

# ADOPTED

APR 28 2020

Gaston County Board  
of Commissioners

609

GASTON COUNTY

COMMISSIONER'S COURT

NORTH CAROLINA

FEBRUARY 25, 2020

The Gaston County Board of Commissioners (BOC) met in Regular Session on February 25, 2020 at 6:02 pm, in The Harley B. Gaston, Jr. Public Forum, Gaston County Courthouse.

Chairman Tracy L. Philbeck presided with Commissioners Jack B. Brown, Vice-Chairman; \*Chad Brown, Bob Hovis and Ronnie Worley in attendance.

Commissioners Allen R. Fraley and Tom Keigher were not in attendance.

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

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

## Proclamations, Commendations, Awards, Certificates

Commissioner Chad Brown invited Reverend Thomas Gillespie and Mrs. Dot Guthrie to the podium and read the Proclamation – ***To Proclaim the Month of February 2020 as Black History Month (adopted under Consent Agenda)***.

Mrs. Dot Guthrie thanked the BOC for the Proclamation; advised one week ago the African-American Museum of History and Culture at Loray Mill celebrated its first birthday; the Proclamation will be hung on the Museum's walls and will be historic from this day forward.

Reverend Thomas Gillespie and Mayor Pro Tem of City of Lowell, thanked the BOC for the Proclamation; advised Black History Month is deeply rooted in American history; urged everyone to remember that Dr. Martin Luther King said "*Let us not judge one another by the color of our skin but by the content of our character*". He introduced Mr. Scott Attaway, City of Lowell, and extended an invitation to attend ***The Flats*** Historical Marker Dedication, February 29, Kenworthy Avenue, Lowell, NC to memorialize people that lived in the neighborhood.

Public Hearing - Zoning Map Change: (Z20-06) Clayton Homes, Joshua Fountain (Applicant); Property Parcel: 179055, Located at 301 Damascus Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Philbeck announced the Public Hearings as advertised and advised that the Zoning Text Amendment (ZTA20-02) Public Hearing had been moved to the April 28<sup>th</sup> Agenda; explained procedures to be used; called for the motion to enter into Public Hearings.

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

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

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Mrs. Penley requested that the MPO comments for all four cases that were provided in both Boards packets be entered into the record.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously accepted the MPO comments for the record.

Mrs. Penley advised subject request is to rezone parcel 179055 located at 301 Damascus Rd., Gastonia, NC from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the Applicant is Clayton Homes (represented by Mr. Joshua Fountain); the Property Owner is Donald Lee Allen; total acreage considered for rezoning is 0.62 acres; current use of the property is vacant.

She reviewed aerial, zoning and adjacent property owners maps depicting the location of subject property (northeast section of County; midway between City of Lowell, City of Mount Holly and Town of Stanley off Hickory Grove Road); vacant property surrounded by residential structures; R-1 with US Overlay and some light commercial zoning (on Hickory Grove Road north and east of site); adjacent property owners were notified of Public Hearing; listing of property owners that were notified.

She advised the property is located within the rural area designation of Planning Area 3: Riverfront Gaston/Northeast Gaston; based on the goals and objectives and zoning district pattern in overall vicinity it is staff's opinion the request is consistent with the Comprehensive Land Use Plan (Comp Plan); the request was advertised and notices were mailed out per County policy; staff did not receive any calls regarding the property.

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

Public Hearing - Zoning Map Change: (Z20-07) Cynthia E. Weaver (Applicant): Property Parcel: 163745, Located at Weaver Glenn Pl., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

Chairman Philbeck introduced Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone a portion of parcel 163745 located at Weaver Glenn Place, Bessemer City, NC from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District; the Applicant is Cynthia E. Weaver; the Property Owner is Michael Eugene Weaver, Jr. and Jo Ann Weaver; total acreage of property is 26.64 acres; only 6 acres are being considered for rezoning; current use of the property is vacant.

She reviewed aerial, zoning and adjacent property owner's maps depicting the location of the property (northwest quadrant of County in between Cities of Cherryville and Bessemer City; east of County line); vacant property with residential structures surrounding the property; R-1, R-2, R-3 (south and west of site) zoning, adjacent property owners notified of Public Hearing; listing of property owners that were notified.

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She advised the property is located within rural area designation of Planning Area 1: Rural Gaston/Northwest Gaston; based on the goals and objectives and zoning district pattern in overall vicinity it is staff's opinion the request is consistent with the Comp Plan; the request was advertised and notices were mailed out per County policy; staff received several calls for information.

Chairman Philbeck called for citizen comment.

Ms. Cynthia Weaver, 2369 Countyline Rd., Kings Mountain, NC, advised she did not realize the land was not zoned for a double-wide prior to purchasing her mobile home; one is already on the property currently; the land has been in the Weaver family for over 20 years; there is no road frontage; distributed a picture of the home for BOC's review.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously accepted the picture as information.

Mrs. Penley advised the maps displayed for the public were not updated to reflect the acreage to be rezoned and that the maps in the Boards packets were accurate; only 6 of 26.64 acres are requested for rezoning.

Mr. Anthony Todaro, 409 Weaver Dairy Rd. and 5110 Weaver Glen Pl., Bessemer City, NC, advised of being informed when he purchased properties on Weaver Dairy and Weaver Glen Place there could be no double-wide or single-wide homes and that houses had to be 1500SF; this is a private road that a well sits on.

Mr. James Parks, 5116 Weaver Glen Place, Bessemer City, NC, advised the land in question is landlocked; there is no access without crossing others property; the road is maintained by property owners; they will not grant access across their properties due to wells, septic tanks and concerns about property values; nobody can see the existing mobile home (at the lower part down by the creek) from the road; it was grandfathered in.

Ms. Brenda K. Murphy, 410 Weaver Dairy Rd., Bessemer City, NC, advised her property is located at the t-intersection; there is no way to get a 14'x60' trailer in there with properties on both sides of the road; she does not want anyone backing in her front yard over the septic system.

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

Commissioner Chad Brown asked if there is a right-of-way into the property or to the six-acre site; are there any registered deed restrictions.

Mrs. Penley responded there is a 30' easement that was recorded in 1991 for Michael Eugene Weaver, Jr.; the subdivision was recorded in 2006; they share the easement but it is separate and apart; any deed restrictions incorporated in the subdivision does not apply to the private property and would not be considered for the proposed rezoning.

Chairman Philbeck asked if the objections were valid for the neighborhood but invalid for the petitioner's property.

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Mrs. Penley responded "yes, sir"; the subdivision is separate and apart from the 26 acres owned by the Property Owner and the Applicant.

Chairman Philbeck asked if they had an easement to access the property.

Mrs. Penley responded "yes, sir", but staff can only enforce the Ordinance and not the deed restrictions.

Chairman Philbeck asked if there were any deed restrictions on the 26 acres; if it is separate from the subdivision and has its own easement.

Mrs. Penley advised that staff is not aware of any deed restrictions; it is separate from the subdivision and has its own easement.

Hearing no further comments, Chairman Philbeck moved to the next item of business.

Public Hearing - Zoning Map Change: (Z20-08) Randall Breedlove (Applicant); Property Parcels: 182723 and 182722, Located at 108 & 110 Lake St., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Chairman Philbeck introduced Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcels 182723 and 182722 located at 108 and 110 Lake St., Gastonia, NC, from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay; the Applicant is Randall Breedlove; the Property Owner is DAZ Services, LLC; total acreage of the combined properties considered for rezoning is .55 acres; current use of the property is vacant.

