

**STATE OF NORTH
COUNTY OF GASTON
TOWN OF CRAMERTON**

June 26, 2014

The Board of Commissioners for the Town of Cramerton met in regular session on Thursday, June 26, 2014 at 7:00 p.m. in the G.M. Michael Room at the Cramerton Town Hall.

Board members present: Mayor Ronnie Worley, Mayor Pro Tempore Will Cauthen, Commissioners Sam Carpenter, Demetrios Koutsoupas, Tammy Lawrence; and Sandra R. Ware.

Staff present: Michael Peoples, Town Manager; Bill Brown, Town Attorney; Greg Ratchford, Chief of Police; Joel Lineberger, Finance Director; Kevin Krouse, Planning Director; and Wilene Cunningham, Town Clerk.

Call to Order and Determination of Quorum: Mayor Worley called the meeting to order and determined that a quorum was present.

Adoption of Agenda for this Meeting: A motion was made by Mayor Pro Tem Cauthen to adopt the agenda as proposed. The motion was seconded by Commissioner Carpenter and approved by all.

Public Comment: No one signed up to speak.

REVIEW AND DISCUSSION OF AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Public Hearing to Receive Public Input Regarding the Proposed Conditional Rezoning of the Cramer Mountain Clubhouse.

Presentation of Information from Staff, Mr. Kevin Krouse. Mr. Krouse stated this public hearing was a continuation from the June 3, 2014 Board of Commissioners meeting regarding the proposed conditional rezoning of the Cramer Mountain Clubhouse. Mr. Krouse stated there were two changes to the document regarding the bottom level uses. He stated the telecommunication tower and farm supply store uses need to be removed from the permitted uses on the site plan. Mr. Krouse stated that the site plan provided is the basis for the rezoning and what is on the site plan would be the new zoning district for the property. A public information meeting was held on May 29th and the Planning and Zoning Board met on June 17th. The Planning and Zoning Board recommended approval of the proposed zoning changes. Mr. Krouse stated the applicant, Mr. Eric Vargosko, was in attendance tonight.

Public Comment. Mr. Eric Vargosko stated Mr. Don Doctor purchased the golf course property along with the clubhouse. Memberships were offered and there are 208 members currently. Mr. Vargosko stated as part of the development of the project there had been discussions held regarding the preservation and possible usages for the clubhouse. Possible options were discussed to preserve the clubhouse with the top floor being used for residential condominiums and B-1 zoning downstairs. Mr. Vargosko stated the residential condominiums would need garage spaces to break even financially. A request was brought back to the Planning and Zoning Board requesting office space be allowed for upstairs offering a live/work concept. Conference room space was being allocated and would be available for use by the Cramer Mountain Homeowners Association and the Women's Investment Club. Mr. Vargosko stated meetings had been held with the Homeowner's Association to discuss the proposed uses and he felt they worked together to develop a list of uses both could agree with.

Mr. Don Doctor stated he purchased the Cramer Mountain Country Club approximately one year ago. At the time of the purchase the weeds were over six feet in height and drainage holes were a safety hazard. He stated there had been an issue with mold in the clubhouse. Mr. Doctor stated he had considered selling the part of the property. He stated it takes a significant amount of money to maintain a clubhouse and the golf course needs to be profitable. Mr. Doctor stated the community will eventually own as equity owners.

Mr. Rick Houser, 4004 Foxes Trail, stated he was in favor of the rezoning request. He stated the project would either be to retain the building or demolish it. Mr. Houser stated he sees this as being a part of the economic development for this area. He stated that Mr. Doctor should be thanked for his donation of property to the Town as part of the Carolina Thread Trail.

Mr. Ray McKenney, 524 Stuart Ridge, thanked Mr. Doctor and stated the maintenance of the golf course has been first class and should improve property values.

