-21581	\$181,530
FICA: 2020 GCC VOCA	010-05-5810-5582-510100-21581	\$6,582
Retire: 2020 GCC VOCA	010-05-5810-5582-510101-21581	\$7,744
Health: 2020 GCC VOCA	010-05-5810-5582-510103-21581	\$23,000

**2021-010 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Governor's Crime Commission Grant Funds for DHHS (Social Services Division)/Adult and Aging Services (\$221,538) per Budget Change Request:**

Account Description	Account Number	Amount
2020 GCC Disabled Adults	020-05-5600-0000-420000-21582	(\$221,538)
Salary: 20 GCC Disabled Adults	020-05-5600-0000-510001-21582	\$180,000
FICA: 2020 GCC Disabled Adults	020-05-5600-0000-510100-21582	\$13,770
Retire: 20 GCC Disabled Adults	020-05-5600-0000-510101-21582	\$16,200
Prog Supp:20 GCC Disabled Adlt	020-05-5600-0000-520002-21582	\$2,000
Train:2020 GCC Disabled Adults	020-05-5600-0000-520011-21582	\$4,768
F/E<5K: 20 GCC Disabled Adults	020-05-5600-0000-540001-21582	\$4,800

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**2021-011 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Governor's Crime Commission Grant Funds for the Gaston/Lincoln Sexual Assault Program Implemented by Phoenix Counseling Center (\$333,344) per Budget Change Request:**

Account Description	Account Number	Amount
2020 GCC Gaston/Lincoln SA Prg	010-01-4131-0000-425134-21584	(\$333,344)
2020 GCC Gaston/Lincoln SA Prg	010-01-4131-0000-560000-21584	\$333,344

**2021-012 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Governor's Crime Commission Grant Funds for The Lighthouse Child Advocacy Center for Forensic Medical Exams (\$58,646) per Budget Change Request:**

Account Description	Account Number	Amount
2020 GCC Enhanced Svcs Grant	010-05-5810-5585-420000-21587	(\$58,646)
Office Supp: 20 GCC Enhanced Sv	010-05-5810-5585-520001-21587	\$146
Prof Svcs: 20 GCC Enhanced Svc	010-05-5810-5585-530010-21587	\$58,500

**2021-013 Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Governor's Crime Commission Grant Funds Awarded to the Gaston County Police Department for Equipment Purchases (\$24,435) per Budget Change Request:**

Account Description	Account Number	Amount
2020 (2) JAG Grant: Police	010-02-4310-4310-425042-21589	(\$24,435)
2020 (2) JAG Grant: Police	010-02-4310-4310-560000-21589	\$24,435

**2021-014 Commissioner Worley - Budget & Management Services - To Accept and Appropriate a Governor's Crime Commission Grant Award for Equipment Purchases for the Gaston County Sheriff's Office (\$23,534) per Budget Change Request:**

Account Description	Account Number	Amount
2020 (2) JAG Grant Sheriff	010-02-4315-4315-425042-21590	(\$23,534)
2020 (2) JAG Grant: Sheriff	010-02-4315-4315-560000-21590	\$23,534

**2021-015 Commissioner Keigher - Cooperative Extension - To Accept and Appropriate \$1,129 in Donations for the Something Pumpkin Event and \$640 in Extension Workshops Fees per Budget Change Request:**

Account Description	Account Number	Amount
Fee Based Prog: Food/Supplies	010-07-4950-4950-415013-15226	[640.00]
Fee Based Prog: Food/Supplies	010-07-4950-4950-560000-15226	640.00
Something Pumpkin	010-07-4950-4950-415013-17272	[1129.00]
Something Pumpkin	010-07-4950-4950-560000-17272	1129.00

**2021-016 Commissioner Brown - County Attorney - To Amend the Gaston County Code of Ordinances, Chapter 7 - Garbage and Trash, Section 7-3 - Storage and Disposal - to Create Subsection (s) - to Prohibit Anyone From Leaving Loose Yard Waste on Public Roads or any Other Public Places of Travel (Second Reading)**

*(s) No person shall place, discard, dispose, leave, or dump any yard waste upon any street, highway, median strip, alley, or other public places of travel located within the ordinance making jurisdiction of Gaston County, unless such yard waste is placed in a designated location or container for removal by a specific garbage or trash service collector, or unless such yard waste is deposited in an approved landfill site.*

*Violations of this Section:*

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*First time offenders will be given a written warning and twenty-four hours to remove the violation. If the violation is not removed in this time, Gaston County will remove said violation and charge the owner of the property for the actual cost of removal plus a \$500.00 civil penalty. Failure to pay the removal cost and penalty will result in the cost and penalty being collected as back taxes against the property.*

*Repeat violations on the same property will be removed by Gaston County without notice to the owner, cost of the removal, and a civil penalty of \$1,000.00 will be charged to the property owner. Failure to pay the removal cost and penalty will result in the cost and penalty being collected as back taxes against said property.*

*Written notice may be given via personal service to the property owner; if unable to give notice via personal service, letters sent to the property owners' last known address that are not returned will be considered as service. If letters are mailed via US postal service, the twenty-four hour violation period will start three (3) business days after the letter has been mailed.*

*The property owner/s will be the owner of record via Gaston County Tax office records as of the date of the violation.*

**2021-017 Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information as follows:**

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
11/02/2020	GEMS	010-02-4370-0000-520004-	C	\$ 4,500.00
11/02/2020		010-02-4370-0000-520004-COVID	D	\$ 4,500.00
11/03/2020	Health	011-05-5114-5125-560000-20054	C	\$ 500.00
11/03/2020		011-05-5114-5125-540001-	D	\$ 500.00
11/05/2020	Permits	012-02-4350-4351-520002-	D	\$ 755.00
11/05/2020		012-02-4350-4351-540001-	C	\$ 755.00
11/09/2020	Sheriff	010-02-4315-4323-520007-	C	\$ 7,000.00
11/09/2020		010-02-4315-4323-540002-	D	\$ 7,000.00
11/10/2020	Hope United	010-05-5810-5582-540001-21568	C	\$ 5,000.00
11/10/2020		010-05-5810-5582-540003-21568	D	\$ 5,000.00
11/10/2020	Public Works	010-01-4265-4260-530023-18084	C	\$ 10,000.00
11/10/2020		010-01-4265-4260-540002-	D	\$ 10,000.00
11/16/2020	Co Police	010-02-4310-4310-540002-	D	\$ 6,500.00
11/16/2020		010-02-4310-4310-540001-	C	\$ 6,500.00
11/17/2020	Landfill	060-08-4721-0000-520011-	C	\$ 10,000.00
11/17/2020		060-08-4720-0000-520012-	D	\$ 10,000.00
11/17/2020	Elections	010-01-4170-0000-520011-	C	\$ 10,000.00
11/17/2020		010-01-4170-0000-530038-	C	\$ 6,000.00
11/17/2020		010-01-4170-0000-540001-	C	\$ 2,000.00
11/17/2020		010-01-4170-0000-540002-	C	\$ 2,200.00
11/17/2020		010-01-4170-0000-530041-	D	\$ 20,200.00
11/19/2020	Finance	020-05-4790-0000-520011-20555	D	\$ 11,723.00
11/19/2020		020-99-9900-0000-490000-	C	\$ 11,723.00
11/19/2020	Tax	010-01-4140-0000-520012-	D	\$ 4,000.00
11/19/2020		010-01-4140-0000-540001-	C	\$ 4,000.00
11/23/2020	DHHS	020-05-4790-0000-520011-20555	C	\$ 20,000.00
11/23/2020		020-05-4790-0000-530010-20555	D	\$ 20,000.00
11/23/2020	Grants	010-05-4121-0000-530027-	C	\$ 20,000.00