She reviewed aerial, zoning and adjoining property owners maps depicting the location of property (northeast quadrant of County; north and east of City of Lowell and Town of McAdenville; west of Belmont and Mount Holly city limits); vacant parcels surrounded by residential structures; R-1 with US Overlay and some R-2 zoning; adjoining property owners notified of Public Hearing and listing of property owners of record.

She advised subject property is located within the suburban development area designation of Planning Area 3: Riverfront Gaston/Northeast Gaston; based on the goals and objective and zoning district pattern in overall vicinity it is staff's opinion the request is consistent with the Comp Plan; the request was advertised and notices were mailed out per County policy; staff received several calls for information.

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

Public Hearing - Zoning Map Change: (Z20-09) Angela & Nathan King (Applicants); Property Parcel: 209951, Located at 3826 Beaty Rd., Gastonia, NC, Rezone from the (C-3) General

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Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

Chairman Philbeck introduced Mrs. Penley for comments.

Mrs. Penley advised subject request is to rezone parcel 209951 located at 3826 Beaty Rd., Gastonia, NC, from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay; the Applicants are Angela and Nathan King; the Property Owner is Julie Jimison Helton; total acreage of property is 9.65 acres; current use of the property is vacant.

She reviewed aerial, zoning, adjacent property owners maps depicting the location of the property (southeast quadrant of County; south and east of Gastonia city limits; west of Belmont and Cramerton city limits); vacant property adjoined by other vacant or occupied properties with single family dwellings; R-1 with US Overlay and some general commercial and the US Overlay zoning; adjacent property owners notified of Public Hearing and listing of property owners of record.

She advised the property is located within the Suburban Development Area Designation of Planning Area 4: The Garden Gaston/Southeast Gaston; based on the goals and objectives and zoning district pattern in overall vicinity it is staff's opinion the request is consistent with the Comp Plan; the request was advertised and notices were mailed out per County policy; staff received several calls for information.

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

Commissioner Jack Brown asked if this was the property where a new sewage line was being installed on Beaty Road; advised the project did not get all the necessary requirements from NCDOT and residents were opposed to it.

Mrs. Penley responded not to her knowledge; staff did not receive any comments from the City; understand the adjoining property owner's intent is to purchase it and make the zoning consistent with their current property.

The County Manager clarified that the project mentioned by Commissioner Brown involves the City of Gastonia and Two Rivers Utilities on a separate portion of Beaty Road; does not believe it intersects with this rezoning application.

Hearing no further comments, Chairman Philbeck excused the Planning Board to Room 2029 for deliberations.

Public Hearing Re: Commissioner Jack Brown - County Attorney/EDC - To Authorize Two Level Two Economic Development Grants for Project Raven: Phase One (2020-2025) and Phase Two (2025-2030)

Chairman Philbeck introduced Mr. Chuck Moore, County Attorney, for comments.

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The County Attorney advised that the County has been working with Raven for quite some time on its Economic Development Agreement (EDA); during discussions with Raven it became clear their project will require more than five years to be fulfilled; the County has a five-year statutory requirement for Incentive Grants; staff decided to split the Level 3 Grant, approved previously, into two Level 2 Grants that will give Raven the time needed to do Phase I (construction of facility; phasing in part of production process) and Phase 2 (completion of facility; bringing production equipment to full capacity); Mr. Donny Hicks, Economic Development Commission (EDC) Director, is present to answer any questions.

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

Chairman Philbeck called for a motion to approve.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Worley, the BOC unanimously approved Resolution **2020-038** as follows:

**2020-038    Commissioner Jack Brown - County Attorney/EDC - To Authorize Two Level Two Economic Development Grants for Project Raven: Phase One (2020-2025) and Phase Two (2025-2030)**

WHEREAS, Gaston County is the owner and developer of the Apple Creek Business Park, Parcel 15 of which is a 49.24 acre tract; and,

WHEREAS, Gaston County has authorized the sale of property to Project Raven pursuant to North Carolina General Statute 158-7.1, and has also authorized a Level Two Economic Development Grant to induce Project Raven to locate or expand its operations within the county as set forth in Board Action 2019-194, dated July 23, 2019; and,

WHEREAS, Gaston County and Project Raven have engaged in contract negotiations to the end that Project Raven may construct a manufacturing facility on the Apple Creek site, and have determined that the project will need to be broken into two phases with an adjustment in the County incentive agreement to two separate Level Two Grants; and,

WHEREAS, the Board of Commissioners of Gaston County has held a public hearing to consider whether to approve the amendment to the incentive grant for Project Raven.

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

1. Authorizes the Chairman of the Gaston County Board of Commissioners to execute the Economic Development Agreement for Project Raven to include two Level Two Grants.

Public Hearing - RE: Commissioner Worley - Historic Preservation Commission - To Designate the Baltimore School Property Located at 575 Baltimore Drive, Cramerton, NC, Gaston County, as a Historic Property Pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina

Chairman Philbeck introduced Ms. Jamie Mendoza, Planning and Development Services Long Range Planner, for comments.

Chairman Philbeck asked Commissioner Worley to introduce the Town of Cramerton Elected Officials.

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Commissioner Worley welcomed Mayor Will Cauthen, Commissioners Donald Rice and Susan Neeley, David Pugh, Town Manager, and close neighbors of the property; stated this is an important and appropriate project as the BOC designates this building as an historic site.

Ms. Mendoza advised subject request is to designate the *Baltimore School* as a local historic landmark; the property is owned by Mr. Fred Glenn; the school is 910SF and sits on .11 acres of land; it is currently vacant and located in Cramerton; staff received comments from the State on the official Landmark Report prepared by the Historic Preservation Commission (HPC); the Cramerton Board of Commissioners unanimously approved the request on January 23, 2020.

She reviewed an aerial map depicting the school's location on Baltimore Dr. surrounded by residential properties; advised that Baltimore Dr. can be accessed from Cramerton Mountain Road; Mr. John Russell, HPC Chairman, will provide some history on the property.

Mr. Russell invited Mr. and Mrs. Fred Glenn to the podium; thanked the BOC for supporting historic preservation; advised the HPC has had an uptick on the amount of work it has to review for Certificates of Appropriateness; urged everyone to visit the school that served the neighborhood from the late 1920s to the 1960s when schools were integrated following Brown vs Board of Education; advised that African-American children in the community from grades 1 through 8 were educated in the one room schoolhouse for more than 30 years; the school was funded by a southern white industrialist (Mr. Stuart Cramer); the school has an interesting history and the building is well-preserved (original floors, layout, wood siding). He thanked the Cramerton officials for their interest and willingness to attend the meeting and introduced Mr. and Mrs. Glenn for comments.

Chairman Philbeck called for citizen comment.

Mr. Fred Glenn advised that this was a blessing that has been a long time coming; thanked Mr. and Mrs. Stuart Cramer for their humanity in recognizing the value of everyone; advised Mr. Cramer built the school for African-American workers and their children that grew up in Baltimore Village; the Cramers made sure they celebrated Christmas with Fred Kirby and his horse, Calico, and Santa Claus. He thanked Mayor and Mrs. Cauthen, Cramerton Board of Commissioners and BOC for considering the Resolution.

Chairman Philbeck called for questions from the BOC.

Commissioner Chad Brown commended Mr. Glenn for helping to save the school; thanked him for his service to our country.

Commissioner Jack Brown advised when he and his wife lived in Cramerton that they were aware of what went on in Baltimore Village by residents that made a difference in his life.

