

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

September 6, 2016

The Board of Commissioners for the Town of Cramerton met in a regular session on Tuesday, September 6, 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 Koutsoupas, Donald Rice, and Susan Neeley.

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

Invocation: Given by Attorney Bill Brown.

Pledge of Allegiance: Given by all.

Adoption of Agenda for this Meeting: Mayor Worley stated a proclamation for former
Commissioner Willie Carter has been prepared. Ms. Carter passed away on August 31st and her
funeral service was today. Commissioner Neeley made a motion to approve the amended agenda.
The motion was seconded by Commissioner Koutsoupas and approved by all.

Public Comment: Dean Bowen, 224 Hamrick Road, asked for an update regarding installation
of a water line on Hamrick Road. He stated his water source is contaminated and they continue to
use bottled water. Mayor Worley asked that Mike Bynum with Two Rivers Utilities please follow
up with Mr. Bowen regarding this matter. Mr. Bynum stated he would discuss this with Mr.
Bowen.

**Proclamation recognizing the retirement of Reverend Allen Lefler of Riverside Baptist
Church and his positive contributions to the Town of Cramerton:** Mayor Worley stated that
he read this proclamation on Sunday at Reverend Lefler's retirement from Riverside Baptist
Church.

**Proclamation to Celebrate the life of former Commissioner Willie Carter and recognize her
positive contributions to the Town of Cramerton.** Mayor Worley read the proclamation
recognizing former Commissioner Willie Carter and her contributions and service to the Town.

**Agenda Items Requiring a Public Hearing: Public hearing for the Conditional Rezoning
from True Homes Lakewood, LLC for parcel number 220354 consisting of approximately
eight acres on Peach Orchard Road.**

Open Public Hearing: A motion was made by Commissioner Helms to open the public hearing.
The motion was seconded by Commissioner Koutsoupas and approved by all.

Staff Comments: Mr. Pettine, interim planning director, stated the applicant submitted a request
to amend the approved zoning district for approximately eight acres with the Village at South Fork
project. The property fronts Peach Orchard Road and was originally zoned a TND/Conditional
Use District and was approved for 75 town homes. The rezoning request would amend the zoning
to a Conditional Zoning district to allow for 31 single family units. The proposed project would
continue to integrate into the overall plan for the development by continued use of typical cross
street sections proposed throughout the remaining single family elements as well as sidewalk and
road connections to other areas of the property. This will help to maintain the overall integrated
community feel originally proposed and to allow for improved traffic flow and pedestrian
connectivity throughout the overall development. The proposed net revenue from the town homes
would be approximately \$61,216.00 while the proposed net revenue for the single family homes
would be approximately \$36,549.00. These estimates are not to be considered actual revenue but

rather as informational regarding a taxation standpoint. Traffic impact data indicates the town homes would have had 436 total trips per day with 33 peak trips in the morning and 39 trips in the afternoon. The single family homes would have 295 total trips per day with 23 peak trips in the morning and 31 peak trips in the afternoon.

Mr. Pettine stated the proposed zoning request is to eliminate the previously approved 75 town homes and allow 31 single family homes to be constructed on this parcel. Both the staff and Planning Board recommend approval of the request with the following conditions for the development:

- 1) All single family homes shall use brick, stone, or cementitious siding on all facades.
- 2) All single family homes shall have a front porch as shown on the elevations (see included attachment).
- 3) All single family homes shall have a two car garage. The garage shall not protrude more than one foot from the front plane of the home, as measured from the front porch
- 4) A monolithic slab-at-grade may be used for all homes; all front entrances may be at grade.
- 5) All roads shall be constructed in accordance with cross section E-E (Public Street Single Family Lots) on TDS 2.1 included in the rezoning packet.
- 6) Project shall be accessed from Peach Orchard Road. Final road alignment for the connection to Peach Orchard Road is subject to final NCDOT approval and may vary from conceptual drawing.
- 7) Maximum lot yield will be 29 lots.
- 8) Minimum lot width will be 50 feet.
- 9) Minimum lot area will be 5,000 square feet.
- 10) Approval is subject to the floorplans and elevations included in the rezoning packet.