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11/23/2020		010-05-5810-4121-530027-21574	D	\$	20,000.00
11/23/2020		010-05-4121-0000-530011-	C	\$	28,584.83
11/23/2020		010-05-5810-4121-530011-21574	D	\$	28,584.83
11/23/2020		010-05-4121-0000-520004-	C	\$	1,850.00
11/23/2020		010-05-5810-4121-530005-21574	D	\$	1,850.00
11/23/2020		010-05-4121-0000-520011-	C	\$	1,814.55
11/23/2020		010-05-5810-4121-530003-21574	D	\$	1,814.55
11/24/2020	Travel & Tourism	022-07-4921-0000-520011-	C	\$	12,000.00
11/24/2020		022-07-4921-0000-530010-	D	\$	12,000.00
11/25/2020	Emer Mgmt	010-02-4330-0000-520007-	C	\$	1,000.00
11/25/2020		010-02-4330-0000-520006-	D	\$	1,000.00
11/30/2020	Public Works	010-01-4265-4260-540002-	C	\$	10,000.00
11/30/2020		010-01-4265-4260-540001-	D	\$	10,000.00

ENTRY DATE	DEPT NAME	ACCOUNT	DR/CR	AMOUNT
12/01/2020	Mgr Office	010-01-4120-0000-560000-GCSAC	C	\$ 10,000.00
12/01/2020		010-01-4120-0000-540001-	D	\$ 10,000.00
12/01/2020	GEMS	010-02-4370-0000-530000-	C	\$ 6,000.00
12/01/2020		010-02-4370-0000-530027-	D	\$ 6,000.00
12/01/2020	Mgr Office	010-01-4120-0000-560000-GCSAC	C	\$ 9,800.00
12/01/2020		010-01-4120-0000-530010-	D	\$ 9,800.00
12/02/2020	Hope United	010-05-4121-0000-520002-	C	\$ 500.00
12/02/2020		010-05-5810-4121-520014-21574	D	\$ 500.00
12/08/2020	Sheriff	010-01-4265-4260-540002-	C	\$ 4,000.00
12/08/2020		010-01-4265-4260-540001-	D	\$ 4,000.00
12/10/2020	GEMS	010-02-4370-0000-530005-	D	\$ 341.00
12/10/2020		010-02-4370-0000-530012-	C	\$ 341.00
12/10/2020	Finance	010-02-4330-0000-530005-	D	\$ 340.71
12/10/2020		010-02-4330-0000-530000-	C	\$ 340.71
12/10/2020	Library	010-02-4330-0000-540002-20574	D	\$ 66,635.00
12/10/2020		010-02-4370-0000-560000-20574	C	\$ 66,635.00
12/11/2020	Sheriff	010-01-4265-4260-520011-	C	\$ 400.00
12/11/2020		010-01-4265-4260-530005-	D	\$ 400.00
12/15/2020	DHHS	020-05-5440-0000-560008-20026	C	\$ 336,988.00
12/15/2020		020-05-5440-0000-560008-21578	D	\$ 336,988.00
12/15/2020	Hope United	010-05-5810-5582-540003-21568	C	\$ 10,377.00
12/15/2020		010-05-5810-5582-540001-21568	D	\$ 10,377.00
12/16/2020	DHHS	020-05-4790-0000-530015-18041	C	\$ 5,000.00
12/16/2020		020-05-4790-0000-530010-18035	D	\$ 5,000.00
12/16/2020		020-05-4790-0000-510001-	C	\$ 50,000.00
12/16/2020		020-05-4800-4810-530013-21583	D	\$ 50,000.00
12/16/2020	Parks & Rec	010-04-6130-0000-560000-20001	C	\$ 8,445.00
12/16/2020		010-04-6130-0000-540002-	D	\$ 8,445.00
12/18/2020	Reg of Deeds	010-01-4180-0000-520012-	D	\$ 500.00
12/18/2020		010-01-4180-0000-520001-	C	\$ 500.00
12/23/2020	Co Police	010-02-4311-0000-510001-	C	\$ 50,000.00

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12/23/2020		010-02-4311-0000-510002-	D	\$	50,000.00
12/28/2020	Mgr Office	010-01-4120-0000-520011-	D	\$	906.00
12/28/2020		010-01-4120-0000-530013-	C	\$	500.00
12/28/2020		010-01-4120-0000-520014-	C	\$	115.00
12/28/2020		010-01-4120-0000-520012-	C	\$	291.00

**2021-018 Commissioner Keigher - County Manager - Resolution of Support Recognizing the Mutual Advantage of the Creation of a Coordinated Effort Between Gaston County and Dominion Energy North Carolina to Develop Areas of Collaboration in Support of Shared Energy Goals as follows:**

WHEREAS, Gaston County (the County) is responsible for protecting the public health and safety of its residents, which includes facilitating access to clean air, dependable and affordable energy, clean water and a livable environment; and,

WHEREAS, Dominion Energy NC, a public natural gas utility company regulated by the North Carolina Utilities Commission, has a responsibility to provide safe, affordable and reliable natural gas service to its customers by means and at rates that are fair, just and reasonable as determined by the NCUC and in accordance with its North Carolina Tariff and applicable rules and regulations; and,

WHEREAS, the County and Dominion Energy NC desire to work cooperatively to support the mutual energy goals with the use of programs and innovative technologies associated with natural gas development, transportation and energy efficiency; and,

WHEREAS, collaborating with Dominion Energy NC is key to achieving mutual goals by harnessing emerging and innovative energy opportunities while also enhancing uptake of traditional energy programming such as energy efficiency; and,

WHEREAS, the County acknowledges that Dominion Energy NC is interested in collaborating with the County to achieve its energy efficiency, renewable energy and affordable, safe and reliable energy goals; and,

WHEREAS, the County recognizes that Dominion Energy NC seeks to become the most sustainable natural gas company in the country by achieving net zero emissions by 2050 and to reduce its methane emissions 65% by 2030 from the 2010 levels; and,

WHEREAS, the County and Dominion Energy NC will work together on potential collaborative opportunities in areas including, but not limited to, energy efficiency, innovative energy technologies, and Renewable Natural Gas (RNG).