Mr. Dave Charzewski, 140 Hidden Pastures Drive, stated he was the vice president of the homeowners association. He stated the community has always been gated and non-residents were provided access to attend events. Mr. Charzewski stated there are procedures in place at the gate to process visitors. The developer has agreed to work with the homeowners association regarding updating security procedures.

Mr. Tom Zornow, 134 Berry Mountain Road, stated he was in favor of the rezoning request and feels home values have went up due to the improvements that have been made.

Mr. John Cotham, 104 Old Dam Way, stated he was one of the original members of the country club and feels the change in zoning will cause devastation. He stated this would create liabilities for the Town as their community will become a mixed use community. The zoning change would grant access for businesses and this could cause a decline in property values. Mr. Cotham stated he was concerned about the vehicular traffic. He stated this use does not fit the Town's Land Use Plan and would change their community forever. He recommended the request be denied.

Mr. Tim LaFramboise, 810 Scotty Court, stated this model is feasible and is currently being used in the Tega Cay and River Hills communities. He stated accessibility to a conference center and golfing would be practical.

Mr. Jerry Roche, 204 Keyhole Court, stated he was pleased with the upkeep of the golf course and he is in favor of the zoning change.

Ms. Terry Roberts, 107 Hidden Pastures Drive, stated she was an original member of the homeowners association. She stated she was concerned regarding the roads being made public. Ms. Roberts stated she thought a bed and breakfast with a conference center along with the golf course would encourage visitors from the surrounding Charlotte area.

Mr. Hubert Sales, 105 Hidden Pastures Drive, stated he did not think that there would be an issue with undesirable elements due to the additional traffic created from the businesses.

Mr. Fred Morganstern, 412 Major Run, thanked Mr. Vargosko, Mr. Doctor, and the homeowners association. He stated he trusted the decision made by the homeowners association and was strongly in favor of development of the project.

Ms. Cathy Caulfield, 209 Major Run, stated she had used the prior clubhouse facilities in the past and was in favor of this project.

Mr. Andrew Lineberger, 5012 Harstone Court, stated he was in favor of the rezoning.

Mr. Keith Porter, 1040 Dan Maples Drive, thanked Mr. Doctor and Mr. Vargosko and stated this was the right thing to do for the community.

Mr. Thad Johnston, 200 Galey Ridge, stated he lives the closest to the clubhouse and that in the past there were always parties, weddings, and other events that went late into the night and he was not aware of any complaints. He recommended the Board pass the rezoning request.

Mr. Harry Caulfield, 409 Major Run, stated he has been involved with this request from the beginning. He stated that members had contributed \$7,500 each and that he wants to see this project succeed. Mr. Caulfield stated the list of usages had been thoroughly reviewed and safety had been discussed.

Ms. Rebecca Boyd, 1020 Dan Maples, thanked Mr. Doctor and Mr. Vargosko and stated she likes the creative approach and wants to see this project happen.

Ms. Barbara Lawrence, 115 Flat Rock Pastures, stated she supports the rezoning request and feels keeping the clubhouse is important to maintain the community.

Mr. Terry Dunn, 914 Hoke Trail, stated he was a member and treasurer of the homeowners association. He stated the original deed gave unfettered access since the onset. The roads would remain public and the entryway would be gated. Mr. Dunn stated the clubhouse is the heart of the community and a gathering place. He recommended the rezoning be approved.

Mr. Mike Shless, 126 Hidden Pastures Drive, stated he was in favor of the rezoning and his property value had increased fifteen percent.

Mr. Greg MacLaren, 803 Scotty Court, stated he was tired of the issue of traffic not stopping at the intersection of Scotty Court and Hanna Woods. He said there were a lot of small children in that area.

Mr. Jeff Ramsey, 1006 Middleton Court, thanked Mr. Doctor and Mr. Vargosko. He stated he was in support of the rezoning request.

Board Questions and Comments. Mayor Pro Tem Cauthen asked Attorney Brown if there were any legal concerns. Attorney Brown stated zoning is factual and rezoning is used to adjust the zoning map. Commissioner Carpenter asked if the rezoning change affects the Town's responsibility regarding the streets and gate. Attorney Brown stated this issue was resolved in 1998. He stated there could be some private covenants.

