

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

July 21, 2016

The Board of Commissioners for the Town of Cramerton met in a workshop session on Tuesday, July 21, 2016 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 Houston Helms, Demetrios Koutsoupias; Susan Neeley; and Donald Rice.

Staff present: David Pugh, Town Manager; Bill Brown, Town Attorney; Chief Greg Ratchford; Dave Pettine Interim Planning Director; Joel Lineberger, Finance Director; and Wilene Cunningham, Town Clerk.

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

Adoption of Agenda for this Meeting: Mayor Pro Tem Cauthen made a motion to amend the proposed agenda with the addition of a proclamation to be read in recognition of Mayor Worley receiving the Longleaf Pine Award after the introduction of Eric Smallwood and Dave Pettine. The motion was seconded by Commissioner Neeley and approved by all.

Public Comment: No one signed up to speak.

Proclamation and Recognition:

- **Proclamation Recognizing Ronnie Worley as Recipient of the Order of The Longleaf Pine:** Mayor Pro Tem Cauthen read the proclamation recognizing Mayor Worley as the recipient of the Longleaf Pine Award. The Board congratulated him for this honor. Mayor Worley recognized Commissioner Neeley, Rick Houser, and Bob Clay as also being recipients of this award.
- **Introduction of new Cramerton Parks and Recreation Director Eric Smallwood:** The Town Manager introduced Eric Smallwood to the Board. Mr. Smallwood is scheduled to begin work next Wednesday. He worked five years for the City of Harrisburg and has experience in working with the Carolina Thread Trail. Mr. Smallwood thanked everyone for the opportunity to work here. He stated he loves the history of Cramerton and is looking forward to relocating here. The Board welcomed him.
- **Introduction of Interim Planning Director Dave Pettine:** The Town Manager introduced Dave Pettine to the Board. Mr. Pettine is employed by N-Focus and will be serving as the interim Planning Director. He will be in the office weekly from Monday through Friday. Mr. Pettine thanked the staff and Board for the opportunity to work in this position and stated he looked forward to helping out.

Agenda Items Requiring a Public Hearing:

- **Open Public Hearing:** A motion was made by Mayor Pro Tem Cauthen to open the public hearing for Conditional Zoning Request CZ16-05 from Triangle Real Estate for Tax Parcel 212139 consisting of 9.35 acres. The motion was seconded by Commissioner Koutsoupias and approved by all.
- **Staff Comments/Board of Commissioners Questions and Answers:** Mr. Pettine stated the applicant is proposing to develop 122 apartments with fourteen garage units on the site. The current zoning is 0-I/NB and the proposed zoning classification is conditional zoning for multi-family residential. The project would contain a clubhouse, pool, a dog park, and a recreation area. The project will front Wilkinson Boulevard and this will provide the main point of access for the development. No secondary access is proposed at this time. This project would be located in an area that was part of the NCAPA award winning "Build A Better Boulevard" plan which was adopted in 2015. The need to consider future road networks for "square back streets" is part of the

consideration for this plan. A public input meeting was held on May 31st in the South Fork clubhouse. The Planning and Zoning Board recommended approval with a 5 to 0 vote at their April meeting and provided the following conditions: approval of 144 units with fourteen garages; work with the planning director regarding landscape buffering and monitoring of the streams; and maintaining the best future road alignment with respect to the adjacency of the school site. Mr. Pettine stated staff recommends approval with the conditions included from the Planning and Zoning Board. It is also recommended that the Board of Commissioners take into consideration the connectivity behind the adopted award-winning “Build A Better Boulevard” plan.

Demetri Baches with Metrocology spoke regarding how he would like to refresh the information regarding the “Build A Better Boulevard” plan. The plan focused on Wilkinson Boulevard and the developable areas along this route. This plan was discussed with NCDOT along with Gaston County, the City of Belmont, and the Towns of McAdenville and Cramerton regarding future development along this corridor. Mr. Baches stated this area will be the next quadrant slated for growth. The airport area is in development now. NCDOT views Wilkinson Boulevard and Interstate 85 as a pair and Wilkinson is used as a relief valve for the interstate. Mr. Baches stressed the importance of placement of infrastructure as traffic volume will increase with the development in this area. Discussion was held regarding Highway 7 and the connectivity with Georgia Belle Avenue. The Town Manager stated discussions were held with William Ratchford regarding a possible road. Due to the topographic restraints of Mr. Ratchford’s property the proposed road would reduce the number of apartment buildings to be constructed.