Board Comments/Questions: Commissioner Helms asked about the construction of the streets. Mr. Pettine stated roads and streets for the proposed project would be built to public standards. Chief Ratchford stated if the streets were private there could be a concern regarding cut through traffic during the holiday season. Commissioner Rice asked about sidewalks. Mr. Pettine stated there would be five foot wide internal sidewalks and also sidewalks connecting to the commercial area. Commissioner Koutsoupas asked about the proposed road and how that works with the Build A Better Boulevard study. Mr. Pettine stated the proposed road could be used as an outlet.

Applicant Comments: Donna Cook, Land Planner, True Homes Lakewood LLC, stated Jeff Reasner, project manager, was also in attendance tonight if anyone had questions. Ms. Cook stated the proposed single family homes would range from 1,600 to 3,500 square feet and would be either brick, stone, or cementitious siding. Elevations would be consistent with the original intent of the development. Price range will be \$220,000.00 to \$280,000.00. Commissioner Koutsoupas asked about the proposed usage of the northern portion of the remaining property. She stated a plan was being developed. Mayor Worley asked about the status of the roads. Ms. Cook stated the roads would be public. Mayor Pro Tem Cauthen stated it was vital that the roads met proper standards before being accepted. Mayor Worley asked about sidewalk connectivity. Mr. Pettine stated there would be internal sidewalks connecting to the riverfront. An external sidewalk will provide connectivity to the commercial section. Commissioner Rice asked what schools the children will be attending. Chief Ratchford stated it would include Holbrook, McAdenville Elementary, and Stuart W. Cramer High School.

Public Comments: Vickie Smith, 308 Peach Orchard Road, asked where the specific location of the road for this proposed project would be located. Mr. Pettine stated the proposed road would be located north of the trucking firm and entrance to the current apartments. NCDOT will determine where the proposed road will be placed on Peach Orchard Road. There will not be any driveway connections.

Close the Public Hearing: A motion was made by Mayor Pro Tem Cauthen to close the public hearing. The motion was seconded by Commissioner Helms and approved by all.

A motion was made by Commissioner Helms to consider approval of the Conditional Rezoning request for parcel number 220354 consisting of approximately eight acres on Peach Orchard Road. The motion was seconded by Commissioner Rice and approved by all.

A motion was made by Commissioner Neeley to adopt the resolution of reasonableness and consistency per the parcel number 220354 rezoning. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Agenda Items Not Requiring a Public Hearing:

Approval of July 21, 2016 and August 2, 2016 Board of Commissioners Meeting Minutes: Mayor Pro Tem Cauthen stated a correction was required on page one regarding the June 21, 2016 meeting minutes. The correction should read Mayor Pro Tem Cauthen not Mayor Pro Tem Cauthen Worley. A motion was made by Mayor Pro Tem Cauthen to approve the amended July 21, 2016 meeting minutes and the proposed August 2, 2016 meeting minutes. The motion was seconded by Commissioner Neeley and approved by all.

Planning: New Apartments - Verbal Update of The Groves at Peach Orchard: The Town Manager stated permits have been received for the proposed apartments at Peach Orchard. Trees will be cleared off the property within the next two weeks. Dirt should begin moving to the other approved project to be used as fill dirt on Wilkinson Boulevard parcel.

Board of Commissioners:

Consider Cancelling the Tuesday, November 1st meeting due to it being the last week leading up to Election Day (November 8, 2016): The Board agreed to meet on November 1st.