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners supports the creation of a coordinated effort between Gaston County and Dominion Energy NC in support of shared energy goals, with the intent of working together to develop and implement projects and programs to help both entities achieve their respective goals.

**2021-019 Commissioner Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from the National Environmental Health Association (NEHA) for the Environmental Health Private Well Program (\$20,000) per Budget Change Request:**

Account Description	Account Number	Amount
NEHA Environmental Hlth Prog	011-05-5114-5125-430000-21588	(\$20,000)
Part Time: NEHA Program	011-05-5114-5125-510005-21588	\$11,150
FICA: NEHA Program	011-05-5114-5125-510100-21588	\$850
NEHA Program	011-05-5114-5125-560000-21588	\$8,000

**2021-020 Commissioner Brown - DHHS (Social Services Division) - To Accept and Appropriate the State Employees Credit Union Foundation Grant for the Adult**

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**and Aging Meals on Wheels Nutrition Program in the Amount of \$10,000 per Budget Change Request:**

Account Description	Account Number	Amount
MOWNC: SECU Foundation Grant	020-05-5620-0000-430000-21585	(10,000)
MOWNC: SECU Foundation Grant	020-05-5620-0000-560000-21585	10,000

**2021-021 Commissioner Brown - DHHS (Social Services Division) - To Accept and Appropriate Additional Workforce Innovation and Opportunity Act (WIOA) Funds for an Employer Services Grant in the Amount of \$50,000 per Budget Change Request:**

Account Description	Account Number	Amount
WIOA – Employer Services	020-05-4800-4810-420000-21583	(\$50,000)
WIOA – Temp Svc: Employer Services	020-05-4800-4810-530013-21583	\$50,000

**2021-022 Commissioner Brown - DHHS (Social Services Division) - To Accept and Appropriate Second Quarter Donations for Various Programs within Social Services in the Amount of \$8,351 per Budget Change Request:**

Account Description	Account Number	Amount
Employee Activities: Donations	020-05-4790-0000-415001-18142	(2,388)
Adult Services: Donations	020-05-5600-0000-415001	(1,895)
Nutrition: Donations	020-05-5622-0000-415003	(4,049)
Adult Daycare	020-05-5650-0000-415001	(19)
Employee Activities Donations	020-05-4790-0000-560000-18142	2,388
Special Programs: Donations – Adult Serv	020-05-5600-0000-560000-08159	1,895
Special Programs: Donations – Nutrition	020-05-5600-0000-560000-15259	4,049
Adult Daycare	020-05-5600-0000-560000-15260	19

**2021-023 Commissioner Keigher - DHHS (Social Services Division) - To Accept as Information the Revised Workforce Development Board By-Laws**

**2021-024 Commissioner Brown - DHHS (Social Services Division) - To Correct Budget Change Request for Board Action 2020-182 Adopted at 7/28/2020 BOC Meeting (Administrative Correction) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriation	020-99-9900-0000-490000	(24,285)
Shelter – Donations	020-05-5582-0000-415001	19,723
Nutrition – Donations	020-05-5622-0000-415003	1,367
Employee Activities: Donations	020-05-4790-0000-415001-18142	1,800
Adult Services Donations	020-05-5600-0000-415001	910
CAC Donations	020-05-5585-0000-415001	485

**2021-025 Commissioner Brown - Elections - To Accept and Appropriate a Grant from the Center for Tech and Civic Life (CTCL) for One-Stop Election Workers for the 2020 Election Cycle (\$40,431) per Budget Change Request:**

Account Description	Account Number	Amount
2020 CTCL Grant	010-01-4170-0000-430000-21586	(\$40,431)
Elections – 2020 CTCL Grant	010-01-4170-0000-530041-21586	\$40,431

**2021-026 Commissioner Worley - Finance - To Accept as Information the Attached Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes (Total NCVTS Refunds - \$5,252.38)**

Gaston County, North Carolina - Listing of Property Tax Refunds Less Than \$100.00 for Vehicles  
To be Reported at the January 26, 2021 Board Meeting

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TAXPAYER NAME	AMOUNT	TAXPAYER NAME	AMOUNT
ABEDRABOUH, ANAS	76.81	LANKFORD, ROXANN CLARK	76.30
ALCOM SERVICES INC.	98.24	LATHAM, CHRISTINA LEE	92.90
BARKER, CHRISTOPHER LEE	49.80	LEDGORD, BARBARA THOMAS	60.69
BEATY, BARBARA KING	65.14	LEEPER, RONALD EUGENE	31.49
BEATY, REECE DONALD CLARK	34.70	MATIAS, DIANA	16.26
BECK, SHERYL CHINNIS	83.82	MCGRINSON-HOWELL, MARCO ANDRE	20.83
BEHELER, TIMOTHY DUANE	8.59	MERCER, WILLIAM ELLIOTT	23.23
BLACKMON, KATHERINE HANNA	7.93	MERCER, WILLIAM ELLIOTT	13.95
BRENES, CARLOS ALBERTO	22.64	MILLER, BARBARA BANKS	9.24
BROOKS, RANDY BLAIR	61.65	MILLER, STEPHEN ROY	86.64
BROWN, BARBARA SEWELL	20.53	MOORE, DORIS STOWE	51.83
BUCEATCHI, TATIANA	22.39	MOORE, JENNIFER DYAN	29.55
BURCH, GERALD ERNEST	92.17	PATTERSON, CEDRIC JERMAINE	23.14
BUTLER, SHONDA RENEE	10.54	PATTERSON, DEANN MARIE	27.35
CHILDERS, JENNIFER JO	22.03	PLOTT, WILLIAM LEE	60.46
CLEVELAND COUNTY TAX DEPARTMENT	59.92	PLUMMER, JAMES LEE	9.42
CLEVELAND COUNTY TAX DEPARTMENT	68.89	POSEY, CAROL PRUITT	37.93
COULTER, RAYMOND ROBERT JR	75.39	QUINN SALES INC	13.76
EDWARDS, CHARLES DWIGHT JR	52.02	QUINN SALES INC	27.36
EDWARDS, TONY WAYNE	19.67	RANDOLPH, JIMMY BRIAN	46.53
EMORY, WILLIAM TODD	33.56	RAU, COREY TIMOTHY	7.06
FAILE, RANDOLPH	74.64	REY, BRYANT RENE	94.83
FARLEY, STEVEN EUGENE	28.37	RICK AND JOYCE FOWLER REVOCABLE	8.61
FOWLER, RICHIE LEE	5.01	RODRIGUEZ, ALBERTO	46.52
FURR, TOMMY RAND JR	4.47	SHAW, ASHLEY RENEE	73.14
GILL, JATANYA ANTIONETTE	93.55	SHEPEARD, JESSE TYRONE IV	55.40
GODFREY, DENNIS NELSON	72.31	SPADA, THOMAS ALDO	14.47
HARDEE, ALEXANDER RAY	48.28	STIWALT, JOHN CHARLIE JR	33.05
HARDIN, BRITTANY MARIE	27.41	THOMAS, COURTNEY LYNN	68.51
HAYES, JONATHAN DAVID	27.45	VANNOY, JOHN MICHAEL	33.37
JACKSON, DEREK ANTHONY	33.82	WELCH, RODNEY EUGENE	93.25
JESSEN, STEPHEN CHARLES	35.04	WILLIS TWEED, ZENA SUSAN	63.14
KNODEL, SANDRA ALISON	19.20	WRATHALL, JARED X	55.82
KUO, JUI CHING	82.14	<b>Total NCVTS Refunds (Sept. 2020)</b>	<b>\$ 2,944.15</b>
ATKINSON, SUSAN EILEEN	81.64	MASSEY-LAYNE, MARY HELEN	38.90
BARKER, JOHNNY CHARLES	26.00	MAUNEY, CHARLES FREDERICK	40.34
BARRETT, TYLER JOSEPH	13.25	MCENTIRE, TERESA SILVERIO HOVAL DE	62.83
BARRETT, TYLER JOSEPH	65.63	MESSER, MATTHEW TYLER	75.13
BEAM, LEE ROY II	17.96	MESSER, ROGER ODELL	26.13
BERRY, MARK SHANNON	14.31	MORRIS, RANDY GENE	38.26
BLEACHER, BENJAMIN FRANKLIN JR	46.56	MOSS, THOMAS SELLERS	39.00
BLEVINS, DEBORAH LOUISE	10.48	MULLIS, JOHNNY FRANKLIN	11.45

