

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

October 15, 2020

The Board of Commissioners for the Town of Cramerton met on Thursday, October 15, 2020 at 6:00 p.m., as a hybrid meeting consisting of in person attendance at the Community Center and virtual meeting via Zoom.

Call to Order and Determination of Quorum. Mayor Cauthen, Mayor Pro Tempore Koutsoupas, Commissioners Abernathy, Atkinson, Neeley, and Rice were in attendance. Mayor Cauthen determined there was a quorum.

Staff Present: David Pugh, Town Manager; Attorney Karen Wolter; Josh Watkins, Planning Director; Police Chief Adams; and Wilene Cunningham, Town Clerk.

Invocation and Pledge of Allegiance. Commissioner Neeley provided the invocation and the pledge of allegiance was given by all.

Adoption of Agenda for this meeting. A motion was made by Commissioner Neeley to adopt the proposed agenda. The motion was seconded by Commissioner Rice. The vote was 5 to 0 in favor to approve the proposed agenda.

Public Comment: Mr. Ted Reece, 306 Lakewood Road, said he wanted to talk how much mud is coming down the waterway from the Town of McAdenville and the effect it is having on the river. The stream has narrowed over the years across from Goat Island along with deterioration of the river banks along Main Street. Water seems to be faster and the stream is getting narrower. Mr. Reece asked that the Town follow up with the Army Corp of Engineers on this item.

Proclamations:

A proclamation recognizing October as Domestic Violence Prevention Month in the Town of Cramerton. A copy of the signed proclamation will be placed in the minutes book.

A proclamation recognizing October as Breast Cancer Awareness Month in the Town of Cramerton. A copy of the signed proclamation will be placed in the minutes book.

Work Session

Pre-Development Meeting: Presentation and discussion with potential developers (owners of Hampton Meadows Apartments) regarding the undeveloped parcel at the corner of Hampton Court and Cramer Mountain Road (parcel ID# 196315). The property owner (Frank Llaneza) requested a pre-development meeting with the Board of Commissioners. The property owner requested a zoning permit on October 2, 2020 to establish a contractor storage yard to store and sell pools. The zoning permit request was denied due to the determination that the parcel zoned as Industrial-Conditional Use District (I-CUD) was included with the Hampton Meadows parcel ID #196315 to increase the multi-family development allowed on that parcel. No uses or densities were established for the triangular parcel at that time. The Planning Director stated that in 2010 this triangular piece of property was identified as the “park parcel”. The owner, Frank Llaneza, stated his wife currently owns the apartments. His father-in-law, Mike Walsh, was the prior owner. He plans to use this parcel as a contractor’s storage yard and he would be storing fiberglass swimming pools along the circumference until ready for installation. The pool shells would be stored upside down. Buffering plants could be placed behind the sidewalk on Eighth Avenue. Mr. Watkins spoke about the original zoning for the property was Office/Institutional back in 1997 which at that time allowed for apartments and a certain density. The original property was zoned as one parcel. When the Hampton Meadows Apartments were constructed there were more apartments built than was allowed by zoning. To correct that, a zoning district had to be found that would allow them to have more density than Office/Institutional. The parcel was rezoned to Industrial-Commercial to allow for the additional density. At no time did the Industrial-Commercial Conditional Use District zoning address the triangular parcel being discussed tonight. A denial letter was issued based on the fact the zoning being proposed by the applicant that was proposed and accepted in 1997 mandated this parcel remain vacant.

The Board discussed the possibility of a land swap and Mr. Llaneza stated he would consider that option. Town staff will research this request.

Consent Agenda (Action Item): Consider approval of the consent agenda.

a. Budget Amendments for fiscal year (FY) 2020-2021

- i. Budget Amendments #2021-01; #2021-02; #2021-03; #2021-04. A motion was made by Commissioner Neeley and seconded by Commissioner Rice. The vote was 5 to 0 in favor.

