



# 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, August 27, 2019

Meeting Agenda

---

### REVISED - Regular Meeting

6:00 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

MOTION TO OPEN PUBLIC HEARINGS

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

- A. Public Hearing - Zoning Map Change: (Z19-09) MRJ Investment LLC (Ray Hamam) (Applicant); Property Parcels: 143462 and 143464, Located at 3610 & 3612 Little Mountain Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 sq ft Zoning District
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- B. Public Hearing - Zoning Map Change: (Z19-10) BEATY and UNION LLC (Applicant); Property Parcel: 212549 (part of), Located at 4531 Beaty Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards Overlays
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- C. Public Hearing - Zoning Map Change: (Z19-11) Todd Pierceall (Applicant); Property Parcels: 202079, 210367, and 139805, Located at Neal Hawkins Rd., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- D. Public Hearing - Zoning Map Change: Conditional District (CD19-02) T & L Grading & Hauling (Terry Whitesides) (Applicant); Property Parcel: 226767, Located at 1225 Old Providence Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District w/ (US) Urban Standards Overlay to the (CD/C-2) Conditional District / Highway Commercial Zoning District w/ (US) Urban Standards Overlay, in order to allow Landfill/Land Clearing (Inert Debris), Major
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)

- E.** Public Hearing - Zoning Text Amendment: (ZTA19-04) Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9
1. Receive Citizen Comment
  2. Resolution to be addressed under Non-Consent (Zoning Matters)
- F.** Public Hearing - Zoning Text Amendment: (ZTA19-05) Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 5 (Permit and Modification Procedures): Section 5.16.4
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)

*MOTION TO CLOSE PUBLIC HEARINGS*

## **II. BUSINESS AGENDA**

### **A. AGENDA REVISION/APPROVAL**

1. *ADDED: Section IV., Item AA.*
2. *ADDED: Section VI., Item B.*

### **B. APPROVAL OF MINUTES**

1. To Approve the Minutes of:
  - Regular Meeting of June 25, 2019
  - Closed Session of June 25, 2019 NCGS 143-318.11(a)(3)
  - Regular Meeting of July 23, 2019
  - Closed Session of August 13, 2019 NCGS 143-318.11(a)(5) and NCGS 143-318.11(a)(3)
  - Special Meeting of August 13, 2019

## **III. CITIZEN RECOGNITION (Sign up Prior to Meeting; Speakers Have Five Minutes to Speak on Issue of Choice.)**

## **IV. CONSENT AGENDA**

- A.** Commissioner Jack Brown - BOC - To Approve a Resolution of Support Endorsing Realignment Alternative 6 of the Realignment and Relocation Study for the Gastonia Municipal Airport
- B.** Commissioner Worley - Budget and Purchasing - To Accept and Appropriate a Edward Byrne Memorial Justice Assistance Grant (JAG) Funds from the Governor's Crime Commission for Gaston College Campus Police (100% Grant Funds - \$24,000)

- C. Commissioner Worley - Budget and Purchasing - To Accept and Appropriate a Edward Byrne Memorial Justice Assistance Grant (JAG) Funds from the Governor's Crime Commission (GCC) for the Sheriff's Office (100% Grant Funds - \$23,371)
- D. Commissioner Worley - Budget and Purchasing - To Accept and Appropriate a Edward Byrne Memorial Justice Assistance Grant (JAG) Funds from the Governor's Crime Commission for the County Police Department (100% Grant Funds - \$24,257)
- E. Commissioner Chad Brown - Building Inspections - To Amend the Current Gaston County Fee Schedule to Remove the Nuisance Abatement Fee of \$150
- F. Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information
- G. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Funds from Frontier Nursing University for the Public Health Clinics (100% Preceptorship Funds - \$314)
- H. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from the Community Foundation of Gaston County for the Let Me Run Program (100% Grant Funds - \$500)
- I. Commissioner Chad Brown - DHHS (Health Division) - Commendation - To Commemorate the Retirement of John B. Carpenter, Jr.
- J. Commissioner Fraley - DHHS (Health Division) - Commendation - To Commemorate the Retirement of James "Doc" Thompson
- K. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Funds from Community Foundation for the DHHS Scholarship Program (100% Other Grants - \$2,000)
- L. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate Additional Funds from the Glenn Foundation in the Amount of \$12,500 to Promote Foster Home Recruitment (100% Grant Funds)
- M. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate the WIOA Business Services Funds Granted Through the Division of Workforce Solutions in the Amount of \$75,000 (100% Federal Funds)
- N. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate Additional FY2019-2020 Home and Community Care Block Grant Funding (HCCBG) for the Nutrition Services Incentives Program (NSIP) in the Amount of \$47,193
- O. Commissioner Chad Brown - DHHS (Social Services Division) - Proclamation - To Proclaim the Month of August 2019 as Child Support Awareness Month in Gaston County
- P. Commissioner Philbeck - DHHS (Social Services Division) - To Approve the Revised Workforce Development Board By-Laws

