



# Gaston County

## Board of Commissioners

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

**Chairman Tracy L. Philbeck**  
**Vice-Chairman Jack B. Brown**  
**Chad Brown**  
**Allen R. Fraley**  
**Bob Hovis**  
**Tom Keigher**  
**Ronnie Worley**

Tuesday, September 22, 2020

Meeting Agenda

### Regular Meeting

6:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

***Attendees will undergo temperature screenings and a health questionnaire. Seating will be limited to allow for social distancing and attendees will be asked to wear face coverings.***

#### MOTION TO OPEN PUBLIC HEARINGS

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

- A.** Public Hearing - Zoning Map Change: Z20-14 Gerald L. & Sandra F. Lutz (Applicants); Property Parcel: 303483, Located at 359 Huffstetler Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (C-1) Light Commercial Zoning District
  - 1. Receive Citizen Comments
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- B.** Public Hearing - Zoning Map Change: Z20-15 Harold S. & Dana L. Phipps (Applicants); Property Parcel: 212797, Located at 119 Old Fallston Rd., Cherryville, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)
- C.** Public Hearing - Zoning Map Change: Conditional District CD20-03, DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in Order to Allow a (350) Lot Residential Development
  - 1. Receive Citizen Comment
  - 2. Resolution to be addressed under Non-Consent (Zoning Matters)

(PLANNING BOARD IS EXCUSED TO THE JURY ASSEMBLY ROOM 4129 FOR DELIBERATIONS)

**II. PUBLIC HEARINGS (Commissioners Only)**

- A. Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project NORTH POINT
  - 1. Receive Citizen Comment
  - 2. Accept Motion to Approve
- B. Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve an Industrial Retention Grant to Project BOB
  - 1. Receive Citizen Comment
  - 2. Accept Motion to Approve
- C. Public Hearing - RE: Commissioner Jack Brown - EDC - To Approve a Level Four Incentive Grant to Project Triple Play
  - 1. Receive Citizen Comment
  - 2. Accept Motion to Approve

*MOTION TO CLOSE PUBLIC HEARINGS*

**III. BUSINESS AGENDA****A. AGENDA REVISION/APPROVAL****B. APPROVAL OF MINUTES**

- 1. To Approve the Minutes of:
  - Regular Meeting of June 23, 2020
  - Regular Meeting of July 28, 2020

**IV. CITIZEN RECOGNITION (Speakers Sign up Prior to Meeting and may Speak on Issue of Choice.)****V. CONSENT AGENDA**

- A. Commissioner Chad Brown - BOC - Proclamation - To Proclaim October 23-31, 2020 as "Red Ribbon Week" in Gaston County
- B. Commissioner Hovis - BOC - Proclamation - To Commemorate the Events of September 11, 2001
- C. Commissioner Chad Brown - BOC - Proclamation - To Proclaim September 17-23, 2020 as Constitution Week
- D. Commissioner Worley - Budget & Management Services - To Accept and Appropriate Additional Federal Grant Funds from the Department of Justice/Office on Violence Against Women for a Transitional Housing Program (\$515,000 - No County Funds)

- E. Commissioner Philbeck - Building and Development Services - Historic Preservation Commission - To Accept and Appropriate an Historic Preservation Grant Awarded by the State Historic Preservation Office for the Dallas Historic Boundary Expansion Project (State Grant Funds - \$8,000; Matching Donation Funds Town of Dallas - \$4,000)
- F. Commissioner Philbeck - County Manager - To Accept Departmental Budget Change Requests as Information
- G. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Additional Federal/State Grant Funds Received from the NC Division of Public Health for the COVID-19 Response (100% Grant Funds - \$324,001)
- H. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate State Grant Funds Received from the NC Division of Public Health for the Maternal Health Innovation Program (100% Grant Funds - \$7,500)
- I. Commissioner Chad Brown - DHHS (Health Division) - To Accept and Appropriate Grant Funds Received from AARP for the Community Challenge Program (100% Grant Funds - \$6,500)
- J. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate the Health Promotion Disease Prevention Grant from Centralina Council of Governments Area Agency on Aging (Grant Funds \$4,095 - Required County Match Funds \$455)
- K. Commissioner Chad Brown - DHHS (Social Services Division) - To Accept and Appropriate Federal CARES Funding for the Family Caregiver Support Program in the Amount of \$20,881
- L. Commissioner Philbeck - EDC - Proclamation - To Proclaim October 5 - 9, 2020 as Manufacturing Week in Gaston County
- M. Commissioner Chad Brown - Emergency Management/Fire Services - To Approve the Transfer of Accumulated Funds Realized from Past Tax Collections, Revaluation, Interest Earned, Etc. to Lucia Riverbend Volunteer Fire Department (\$14,959)
- N. Commissioner Philbeck - Finance - To Adopt a Resolution Authorizing the Issuance of General Obligation Refunding Bonds
- O. Commissioner Fraley - Police Department - To Accept Donations Totaling \$150.00 Received In Memory Of Retired Assistant Chief Billy L. Lytton
- P. Commissioner Philbeck - Public Works - To Award a Construction Contract to T.C. Strickland Construction Company, Inc. and Authorize the County Manager to Execute the Necessary Contracts for Construction of a Storage Facility at the Renewable Energy Center
- Q. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed Tax Refunds be Made. (Releases and Refunds - \$507.26; Overpayments - \$7,992.88; VTS Refunds - \$9,006.81; Grand Total - \$17,506.95)

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

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- C. Commissioner Keigher - Building and Development Services - Zoning Map Change: Conditional District CD20-03, DR Horton (Applicant); Property Parcels: 146377, 146376, 147285 (part of), and 147284 (part of), Located at Forbes Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District / Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in Order to Allow a (350) Lot Residential Development

**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**