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BRYSON, LEWANDOSKI JUAN	26.18	MURPHY, MICHAEL JOHN	6.46
BUMGARDNER, VIRGINIA CAROL	60.86	NAIK, KIRTIBAHEN VIJAY KUMAR	77.52
CAMPBELL, JNASEUR SAQUORA NYCHAIZE	9.51	NEPAL, NEERU	65.96
CARPENTER, STEVEN DUANE	37.28	PACK, ALICIA DAWN	10.13
CARROLL, ARTHUR LARRY	25.58	PEELER, ELAINE BALLARD	47.18
CLONINGER, HOWARD LEE JR	47.44	ROBINSON, MICHAEL JAMES	2.59
DEJESUS LOPEZ, ELENA	37.12	ROMERO, JOE MARLO	89.78
DEMONFORT, JEAN CLAUDE	11.57	SHULER, JOSEPH SCOTT	63.53
EVANS, KENNETH SCOTT	16.46	SHULER, JOSEPH SCOTT	35.71
FERGUSON, LISA ANN	67.04	SHULER, SHELIA AUTEN	17.58
FIRST PRESBYTERIAN CHURCH	28.45	SIPE, MICHAEL LEROY	8.76
FRANKLIN, HOWARD NICHOLAS	80.68	STELLY, LEONARD NEAL	16.08
GALLOWAY, WILLIAM DEWEY	27.57	STIWALT, JOHN CHARLIE JR	36.62
HAMILTON, LAURA JUNE	46.92	STONE, WILLIAM MERLE	54.66
HANCOCK, DAVID JAY	67.99	TATE, BILLY COLEMAN	38.02
HARTMAN, RANDALL LAYNE SR	10.96	TIM CONNER ENTERPRISES INC	29.28
HENKEL, JOSEPH HUBERT JR	74.52	TURNER, CHRISTOPHER GERALD	1.89
JAMES, KATIE ELIZABETH	16.09	WANG, GAO YUN	23.73
JOHNSON, BRITTANY AMANDA	20.30	WANG, KENNY	24.14
JONES, GAYLA HOYLE	36.95	WILSON, JULIA WILSON	52.36
KING, ROBERT RAY	31.41	ZAIKOVATYY, BLANCA VANESA	95.20
MACKEY, LAURA FORREST	76.21	<b>Total NCVTS Refunds (October 2020)</b>	<b>\$ 2,308.23</b>
MALDONADO, LISA MARIE	24.99		
MASSEY-LAYNE, MARY HELEN	21.10	<b>Total NCVTS Refunds</b>	<b>\$ 5,252.38</b>

**2021-027 Commissioner Philbeck - Finance - To Transfer \$96,590.38 in G.O. School Bond Premium Funds from Capital Improvements Fund to the Community Investment Fund (\$96,590.38) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	040-99-9900-0000-490000	(96,590.38)
Transfer to CIF Fund	040-98-9800-0000-580041	96,590.38
Transfer from CIP Fund	041-98-9800-0000-480040	(96,590.38)
Fund Balance Appropriated	041-99-9900-0000-490000	96,590.38

**2021-028 Commissioner Keigher - Gaston Community Action - To Accept as Information the FY2021-22 Community Services Block Grant Application as filed with the Clerk to the BOC**

**2021-029 Commissioner Brown - Human Resources - To Approve Revisions to the Gaston County Personnel Policy Manual to include a New Telework Policy and To Approve Revision to the Gaston County Pay Plan to include a New Lateral Transfer Policy for Law Enforcement as follows:**

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

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

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

WHEREAS, new policies addressing Teleworking and Lateral Transfer for Law Enforcement has been written; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners adopts revisions to the Gaston County Personnel Policy and Pay Plan to be effective January 1, 2021.

**2021-030 Commissioner Worley - Library - To Accept and Appropriate \$228,054 from the North Carolina State Library for the Gaston County Public Library per Budget Change Request:**

Account Description	Account Number	Amount
State Aid: Public Library	010-04-6110-6112-425071	(228,054)
FY21 State Aid to Libraries	010-04-6110-6112-560000-21577	228,054

**2021-031 Commissioner Keigher - Public Works - To Declare the Attached Vehicles Surplus, Approve the Sale of Said Vehicles to the Highest Bidder on GovDeals.com and Authorize Staff to Prepare the Necessary Documents in Accordance with North Carolina General Statute 160A-266 per Budget Change Request:**

FY21 SURPLUS VEHICLES LIST					
Veh #	Year	Model	Department	Current Mileage	Comments
322	2018	Chevy Malibu	DSS	24,014	Wrecked and totaled
378	2012	Dodge Avenger	DSS	165,599	Engine Damaged, age of vehicle

  

Account Description	Account Number	Amount
Surplus Property Sales	010-01-8300-0000-411014	(7,000)
Motor Vehicles	010-01-4199-0000-540003	7,000

**2021-032 Commissioner Fraley - Public Works - To Declare Vehicle #677 Surplus and Approve the Sale of Said Vehicle to the Tryonota Volunteer Fire Department as follows:**

SURPLUS VEHICLES LIST					
Veh #	Year	Model	Department	Current Mileage	Comments
677	2006	Ford Crown Victoria	Sheriff	154,419	Age, mileage