- Q. 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 - \$3,008.63; HB20 Refunds - \$581.68; Gap Refunds - \$393.79; NCVTS Refunds - \$3,190.01; Vehicle Refunds - \$4,165.48)
- R. Commissioner Philbeck - Human Resources - To Approve Revisions to the Gaston County Personnel Policy Manual and to Approve the Safety and Risk Management Policy
- S. Commissioner Keigher - Parks & Recreation - To Accept and Appropriate the Health Promotion Disease Prevention Grant from Centralina Council of Governments Area Agency on Aging (100% Grant Funds - \$2,925; Requires a County Match of \$325)
- T. Commissioner Philbeck - Planning & Development Services - Technical Correction to Resolution 2019-192, Approved 6/25/2019 for ZTA19-03 - Gaston County Planning Board (Applicant) - Text Amendment to the Unified Development Ordinance (UDO): Chapter 9 (General Provisions)
- U. Commissioner Chad Brown - Police Department - Retirement Commendation - To Award the Service Side Arm and Badge to Retired Master Police Officer Ashley D. Wright
- V. Commissioner Keigher - Public Works - To Declare Unused Equipment as Surplus and Authorize a Surplus Auction
- W. Commissioner Chad Brown - Public Works - To Authorize Blossman Services, Inc. (Alliance Autogas) as the Sole Source Provider for the PRINS LPG Conversion System Parts and Installation (\$50,400 CFAT Grant; \$19,600 Required Local Match)
- X. Commissioner Chad Brown - Tax - To Accept and Appropriate Miscellaneous Revenue Funds Received from Attendees of the Western Piedmont Tax Association (WPTA) Meeting (\$495)
- Y. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Real Estate - \$7,319.95; Vehicles and ETC - \$129.35; VTS Refunds - \$5,191.41; Grand Total - \$12,640.71)
- Z. Commissioner Chad Brown - Tax - Resolution to Relieve the Tax Collector of the Charge of Taxes on Classified Motor Vehicles Listed Pursuant to NCGS 105-330.3(a)(1) that are One or More Years Past Due
- AA. ADDED/ Commissioner Chad Brown - DHHS (Social Services Division) - To Authorize Bid Awards for Temporary Staffing Services, In-Home Aide and Adult Day Care Aide Services

**V. ZONING MATTERS FROM PUBLIC HEARINGS (NON-CONSENT)**

- A. Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-09 MRJ Investment LLC (Ray Hamam) (Applicant); Property Parcels: 143462 and 143464, Located at 3610 & 3612 Little Mountain Rd., Gastonia, NC, Rezone from the (I-2) General Industrial Zoning District to the (RS-8) Single Family 8,000 sq ft Zoning District

- B. Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-10 BEATY and UNION LLC (Applicant); Property Parcel: 212549 (part of), Located at 4531 Beaty Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (C-3) General Commercial Zoning Districts w/ (CH) Corridor Highway and (US) Urban Standards Overlays to the (C-3) General Commercial Zoning District w/ (CH) Corridor Highway and (US) Urban Standards Overlays
- C. Commissioner Keigher - Planning & Development Services - Zoning Map Change: Z19-11 Todd Pierceall (Applicant); Property Parcels: 202079, 210367, and 139805, Located at Neal Hawkins Rd., Gastonia, NC, Rezone from the (RS-12) Single Family 12,000 sq ft Zoning District to the (RMF) Residential Multi Family Zoning District
- D. Commissioner Jack Brown - Planning & Development Services - Zoning Map Change: Conditional District CD19-02, T & L Grading & Hauling (Terry Whitesides) (Applicant); Property Parcel: 226767, Located at 1225 Old Providence Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District w/ (US) Urban Standards Overlay to the (CD/C-2) Conditional District / Highway Commercial Zoning District w/ (US) Urban Standards Overlay, in order to allow Landfill/Land Clearing (Inert Debris), Major
- E. Commissioner Philbeck - Planning & Development Services - Zoning Text Amendment: ZTA19-04, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9
- F. Commissioner Philbeck - Planning & Development Services - Zoning Text Amendment: ZTA19-05, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 5 (Permit and Modification Procedures): Section 5.16.4

## VI. NON-CONSENT AGENDA ITEMS

- A. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate the Health Promotion Grant to Enhance the Health of Senior Adults in the Amount of \$3,900 (Federal Funds - \$3,510; 10% County Match - \$390)
- B. ADDED/ Commissioner Chad Brown - Police Department - To Approve Appropriation of Drug Asset Forfeiture Funds for the Purpose of Purchasing Motorola 800mhz Mobile, Hand Held Radios, and the TDMA Operation Software for Viper Radio System (\$460,626)

## 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**