Commissioner Helms asked if apartments were the best use for this property. Mr. Pettine stated multi-use family is the best use for this property due to the topography and other restraints. Discussion was held regarding other possible road alternatives. Mr. Baches stated the best road alternative was removed when the school was constructed. Commissioner Koutsoupas asked about access for public safety service vehicles. Mr. Pettine stated the conceptual road plan could accommodate those vehicles. Commissioner Helms asked about the single-family vs. multi-family population. Mr. Pettine provided information to the Board. The approximate ratio of built and planned single-family homes to multi-family homes is about two to one. Discussion was held regarding maintaining the character of the Town and the nature of the community. Commissioner Rice stated this seems to be the best use of this parcel due to the amount of soil that will be required due to the topography.

Applicant Comments: William Ratchford, Triangle Real Estate, stated their company owns a large amount of real estate in Gaston County. He stated this facility will include a clubhouse, swimming pool, dog park, recreation areas, along with one office employee and one maintenance employee on site. He stated this is a tough construction site as it contains two streams that will need to be buffer protected along with approximately 40,000 cubic feet of soil to be hauled along with removal of undergrowth. Mr. Ratchford stated Tom Haus attended the recent neighborhood meeting and requested a buffer be placed as he is an adjoining property owner. Mr. Ratchford stated they will accommodate Mr. Haus’s request. The site elevation is determined using ADA guidelines. The Wilkinson Boulevard recreation trail will cross at the front of the property and there will be internal sidewalks.

Commissioner Koutsoupas asked how this project compares to other apartment projects. Mr. Ratchford stated the structures will be smaller and two of the buildings will match The Grove project. A picnic shelter along with a large walking path is part of this proposed project. Mr. Ratchford stated vehicle access will be a right turn in and right turn out only as there is a median in front on the project on Wilkinson Boulevard. There is no other access point to Cramerton on this site.

- **Public Comment:** Bob Clay, 210 Armstrong Drive, Belmont, stated he has worked with Alliance Bank for the last three years in an attempt to market this parcel. He stated four of the nine acres are currently unusable due to the topography. The parcel was under a prior contract to be developed as a self-storage facility. Mr. Clay stated this site did not meet the prior investor’s standards and was being considered for a sale as a real estate investment trust. Mr. Clay stated discussion should continue to be held with the

School Board regarding possible relocation of the parking lot for the teaching staff to assist in placement of a future roadway. He encouraged continued discussion with Mr. Booker with the Gaston County School Board regarding placement of a connector road.

Brad Milton, 210 Armstrong Road, Belmont, stated the construction of apartments seemed to be the best use for this parcel due to the topography. He stated he did not want Wilkinson Boulevard to look like a continuous row of apartments. Mr. Milton stated he likes the idea of a buffer from the road and the apartments being located off the roadway. Discussion was held regarding protecting the creek beds and proper soil erosion methods. Mr. Milton stated that a discussion was held at the recent Planning and Zoning regarding the design of the school to allow for future growth.

Tom Haus, 6121 Wilkinson Boulevard, Belmont, stated he owns a business adjacent to this parcel. Discussions have been held with William Ratchford and Bob Clay regarding the right turn in and right turn out access. He stated vehicular traffic traveling from the west side will have to travel to the Lakewood Road intersection and make a U-turn. Mr. Haus stated he was concerned about the gateway to Cramerton consisting of a large number of apartments. He stated he would like to see a different access rather than vehicles forced to make a U-turn at the Lakewood intersection.

Rick Houser, 404 Foxes Trail, Cramerton, stated the bank has been holding the deed to this property for the past three years. Development of this parcel will increase the tax base. He stated this parcel contains a creek and has limited access due to the harsh topography.

Mr. Ratchford stated the closest building will be one hundred feet from the roadway and the highest elevation at the base floor will be 620 feet. The knoll area will remain intact. Landscaping around the gas line area will be completed based on the gas company's allowances. This project will be quite similar to the Walkers Ridge design in Gastonia.