Commissioner Koutsoupas asked about the convenience store usage that was listed and if it could be removed. Attorney Brown stated the applicant would have to agree to the removal of this item from the usage list and the plan would have to be amended. The Planning Director stated that any time a unit would be occupied or reoccupied in the future that a zoning permit would be required. Commissioner Carpenter asked about the nursery listing. The Planning Director stated nurseries are monitored through the State and health department in addition to zoning approval. Commissioner Carpenter asked about any liability the Town may incur. Attorney Brown stated the zoning was already in place and no additional liability would be created as the public currently has access to the privately maintained streets. Mayor Worley stated the streets are considered public vehicular areas. Chief Ratchford stated there are 18 allowed charges and failing to stop for a stop sign is not one of them.

Commissioner Lawrence stated she feels the rezoning request would save the clubhouse. She asked that the Board vote to support the rezoning request. Mayor Pro Tem Cauthen stated this project would foster private investment and businesses and would follow staff recommendations along with the Planning and Zoning Board's recommendation and approval.

Motion to Close the Public Hearing. A motion was made by Commissioner Carpenter to close the public hearing. The motion was seconded by Commissioner Lawrence and approved by all.

Discussion and Possible Action on the Proposed Conditional Rezoning of Cramer Mountain Clubhouse. A motion was made by Commissioner Lawrence to approve the proposed conditional rezoning of Cramer Mountain Clubhouse. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Attorney Brown stated the Board would need to vote on the ordinance that would modify the Town's Land Use zoning map. The next step would be to review the Land Use Map and determine the reasonableness and consistency of the proposed zoning amendments. He stated the North Carolina General Statutes requires a resolution giving the reasons as to the approval or disapproval regarding the reasonableness and consistency and the reasons why for the rezoning.

Ordinance to Amend the Zoning Map of the Town of Cramerton. A motion was made by Commissioner Lawrence to approve the request as presented on the site plan and to amend the zoning map of the Town of Cramerton. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Resolution of the Town of Cramerton Board of Commissioners Pertaining to the Reasonableness and Consistency of Proposed Zoning Map Amendments. A motion was made by Mayor Pro Tem Cauthen to approve the resolution pertaining to the reasonableness and consistency of the proposed zoning map amendments. The motion was seconded by Commissioner Lawrence and approved by all.

UPDATES FROM TWO RIVERS UTILITIES, MR. MIKE BYNUM AND UPDATES FROM CRAMERTON DEPARTMENT HEADS (TOWN ATTORNEY, POLICE CHIEF, FIRE CHIEF, TOWN CLERK, PLANNING DIRECTOR, FINANCE DIRECTOR, AND MORE AS NEEDED):

Update from Two Rivers: Mr. Mike Bynum stated Two Rivers Utilities completed 56 weekly checks for lift stations, responded to 17 water meter related service requests, and responded to three sewer related requests. TRU repaired one water leak and completed one utility locate. InfoSense evaluations were completed on sixty sewer line segments. The automatic gate at the Eagle Road wastewater treatment plant was repaired. TRU took water quality samples at nine locations and all met or exceeded the State drinking water standards. The #2 pump at the Baltimore Pump Station was sent out for repairs and has been reinstalled and is in operation. A new motor was installed on the #2 compressor at the Groves Street Pump Station. Check valves were installed on pumps #1 and #2 at the Berry Mountain booster pump station. Preventative maintenance was performed on the generators at Lakewood and Timberlake pump stations. An Aquavax pump station monitor was installed at the South Fork Village pump station. The sewer lines in selected areas have been treated by a root control contractor. Commissioner Koutsoupias stated the plantings at the wastewater treatment plant look great.

Town Attorney: Nothing to report.

Police Department: Chief Ratchford stated the Police Department is preparing for the upcoming Fourth of July celebration.