Commissioner Worley stated he loves hearing history about Cramerton and had he known he would have followed Fred Kirby and Calico to Baltimore Village; he thanked Mr. Glenn for his dedication to his community and to the Town of Cramerton.

Commissioner Hovis advised that the County has been blessed because we have book-ends – Washington School in Cramerton and Lincoln Academy at the foot of Crowders Mountain; it is

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amazing that golf courses decided to develop in close proximity to them. We are very blessed to have those; thanked him for his efforts.

Hearing no further questions, Chairman Philbeck called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Jack Brown, the BOC unanimously approved Resolution **2020-039** as follows:

**2020-039    Commissioner Worley - Historic Preservation Commission - To Designate the Baltimore School Property Located at 575 Baltimore Drive, Cramerton, NC, Gaston County, as a Historic Property Pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina**

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina have been met; and,

WHEREAS, the Town Council of Cramerton has taken into full consideration all statements and information presented at the joint public hearing held with the Gaston County Historic Preservation Commission on the 23rd day of January 2020; and,

WHEREAS, the Board of Commissioners of Gaston County has also taken into full consideration statements and information presented at a joint public hearing held with the Gaston County Historic Preservation Commission on the 25th day of February 2020; and,

WHEREAS, the structure known as the Baltimore School located at 575 Baltimore Drive is part of the historically African American neighborhood known as the Baltimore Community, built by Stuart W. Cramer between 1925 and 1930, for African American men who worked at the Cramer's dairy farm, orchards, and large vegetable gardens, and African American women who performed domestic work for families in the area; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina Department of Archives and History has given its suggestions to the nomination of the Baltimore School House; and,

WHEREAS, the State Historic Preservation Office (SHPO) has reviewed the findings of the Historic Preservation Commission.

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

1. That the building and property known as the Baltimore School House located at 575 Baltimore Drive, Cramerton, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina. For the purpose of description only, described as following:

BEGINNING at an old corner being a northeasterly corner of Lot 1, Block 1, Baltimore, said corner being located in the right-of-way of Baltimore Road (Plat Book 8, page 35 showing a right-of-way width of 16 feet): thence North 85 degrees 19' West along the line of Lot 1, 75.5 feet to an old corner of Lot 1; thence along the line of the Paul Taylor Crump, Jr. property now-or-formerly (herein after N/F) the following two courses: () North 46 degrees 06' West 51.05 feet to an old corner, and (2) North 03 degrees 02' West 39.39 feet to an old corner in the northwesterly boundary of Baltimore and in the property line of Cramer Mountain Country Club and Properties, Inc. N/F: thence North 52 degrees 00' East along the property line of Cramer Mountain N/F 43.45 feet to an old corner, being the most northern corner of the "School" lot; thence South 35 degrees 04' West along an old line, being a westerly line of a non-numbered lot as shown on the Baltimore map, 131.1 feet to the point of BEGINNING. Being built a portion of the property acquired by Burlington Industries, Inc. as described in Deed Book 808, page 700. The description is based on Plat Book 8, page 35. Gaston County Tax Reference 16 005-033-01-000 The above property was conveyed to Fred Glenn on June 11, 2003 recorded in Deed Book 3738 page 323 of the Gaston County Register.

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2. That said building and property may not be demolished, materially altered, remodeled or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
3. That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior feature in or on the said building or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property not prohibited by any other statutes, ordinances, or regulations.
4. That a suitable sign shall be posted indicating the said building and property designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property. If the owner objects, the sign will be placed on a nearby public right-of-way.
5. That the owner and occupant of the building and property known as the Baltimore School of Cramerton, South Point Township be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building Inspection Department, and Tax Supervisor as required by law.
6. That the property designated as a historic structure or site shall be taxed uniformly as a special class provided in General Statute 105-285 on the basis of fifty percent (50%) of the true value of the property and shall be carried forward as deferred taxes payable if the property loses its eligibility. In this case, the taxes for the preceding three fiscal years that have been deferred will be payable, together with interest thereon as provided in General Statute 105-360.

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

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

**Agenda Revision/Approval**

- MOVED TO APRIL 28/ *Public Hearing - Zoning Text Amendment: (ZTA20-02) 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): Section 8.4.30; Chapter 9 (General Provisions): Section 9.15(H); Chapter 12 (Sign Regulations): Sections 12.1.1, 12.1.2, 12.2, 12.3, Table 12.4-4, Table 12.4-6, 12.5, 12.5.2, 12.5.3, 12.5.4, 12.5.5, 12.5.9, 12.5.10, II., E.; VII., E.*
- ADDED/ *Commissioner Philbeck - BOC - To Approve a Resolution Supporting the State of North Carolina's Proposed FY 2019-2021 Biennium Budget, VI., V.*
- ADDED/ *Closed Session Pursuant to NCGS 143-318.11(a)(3) - Consult with the Attorney, XI., C., 1.*

On motion introduced by Commissioner Hovis and seconded by Commissioner Chad Brown, the BOC unanimously approved the Agenda of February 25, 2020 with changes as noted above.

**Citizen Recognition**

No requests.

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### Consent Agenda

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

**2020-040 Board of Commissioners - To Approve a Joint Resolution Supporting a Collaborative Approach to State and Federal Legislative Advocacy by the Counties of Gaston and Mecklenburg, Recognizing Our Shared Resources and Where Mutual Interests Arise as follows:**

WHEREAS, Gaston and Mecklenburg Counties co-exist within the Charlotte-Concord-Gastonia Metropolitan Statistical Area, which the United States Office of Management & Budget defines as "one or more adjacent counties or county equivalents that have at least one urban area of at least 50,000 population, plus adjacent territory that has a high degree of economic and social integration with the core as measured by commuting ties"; and,

WHEREAS, Gaston and Mecklenburg Counties share a common border of 27.5 miles, comprised entirely of the shared and vital water resources of the Catawba River, Mountain Island Lake, and Lake Wylie; and,

WHEREAS, Gaston and Mecklenburg share economic and quality-of-life interests, for the benefit of our communities and the people who commute regularly between the counties for purposes of residence, employment, business, shopping, and leisure; and,

WHEREAS, opportunities arise when the Boards of Commissioners of Gaston and Mecklenburg Counties can form an effective advocacy approach related to matters of mutual interest; and,

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

Article 1: Gaston and Mecklenburg Counties share the following principles which guide consideration of legislative priorities:

- a. Support legislation that grants counties greater flexibility
- b. Support legislation that provides funding to counties
- c. Oppose legislation that removes authority from counties
- d. Oppose legislation that creates unfunded mandates or directly or indirectly shifts costs to counties.

Article 2: In 2020, legislative issues of mutual interest for the Counties and where a collaborative approach to advocacy will be beneficial, will include, but not necessarily be limited to:

- a. Support of federal policies that allocate more funding for regional transit infrastructure increased local decision-making authority and prioritized federal investments that increase economic development, mobility, and safety.
- b. Support of stable federal tax policies that benefit counties, such as the continued treatment of municipal bonds as tax-exempt.
- c. Support NC General Assembly Reinstatement of the Mountain Island Lake Commission to work on water quality, shoreline issues, and boating safety.
- d. Support NC General Assembly legislation to study Homestead Act Thresholds and Needs, examining eligibility for seniors and government employees and refunding funds to counties to hold counties harmless.
- e. Oppose action by the General Assembly to privatize the State ABC Commission, which would affect proceeds received by counties for substance abuse and other services.