Chief Ratchford stated the section of Highway 74 at this property will be covered by the State Highway Patrol.

- **Close Public Hearing:** A motion was made by Commissioner Helms to close the public hearing for the conditional zoning request CZ16-05 from Triangle Real Estate for tax parcel 212139 consisting of 9.35 acres. The motion was seconded by Commissioner Koutsoupas and approved by all.
- **Motion to Consider Approval of the Conditional Zoning Request CZ16-05 from Triangle Real Estate for Tax Parcel 212139 consisting of 9.35 acres:** A motion was made by Commissioner Neeley to approve the proposed conditional zoning request CZ16-05 from Triangle Real Estate for tax parcel 212139 consisting of 9.35 acres along with the conditions from the Planning and Zoning Board and staff, and to find it a reasonable rezoning consistent with Town plans. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Agenda Items Not Requiring a Public Hearing:

Consider approval of the June 7, 2016 and June 23, 2016 BOC meeting minutes. A motion was made by Mayor Pro Tem Cauthen to approve the proposed June 7, 2016 and June 23, 2016 BOC meeting minutes as presented. The motion was seconded by Commissioner Rice and approved by all.

Planning:

- **NCDOT Grant for a Bicycle Plan:** A motion was made by Commissioner Rice to continue the process for pursuing a NCDOT grant for a bicycle plan. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Cramerton Board of Commissioners:

- **Area Liaison Welcome Letter:** Discussion was held regarding the door hangers to be distributed by the commissioners. Door hangers will be used in neighborhoods and a letter

will be given to business owners. Further discussion will be held at the next meeting. Commissioner Helms stated he needed to provide his current phone number.

- **Update on Sale of Goat in the Boat Logo t-shirts, hats, and stickers:** The Town Manager stated several of the t-shirts and hats were provided to the committee members that had served. Mayor Pro Tem Cauthen and Commissioner Rice stated they would like to review colors for merchandise that could be sold this fall. Commissioner Helms asked if the profit from the t-shirts and hats was being directed towards the Veterans Memorial. The Town Manager stated these items are part of the Parks and Recreation budget and no line item has been created regarding the profit distribution. Discussion was held regarding the sale of the Goat in the Boat stickers and the profit being directed towards the Veterans Memorial. There have been fifty-one stickers sold. Mayor Pro Tem Cauthen stated the stickers had been donated.
- **Human Resources:** The Town Manager stated a recommendation has been made to update the Town's department head positions classifications in the personnel policy per the Fair Labor Standards Act. This recommendation is in reference to those personnel that are considered "exempt" (do not qualify for overtime) and those are not "non-exempt" (qualifies for overtime). A motion was made by Mayor Pro Tem Cauthen to amend the department head classification under Fair Labor Standards Act (FLSA) in the Cramerton Personnel Policy. The motion was seconded by Commissioner Koutsoupas and approved by all.

Public Works:

- **Road Paving/Maintenance:** Letters have been sent out regarding surveying for South Fork Lane. Core samples have been completed on all roads and a more detailed report will be provided at the August 2nd meeting.

Town Manager's Report:

NCDOT Sidewalk Update: A request was made from Gary Spangler with NCDOT Division 12 regarding federal funding for sidewalk improvements to be brought up to ADA compliance. Information supporting this funding request will need to be placed on the Town's letterhead to be signed by the Mayor. Commissioner Helms asked if the area listed as SR2209 and Woodlawn Avenue was the only sidewalk improvement that was being considered. The Town Manager said yes. A motion was made by Mayor Pro Tem Cauthen to approve the request from NCDOT for information regarding federal funding for improvements using Transportation Alternatives Program funding to bring this intersection in compliance with current ADA standard to be placed on the Town's letterhead. The motion was seconded by Commissioner Neeley and approved by all.

Repair of Leaning Pole: Duke Energy is making this repair.

Railroad Underpass: Mike Spangler with NCDOT is communicating with their engineer regarding a traffic engineering study of the Eighth Avenue railroad underpass. The Town Manager stated there would be no costs to the Town for this study.