Fire Department: Chief Foulk was absent.

Town Clerk: Will be on vacation next week.

Planning Director: Technical review has been completed for the Villages at Cramerton Mills project and all comments have been addressed. A pre-construction meeting will be scheduled soon.

The pavement condition survey has been completed and this information will be discussed further at an upcoming meeting. Mayor Worley asked if this information could be placed on the Town's website. The Town Manager stated it would be placed on the website after the presentation is given to the Board on July 17th.

Finance Director: Fiscal year end information is being prepared for the audit. The amount of \$44,000 has been received as revenue from the certificates of occupancy generated for the Villages of South Fork. Additional revenue will be collected as additional buildings are completed.

TOWN MANAGER'S REPORT:

Lakewood/Eagle Road Sidewalk Project: Discussions have been held with NCDOT regarding the possibility of additional funding being available for this project. The Planning Director stated striping on North Main Street is being discussed with NCDOT. A full white stripe is being proposed for both sides of the street allowing a twelve foot wide travel line. The Planning Director stated a bike lane may not be feasible. The Town Manager stated Mr. Baker with Public Works would begin gathering information regarding costs for the striping and all affected parties would be contacted prior to the project. The Board agreed.

Flood Insurance: A letter has been sent regarding the flood insurance rating for the community rating system. A five percent reduction would be incurred for any residents who currently carry

flood insurance. Any point reduction would incur a five percent reduction for each point reduction. A site visit should be completed within six months.

Central Park Block Party: A block party is scheduled for August 9th at Central Park.

June 28th Fireworks: The Fourth of July celebration is scheduled for June 28th at Town Center with fireworks. Center Street will be closed with designated handicapped parking at the entrance of Center Street.

Duke Energy Transmission Tower Update: Senator Harrington has been in touch with Mayor Worley and Commissioner Koutsoupas and informed them that further information should be available in two weeks. Information has been delivered to Mr. Tim Gause with Duke Energy and the Utilities Commission.

Newsletter: The newsletter was completed and distributed this week and is posted on the Town's website.

SWCHS Fields: An agreement is being developed regarding sharing of the costs for the usage of the Stuart W. Cramer High School fields and may possibly be presented to the Board in July or August.

NC Wildlife Commission Partnership: A fishing pier is being considered for construction behind the C.B. Huss Recreation Center. Handicapped parking is available along with bathrooms. A canoe landing is being considered for construction by the developer at the Villages at Cramerton Mills.

Caromont Partnership: A \$50,000 sponsorship has been granted for an outdoor exercise facility on a concrete pad with a canopy style covering to be constructed on Goat Island. A presentation will be provided by Mr. Doug Luckett at a future Board meeting.

Vacation: The Town Manager stated he would be on vacation from July 5th to the 15th.

The Town Manager thanked the Town Attorney and Planning Director for their work regarding the Cramer Mountain Clubhouse rezoning. Thanks was given to the rest of the staff for their assistance.

REVIEW AND DISCUSSION OF AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Discussion and Possible Action to Approve the Proposed May 22, 2014 and June 3, 2014 Meeting Minutes. Mayor Pro Tem Cauthen made a motion to approve the proposed May 22, 2014 and June 3, 2014 meeting minutes. The motion was seconded by Commissioner Ware and approved by all.

Discussion and Possible Action to Approve the Proposed 2014 Budget Amendments as Presented by Joel Lineberger, Finance Director. Budget amendments were presented for \$34,000 to transfer budgeted funds between departments, \$7,800 for the police department non-capital expenditures and \$42,500 for the Fire Department to transfer budgeted capital outlay funds to operating department reflecting classification of purchases of equipment with unit cost of less than \$5,000 in accordance with capitalization policy adopted 1/24/14; \$10,000 for Public works for Powell Bill repairs; and \$75,000 for ad valorem taxes for the current year to increase budgeted revenue for excess taxes providing year end "audit cushion" to budgeted expenses within each department. A motion was made by Mayor Pro Tem Cauthen to approve the proposed 2014 budget amendments as presented. The motion was seconded by Commissioner Lawrence and approved by all.