**2021-033 Commissioner Hovis - Public Works - To Finalize and Formally Accept Offer to Purchase County Owned Surplus Parcel (PID#155370 - 813 Freedom Mill Rd., Gastonia)**

**2021-034 Commissioner Worley - Sheriff's Office - To Appropriate Funding for Inmate Off-Site Medical Expenses (\$345,000) per Budget Change Request:**

Account Description	Account Number	Amount
Fund Balance Appropriated	010-99-9900-0000-490000	{345,000}
Professional Services	010-02-4315-4323-530010	345,000

**2021-035 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the November 2020 Tax Refunds be Made. (Releases and Refunds - \$2,596.65; Overpayments - \$37,453.57; VTS Refunds - \$6,865.07; Grand Total - \$46,915.29) as follows:**

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<b>TAXPAYER NAME</b>	<b>AMOUNT</b>
<b>NOVEMBER 2020 RELEASES AND REFUNDS</b>	
Burch, Freida C	\$175.55
Corelogic	\$268.74
Dills, Lynette C	\$558.00
Frye, Randall	\$1,374.22
Koon, Genevieve E	\$220.14
<b>TOTAL</b>	<b>\$2,596.65</b>
<b>NOVEMBER 2020 OVERPAYMENTS</b>	
Adams, Travis	\$300.00
Beam, James R	\$112.15
Bowen, William G	\$194.19
Bryan, Katherine M	\$704.43
Carroll, Vivian C	\$354.46
Caudle, Tayler	\$200.00
Corelogic	\$2,648.16
Corelogic	\$1,988.25
Corelogic	\$1,879.94
Corelogic	\$2,086.38
Corelogic	\$4,136.13
Corelogic	\$1,429.89
Corelogic	\$2,370.82
Corelogic	\$568.38
Corelogic	\$100.00
Dbc C & M Mini Storage	\$901.89
Deal, William	\$140.69
Dellinger, Nita Pendleton	\$102.82
Eaker, Michael C	\$121.42
Guthrie, Tambrey J	\$105.21
Holcombe, Deborah	\$150.00
Holland, Denise B	\$118.64
Lackey, Bob	\$323.21
Law Office of Kayce Staehle	\$206.94
Lawing, Linda S	\$232.54
Leonhardt, Ronald	\$158.55
Leonhardt, Ronald	\$181.89
MEB Paint & Body	\$1,969.85
Moore, Jon	\$131.32
Morrison, Angela	\$107.58
Mult State Escrow Account	\$250.16
Paige, Sophia	\$183.53
Price, Helene B	\$676.10
Price, Helene B	\$132.68
Rann, Jonathan	\$200.00

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## GASTON COUNTY, NORTH CAROLINA

Ruccio, William P	\$405.19
Schafer, Jonathon David	\$394.70
Spencer, Jamie J	\$289.61
State Employees Credit Union	\$792.19
State Employees Credit Union	\$122.72
State Employees Credit Union	\$1,500.40
Stowe, Robert M	\$203.09
Wells Fargo Real Estate	\$2,187.27
Wells Fargo Real Estate	\$2,204.82
Wells Fargo Real Estate	\$1,350.75
Wells Fargo Real Estate	\$954.66
Wells Fargo Real Estate	\$680.80
Whisnant, W D Jr	\$225.00
Wojcik, John C	\$674.17
<b>TOTAL</b>	<b>\$37,453.57</b>

**NOVEBMER VTS REFUNDS**

Alyes, Gioconda Leonor Ferretti	\$248.36
Andreou, Catherine Nicolas	\$157.80
Basheer, Sameer Musleh	\$258.62
Bissinger, Jason Matthew	\$102.77
Blakemore, Chris Lindsay	\$157.10
Covenant Village	\$242.49
Cvetkovic, Marjan	\$256.25
Davis, Thomas Rowland	\$232.46
Deal, Ricky Reid	\$349.86
Gaddy, James Legrande	\$132.31
Garcia, Anthony	\$103.52
Helms, Candace Allison	\$365.57
Herron, Eric Christopher	\$188.82
Huffstickler, Rodney Brian	\$228.19
Hunter, Valerie Shipp	\$329.34
Jefferies, Tenisha Darcelle	\$112.88
Jenkins, Charles Edward	\$173.69
Jenkins, Charles Edward	\$127.01
Jenkins, Charles Edward	\$191.22
Lee, Jacob Taylor	\$260.27
Lincoln County Dep	\$210.23
Lincoln County Tax Dept	\$283.44
Palacios, Monica	\$110.02
Parker, Tommy Carroll	\$639.61
Rowan County Tax Dept	\$386.81
Seeger, Earl JR	\$106.44
Seibold, Jesse Michael	\$285.71
Sharpe, Shatima Monique	\$101.55
Shortt, Wendell Edward II	\$105.29



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Spencer, Milton Brady	\$147.52
Thompson, Sheran Yvonn	\$141.72
Watts, La Tonya Lynn	\$128.20
<b>TOTAL</b>	<b>\$6,865.07</b>
<b>GRAND TOTAL</b>	<b>\$46,915.29</b>

**2021-036 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the December 2020 Tax Refunds be Made. (Releases and Refunds - \$10,708.66; Overpayments - \$56,266.87; VTS Refunds - \$7,643.23; Grand Total - \$74,618.76) as follows:**

<b>TAXPAYER NAME</b>	<b>AMOUNT</b>
<b>DECEMBER 2020 RELEASES AND REFUNDS</b>	
Corelogic	\$409.95
Lereta Tax Services	\$605.25
Corelogic	\$591.75
Corelogic	\$607.50
Corelogic	\$607.50
Corelogic	\$591.75
Renn, Paul	\$337.50
Corelogic	\$466.22
Gilliam, Mary	\$337.50
Wells Fargo Real Estate	\$425.18
State Employees Credit Union	\$488.09
Corelogic	\$476.10
Woodruff, Lenita	\$776.93
Corelogic	\$1,482.71
Wells Fargo Real Estate	\$898.65
Corelogic	\$1,417.77
Teems, Blanch P	\$188.31
<b>TOTAL</b>	<b>\$10,708.66</b>

**DECEMBER 2020 OVERPAYMENTS**

Kennedy, Elaine	\$538.84
Mosteller, Shannon	\$215.15
Hall, Sable Leslie JR	\$185.01
Schoreder, Paula	\$203.41
Eaker, Michael	\$143.02
Payne, Joseph	\$211.58
Crawford, Cora Patton	\$130.00
Shull, Linda J	\$300.00
Lereta Tax Service	\$673.30
Mercer, Jack	\$175.00
Merritt Law	\$351.47
Brady & Kosofsky PA	\$130.00
Morrison, Betsy	\$102.08