Article 3: The Managers of Gaston and Mecklenburg Counties, in consultation with the Chairs of the respective County Boards, shall be responsible for facilitating the sharing of legislative agenda information annually between the Boards, and/or for devising the path to a collaborative approach for determining and acting on legislative advocacy, where appropriate matters arise and mutual agreement is determined.

BE IT FURTHER RESOLVED that the joint Resolution be adopted in two counterparts by the Boards of County Commissioners of Gaston and Mecklenburg County.

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**2020-041 Commissioner Hovis - Commendation - To Commend CoxSchepp Group, LLC., General Contractor, Dhollandia**

**2020-042 Commissioner Keigher - BOC - Proclamation - To Proclaim the Month of February 2020 as Black History Month in Gaston County**

**2020-043 Commissioner Philbeck - BOC - Proclamation - To Proclaim February 16-22, 2020 as The Coretta Scott King Book Awards Literature Week**

**2020-044 Commissioner Worley - Budget/Purchasing - To Accept and Appropriate a Community Development Block Grant for Neighborhood Revitalization Awarded by the NC Department of Commerce (\$750,000) per Budget Change Request:**

Account Description	Account Number	Amount
CDBG – Neighborhood Revitalization	010-01-4131-0000-420000-20566	(\$750,000)
CDBG-NR: Rehab Hard Costs	010-01-4131-0000-560000-20567	\$675,000
CDBG-NR: Admin Costs	010-01-4131-0000-560000-20569	\$75,000

**2020-045 Commissioner Philbeck - County Attorney - To Appropriate Funds for Newly Appointed County Attorney's Salary, Benefits, and Training (\$78,111) per Budget Change Request:**

Account Description	Account Number	Amount
Salaries	010-01-4150-0000-510001	\$54,424
FICA	010-01-4150-0000-510100	\$4,163
Retirement	010-01-4150-0000-510101	\$5,524
Health Insurance	010-01-4150-0000-510103	\$11,500
Training	010-01-4150-0000-520011	\$2,500
Fund Balance	010-99-9900-0000-490000	[\$78,111]

**2020-046 Commissioner Philbeck - County Attorney - To Authorize the Re-Conveyance of a Warranty Deed to The Trustees of Gaston College for 3.15 Acres Including the Life Skills Building as follows:**

THIS WARRANTY DEED made and entered into as of the \_\_\_\_ day of February, 2020, by and between the COUNTY OF GASTON, a body politic and corporate and a political subdivision of the State of North Carolina, with an address at P.O. Box 1578, Gastonia, NC 28053-1578 (hereinafter referred to as "Grantor"), and THE TRUSTEES OF GASTON COLLEGE, a body corporate which constitutes the local administrative board of Gaston College, an institution of the North Carolina system of community colleges, and is duly organized and existing under the laws of the State of North Carolina, having an address at 201 Highway 321 South Dallas, N.C. (hereinafter referred to as "Grantee");

WITNESSETH THAT:

WHEREAS, Grantor and Grantee entered into that certain Lease Agreement dated June 1, 1997 (the "Agreement");

WHEREAS, this deed is being given by Grantor to Grantee to convey the real property herein described to the Grantee pursuant to the terms of the Agreement;

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and as authorized by the General Statutes of North Carolina, the Grantor has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple all of that certain tract or parcel of land situated and located in the Dallas Township, Gaston County, North Carolina, and being more particularly described as follows:

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Beginning at a new rebar located S 8-01-28 E 33.01 feet from the intersection of the center line of the Fire Science Road and the center line of Loop Road as shown on an unrecorded plat of survey for Gaston College, Life Skills Building, prepared by Keith Lackey, registered Surveyor, dated May 5, 1996, and runs thence from said beginning point S 74-18-35 E 302.45 feet to a new rebar; thence S 10-48-28 W 348.45 to a new rebar; thence N 78-40-03 W 396.07 feet to a new rebar; thence N 10-48-28 E 233.93 feet to a new rebar; thence N 45-32-02 E 166.25 feet to the beginning.

Containing 3.15 acres and being part of the property conveyed to Gaston College by deed recorded in Deed Book 856 at Page 517 in the Gaston County Public Registry.

Being also the same property conveyed to Gaston County by deed dated June 26, 1997 from The Trustees of Gaston College, recorded in Deed Book 2675 Page 613 of the Gaston County Public Registry.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Valid and enforceable covenants, restrictions, conditions, rights of way and other easements of record.

All references herein to Grantor and Grantee shall include the parties and their respective successors and assigns, and this deed shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. The terms Grantor and Grantee shall include the singular, plural, masculine, feminine or neuter as required by the context.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be duly executed and delivered in its name as of the day and year first above written.

**2020-047      Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information as follows:**

ENTRY DATE	DEPT	ACCOUNT	DR/CR	AMOUNT
02/01/2019	DHHS	020-05-4841-0000-570007-	D	\$ 105,000
02/01/2019		020-05-4827-0000-530013-	C	\$ 75,000
02/01/2019		020-05-4827-0000-540001-	C	\$ 30,000
02/04/2019	Public Works	040-01-4265-4260-540005-11179	C	\$ 26,386
02/04/2019		040-01-4265-4260-540005-12163	C	\$ 3,306
02/04/2019		040-01-4265-4260-540005-12166	C	\$ 29,620
02/04/2019		040-01-4265-4260-540005-14102	C	\$ 60,000
02/04/2019		040-01-4265-4260-540005-19034	C	\$ 15,705
02/04/2019		040-01-4265-4260-540005-13180	C	\$ 11,919
02/04/2019		040-01-4265-4260-530010-18118	D	\$ 156,936
02/05/2019	Travel & Tourism	022-07-4921-0000-520017-	C	\$ 400
02/05/2019		022-07-4921-0000-540001-	D	\$ 400
02/05/2019	Museum	010-04-6141-0000-530014-	C	\$ 500
02/05/2019		010-04-6141-0000-520012	D	\$ 500
02/06/2019	IT	010-01-4210-0000-520001-	C	\$ 271
02/06/2019		010-01-4210-0000-520017-	D	\$ 271
02/06/2019	DHHS	020-05-4827-0000-540001-	C	\$ 25,000
02/06/2019		020-05-4827-0000-530013-	D	\$ 25,000
02/07/2019	Travel & Tourism	022-07-4921-0000-520017-	C	\$ 1,000
02/07/2019		022-07-4921-0000-530021-	D	\$ 1,000
02/07/2019	EDC	010-07-4920-4920-520015-	C	\$ 4,000
02/07/2019		010-07-4920-4920-520013-	D	\$ 4,000
02/08/2019	Public Works	060-08-4720-0000-530022-	C	\$ 1,500
02/08/2019		060-08-4720-0000-530030-	D	\$ 1,500
02/12/2019	GEMS	010-02-4370-0000-520016-	C	\$ 530
02/12/2019		010-02-4370-0000-520012-	D	\$ 530
02/12/2019	Bldg. Insp.	012-02-4350-0000-540001-	C	\$ 1,379

