



Gaston County

Board of Commissioners

COURTHOUSE
325 Dr. Martin Luther King Jr. Way
Gastonia, NC

Chairman Tracy L. Philbeck

Vice-Chairman Chad Brown

Jack B. Brown

Allen R. Fraley

Bob Hovis

Tom Keigher

Ronnie Worley

Tuesday, June 25, 2019

Meeting Agenda

Regular Meeting

6:00 p.m.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. PROCLAMATIONS, COMMENDATIONS, AWARDS, CERTIFICATES

- A. Commissioner Worley - BOC - Commendation - To Recognize the Mount Holly Truck Manufacturing Plant of Daimler Trucks North America, LLC Upon its 40th Anniversary in Gaston County
- B. Commissioner Worley - BOC - Commendation - To Commemorate the Centennial Celebration of the Mayworth School Upon its 100th Anniversary

MOTION TO OPEN PUBLIC HEARINGS

II. ZONING PUBLIC HEARINGS (Held Jointly with Planning Board Members)

- A. Public Hearing - Zoning Map Change: Z19-07 Ann Marie Wells (Applicant); Property Parcel: 143010, Located at 120 Sandy Creek Dr., Gastonia, NC, Rezone from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay
 - 1. Receive Citizen Comment
 - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- B. Public Hearing - Zoning Map Change: Z19-08 Clayton Homes (Applicant); Property Parcel: 207067, Located at 812 Dallas Spencer Mtn. Rd., Dallas, 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
 - 1. Receive Citizen Comment
 - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- C. Public Hearing - Zoning Text Amendment: (ZTA19-03) Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 9 (General Provisions): Section 9.3; Chapter 5 (Permit and Modification Procedures): Section 5.11.2(C)(5); Chapter 2 (Definitions): Table 2.7-1
 - 1. Receive Citizen Comment
 - 2. Resolution to be addressed under Non-Consent (Zoning Matters)

- D.** Public Hearing - Parallel Conditional Use Permit (PCUP): PCUP19-05, Jeff Smith (Applicant); Property Parcel: 194355 (part of), Located at 2810 Rufus Ratchford Rd., Gastonia, NC, Request for a PCUP Zoning District from the (R-1) Single Family Limited Zoning District with (SV) Scenic View and (US) Urban Standards Overlays to the (CU/C-3) Conditional Use / General Commercial Zoning District with (SV) Scenic View and (US) Urban Standards Overlays (PCUP), in order to allow Contractor's Office/Equipment Storage Yard
1. Receive Citizen Comment
 2. Resolution to be addressed under Non-Consent (Zoning Matters)

(PLANNING BOARD IS EXCUSED TO FIRST APPEARANCE COURTROOM, ROOM 2029 FOR DELIBERATIONS)

III. PUBLIC HEARINGS (Commissioners Only)

- A.** Public Hearing - Re: Commissioner Worley - Budget/Purchasing - To Authorize the Preparation and Submission of a Community Development Block Grant-Neighborhood Revitalization (CDBG-NR) Application to the NC Department of Commerce for up to \$750,000 for the Purpose of Rehabilitating 15 Owner-Occupied Homes and to Make Appointments to an Ad Hoc Community Development Block Grant Neighborhood Revitalization Housing Selection Committee as a Part of the Requirements for the Community Development Block Grant Application Process (Contingent upon Grant Approval)
1. Receive Citizen Comment
 2. Accept Motion to Approve
- B.** Public Hearing - RE: City of Bessemer City - Bessemer City Planning Board/Board of Adjustments ETJ
1. Receive Citizen Comment
 2. Accept Motion for Appointment
- C.** Public Hearing - City of Cherryville - 1) Cherryville Planning Board ETJ; 2) Cherryville Board of Adjustment ETJ
1. Receive Citizen Comment
 2. Accept Motion for Appointments

MOTION TO CLOSE PUBLIC HEARINGS

IV. BUSINESS AGENDA

A. AGENDA REVISION/APPROVAL

B. APPROVAL OF MINUTES

1. To Approve the Minutes of:
 - Regular Meeting of May 28, 2019
 - Special Meeting of June 10, 2019
 - Closed Session of June 10, 2019 NCGS 143-318.11(a)(6)
 - Special Meeting of June 11, 2019
 - Special Meeting of June 14, 2019
 - Closed Session of June 14, 2019 NCGS 143-318.11(a)(1)
 - Special Meeting of June 20, 2019

V. CITIZEN RECOGNITION (Sign up Prior to Meeting; Speakers Have Five Minutes to Speak on Issue of Choice.)**VI. CONSENT AGENDA**