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Mt Holly Recreational Assoc	\$600.00
Damary, Lazo	\$134.00
Williams, Pamela D	\$150.00
Corelogic	\$3,111.08
Corelogic	\$5,113.15
Solidifi Title & Closing	\$216.80
Kelley Harold	\$130.00
Corelogic	\$1,921.46
Fang, Wei Zu	\$3,958.74
Corelogic	\$3,492.72
Corelogic	\$3,061.81
Corelogic	\$3,779.00
Bowen, William	\$264.51
Leonhardt, Ronald	\$186.18
Dellinger, Nita	\$193.19
Rucco, William	\$171.09
Law Offices of Kayce C Staehle	\$100.00
Payne, Christopher	\$1,778.49
Koenig Investments	\$1,036.03
Holland, Denise	\$118.64
Holland, Denise	\$118.64
Kpodo, Anita E	\$4,438.77
Corelogic	\$2,095.74
Abdeljabber, Asmar	\$108.00
Carter, Jackie L	\$249.48
Carter, Jackie L	\$196.16
Adcock, Jerry	\$1,573.40
Hamilton Mary Ann	\$256.15
Harmon, Edwin	\$254.44
Costner, Wesely	\$165.42
Lisk, Brian D	\$1,492.70
Stublefield, William	\$3,970.35
Sadler, Vance M	\$1,064.35
Honeycutt, Elizabeth L	\$1,369.24
conner, Curtis	\$2,973.54
Ray, Richard	\$334.76
Cease, William	\$780.44
Schurian, Cory	\$700.00
Carson, Kenneth	\$834.19
State Employees Credit Union	\$415.35
<b>TOTAL</b>	<b>\$56,266.87</b>
 <b>DECEMBER VTS REFUNDS</b>	
Beheler, Timothy Duane	\$110.13
Boyer, Ladonna Auton	\$149.03
Brown, Justin Alan	\$130.95

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## GASTON COUNTY, NORTH CAROLINA

Bumgardner, Charles Allen	\$252.74
Burke, Thomas Patrick	\$210.49
Cameron, Jennifer Ann	\$400.63
Carden, William Christopher	\$137.39
Carver, Aaron Lee	\$218.14
Crown, Tamara Lee	\$337.46
Eaves, Debra Whetstine	\$100.39
Farr, Kimberly Bryson	\$180.58
Florian, Daniel Hernan	\$348.32
Fowler, Hershel Louis Jr	\$365.99
Freeman, Kimberly donnelly	\$331.03
Hamrick, Joseph Thomas	\$234.07
Jones, Kimberly Cloninger	\$125.90
Kinely, Debra Diane	\$468.39
Lam, Hoang Oanh Thi	\$175.73
Lee, Alexis Cierra	\$101.01
Wilson, Michael Channing	\$240.37
McCampbell, Daniel Lee	\$295.58
Morris, Peggy Jones	\$137.49
Orridge, Neil Simon	\$278.81
Pillow, Melvin Russell	\$271.01
Powell, Nathan Shawn	\$147.14
Quinn Sales Inc	\$228.58
Rhyne, Dessislava Tchavdarova	\$169.07
Rupard, Robert Jack	\$269.07
Scott, Mark David	\$115.47
Seagraves, Roger Dale Jr	\$130.36
Stallings, Randall Lee	\$251.10
Stevenson, Walter Macon	\$172.88
Stiles, William Dale	\$145.29
Welsh Reid, Angenette Mary	\$145.76
Wilson, Roy Alec	\$146.06
Ziglar, Cheryl Barker	\$120.82
<b>TOTAL</b>	<b>\$7,643.23</b>
<b>GRAND TOTAL</b>	<b>\$74,618.76</b>

**2021-037 Commissioners Brown and Philbeck - DHHS (Social Services Division) - To Accept and Appropriate Emergency Rental Assistance Funds from the US Department of Treasury in the Amount of \$6,772,100 per Budget Change Request:**

Account Description	Account Number	Amount
Emerg Rental Assistance Grant	020-05-4790-0000-420000-21591	(6,772,100)
Temp Svcs: ERA Grant	020-05-4790-0000-530-13-21591	677,210
Emerg Rental Asst: Direct Payt	020-05-4790-0000-560000-21591	6,094,890

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**2021 Legislative Requests****2021-038 Board of Commissioners - Legislative Request: Legislative Agenda for the 2021 Session of the North Carolina General Assembly**

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously approved **2021-038** as follows:

WHEREAS, the Gaston County Board of Commissioners are committed to strengthen and diversify Gaston County's economy, make Gaston County a top choice of business and industry expansion and to encourage the growth of safe and healthy communities; and,

WHEREAS, job creation, economic development, education, workforce development, healthy communities, public safety and quality of life are adopted priorities of the Commission and are important guiding principles for future policy decisions; and,

WHEREAS, the Gaston County Board of Commissioners recognizes that State policies, programs and investments can have a significant influence on local policy-making; and,

WHEREAS, the Gaston County Board of Commissioners has identified numerous goals for consideration and support during the 2021 General Assembly Session.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners respectfully requests the Gaston County Delegation to the North Carolina General Assembly to:

1. Support the North Carolina Association of County Commissioners' legislative priorities; most importantly, oppose unfunded mandates and any shifts of State responsibilities to counties.
2. Focus on Economic Development:
  - A. Continue to support tax policy to promote advancement of a business climate in Gaston County that fosters competitiveness, encourages new investment and provides for the expansion of current industry to support the local workforce and quality of life:
    - Support the continued efforts toward lowering and eventual elimination of the NC Corporate Tax.
    - Oppose new and repeal targeted taxes, policies, codes and rules that would impede business development.
    - Continue support of Local Option Sales Tax and maintaining dedicated revenue for economic development.
    - Support reduction of the Franchise Tax.
  - B. Support job creation and retention efforts; fully fund job recruitment efforts and support various economic development performance based incentives:
    - Maintain economic development programs of Golden Leaf Foundation
    - Maintain the Governor's One NC Fund's
    - Continue support for workforce development through the Community College system and to strengthen the educational offerings in partnerships with industry and K-12 education; including programs like College and Career Promise and Early College
    - Support State investment in rural infrastructure of water and sewer.

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C. Support funding for travel and tourism, historic preservation, land conservation, state parks and the arts in North Carolina as it spurs economic development:

- Support Crowder's Mountain State Park
- Support Mountain Island Educational State Forest

D. Encourage Federal Delegation to support:

- Expansion of the H-1B Visa Program
  - A. Crucial to recruitment of foreign companies
  - B. Allows new and existing companies engage their foreign workers in specific training fields
  - C. Need to allow additional visas to be issued to support set up of foreign companies
  - D. Expansion of Gastonia's Municipal Airport
  - E. LYNX Silver Line light rail expansion from Charlotte to Belmont.

