

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

**SPECIAL CALLED MEETING**

**December 3, 2018**

The Board of Commissioners for the Town of Cramerton met in a special called meeting session on Monday, December 3, 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 Koutsoupas, Commissioners Houston Helms; Susan Neeley; and Donald Rice were present. Commissioner Dixie Abernathy was absent.

**Staff Present:** David Pugh, Town Manager; Josh Watkins, Planning Director; and Wilene Cunningham, Town Clerk. Attorney Bringewatt was absent.

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

**Adoption of Agenda for this meeting:** A motion was made by Commissioner Neeley to adopt the proposed agenda for tonight's meeting. The motion was seconded by Commissioner Rice and approved by all.

**Agenda Items Not Requiring a Public Hearing:**

**Planning and Zoning: Discussion of development in Cramerton, including development on South New Hope Road.** Mayor Cauthen thanked everyone for being in attendance at this meeting. He stated that any public comment will need to be addressed at the upcoming December 13<sup>th</sup> meeting. At this time Mayor Cauthen stated copies are available of Resolution 2018-08 which was passed at the November 1, 2018 Board of Commissioner's meeting and conveys the Board's position on the county's rezoning petition CD18-01 for the proposed development on New Hope Road by MT Land. The resolution also conveys the Board's position on development in general on South New Hope Road. The Town Manager stated a cover letter along with this resolution has been mailed to all Gaston County commissioners and planning board members.

Mr. Watkins provided information explaining ETJ (extra-territorial jurisdiction). The county portion of the project is unincorporated and is not part of Cramerton. The town's ETJ parcels are outside municipal limits which allows zoning control but no taxes are paid to the town. The density requirements for Gaston County parcels are less than Cramerton. Mr. Watkins stated a 180-foot right of way reservation is being reserved for the potential Catawba Bridge Crossing.

Discussion was held regarding the increase in population. Mayor Cauthen stated this area is in the town's sphere of influence and could be considered for voluntary annexation. The developer will have to bring water and sewer to the site. Transportation improvements are minimal per the Traffic Impact Analysis to satisfy the NCDOT thresholds. Commissioner Helms asked about the status of the Garden Parkway in relation to the Catawba Crossings. The Town Manager stated the Garden Parkway no longer exists. It is now the Catawba Crossings and the Catawba Crossings Connector which is any road that would continue the bridge crossing after the intersection with South New Hope Road. The Town Manager stated he thought a study was being conducted to be able to elevate the Catawba Crossings at the MPO level to a regional tier. Mr. Watkins stated this is still in the planning phase and no monies have been committed to that at this time. The proposed land use for this area does not currently meet the 2011-2031 Cramerton's Land Use Plan (twenty-year comprehensive plan) which was designed for non-residential usage to take advantage of any future connector and economic growth.

A joint Gaston County Commissioners and Gaston County Planning Board public meeting is scheduled for January 22<sup>nd</sup>. The current county zoning is R-1 as single-family detached homes and would allow 249 homes by right. If a request is made for more than 250 homes to be built then a public hearing will need to be held. The portion in the town's ETJ will be a use by right

subdivision and is not a rezoning. The preliminary plat has to meet the minimum standards for the zoning district.

Mr. Watkins stated the town's Planning and Zoning Board will meet at 6:00 p.m. on December 18<sup>th</sup> to review the preliminary plat. Mr. Watkins stated the county will be meeting to discuss this project as a rezoning. Discussion was held regarding the impact of this project regarding public safety services. Chief Adams stated Cramerton would assist with calls and the fire department would assist New Hope Fire Department if needed. Commissioner Helms asked about the widening of New Hope Road. Mr. Watkins stated the widening of New Hope Road is currently in the planning stage and will end at the New Hope Fire Department. Wil Neumann stated the road will be a divided four-lane road from Titman Road to the New Hope Fire Department with no expansion to the South Carolina state line funded at this time. Mr. Neumann commented that this project would increase the traffic in that area along with increased students on the local schools. Two projects are being considered off of Union and New Hope Road that would add approximately 1,255 units.

Mayor Cauthen stated the buildout of this area would be the last of the town's remaining ETJ property. Mr. Neumann stated there are only two entrance and exits to this project and that would be Lake Wylie Road and Upper Armstrong.

Commissioner Helms stated that he did not think this parcel was being used for what Cramerton was looking for and he could not support the proposed project and he would be willing to voice his concerns to Gaston County. The Town Manager stated this project does not align with Cramerton's Land Use Plan and would negate any opportunity to accomplish the recommendations or capitalize on the future to align with the town's current economic corridors.

**Adjournment:** A motion was made by Commissioner Helms to adjourn at 6:49 p.m. The motion was seconded by Commissioner Mayor Pro Tem Koutsoupas and passed by unanimous vote.

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Mayor Will Cauthen

**ATTEST:**

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Wilene Cunningham, Town Clerk