

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

May 29, 2018

The Board of Commissioners for the Town of Cramerton met in a special meeting session on Tuesday, May 29, 2018 at 6:00 p.m., in the G.M. Michael Commission Chamber at the Cramerton Town Hall.

Board Members present: Mayor Will Cauthen; Mayor Pro Tem Demetrios Koutsoupias, and Commissioner Susan Neeley, and Commissioner Helms were present. Commissioner Dixie Abernathy was absent. Commissioner Rice participated via telephone.

Staff Present: David Pugh, Town Manager; Karen Wolter, Attorney; Brad Adams, Police Chief; Dave Pettine, Planning and Zoning Director; and Wilene Cunningham, Town Clerk.

Call to Order and Determination of Quorum: Mayor Cauthen called the 6:00 p.m. special meeting to order and determined there was a quorum.

Adoption of Agenda for this meeting: A motion was made by Commissioner Neeley to approve the proposed agenda. The motion was seconded by Commissioner Helms and approved by all.

Agenda Items Requiring a Public Hearing: A public hearing to consider approval for the rezoning of Gaston County parcel number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension.

- **Open Public Hearing:** A motion was made by Mayor Pro Tem Koutsoupias to open the public hearing. The motion was seconded by Commissioner Neeley and approved by all.
- **Staff Comments/Board of Commissioners Questions:** Mr. Pettine advised the Board that Jeremy Wilcox has submitted a request to amend the existing zoning map for property identified as tax parcel 202233 at the corner of Seventh Street Extension and South Main Street Extension. The requested amendment would rezone the property to an R-3 Conditional Zoning District to allow for the development of ten single-family homes. This request is consistent with the Town's Future Land Use Plan. Commissioner Neeley asked if sidewalks would be implemented. Mr. Pettine stated yes. Mayor Pro Tem Koutsoupias asked if the homes are slab on grade. Mr. Pettine stated all of the proposed homes would be on a raised foundation with a crawl space.
- **Developer Comments:** Mr. Wilcox, 4109 South New Hope Road, stated he has constructed multiple homes in the Cramerton area using this same design concept. Eight of the proposed homes will have garages with rear entries. The garages at the front of the remaining homes will sit behind the plane of the front porch. Commissioner Helms asked about sewer services. Mr. Bynum with Two Rivers Utilities stated he had not received plans to review. Mr. Wilcox stated construction drawings are being completed to be submitted to Gaston County and Two Rivers Utilities and comments have been included from the Town that there is adequate capacity.
- **Public Comment:** No one signed up to speak.
- **Close public hearing:** A motion was made by Commissioner Neeley to close the public hearing. The motion was seconded by Commissioner Rice and approved by all.
- **Consider approval of statement of consistency and reasonableness of the rezoning:** A motion was made by Commissioner Helms to approve the statement of consistency and reasonableness of the rezoning. The motion was seconded by Commissioner Neeley and approved by all.
- **Consider approval of rezoning of Gaston County parcel number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension.** A motion was made by Commissioner Helms to approve the rezoning of Gaston County parcel

number 202233 consisting of approximately 2.27 acres located at Main Street Extension and Seventh Street Extension. The motion was seconded by Commissioner Neeley and approved by all.

Commissioner Rice ended his participation via telephone at 6:13 p.m.

Agenda Items Not Requiring a Public Hearing:

Planning and Zoning:

- **Code Enforcement.** Discussion was held regarding the fiscal year allocation for a part-time code enforcement officer position under the Planning and Zoning Department. The Town Manager stated two proposals were received. N-Focus and Benchmark provided proposals for review. The Board discussed possible partnering with another local municipality. Chief Adams stated McAdenville would not be included in this service as they have different ordinances. The Town Manager stated this aspect of the McAdenville interlocal agreement could be discussed at the time of renewal. No action was taken by the Board.

Adjournment: A motion was made by Commissioner Helms to adjourn at 6:27 p.m. The motion was seconded by Commissioner Neeley and passed by unanimous vote.

Mayor Will Cauthen

ATTEST:

Wilene Cunningham, Town Clerk