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02/12/2019		012-02-4350-0000-520002-	<b>C</b>	\$ 29
02/12/2019		012-02-4350-0000-530010-	<b>C</b>	\$ 1,000
02/12/2019		012-02-4350-0000-520007-	<b>C</b>	\$ 2,531
02/12/2019		012-02-4350-0000-530029-	D	\$ 4,938
02/15/2019	<b>Museum</b>	010-04-6141-0000-530023-	<b>C</b>	\$ 1,500
02/15/2019		010-04-6141-0000-540001-	D	\$ 1,500
02/15/2019	<b>EMS</b>	010-02-4330-0000-560000-18124	<b>C</b>	\$ 961
02/15/2019		010-02-4330-0000-520011-	D	\$ 961
02/18/2019	<b>DHHS</b>	011-05-5121-0000-520002-	D	\$ 2,000
02/18/2019		011-05-5121-0000-520013-	<b>C</b>	\$ 500
02/18/2019		011-05-5121-0000-520011-	<b>C</b>	\$ 500
02/18/2019		011-05-5121-0000-520001-	<b>C</b>	\$ 1,000
02/18/2019		010-01-4520-0000-520013-	<b>C</b>	\$ 300
02/18/2019		010-01-4521-0000-520013-	D	\$ 300
02/20/2019	<b>Planning</b>	010-02-4910-4910-520015-	<b>C</b>	\$ 1,000
02/20/2019		010-02-4910-4910-520014-	<b>C</b>	\$ 1,000
02/20/2019		010-02-4910-4911-530002-	D	\$ 2,000
02/21/2019		010-02-4910-4911-520012-	D	\$ 600
02/21/2019		010-02-4910-4911-520010-	<b>C</b>	\$ 200
02/21/2019		010-02-4910-4911-520011-	<b>C</b>	\$ 100
02/21/2019		010-02-4910-4911-520015-	<b>C</b>	\$ 100
02/21/2019		010-02-4910-4911-540001-	<b>C</b>	\$ 200
02/21/2019	<b>Budget</b>	010-02-4370-0000-510001-	<b>C</b>	\$ 11,590
02/21/2019		010-02-4370-0000-530010-19068	D	\$ 11,590
02/21/2019	<b>Bldg. Insp.</b>	012-02-4350-0000-530012-	D	\$ 15,000
02/21/2019		012-02-4350-0000-510001-	<b>C</b>	\$ 15,000
02/21/2019	<b>DHHS</b>	020-05-4790-0000-530015-18041	<b>C</b>	\$ 10,000
02/21/2019		020-05-4790-0000-530015-18042	<b>C</b>	\$ 20,000
02/21/2019		020-05-5581-0000-560008-18060	D	\$ 30,000
02/25/2019	<b>GEMS</b>	010-02-4370-0000-520001-	<b>C</b>	\$ 410
02/25/2019		010-02-4370-0000-520012-	D	\$ 410
02/27/2019	<b>IT</b>	010-01-4210-0000-520001-	<b>C</b>	\$ 2
02/27/2019		010-01-4210-0000-520017-	D	\$ 2

**2020-048** **Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from the Association of Food and Drug Officials for the Environmental Health Program (\$2,450) per Budget Change Request:**

Account Description	Account Number	Amount
Other Grants - FY20 Uniform Insp. Prog.	011-05-5114-5125-430000-20570	(\$2,450)
FY20 Uniform Inspection Prog.	011-05-5114-5125-560000-20570	\$2,450

**2020-049** **Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from the Association of Food and Drug Officials for the Environmental Health Program (\$3,000) per Budget Change Request:**

Account Description	Account Number	Amount
Other Grants - 2020 Food Prog. Trng.	011-05-5114-5125-430000-20571	(\$3,000)
2020 Food Program Training	011-05-5114-5125-560000-20571	\$3,000

**2020-050** **Commissioner Hovis - DHHS (Social Services Division) - Proclamation - To Proclaim the Month of February 2020 as Teen Dating Violence Awareness Month**

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**2020-051** **Commissioner Jack Brown - Economic Development - To Award a Contract for Apple Creek Corporate Park Early Demolition Package to Cloningers Inc. at a Cost Not to Exceed \$179,043.00 and Authorize the County Manager to Execute Any Necessary Contract Documents**

**2020-052** **Commissioner Keigher - Finance - To Approve the Current Year Audit Contract with Martin Starnes & Associates, CPAs, P. A. for \$101,000 (Base Contract of \$92,000 and Includes Additional \$9,000 for Potential Major Programs Over 5 Included in the Base Contract)**

**2020-053** **Commissioner Worley - Library - To Accept and Appropriate Additional State LSTA Community Connections Grant (\$2,400) per Budget Change Request:**

Account Description	Account Number	Amount
LSTA: Women's Suffrage Program	010-04-6110-6112-425119-20564	(2,400)
LSTA: Women's Suffrage Program	010-04-6110-6112-560000-20564	2,400

**2020-054** **Commissioner Chad Brown - Parks and Recreation - To Award the Region A Lawn Maintenance Contract for Calendar Year 2020 to Wise Lawn Mower Company, Lincolnton, NC (\$72,500)**

**2020-055** **Commissioner Chad Brown - Parks and Recreation - To Award the Region B Lawn Maintenance Contract for Calendar Year 2020 to Calhoun's Lawn Maintenance, Gastonia, NC (\$61,300)**

**2020-056** **Commissioner Chad Brown - Parks and Recreation - To Award the Region C Lawn Maintenance Contract for Calendar Year 2020 to Grass Hopper Lawn Service, Dallas, NC (\$71,700)**

**2020-057** **Commissioner Jack Brown - Public Works - To Declare the Attached Vehicles Surplus and 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 and Vehicles Surplus List:**

Account Description	Account Number	Amount
Surplus Property Sales	010-01-8300-0000-411014	(20,000)
Motor Vehicles	010-01-4199-0000-540003	20,000

Veh #	Year	Model	Department	Current Mileage	Comments
97	2010	Toyota Prius	Print & Supply	170,147	Age, Mileage, Cost per mile
98	1998	Chevrolet 3500G Van	Facilities	152,616	Age, Mileage, Cost per mile
242	2011	Ford E-350	ACCESS	152,104	Age, Mileage, Cost per mile
335	2007	Ford Taurus	DSS	151,321	Age, Mileage, Cost per mile
353	2008	Dodge Grand Caravan	DSS	168,963	Age, Mileage, Cost per mile
354	2008	Dodge Grand Caravan	DSS	163,744	Age, Mileage, Cost per mile
365	2005	Ford Taurus	DSS	155,236	Age, Mileage, Cost per mile
413	2010	Dodge Charger	Police	155,761	Age, Mileage, Cost per mile
422	2010	Dodge Charger	Police	158,881	Age, Mileage, Cost per mile
431	2011	Ford Crown Victoria	Police	167,222	Age, Mileage, Cost per mile
434	2001	Ford Crown Victoria	Police	156,871	Age, Mileage, Cost per mile
478	2010	Dodge Charger	Police	161,962	Age, Mileage, Cost per mile
482	2007	Ford Crown Victoria	Police	152,102	Age, Mileage, Cost per mile

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500	2009	Dodge Charger	Police	154,725	Age, Mileage, Cost per mile
549	2008	Ford Crown Victoria	Police	155,521	Age, Mileage, Cost per mile
558	2008	Ford Crown Victoria	Police	157,949	Age, Mileage, Cost per mile
566	2012	Dodge Charger	Police	154,805	Age, Mileage, Cost per mile
578	2009	Dodge Charger	Police	155,614	Age, Mileage, Cost per mile
581	2009	Dodge Charger	Police	154,212	Age, Mileage, Cost per mile
584	2009	Dodge Charger	Police	163,031	Age, Mileage, Cost per mile
503	2007	Ford Crown Victoria	Sheriff	176,023	Age, Mileage, Cost per mile
610	2012	Ford E-350	Sheriff	166,249	Age, Mileage, Cost per mile
619	2013	Ford E-350	Sheriff	168,407	Age, Mileage, Cost per mile
630	2007	Ford Crown Victoria	Sheriff	159,320	Age, Mileage, Cost per mile
636	2004	Ford Crown Victoria	Sheriff	153,134	Age, Mileage, Cost per mile
677	2006	Ford Crown Victoria	Sheriff	158,772	Age, Mileage, Cost per mile
814	2005	Ford F-150	Planning	193,609	Age, Mileage, Cost per mile
914	2001	Chevrolet Silverado	Facilities	193,872	Age, Mileage, Cost per mile