- A. Commissioner Philbeck - BOC - To Approve the Appointment of Gaston County Tax Director, Assessor and Collector
- B. Commissioner Philbeck - BOC - To Revise the Gaston County Board of Commissioners' Regular Meeting Schedule for July, 2019 to Cancel the July 9, 2019 BOC Work Session
- C. Commissioner Fraley - BOC - Approval of a Resolution to Endorse an Application to the U.S. Department of Transportation's 2019 Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants Program for the Lineberger Connector Project
- D. Commissioner Worley - BOC - Commendation - To Recognize the Mount Holly Truck Manufacturing Plant of Daimler Trucks North America, LLC Upon its 40th Anniversary in Gaston County
- E. Commissioner Worley - BOC - Commendation - To Commemorate the Centennial Celebration of the Mayworth School Upon its 100th Anniversary
- F. Commissioner Worley - Budget/Purchasing - To Accept and Appropriate an Award Amount of \$100,000 for the 2019 NC Housing Finance Agency Urgent Repair Program and to Adopt Required Policies (the 2019 Procurement and Disbursement Policy and the 2019 Assistance Policy) That Must Accompany the Post-Approval Documentation (PAD) (No Additional County Funds)
- G. Commissioner Keigher - Cooperative Extension - To Accept and Appropriate \$12,662 in Extension Fees and Donations (Registration - \$9,601; Donations - \$3,061)
- H. Commissioner Philbeck - County Attorney - To Approve a Town of Dallas Water Easement Over Dallas Park for the Installation of Water Lines
- I. Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information

- J. Commissioner Chad Brown - DHHS (ACCESS Division) - Approval of the Gaston County ACCESS Transportation-Specific Procurement Policy (No Funding Impacted Herein)
- K. Commissioner Chad Brown - DHHS (Social Services Division) - Approval of FY 2019-2020 Home and Community Care Block Grant (HCCBG) Funding Plan (No Funding Appropriated Herein)
- L. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate Third Quarter Donations for Various Programs within Social Services in the Amount of \$10,115 (100% Donations)
- M. Commissioner Chad Brown - Emergency Management - To Accept and Appropriate NC Tier II Noncompetitive Grant FY2019 for LEPC Support in the Amount of \$1,000
- N. Commissioner Chad Brown - Emergency Management - To Accept and Appropriate a NC Tier II Competitive Grant FY2019, in the Amount of \$10,000, for Preparedness, Training and Exercises Conducted by Emergency Management
- O. Commissioner Keigher - Finance - Appropriation of Accumulated Investment Earnings from May 1, 2018 Through April 30, 2019 (\$833,197)
- P. 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. (Real Property Tax Refunds- \$3,193.12; HB20 Refunds - \$877.02; Gap Refunds - \$90.67; NCVTS Refunds - \$3,552.99; Vehicle Refunds - \$4,520.68)
- Q. Commissioner Worley - Library - To Accept and Appropriate \$15,580 from the Jean Marie Torrence Grant for the Library
- R. Commissioner Worley - Library - To Accept and Appropriate a \$10,000 Gift from the Pearl Dixon Balthis Foundation to the Gaston County Public Library (100% Donation)
- S. Commissioner Chad Brown - Police Department - To Approve Interlocal Agreement Providing for Telecommunications Dispatch and Public Safety Computer Support for the Town of Cramerton (No Additional County Funds)
- T. Commissioner Philbeck - Public Works - To Accept a Grant from the North Carolina Department of Environmental Quality (DEQ) for a County Wide Educational Initiative to Increase and Enhance Best Practices for Recycling in Gaston County and Partnering Municipalities and Appropriate the Required Local Match Necessary to Complete the Project (State Grant - \$24,000; Local Match - \$6,000)
- U. Commissioner Fraley - 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 (No Additional County Funds)
- V. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the May Tax Refunds be Made. (Real Estate - \$17,006.13; Vehicles and ETC - \$2,414.11; VTS Refunds - \$7,893.14; Grand Total - \$27,313.38)

- W. Commissioner Jack Brown - Travel & Tourism - To Accept and Appropriate \$30,000 from Atrium Health for the Third Annual Payment for the Zagster Bike Share Program

VII. ZONING MATTERS FROM PUBLIC HEARINGS (NON-CONSENT)

- A. Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-07 Ann Marie Wells (Applicant); Property Parcel: 143010, Located at 120 Sandy Creek Dr., Gastonia, NC, Rezone from the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay to the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay
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VIII. ITEMS PULLED FROM CONSENT AGENDA

IX. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY

X. APPOINTMENTS

- A. Appointment List - Current Expiring Terms/Vacant Positions
- B. Commissioner Philbeck - BOC - To Designate a 2019 NACo Annual Conference Voting Delegate and Alternate

XI. REPORTS

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

C. County Attorney's Report

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

XII. OTHER MATTERS

XIII. ADJOURNMENT