3. Support Transportation Funding:

- Support a Transportation Seminar for Elected Official in Gaston County in Summer, 2021
- Support the funding of transportation improvements required for new business and industry as well as high residential growth regions
- Support the development of innovative and sustainable methods of funding transportation and infrastructure projects to meet the needs of our growing population, including a mix of funding methods such as bonds, public-private partnerships, and new revenue sources
- Support LOCAL Transportation Funding Priorities which include:
  - Bridge over Catawba River (South Fork Crossing/Catawba Crossing)
  - Widening of I-85
  - Establish timelines on 24 projects that have been stopped in Gaston County due to funding availability.
- 4. Continue to Support appointments of Gaston County residents, who are interested, to statewide boards and commissions. Specific commissions of interest include, but are not limited to: Parks and Recreation Trust Fund, Board of Transportation, Property Tax Commission, Partnership for Children, Local Government Retirement System, Local Government Commission and Housing Finance Agency.
- 5. Support the reinvestment of lottery ticket sale proceeds for education spending as originally intended and restore the statutory requirement that 40% of net lottery proceeds be allocated to counties for school capital needs.
- 6. Support funding for school facilities.
- 7. Support LME-MCO, Partners Behavioral Health as local publically managed behavioral health services, in order to preserve locally driven system of care. Support every counties right to choose and contract the LME-MCO that serves their community.
- 8. Support funding for School Resource Officers. Support flexibility to allow retired officers working as SROs to be compensated without compromise to their retirement.

**COVID-19 Support for Gaston County**

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**1. Health & Human Services**

A. Support funding to address the additional critical needs for vulnerable populations, children, aging seniors and disabled adults.

B. Support county services due to the additional strain on vulnerable populations during the pandemic. Services such as independent living for seniors and disabled adults, foster care, child care during school closures to ensure parents maintain job security.

C. Support of COVID vaccine rollout to all populations. Stronger support of data systems at DHHS during pandemic.

D. Stop overcrowding in local jail facilities and increase funding for inmates to recover full cost of state inmate housing.

**2. Business**

A. Support Let Them Work initiatives and stop government shutdowns of business.

B. Stop government mandates of landlords to provide free shelter during COVID. Government should make landlords whole who have lost rental income due to halting evictions for non-payment of rent.

C. Continue support for displaced workers including funding workforce development training, vocational training opportunities and unemployment benefit extensions during the course of the pandemic.

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded to the Gaston County Legislative Delegation to the NC General Assembly and the North Carolina Association of County Commissioners.

**Non-Consent**

**2021-039 Commissioner Worley - County Attorney - To Amend the Gaston County Code of Ordinances, Chapter 8 - Health and Sanitation, Article IV. - Public Assembly and Parade Permits - To Create Article Outlining County Permitting Process for Mass Gatherings Held Within County's Jurisdiction (First Reading)**

Commissioner Worley introduced a motion to approve and Commissioner Brown provided the second.

Chairman Keigher called for discussion.

Commissioner Worley advised subject Resolution was requested by the Sheriff to put some structure and organization around all mass gatherings in our jurisdiction; it involves permitting via the Sheriff's Office for festivals, parades, protests, fairs, etc.; staff modeled the Resolution based in part on what the City of Charlotte has in place; applicants would apply through the Sheriff's Office before the start of an event; exceptions may be made if an event is in response to a time-sensitive or recent news event; the permit fee will be non-refundable (\$250 for gatherings under 500 people; \$750 for gatherings of 500+); the permitting process is content neutral to prevent discrimination.

Chairman Keigher advised the press, radio, news media and television stations are talking about the First Amendment right that assures people the right to gather and protest; is having second thoughts about this now after listening to people about being charged to protest.

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Chairman Keigher called for further discussion; none was heard.

Chairman Keigher called for the vote, and the BOC approved the first reading of **2021-039**.

The vote carried as follows:

Ayes: Commissioners Brown, Fraley, Hovis, Johnson, Worley

Nay: Commissioner Keigher

Absent: Commissioner Philbeck

***Required Seconded Reading to occur February 23, 2021.***

**Appointments**

On motion introduced by Commissioner Fraley and seconded by Commissioner Brown, the BOC unanimously appointed Mr. Travis Walls to the ***Economic Development Commission*** to an unexpired term ending December 31, 2021.

On motions introduced and seconded, the following individuals were unanimously reappointed to the ***Environmental Review Advisory Board***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Brown	Mr. Michael Stanforth	January 31, 2024
Commissioner Keigher	Commissioner Fraley	Dr. Mike McLeod	January 31, 2024

On motions introduced and seconded, the following individuals were unanimously reappointed to the ***Planning Board***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Fraley	Commissioner Brown	Mr. Carl Harris, Sr.	January 31, 2024
Commissioner Hovis	Commissioner Keigher	Ms. Deborah Ally	January 31, 2024

On motion introduced by Commissioner Johnson and seconded by Commissioner Keigher, the BOC unanimously appointed Mr. Joseph Clemmer to the ***Child Fatality Prevention Team*** to a term ending January 31, 2025.

On motion introduced by Commissioner Johnson and seconded by Commissioner Keigher, the BOC unanimously reappointed Mr. Andrew Schrag to the ***Community Child Development Team*** to a term ending January 31, 2025.

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

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Worley	Commissioner Hovis	Mr. David Holcombe	January 31, 2025
Commissioner Keigher	Commissioner Fraley	Ms. Kamryn Loftis	January 31, 2025

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously appointed Ms. Vanessa Trapp-Spann to the ***Workforce Development Board*** to an unexpired term ending May 31, 2021.

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On motion introduced by Commissioner Keigher and seconded by Commissioner Fraley, the BOC unanimously appointed Mr. John Briody to the ***Travel and Tourism Advisory Board*** to an unexpired term ending April 30, 2022.

On motion introduced by Commissioner Hovis and seconded by Commissioner Worley, the BOC unanimously appointed Mr. John Taylor Loftis to the ***Quality of Natural Resources Committee*** to an unexpired term ending November 1, 2023.

On motions introduced and seconded, the following individuals were unanimously appointed/reappointed to the ***Equalization and Review Board***:

<u>Motion Introduced</u>	<u>Seconded</u>	<u>Appointee</u>	<u>Term Ending</u>
Commissioner Hovis	Commissioner Keigher	Mr. Conrad Pogorzelski	December 31, 2023
Commissioner Hovis	Commissioner Keigher	Mr. L. Allen Beatty	December 31, 2023
Commissioner Hovis	Commissioner Keigher	Mr. Thomas McCray - Alternate	December 31, 2023
Commissioner Hovis	Commissioner Keigher	Ms. Yvonne Burton – Alternate	December 31, 2023
Commissioner Hovis	Commissioner Keigher	Ms. Alice Kovach - Alternate	December 31, 2023

**Commissioners Committee Reports**

Commissioner Hovis reported attendance to ***Gaston Together Martin Luther King Unity Award Presentations*** recognizing three outstanding individuals; it was a much smaller event due to social distancing; would like BOC to invite those individuals to a meeting to be recognized.

On behalf of the BOC, Chairman Keigher thanked Commissioner Hovis for attending the event.