**2020-058 Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Real Estate - \$14,574.23; VTS Refunds - \$5,169.70; Grand Total - \$19,743.93) as follows:**

TAXPAYER NAME	OWNER NAME	AMOUNT
<b>NOVEMBER 2019 REAL ESTATE</b>		
Wells Fargo Real Estate		\$3,626.52
Wells Fargo Real Estate		\$470.20
Wells Fargo Real Estate		\$1,035.64
Wells Fargo Real Estate		\$2,316.37
Coates, Melissa		\$900.59
Hanks, Rita B		\$535.59
Biggers, Greg		\$295.87
Watson, Thomas Craig Jr		\$4,507.45
Firm Hand Resources		\$529.48
Currence, Ronald L		\$213.52
Costner, Lori Mae		\$143.00
<b>TOTAL</b>		<b>\$14,574.23</b>
<b>NOVEMBER 2019 VEHICLES &amp; ETC</b>		
<b>TOTAL</b>		<b>\$0.00</b>
<b>NOVEMBER VTS REFUNDS</b>		
Abernathy, Linda Wellman		\$106.80
Andrews Tara Lee		\$191.83
Burchfield Robert Woodie Jr		\$179.55
C & J Machine Co Inc		\$163.12
Cash Shelia Claxton		\$106.66
Clemmer Michael Rhyne		\$162.06
Curneen Bryan Daniel		\$166.61
Dewalt Carson Emily		\$201.75
Elrod Darrell Ralston Jr		\$120.03
Farmer David Blair		\$213.20
Fletcher Cynthia Boyd		\$577.35
Freeman Kimberly Donnelly		\$152.08
Fritz James		\$185.51
Hameed Kara Pauline		\$138.05
Harrison Joseph Richard		\$148.40
Joslin Martha Davis		\$167.42
Kirk Tony Lee		\$169.15
Kuchenbrod Kurt Thomas		\$130.89
Mathers Jena Beth		\$132.64
Mccraw Dennis Wendall		\$144.57
Meakin Charles James		\$107.39
Michaels Ralph Yates		\$129.03

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Porter Eric	\$148.35
Reyes Luis	\$149.41
Robinson Nancy Biggerstaff	\$163.04
Slade Gail Beatrice	\$166.00
Terrio Mark Joseph	\$114.56
Thomas Mary Jenifer	\$127.96
Thomas Michael Joseph	\$227.01
Whitley Sheri Drum	\$115.82
Williams Patricia Raymond	\$163.46
<b>TOTAL</b>	<b>\$5,169.70</b>
<b>GRAND TOTAL</b>	<b>\$19,743.93</b>

**2020-059** **Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Real Estate - \$94,775.71; Vehicles & ETC Refunds - \$1,166.39; VTS Refunds - \$6,265.45; Grand Total - \$102,207.55) as follows:**

TAXPAYER NAME	OWNER NAME	AMOUNT
<b>JANUARY 2020 REAL ESTATE</b>		
Alsop, Thomas A		\$166.87
Barger, Beatrice		\$291.37
Beaty, Ruby N		\$558.05
Brackett, James		\$555.95
Caldwell, Scott A		\$2,761.21
Canipe, Shleby		\$448.39
Clemmer, Inge M		\$580.50
CLT Express Live		\$2,260.95
Collin, Michael S		\$174.00
Conner, Lester Jr		\$475.35
Corelogic		\$1,434.98
Corelogic		\$852.71
Corelogic		\$340.00
Corelogic		\$1,004.75
Corelogic		\$723.77
Corelogic		\$614.38
Corelogic		\$499.26
Corelogic		\$1,238.96
Corelogic		\$450.65
Corelogic		\$713.05
Corelogic		\$552.18
Corelogic		\$1,061.91
Corelogic		\$612.00
Corelogic		\$424.80
Corelogic		\$621.00
Corelogic		\$580.50
Corelogic		\$612.00
Corelogic		\$612.00
Corelogic		\$558.00
Corelogic		\$612.00
Corelogic		\$548.61
Corning Credit Union		\$612.00
Correa, Alvara		\$1,394.82
Costner, Lori Mae		\$143.00
Cox, Robin Beam		\$1,386.58
Crawford, James A		\$181.00
Curtin, Michael F		\$2,977.48
Dillenbeck Law PC		\$200.00
Dog House Partners		\$1,305.66

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Ewart, Linda K	\$734.47
Falcon, Josefa	\$340.00
Greene Frances W	\$915.84
Griffin, Mary F	\$233.25
Hagerman, Robert	\$504.00
Harrison, Linda G	\$1,576.31
Holly Tag & Label	\$3,788.00
Hovis, Lester R	\$668.03
Hoyle, Benny S Jr	\$1,604.39
Jenkins, Paul C	\$516.15
Keever, Sheila E	\$100.00
Knotts, Karen M	\$1,938.34
Koenig, Lawrence P	\$1,044.45
Kpodo, Anita	\$813.00
Kump Investments	\$300.00
Lereta Tax Service	\$880.37
Lereta Tax Service	\$493.88
Lereta Tax Service	\$596.25
Local Governement Fed CU	\$2,709.66
Locke, Jason	\$402.73
Lovin, Lonnie J	\$384.67
Mason, Roger	\$282.00
McCain, Cherie L	\$890.90
McGowan Bobby	\$100.00
McKinney, Jon W	\$7,152.19
Mitchell, William	\$527.24
Moore, David Edwin	\$450.00
Moore, Ellen	\$500.00
Morrow, V	\$228.00
Mullins, Gregory W	\$478.85
Nail, James W	\$1,350.44
Nix, Roger Steve	\$600.26
Osborne, Eva	\$1,794.56
Parker, Aileen P	\$141.01
Parrish, Lance Everett	\$101.97
Peeler, Rebecca C	\$609.71
Plemons, Marlee S	\$340.00
Poteat, Elizabeth	\$770.85
Price, Helene B	\$134.11
Price, Helene B	\$683.44
QBO Design Group	\$146.88
Ray, Donald C	\$391.00
Real AdvantageLLC	\$1,338.78
Robison, Matthew F	\$1,217.23
Sain Properties	\$116.04
Shea, James Arthur	\$508.40
Siarris Bonnie H	\$473.12
Simonds, Larry G	\$730.89
Simonds, Larry G	\$203.20
Simpson, Mattie	\$445.07
Smith, Elwood	\$1,661.15
State Employee Credit Union	\$1,232.34
State Employee Credit Union	\$1,341.19
State Employee Credit Union	\$503.85
State Employee Credit Union	\$495.00
State Employee Credit Union	\$1,113.00
State Employee Credit Union	\$273.18
State Employee Credit Union	\$801.33
State Employee Credit Union	\$413.55
Stewart, Frank A	\$1,979.83
Stone, Carrie P	\$834.95
Stowe, James L	\$371.68
Stowe, Robert M	\$269.26
Sutton, John	\$2,316.37

