



# Gaston County

## Board of Commissioners

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

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

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Tuesday, January 24, 2023

Meeting Agenda

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### Regular Meeting 6:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

#### I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A. Commissioners Keigher & Brown - BOC - Proclamation - To Proclaim the Month of February 2023 as Black History Month in Gaston County

#### II. PUBLIC HEARINGS

- A. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-22-02-24-00099, Jan & Barbara Vaculcik dba VF Ventures LLC (Applicant); Property Parcel: 308825, Located at 1558 Stanley Lucia Rd. in Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) Overlay
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
  
- B. Public Hearing - RE: Commissioner Worley - Building & Development Services - Zoning Map Change: REZ-22-09-15-00128, Appaloosa Real Estate Partners, LLC (Applicant); Property Parcel: 192178 and a Portion of Parcel 192169 Located on South Point Rd. in Belmont, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US), (SV), and (CH) Overlays to the (C-3) General Commercial Zoning District with (US), SV, and (CH) Overlays
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution

- C.** Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-22-10-26-00129, Micah Justin Horton (Applicant); Property Parcel: 199145 Located off of Old Hickory Grove Rd. in Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
- D.** Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Map Change: REZ-22-11-10-00131, Linda Ballard Medley (Applicant); Property Parcel: 174253, Located at 106 Mott Blvd. in Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
- E.** Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-22-11-15-00132, Tammy Stroupe (Applicant); Property Parcel: 208601 Located at 1030 Garlands Creek Dr. in Bessemer City, NC, Rezone from (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
- F.** Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-22-11-22-00133, Juan Garcia (Applicant); Property Parcel: 162401 Located at 105 Jos Lane in Bessemer City, NC, Rezone from (I-2) General Industrial with (CH) Corridor Highway Overlay to (R-1) Single Family Limited with (CH) Corridor Highway Overlay
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
- G.** Public Hearing - RE: Commissioner Fraley - Building & Development Services - Zoning Map Change: REZ-22-11-28-00134, Randy Kincaid (Applicant); Property Parcel: 163196 (new 308822, 308821, 308820), Located on Eaker Road in Bessemer City, NC, Rezone from (R-1) Single Family Limited to (R-2) Single Family Moderate
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution
- H.** Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Text Amendments: TEXT-22-12-09-00006 - Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations)
1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution

- I. Public Hearing - RE: Commissioner Brown - Building & Development Services - Zoning Text Amendments: TEXT-22-12-19-00007 - Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 9 (General Provisions); Section 9.9 (Accessory Structures)
  1. Receive Citizen Comment
  2. Close Public Hearing
  3. Accept Motion to Approve Resolution

### III. BUSINESS AGENDA

#### A. AGENDA REVISION/APPROVAL

#### B. APPROVAL OF MINUTES

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

### V. CONSENT AGENDA

- A. Commissioner Brown - BOC - Resolution Honoring Judge Michael K. Lands Upon His Retirement as District Court Judge
- B. Commissioners Keigher & Brown - BOC - Proclamation - To Proclaim the Month of February 2023 as Black History Month in Gaston County
- C. Commissioner Brown - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for February, 2023 to Reschedule the February 14th Work Session to Precede the February 28th Regular Meeting - 6:00 P.M.
- D. Commissioner Brown - Gaston Community Action - To Accept as Information the FY2023-24 Community Services Block Grant Application (No County Funds)
- E. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Additional Federal Governor's Crime Commission JAG Block Funds for the Gaston County Police for the Purchase of Equipment and to Approve a Sole Source Purchase of Motorola 800 MHz Radios with These Funds (\$24,500 - No County Funds)
- F. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Additional Grant Funds for The Lighthouse Awarded by the CACNC (\$60,745 - No County Funds)
- G. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Year 2 of Federal FVPSA Grant Funds for The Cathy Mabry Cloninger Center (\$47,500 - \$9,500 Match)
- H. Commissioner Worley - Budget & Strategy - To Accept and Appropriate Additional State Grant Funds Awarded by the Human Trafficking Commission to Hope United Survivor Network for Facility Improvements (\$13,413.82 - No County Match)
- I. Commissioner Brown - County Attorney - To Appropriate \$114,252 of Fund Balance and Approve Two (2) Additional Full Time Positions for the County Attorney's Office

- J. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- K. Commissioner Brown - DHHS (Health Division) - To Accept and Appropriate Miscellaneous Funds Received from the Upstream Organization for the Public Health Family Planning Clinic (100% Miscellaneous Funds - \$3,000)
- L. Commissioner Brown - (DHHS-Social Services Division) - To Accept and Appropriate Second Quarter Donations for Various Social Services Programs in the Amount of \$5,704
- M. 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 - \$2,114.88)
- N. Commissioner Worley - Finance - To Amend Gaston County ARPA Grant Project Ordinance 2021-264 to Approve and Appropriate Project Funding for the Homeless Outreach - Shower and Laundry Trailers (\$222,200)
- O. Commissioner Fraley - GEMS - Administrative Correction - To Correct Budget Change Request for Resolution 2022-299 Adopted at 9/27/2022 BOC Meeting
- P. Commissioner Brown - Hope United Survivor Network - To Accept and Appropriate Additional Grant Funds from The Duke Endowment through the Children's Advocacy Centers of North Carolina and the South Carolina Network of Children's Advocacy Centers in the Amount of \$57,000.00 Awarded to the Lighthouse of Gaston County (Funds are Unrestricted)
- Q. Commissioner Brown - Hope United Survivor Network - Proclamation - To Proclaim the Month of January 2023 as Human Trafficking Awareness Month
- R. Commissioner Worley - Library - To Accept and Appropriate LSTA Food Literacy Grant Funds (\$17,000)
- S. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from the TEGNA Foundation for WCNC-Charlotte's Clear the Shelter Event (\$1,000)
- T. Commissioner Brown - Police Department - To Accept Western Branch Diesel as a Sole Source Vendor for the Purchase of Equipment through the 2022 Justice Assistance Grant
- U. Commissioner Keigher - Police Department - To Accept and Appropriate a Payment in the Amount of \$3,253 from Webb Metals
- V. Commissioner Worley - Public Works - To Accept an Offer to Purchase a County Owned Surplus Parcel (PID 203783 Located at 2005 Beauhaven Lane, Belmont) and Authorize Staff to Initiate the Upset Bid Process
- W. Commissioners Brown & Hovis - Public Works - To Approve Lease Agreement with Congressman Jeff Jackson, U.S. House of Representatives, for a District Office in the County Administration Building
- X. Commissioner Johnson - Sheriff's Office - To Accept PowerDMS as a Sole Source Vendor for the Purchase of Policy Management Software (\$8,557 - Year One)

- Y. [Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. \(Releases and Refunds - \\$3,213.52; Overpayments - \\$86,026.23; VTS Refunds - \\$8,586.48; Grand Total - \\$97,826.23\)](#)

**VI. 2023 LEGISLATIVE REQUESTS**

- A. [Board of Commissioners - Legislative Request: Legislative Agenda for the 2023 Session of the North Carolina General Assembly](#)

**VII. ITEMS PULLED FROM CONSENT AGENDA**

**VIII. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY**

**IX. APPOINTMENTS**

- A. [Appointment List - Current Expiring Terms/Vacant Positions](#)

**X. REPORTS**

- A. **Commissioners Committee Reports**
- B. **County Manager's Report**
- C. **County Attorney's Report**

**XI. OTHER MATTERS**

**XII. ADJOURNMENT**