Old Business

a. Planning & Zoning

i. NewStyle Developers Rezoning Consideration

1. **Action Item: Consider approval of the request from NewStyle Communities, Inc. to rezone approximately 13.42 acres off of South New Hope Road for a single-family age restricted development. This rezoning request would allow for 37 single-family detached homes.** Discussion was held regarding the request for rezoning from B1 to Conditional Zoning Residential and deviation from the Town's current Land Use Plan. If the zoning request is denied the developer will be required to wait a year before reapplying. There are nine (9) units along the front of South New Hope Road that are part of the B1 zoning. Commissioner Atkinson stated his concerns about using the B1 zoning area for residential units. Mayor Pro Tempore Koutsoupas stated the South New Hope Road corridor is very important but the proposed project is not consistent with the Town's Land Use Plan. Mayor Cauthen advised the Board that John and Jennifer Church sent an email to him stating their support of the proposed project. The developer, Brock Fankhauser, said he could possibly have a difficult time selling lots to future owners as he would not be able to inform them of what would be developed at the front of the property on New Hope Road. He stated he would be willing to delay this project for sixty (60) days to allow time for research of adjoining property for development. A motion was made by Mayor Pro Tempore Koutsoupas to continue the public hearing until the second meeting in January 2021 (tentatively January 21st, 2021 as the Board meeting schedule has not been set at this time). The motion was seconded by Commissioner Abernathy. The motion was 5 to 0 in favor.

Note: This action is being taken in accordance and compliance with NC Law. The Cramerton Board held the official public hearing for the NewStyle Developer's rezoning request at the October 1, 2020 meeting, and has waited at least 24 hours to consider adoption. Cramerton has also continued to take public comment on this item and will read any additional comments into the record on this section of the agenda.

Public Comment: No additional public input at this time via emails or comments to staff.

2. **Action Item: Consider adopting a consistency statement regarding the NewStyle Developer's Conditional Rezoning request.** No action was taken.

Agenda Items NOT Requiring a Public Hearing

a. Planning & Zoning

- i. **Presentation for RiverLink Greenway (Temporary) Connector.** Eric Smallwood, Parks and Recreation Director, stated the current trail ends at the wetland observation deck. One end of the trail is .6 miles long beginning at the Goat Island parking lot and ends at the Colonial Pipeline. The other end of the trail is .4 miles long beginning at the South Fork Apartments. The NCDOT stopped the project at the Colonial Pipeline right-of-way. An unfinished trail could be placed on the property consisting of crushed concrete or crushed stone. The total length of the unfinished trail is 800 feet. The cost of the proposed project is \$105,000.00 to \$125,000.00. If the trail is installed now prior to the widening of Highway 29/74 then NCDOT will be responsible for returning it back to the condition it was in at the time of construction. Mobilization cost for the project could possibly be reduced if combined with another project. The timeline for the

connection for this project to the Town of McAdenville is estimated at three (3) to five (5) years. The Planning Director stated he is working with NCDOT regarding possible CMAQ funds for this project. No action was taken by the Board.

ii. Town Ordinance Revisions

- 1. Garbage and Recycling Bin Location.** Attorney Wolter stated the purpose for the proposed revisions will allow alignment with the Town's current practices. The Board discussed bulk containers and fencing. Enforcement of fencing would be part of a zoning ordinance. Education will be provided to the residents about changes to leaf pickup and keeping stormwater drains clear.
- 2. Solid Waste Ordinance Revision**
Action Item: Consider adopting the recommended staff language changes to the Town Ordinance. A motion was made by Commissioner Neeley to approve the revisions to the Town's Solid Waste Ordinance Chapter 92. The motion was seconded by Commissioner Abernathy. The vote was 5 to 0 in favor.