**County Manager's Report*****Re: Gaston County Community Vision 2040 (Inspiration, Collaboration, and Accountability):***

The County Manager recalled staff conducted an Economic Development Study in November 2019 and several recommendations came forth that comprised a work plan; participants communicated consistently that there was a need for a community vision; this work reaches far beyond the County's organizations and staff put together a team to do that work, which is in the beginning stages; the process has been mapped out with the County's role identified as a convener and facilitator to bring together countywide stakeholders; wanted the BOC to understand the framework and approach at the outset and will provide updates as the process moves forward; staff is reaching out to all the municipalities; have met individually with all Municipal Managers and received great feedback and buy-in through that process; to date, staff has met with Cramerton and Cherryville; Lowell is next. She introduced David Williams for an update.

Mr. David Williams, Community Affairs and Development Administrator, recalled comments made earlier in the meeting by developers regarding growth in the County; advised the time is right for this process, which will be led by the County manager and community leaders; the work team is diligently reaching out to all communities in the County as we look toward 2040; need to make sure we have a strong foundation and framework. He introduced the other work team members including Ms. Donna Lockett (Gastonia Together President), Mr. Del Murphy (CaroMont Health Vice-President for Business Strategy), Mr. David Fogarty (Cooperative Extension Director), Mr. Matt



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Blackwell (Economic Development Administrator), Ms. Gina Shell (County Manager's Office Special Projects Coordinator); the team will visit Lowell next; currently contacting Belmont and Mount Holly to schedule time with them; he deferred to Ms. Gina Shell for comments.

Ms. Gina Shell, County Manager's Office Special Projects Coordinator, presented on the **Gaston County Community Vision 2040** as follows:

- **Re: Why Create a Community Vision for 2040?** - The Community Vision for 2040 is moving past Gaston Together 2012 and 2020 visioning efforts; recalled that Mr. Ted Abernathy conducted the Economic Development Assessment in 2019 for the BOC; he spoke with countywide stakeholders and heard much about the County needing to work on its ED (economic development) strategy and that it was time to talk about a broader vision that covered ED, education, health, safety and all elements to create a strong community; the vision's goal is to create something that provides five-to-seven targets that all of the organizations and residents countywide can work on together
- **Re: The Visioning Process:** Want to move as quickly as possible and listen authentically to all parts of the community; this process will be led by a steering committee represented by business, government, non-profit, Faith/Clergy and at large community representatives; the vision's implementation strategy will be incorporated; there will be continuous communication with the BOC, Municipal Boards, Councils and Managers
- **Re: The Product: Vision Document and Website:** The website and document will inspire partner organizations to do the work needed to head in the vision's direction, will represent the whole County, will inspire coordinated actions and provide an opportunity for identifiable and scalable initiatives. She deferred to Mr. Matt Blackwell for comments.

Mr. Matt Blackwell, Economic Development Administrator, presented:

- **Re: A Companion Effort: Creation of a Community Data Dashboard:** *A series of recommendations were provided in the 2019 study to help provide and align a robust strategy countywide; one recommendation was creating a community dashboard on the website that would be readily available for public/private partners as a benchmark tool for current and future progress and to house data for visioning and goal setting moving forward; the work team consulted UNC-Charlotte Urban Institute to understand their experience and approach with similar projects and to identify a scope of work and potential costs for the necessary data collection and analysis; concurrently analyzed numerous dashboard across the US to see what worked well for their communities; in exploratory discussions with Municipal Managers and private partners throughout the community; the concept of the dashboard was presented as a complement to the visioning initiative and was received with broad support as a development tool accessible by all; although readily available Census data may compromise a large portion of the dashboard, collecting and analyzing neighborhood level data from public/private partner organizations countywide and will be key to analyzing the communities' needs from a granular perspective; the dashboard will measure growth, progress and serve as an early warning system for negative trends and can be used to initiate a call to action; the work team is proposing to include the development and on-going maintenance of the dashboard in the overall budget of the countywide visioning initiative. He deferred to Ms. Shell to conclude the presentation.*

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Ms. Shell presented:

- **Re: *Implementation and Accountability*:** After creating the vision, an Implementation Manager may be utilized to ensure ongoing communication amongst organizations, accountability, annual events for reporting out and celebrating success, and ongoing recruitment of organizations; will allow time for community engagement and dialogue for the Steering Committee, who will create the vision; hope to have the corollary effort of the data on the dashboard; the vision will have a set of targets/goals/milestones; hope that partner organizations will review their individual strategies and service plans to align with the vision
- **Re: *Phases of the Process*:** Phases of the process will involve 12 to 15 months; currently in Phase 1, which involves reaching out to stakeholders via exploratory discussions, presentations and creating the leadership structure and subcommittees; looking at a public/private approach for funding and a selection of an experienced consultant to help with the vision; Phase 2 involves a longer period of engagement and dialogue of residents and organizations; Phase 3 involves creating and communicating the vision with an implementation approach; Phase 4 will be ongoing with the vision in action.
- **Re: *Ensuring Involvement of County Residents*:** We are taking great steps to involve County residents; firstly, will look for alignment with any goals, objectives and strategies expressed via other efforts; will share news of the efforts through available communication channels; will schedule engagement and dialogue opportunities with residents countywide; will stay in close communication with the BOC, County Manager and Municipal Managers and Boards.

Chairman Keigher called for questions from the BOC; hearing none, asked the County Manager for comments.

The County Manager recapped her comments and noted the timeline is approximately 15 months; will know soon what some of the key milestones are and will report those to BOC; this will help shape some internal work with staff regarding the strategic plan alignment with every organization. She stated this is an exciting time, despite Covid-19, and every attempt is being made to ensure all communities will be heard.

Commissioner Hovis stated he participated in a Zoom conference with the CaroMont Foundation; the initiative was discussed at length and received favorable comments in terms of the interactions with the committee; suggested looking at individual components like schools, building construction, etc., in terms of townships, to help drill down into that level of focus and understanding.

The County Manager advised that staff would take that under advisement.

#### **County Attorney's Report**

No report.

#### **Other Matters**

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Chairman Keigher the County had experienced a rough few days regarding the Covid-19 vaccine scheduled for Friday; the BOC, County Manager and staff contacted state leaders about why the County had not received any vaccines in over three weeks; hopefully the County will find out what its allotment will be from Thursday's shipment.

The County Manager advised staff learned yesterday the state plans is to communicate with counties every Thursday to provide a baseline amount for the succeeding three weeks.

**Adjournment**

Chairman Keigher announced the next combined Work Session and Regular Meeting is scheduled for February 23, 2021. It will be closed to the public again in response to the pandemic.

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

On motion introduced by Commissioner Hovis and seconded by Commissioner Fraley, the BOC unanimously adjourned the Regular Meeting of January 26, 2021 at 7:56 pm.

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

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Tom Keigher, Chairman  
Gaston County Board of Commissioners

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Donna S. Buff  
Clerk to the Board

SEAL