BOC Community Project discussion: Commissioner Helms stated there were several ideas that had been discussed by the Board regarding door hangers. He stated Eric Smallwood with Parks and Recreation had offered several ideas regarding possible projects. Mayor Pro Tem Cauthen stated the Community Committee still needs another member. The Little Library project remains a good idea and could be completed quickly. Mayor Pro Tem Cauthen stated he recently visited the City of Southport and they have swings. Commissioner Rice stated he spoke with Scott Kincaid about the Little Library project being a kickoff project. Chief Ratchford reminded the Board to be mindful of any project that might affect properties that had code enforcement issues. Attorney Brown stated three or more Board members can volunteer to work with another group of team as volunteers without being considered a quorum. Board members assisting with other Town departments need to consider the work related risks and their health insurance. Chief Ratchford stated the police department is not doing any ride a longs at this time.

Grand Marshal: Mayor Worley stated the Board needed to begin consideration of who should be the Town's grand marshal for the parade. Chief Ratchford stated David Young will finish his fortieth year with the police department this year.

Tree City USA Banquet Award: Mayor Worley and Commissioner Helms stated they will attend the Tree City USA award luncheon ceremony on September 22nd. Commissioner Neeley stated she would also like to be in attendance.

ABC Board Appointment: Mr. Wilks has completed the application for consideration of reappointment to serve for three years on the ABC Board. His current term ends October 6th. A criminal background has been completed. Mr. Wilks will be contacted regarding being in attendance at the September workshop meeting.

Town Hall Building Update: The Finance Director presented information to the Board regarding the three bids that were received for repairs to the Town Hall and gymnasium roofs. WaynCo Roofing's bid was \$12,424.00 under the other two bidders. Gaston Sheet Metal and Baker Roofing were the other two bidders. Gaston Sheet Metal and Baker Roofing have both provided roofing services to the Town in the past. Mr. Lineberger stated upgrades to the gym are needed and the downspouts at Town Hall need to be looked at. Commissioner Helms asked if the water damage at Town Hall could be attributed to issues with the downspouts. The downspouts were not upgraded at the time of the renovation. Mr. Lineberger requested that the bid from WaynCo Roofing be approved along with a \$12,000.00 contingency. A motion was made by Commissioner Helms to approve the bid for \$72,576.00 from WaynCo Roofing of Matthews with the Town Manager's approval for any incidental items up to \$12,000.00 but no greater than that amount. The motion was seconded by Mayor Pro Tem Cauthen and approved by all.

Town Manager's Report:

- **Sip, Savor and Stroll Event:** This event is scheduled to be held on Saturday, October 8th, from 10:00 a.m. to 4:00 p.m. in the Town Center. There will be food trucks, music, local artists and vendors, along with a beer and wine garden. Center Street will be closed for this event and all local businesses will be notified. Mayor Worley asked if the Town will be offering merchandise for sale and the Town Manager stated yes.
- **Goat in the Boat Merchandise:** The Town Manager presented the current Goat in the Boat merchandise with the changes that were made. The hats now have an opening in the back. Cramerton, NC is embroidered on the back of the hats and the tee shirts. Discussion was held regarding the purchase of long-sleeved fall merchandise. Merchandise will be available for sale at Town Hall and the C.B. Huss Sports Complex. Mayor Worley stated that maybe the Town staff could start wearing Goat in the Boat shirts on Friday.

Two Rivers Utilities: Mike Bynum stated TRU responded to thirty-two water meter related service requests, repaired six water leaks, and completed one video inspection. One new sewer tap and one new irrigation tap were installed. Two asphalt repairs were completed. TRU performed fifty-seven preventive maintenance requests at the pump stations. Nine locations were sampled and were in compliance with the state drinking water quality standards. Mr. Bynum advised Dean Bowen that he would keep him updated regarding a possible timeline for water service to Hamrick Road. He stated he would check their project schedule. Commissioner Rice asked that this update be made a part of the TRU report at each meeting. Mr. Bynum stated he would add this to his report.

Town Attorney: Nothing to report.

Town Clerk: Nothing to report.

Police Department: Chief Ratchford stated the security monitoring upgrade is about ninety percent complete. Discussion continues with the City of Belmont and the Town of McAdenville regarding reciprocity for golf cart/UTV usage. Mayor Pro Tem Cauthen recommended this discussion be continued regarding reciprocity using the state's standards. The Board agreed to move forward with this discussion.