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Triangle Real Estate	\$1,325.44
Ward, Joseph J	\$702.19
Watkins, Eddie	\$200.00
Wells Fargo Real Estate	\$412.41
Wells Fargo Real Estate	\$888.75
Wells Fargo Real Estate	\$715.99
Wike Family Trust	\$863.33
Young, Vickie Justice	\$1,169.69
<b>TOTAL</b>	<b>\$94,775.71</b>
<b>JANUARY 2020 VEHICLES &amp; ETC</b>	
Penske Logistics LLC	\$1,166.39
<b>TOTAL</b>	<b>\$1,166.39</b>
<b>JANUARY VTS REFUNDS</b>	
Aldridge, Jimmy Steven	\$139.68
Anderson, John Marshall	\$180.53
Belt, Frances Barnett	\$243.04
Edwards, Michael Ray	\$235.41
Friday, Cameron Lee	\$164.21
Gabbert, John Clark	\$206.45
Gabbert, Linda Parnell	\$225.19
Hayes, Jonathan David	\$156.67
Hull, Amanda Davis	\$162.43
Hunt, Jeffrey Glenn	\$196.90
Hunt, Jeffrey Glenn	\$123.64
Leon Briones, Kathiana Marilu	\$102.26
Lincoln County Tax Department	\$216.19
Loyd, Johan Allen	\$247.39
McCarley, Alan Keith	\$191.32
McSwain, David Kevin	\$106.06
McVickers, Ray Wilson JR	\$121.48
Patel, Ravin Bhaskar	\$124.39
Potter, Paul Daniel	\$137.57
Reaves, Angela Garland	\$167.07
Reid, Kenneth Daryl	\$103.80
Ren, Zeng Wei	\$251.21
Rick, Billy Joe	\$187.26
Sanders, Matthew Wayne	\$318.33
Sawyer, John Francis	\$227.15
Scott, Keith Raymond	\$342.72
Smith, Jacqueline Nicole	\$163.56
Stephens, Albert Melton III	\$242.31
Stephens, Albert Melton III	\$356.44
Stines, Deborah Rollins	\$137.91
Thomas, Jerry Lee	\$194.18
Watkins, Robert Mason	\$292.70
<b>TOTAL</b>	<b>\$6,265.45</b>
<b>GRAND TOTAL</b>	<b>\$102,207.55</b>

2020-060    **Commissioner Chad Brown - Tax Collections - Uncollected Real Estate Taxes and Lien Advertisement** as follows:

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District	Description	Taxes Uncollected
00	COUNTY FUNDS	7,585,581.65
001	BELMONT CITY	285,930.88
002	BESSEMER CITY	102,701.37
004	CHERRYVILLE CITY	123,534.58
005	CRAMERTON CITY	78,209.80
006	TOWN OF DALLAS	70,631.32
008	GASTONIA CITY	1,490,244.59
009	HIGH SHOALS CITY	13,945.96
010	KINGS MTN CITY	14,575.10
011	LOWELL CITY	51,669.20
012	MCADENVILLE CITY	7,428.31
013	MOUNT HOLLY CITY	240,506.35
014	RANLO CITY	40,586.66
016	STANLEY CITY	107,206.86
021	GAST DOWNTOWN SD	18,072.69
040	AG CENTER FD	34,922.03
041	ALEXIS FD	17,830.00
042	CHAPEL GROVE FD	28,024.65
043	CHEST RIDGE FD	5,768.75
044	COMMUNITY FD	33,454.35
045	CROUSE FD	4,480.77
046	EAST GASTON FD	15,875.71
047	HIGH SHOALS FD	15,138.56
048	HUGHS POND FD	12,764.96
049	LONG SHOALS FD	4,506.91
050	LUCIA-RIVERBEND FD	16,981.11
051	NEW HOPE FD	24,649.10
052	RANLO FD	12,472.58
054	S. GASTONIA FD	31,062.95
055	SOUTH POINT FD	6,726.21
056	SPENCER MTN FD	25,607.41
057	TRYONOTA FD	20,673.19
058	UNION ROAD FD	18,538.59
059	WACO FD	1,896.37
061	LOWELL FD	1,389.47
Total Taxes		10,563,388.99

**2020-061 Commissioner Philbeck - BOC - To Approve a Resolution Supporting the State of North Carolina's Proposed FY 2019-2021 Biennium Budget as follows:**

WHEREAS, Gaston County recognizes that strong partnerships in the community create lasting, positive impact for the residents of Gaston County and surrounding areas; and,

WHEREAS, the current proposed state budget for the FY 2019-2021 biennium, H966 Appropriations Act, includes \$35.3 million in critical funding for educational, community safety, and economic development initiatives for several Gaston County organizations and municipalities including:

- \$20.4 million to Gaston County Public Schools for school construction and renovations and repairs
- \$100 thousand to York Chester Middle School to support the outdoor classroom
- \$9 million to Gaston College for school construction and renovations and repairs
- \$500 thousand (\$1 million over biennium) every year to Holy Angels to provide services to people with intellectual and developmental disabilities
- \$5 thousand to the Boys and Girls Club of Greater Gaston
- \$500 thousand to the City of Belmont for Techworks to be used for scholarships and youth programming
- \$10 thousand to the City of Belmont for downtown revitalization

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- \$5 thousand to the Gaston County Family YMCA
- \$1.5 million to the Gaston County Family YMCA for capital expenditures, renovations and repairs, and youth programming
- \$2 million to the Gaston Aquatics Center for pool construction
- \$210 thousand to the City of Gastonia to provide a directed grant for downtown projects, including landscaping, fencing, and downtown beautification
- \$100 thousand to the City of Gastonia for parks to be split between Lineberger Park improvements and Martha Rivers Park security
- \$10 thousand to the Town of Stanley for downtown revitalization
- \$10 thousand to the Town of Ranlo for downtown revitalization
- \$10 thousand to the City of Mount Holly for downtown revitalization
- \$10 thousand to the Town of McAdenville for downtown revitalization
- \$10 thousand to the Town of Lowell for downtown revitalization
- \$50 thousand to the Town of Dallas, general purpose grant
- \$50 thousand to the City of Cherryville, general purpose grant
- \$150 thousand to Bessemer City for a Business Accelerator Program
- \$50 thousand to Bessemer City for downtown revitalization
- \$65 thousand to the Hoyle Historic Homestead
- \$50 thousand to the Brevard Station Museum for a new facility

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners strongly encourages all members of the General Assembly to act in accordance with the needs of the State and support Gaston County by taking measures to ensure these important programs, included in the proposed state budget, are funded for the communities that they will so clearly benefit.

#### Zoning Matters Non-Consent

**2020-062** **Commissioner Chad Brown - Planning & Development Services - Zoning Map Change: Z20-06 Clayton Homes, Joshua Fountain (Applicant); Property Parcel: 179055, Located at 301 Damascus Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay**

The County Attorney read the Consistency Statement as follows: *The proposed rezoning is in the Rural future land use plan with a (US) Overlay. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is in an area already zoned residential. There are also existing manufactured homes in the general area. The (US) Overlay will also help foster higher quality development for the parcel.* The Planning Board recommended approval on a unanimous vote.

Chairman Philbeck called for a motion to approve.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Worley, the BOC unanimously approved **2020-062** after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan with a (US) Overlay. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is in an area already zoned residential. There are also existing manufactured homes in the general area. The (US) Overlay will also help foster higher quality development for the parcel.

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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: 179055, 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.

**2020-063 Commissioner Fraley - Planning & Development Services - Zoning Map Change: Z20-07 Cynthia E. Weaver (Applicant); Property Parcel: 163745, Located at Weaver Glenn Pl., Bessemer City, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District**

The County Attorney read the Consistency Statement as follows: *The proposed rezoning is in the Rural future land use plan. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is in an area already zoned residential. Only six (6) of approximately twenty six (26) acres is subject to the rezoning.* The Planning Board recommended approval by a 6-2 vote.