b. Board of Commissioners

i. Cramerton Signs Phase 2 Bids

- 1. Action Item: Review and consider directing staff to move forward with the next phase of Wayfinding Sign Bids and the additional fund balance allocation for the project.** The ad hoc committee met this week and discussed placement of monument signs at Lakewood with a possible smaller sign at South New Hope Road and Cramer Mountain Road, kayak and canoe parking, as well as trailhead markers and park signs. Signage at the intersection of Wilkinson Boulevard and Market Street at Burger King and Kingsway are pending future road construction along with funding from Senator Harrington's office. Neighborhood signage is being considered for Old Town, New Town, Baltimore, Riverside, and Lakewood. Mr. Smallwood said the signage at the main entrance signs and trailheads will include a list of amenities. Gateway signs will be two-sided. Budget amendments can be prepared after the bids are returned. The bid packets would include five (5) monument signs and seven (7) trail signs. Commissioner Atkinson asked that lighting be considered as part of the contract package.

ii. Cramerton Community Committee

- 1. Action Item: Consider appointment of a Community Committee alternate position.** A motion was made by Commissioner Neeley to appoint Megan McClelland to serve as an alternate member for the Community Committee. The motion was seconded by Commissioner Abernathy. The vote was 5 to 0 in favor.

BIG BOARD: The final location for the Helix/R sculpture will be placed on the Town's website and Facebook for public feedback. Progress is being made on a paving decision of the Masonic Lodge parking lot. The design layout of the trails for Central Park are complete and construction should begin in four (4) to six (6) weeks. Staff has communicated with Senator Harrington's office regarding the Wilkinson Boulevard/Market Street improvements and is waiting on a reply from her office. Commissioner Atkinson stated the Cramerton Historical Society will be including the Baltimore School on one of their historical boards. The Brownfields grant application will be submitted the first week of November.

Manager's Report: The Planning and Zoning Board ad hoc committee needs to schedule a meeting to discuss reappointment applications. A meeting was scheduled for Mayor Cauthen, Commissioner Atkinson, and Mayor Pro Tempore Koutsoupas to meet on Thursday, October 22nd at Town Hall at 3:00 p.m. The Town Manager advised the Board that the COVID-19 (Coronavirus) medical cases have increased and he recommended the Board continue to meet via Zoom unless a public hearing is scheduled.

General Staff Reports:

- **Update from Two Rivers Utilities, Mr. Mike Bynum:** A copy of the Two Rivers Utilities report will be placed in the minutes book.

- **Police Department:** No additional updates. Commissioner Neeley asked about golf cart registration violations. Chief Adams stated he would research and provide an update at the next meeting.
- **Parks and Recreation Department:** No additional updates.
- **Planning and Zoning Department:** No additional updates.
- **Finance Department.** Mr. Lineberger was absent.
- **Fire Department:** Chief Foulk was absent.
- **Town Attorney:** Nothing to report.
- **Town Clerk:** Nothing to report.

Topics of Discussion for Each Commissioner:

Commissioner Neeley reminded everyone to wear your masks, maintain social distancing, and wash your hands. She said she had heard many positive comments about the wayfinding signs.

Commissioner Rice reminded everyone to vote.

Mayor Pro Tempore Koutsoupas had nothing to report.

Commissioner Atkinson stated the Riverside basketball courts look beautiful. He asked if the basketball goals are going to be replaced and Mr. Smallwood said yes.

Commissioner Abernathy had nothing to report.

Mayor Cauthen stated there was a recent incident that placed our staff put in peril during the completion of their professional duties and he was proud of their bravery and how they handled themselves.

Closed Session

- i. [N.C.G.S. 143-318.11(a)(2)] To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.
- ii. [N.C.G.S. 143-318.11(a)(3)] Consult with the attorney to protect the attorney-client privilege. A motion was made by Commissioner Rice to enter into closed session. The motion was seconded by Commissioner Neeley. The vote was 5 to 0 in favor.

A motion was made by Commissioner Rice to return to open session. The motion was seconded by Commissioner Neeley. The vote was 5 to 0 in favor.

Adjournment: Upon return to open session and no action taken by the Board, a motion was made by Commissioner Atkinson at 10:02 p.m. The motion was seconded by Commissioner Abernathy. The vote was 5 to 0 in favor.

Mayor William Cauthen

ATTEST:

Wilene Cunningham, Town Clerk