Fire Department: Chief Foulk was absent.

Planning and Zoning Department: Mr. Pettine stated the erosion control permit and stormwater permit for The Groves apartments have been issued by Gaston County.

Finance Department: The Finance Director stated a letter was received from the North Carolina Demographer's Office announcing the Town's population as of July 2, 2015. The population increased from 4,741 to 5,077. This increase will affect the sales and use tax distribution and Powell Bill data. Attorney Brown stated the increased population to over 5,000 affects code books and annexations. Mr. Lineberger stated the population change does not affect financing guidelines used by the USDA. The Finance Director informed the Board that the Public Works Department is now fully staffed as two new employees have been hired.

Parks and Recreation: Eric Smallwood stated he is not at full staff and is looking to hire a part time gym supervisor to work from 5:00 to 8:00 p.m. during the week along with some weekends. He stated that he and the Town Manager met with McGill Associates regarding the approval from Duke Energy to use water from the river for the irrigation pumps for Goat Island. The pumps will be located closer to the power source. A review of any necessary permits will be completed along with construction of bathrooms and expanded parking. Discussion has been held regarding a possible controlled burn in Central Park for removal of kudzu and other obnoxious growth in the gullies and ditches. Removal of the kudzu with weed eaters was ineffective as the vines are very thick. The NC Wildlife Commission and the fire department will be contacted to discuss the possibility of a controlled burn. Mr. Smallwood stated Central Park has mapped out some routes for natural surfaces for trails. A meeting will be scheduled with Whitewater Center to discuss their parkway trail loop and the usage of crush and run. Mr. Smallwood stated he has completed his move to his home and rides his bike to work every day. Commissioner Koutsoupas asked if the irrigation pumps were going to be located at the Town Center and Goat Island. The Town Manager stated yes but no piping would be installed at this time awaiting permitting. Mayor Worley thanked Mr. Smallwood for the update on Central Park.

Committee Reports:

- **Parks and Recreation Advisory Board:** Commissioner Koutsoupas stated a meeting is scheduled for September 12th. The next event will be the fishing tournament to be held on Saturday September 24th at Goat Island Park.
- **Historical Society Interest Meeting:** Commissioner Koutsoupas stated the next meeting is scheduled for September 8th at the Community Center at 6:30 p.m.
- **Cramerton Merchants Association:** Mayor Pro Tem Cauthen stated the golf tournament was successful. Discussion continues regarding funding of some future projects such as live music events. A meeting is scheduled tomorrow with Chad Shumate to discuss participation with the upcoming fall festival.

Topics of Discussion for Each Commissioner:

Commissioner Neeley had nothing to report.

Commissioner Rice congratulated the fire department for a successful controlled burn of the three houses on New Hope Road.

Mayor Pro Tem Cauthen stated former Commissioner Lawrence contacted him regarding the possible use of Goat Island for a fundraising event. She asked if the Town would consider waiving the rental fee. The cost is \$1,500.00 for the Goat Island rental and the time would be 5:00 p.m. until 9:00 p.m. The Town Manager stated the fundraiser is for Destiny Stafford who was a Stuart W. Cramer student who was killed. The proposed event would be held on the first Saturday in November. The funds will be used for outreach regarding organ donation.

Commissioner Koutsoupas had nothing to report.

Commissioner Helms had nothing to report.

Mayor Worley had nothing to report.

Closed Session: A motion was made by Commissioner Helms to enter into closed session regarding NCGS 143-318.11(a)(3) to consult with the attorney to protect the attorney-client privilege and NCGS 143-318.11(a)(4) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public office or employee. The motion was seconded by Commissioner Rice and approved by all.

ADJOURNMENT: On return to open session, there being no further business, a motion was made by Mayor Pro Tem Cauthen to adjourn the meeting at 9:43 p.m. The motion was seconded by Commissioner Rice and approved by all.

Mayor Ronnie E. Worley

ATTEST:

Wilene Cunningham, Town Clerk