Eastwood Road: Discussion was held regarding placement of blue reflectors along Eastwood Road. Chief Ratchford stated that blue reflectors are used in some municipalities to indicate the location of fire hydrants. Mayor Pro Tem Cauthen asked the difference for cost of replacement of the same style that are currently in place. The cost difference is minimal but they continue to be destroyed by vehicles. The Board discussed the current style provides better visibility and creates a visual barrier for the pedestrians.

Pokémon Go: The Town has been seeing many more visitors to the Town Center and Goat Island looking for Pokémon video game characters. This is a Google map application marking areas such as memorials, churches, fire departments, city halls, and other locations in the process. Information was posted on the Town's Facebook reminding everyone about the importance of being mindful of their surroundings and public safety.

Two Rivers Utilities: Mike Bynum stated TRU responded to thirty-seven water meter related service requests, repaired six water leaks, and responded to five sewer related calls. TRU completed one utility locate and performed forty-three preventive maintenance requests at the

pump stations. Six water quality samples were taken and responded to one water quality complaint. One fire hydrant was flushed. All water samples were in compliance with state drinking water quality standards. Removal of biosolids from the digesters at the Eagle Road wastewater treatment plant and the contractor is in the process of removing their equipment from the site. Replacement of the composite water meters have been completed at the Village at South Fork.

Town Attorney: He will be not in attendance at the next meeting as he will on vacation.

Town Clerk: The recent Banner News had an article regarding the Goat in the Boat logo.

Police Department: Chief Ratchford stated former Chief Young will be providing the police escort for Coach Huss's service. The naloxone opioid program has gone countywide. An audit of the Governor's Highway program regarding technology today went well. Two of his officers were assaulted last night. Both officers went to the emergency room and were treated and released.

Fire Department: Chief Foulk was absent.

Planning Department: Nothing to report.

Finance Department: Nothing to report.

Parks and Recreation Department: Nothing to report.

Committee Reports:

- **Parks and Recreation Advisory Board:** Commissioner Koutsoupas stated a meeting is scheduled for Monday, August 1st.
- **Historical Society Interest Meeting:** Commissioner Koutsoupas stated a meeting is scheduled for August 22th at 6:30 and the charter membership drive is ongoing.
- **Community Committee:** Mayor Pro Tem Cauthen stated that he and Commissioner Rice met earlier regarding discussion of the proposed bylaws for tonight's meeting.
- **Cramerton Merchants Association:** Mayor Pro Tem Cauthen stated the inaugural golf tournament will be held on Monday, August 15th. Team memberships and sponsors are still being accepted.

Topics of Discussion for Each Commissioner:

Commissioner Neeley congratulated Mayor Worley for being awarded the Order of the Longleaf Pine.

Commissioner Rice congratulated Mayor Worley for receipt of the Order of the Longleaf Pine Award. Commissioner Rice stated he would not be in attendance at the next Board meeting.

Mayor Pro Tem Cauthen stated the Fourth of July celebration was great but he would like to see power source provided to the vendors as the generators create an immense amount of heat, fumes and noise.

Commissioner Koutsoupas welcomed Eric Smallwood and Dave Pettine. He asked about the status of the canoe launches and observation decks. The Town Manager stated they are close to completion.

Commissioner Helms congratulated Mayor Worley as the current recipient of the Order of the Longleaf Pine Award and Commissioner Neeley as a past recipient.

Mayor Worley stated he was surprised with the proclamation presented tonight. He stated Mr. Huss had been the principal for both he and Chief Ratchford and did many things throughout the Town. Coach Huss came from a family of educators. The funeral service will be held at the First Baptist Church on Saturday and family visitation will be held on Friday night.

Mayor Worley stated he would like to sponsor the Little Library project. Floyd and Blackie's Coffee Shop has offered to host it. Commissioner Rice stated the Rotary Club has provided fourteen around the county and he would ask them regarding a boat design to be used for Cramerton.

Closed Session: A motion was made by Commissioner Neeley to enter into closed session regarding NCGS 143-318.11(a)(4) to discuss matters relating to the location or expansion of business in the area served by this body. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

ADJOURNMENT: On return to open session, there being no further business, a motion was made by Commissioner Neeley to adjourn the meeting at 10:47 p.m. The motion was seconded by Commissioner Rice and approved by all.

Mayor Ronnie E. Worley

ATTEST:

Wilene Cunningham, Town Clerk