Chairman Philbeck called for a motion to approve.

On motion introduced by Commissioner Chad Brown and seconded by Commissioner Hovis, the BOC unanimously approved **2020-063** after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural uses are generally residential or agricultural in nature. This particular proposed rezoning is consistent with the comprehensive plan because the subject area is in an area already zoned residential. Only six (6) of approximately twenty six (26) acres is subject to the rezoning.

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: 163745, 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.

**\*Commissioner Chad Brown departed the meeting at 7:01 pm.**

**2020-064 Commissioner Worley - Planning & Development Services - Zoning Map Change: Z20-08 Randall Breedlove (Applicant); Property Parcels: 182723 and 182722, Located at 108 & 110 Lake St., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay**

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The County Attorney read the Consistency Statement as follows: *The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. There are also many properties zoned (R-2) near the subject property.* The Planning Board recommended approval on a unanimous vote.

Chairman Philbeck called for a motion to approve.

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously approved **2020-064** after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. There are also many properties zoned (R-2) near the subject property.

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 parcels: 182723 and 182722, are 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.

**2020-065** **Commissioner Worley - Planning & Development Services - Zoning Map Change: Z20-09 Angela & Nathan King (Applicants); Property Parcel: 209951, Located at 3826 Beaty Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay**

The County Attorney read the Consistency Statement as follows: *The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. The proposed rezoning of (R-1) from the existing (C-3) will allow less intense development.* The Planning Board recommended approval on a unanimous vote.

Chairman Philbeck called for a motion to approve.

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Commissioner Hovis introduced the motion to approve and Commissioner Worley provided the second.

Chairman Philbeck called for discussion.

Commissioner Jack Brown advised he had received many comments from people that live on Beaty Road that are not too happy with the proposed rezoning; Beaty Road will not accommodate much more traffic; he cannot support the proposed Resolution.

Chairman Philbeck responded the rezoning does not involve a subdivision; per information from Two Rivers the permits are good.

Commissioner Worley advised that rezoning the ten acres from commercial to residential did not involve any houses.

Commissioner Hovis advised NC General Statutes addresses zoning and spot zoning that are and are not acceptable; it is almost impossible to deny an adjacent property owner access to the same existing zoning district; property east of subject property is zoned R-1; the Applicant is changing the commercial zoning for more dense usage back to residential usage which would be a positive for the affected surrounding property owners; the County must be consistent with zoning applications or the entire Ordinance could be thrown out; to deny the request with the size acreage abutting an R-1 district would be questionable for litigation; it does not behoove the BOC to recognize a special perceived interest because this is not what this is about.

Hearing no further questions, Chairman Philbeck called for the vote, and the BOC approved **2020-065** after consideration of the map change application, public hearing comment and Planning Board recommendation:

The vote carried as follows:

Ayes: Commissioners Hovis, Philbeck, Worley

Nay: Commissioner Jack Brown

Absent: Commissioners Chad Brown, Fraley, Keigher

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan. The proposed rezoning is in the Suburban Development future land use plan. This category generally consists of residential areas that exist around commercial pockets. This particular proposed rezoning is consistent with the comprehensive plan because the proposed rezoning is for a residential purpose, which is consistent with the intent and goals of the Suburban Development future land use plan. The Urban Standards Overlay will ensure higher standards of development, further protecting the neighborhood. The proposed rezoning of (R-1) from the existing (C-3) will allow less intense development.

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: 209951, 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.

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## Appointments

On motion introduced by Commissioner Jack Brown and seconded by Commissioner Philbeck, the BOC unanimously reappointed Mr. Woodrow R. Thomas to the **SARA Local Planning Committee (LEPC)** to a term ending February 28, 2023.

On motion introduced by Commissioner Worley and seconded by Commissioner Hovis, the BOC unanimously appointed Mr. Lee Brooks to the **Planning Board** to a term ending January 31, 2023.

Chairman Philbeck announced vacancies on the Animal Care and Enforcement Advisory Board, Adult Care Home Advisory Committee, Child Fatality Prevention Team, Juvenile Crime Prevention Council, Transportation Advisory Board and QNRC if anyone was interested in serving.

## Commissioners Committee Reports

No reports.

## County Manager's Report

The County Manager presented as follows:

- **Signs Installation Project Update:** The County has five major entry points and those signs are being replaced; 13 pole signs will go up in minor locations countywide; the County has approvals from the State but the rain has delayed the project a little; the pole signs will go up first and be completed within two weeks; then the replacement signs will begin on the major entry points
- **Animal Care and Enforcement Facility Update:** Staff is working through the punch list and has about two to three weeks of work left on the list; then staff will start the transition process; County Manager is working with staff to determine a date for a Ribbon Cutting Celebration.

**Commissioner Worley – Re: Gaston Family Health Services (GFHS):** GFHS voted at its last meeting to remove the Commission appointment requirement from their Board but welcomed a Commissioner to continue serving although it is not a requirement of their bylaws; GFHS serve nine counties and felt that having a Gaston County Commissioner requirement to serve on their Board was not fair to the other counties.

Chairman Philbeck advised that the County no longer funded GFHS and indicated that it was perfectly okay.

Commissioner Hovis advised he visited the Animal Care and Enforcement Facility several weeks ago and that the citizens will be very proud of it; animals will be well cared for and the facility will last the County for many years to come.

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Chairman Philbeck advised the public that a Resolution entitled "*To Approve a Resolution Supporting the State of North Carolina's Proposed FY 2019-2021 Biennium Budget*" was added to the Consent Agenda; that the Governor continues to veto the State's budget which contains \$35.3M that the County would receive to fund education, community safety, economic development initiatives and several County organizations and municipalities; the BOC voted to approve the Resolution to ask the Governor to approve the State's budget.

Commissioner Hovis explained the County is nine months into its budget year; interim budgets have addressed 99.9% of County needs; playing politics with budgets are not in the State or County's best interest.

Commissioner Jack Brown advised that the State's budget also affects highway funding.

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

Closed Session Pursuant to NCGS 143-318.11(a)(3) - Consult with the Attorney

Chairman Philbeck announced the Closed Session Pursuant to NCGS 143-318.11(a)(3) to consult with the Attorney to discuss the NC Industrial Case – Barbara Kennerly and called for a motion to enter into Closed Session.

On motion introduced by Commissioner Jack Brown and seconded by Commissioner Worley, the BOC unanimously entered into Closed Session at 7:16 pm.

Chairman Philbeck called for a motion to re-enter Open Session.

On motion introduced by Commissioner Hovis and seconded by Commissioner Jack Brown, the BOC unanimously reentered Open Session at 7:36 pm.

Chairman Philbeck announced that no action was taken in the Closed Session.

#### **Other Matters**

Chairman Philbeck announced that the BOC next Work Session is March 10 at 6 pm and that a Joint BOC/Mecklenburg County Board of Commissioners Work Session will be held on March 11th, Harris Conference Center, 3216 CPCC Harris Campus Dr., Charlotte, NC at 12:45 pm.

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**Adjournment**

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

On motion introduced by Commissioner Hovis and seconded by Commissioner Jack Brown, the BOC unanimously adjourned the Regular Meeting of February 25, 2020 at 7:37 pm.

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

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Tracy L. Philbeck, Chairman  
Gaston County Board of Commissioners

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Donna S. Buff  
Clerk to the Board

SEAL