The Finance Director recommended reducing the fund balance by \$250,000 and earmark this money for public safety. He stated this would be a non-reoccurring expense and would assist in planning for the future. Commissioner Carpenter asked why this was not proposed during the budget meetings. The Town Manager stated this action would not be an allocation of funds and is not an authorization to spend. Mayor Pro Tem Cauthen made a motion to approve the

assignment of \$250,000 of fund balance for the purpose of public safety and the motion was seconded by Commissioner Koutsoupas and approved by all.

Discussion and Possible Action to Adopt the Proposed Revised Title IX: General Regulations and Title XV: Land Usage of the Town of Cramerton Code of Ordinances. Presentation of Information by Planning Director, Kevin Krouse. The Town Manager stated the minimum housing section of the code is still being reviewed and will be presented at the next Board meeting. He recommended the approval of revised Title IX: General Regulations be approved as presented. A motion was made by Commissioner Ware to approve and adopt the proposed revised Title IX: Land Usage of the Town of Cramerton Code of Ordinances. The motion was seconded by Commissioner Lawrence and approved by all.

Mayor Pro Tem Cauthen stated he noted there were several grammatical corrections that needed to be made.

Discussion and Possible Action to Appoint Various Citizens to the Veterans Sub-Committee and the Centennial Celebration Sub-Committee. Mayor Pro Tem Cauthen made a motion to approve Ms. Tracey Powell, Mr. Fred Caldwell, and Mr. Donald Rice to the Veterans Sub-Committee and Ms. Lisa Stone and Ms. Marcia Cates to the Centennial Committee. The motion was seconded by Commissioner Lawrence and approved by all.

UPDATE ON CONTINUING PROJECTS:

Update on NCDOT Projects:

- **C.C. Dawson Bridge and Bridge Opening Celebration:** The water leak has been repaired and signage needs to be installed. Three of the four decorative lights have been installed. No firm date for the bridge opening has been given by NCDOT.
- **Goat Island:** The Gaston Gazette had an article in today's newspaper. A pre-construction meeting is scheduled for next Tuesday. A Gantt chart will be provided to the Board at the next meeting. The closing was held today for the interim financing. Construction could begin sometime in July. Delineators have been placed at the Fire Department to improve the aesthetics and curb was poured to minimize traffic.
- **Villages at Cramerton Mill:** No further updates.
- **South Fork Apartments:** Leasing of apartments has started and three additional building permits have been requested. Discussions are continuing regarding the Duke Energy transmission towers. The Planning Director stated seventeen people signed up the first day that leasing began.

BUSINESS ITEMS/TOPICS OF DISCUSSION FOR EACH COMMISSIONER:

Commissioner Ware stated parking continues to be an issue.

Commissioner Koutsoupas had nothing to report.

Mayor Pro Tem Cauthen stated the recent EDC meeting held at Town Hall went well. He thanked the Town's staff, Two Rivers Utilities, and Gaston County Economic Development Commission.

Mayor Worley stated the Senate is reviewing a bill that would remove the Town of Boone's extra-territorial jurisdiction. He stated the Board may want to consider approving a resolution opposing the bill.

Mayor Pro Tem Cauthen made a motion to draft a resolution opposing the bill. The motion was seconded by Commissioner Koutsoupas and approved by all.

Commissioner Carpenter had nothing to report.

Commissioner Lawrence thanked the staff for all their effort and time regarding the rezoning for the Cramer Mountain Clubhouse.

ADJOURNMENT: A motion was made by Commissioner Lawrence to adjourn the meeting at 9:17 p.m. The motion was seconded by Commissioner Ware and approved by all.

Mayor Ronald E. Worley

ATTEST:

Wilene Cunningham, Town Clerk