

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, FEBRUARY 8, 2022 @ 6:00 PM
VIRTUAL MEETING HOSTED ON ZOOM**

- 1. CALL TO ORDER**
- 2. ADJUSTMENT & APPROVAL OF FEBRUARY AGENDA:** Items will only be added or removed upon approval of the Mayor and Town Council.
- 3. CONSENT AGENDA:** The items of the “Consent Agenda” are adopted on a single motion and vote, unless the Mayor or Council wishes to withdraw an item for separate vote and/or discussion:
 - a) **Approval of Minutes:** Regular Meeting & Closed Session of January 11, 2022.
 - b) **N-Focus Professional Services Agreement:** Contract will allow Town staff access to a certified government planner on an as needed basis for assistance with land use questions, applications, and ordinance compliance.
 - c) **Planning Board Appointment:** The PB/BOA request that Council approve their recommendation for appointment to the open seat on the Planning Board:
 - Sara Gilbert-Kay – assume (3) year term of May 2020 to May 2023.
- 4. GASTON COUNTY TASK FORCE ON HOMELESSNESS:** Councilman Reid Washam served on the Intergovernmental & Interagency Task Force on Homelessness in Gaston County. The Task Force was made up of members with an interest in homelessness from county and municipal staff, local churches, county school system, local and state elected officials, law enforcement, legal aid, and subject matter experts. He will provide an overview of the final report created by the taskforce which outlines the best practices to prevent and respond to the homeless crisis in our community.
- 5. POLICE DEPARTMENT REPORT:** Chief Adams, CPD, will report on police activity for the month of January and address any concerns of Council.
- 6. STAFF REPORT:** Information will be provided on the request for rezoning of parcel #213448 located at 5103 Wilkinson Blvd from C-2 to RMF-CZ.
- 7. COUNCIL GENERAL DISCUSSION:** This is an opportunity for the Mayor and Council to ask questions for clarification, provide information to staff, or place an item on a future agenda.
- 8. OPPORTUNITY FOR PUBLIC COMMENT:** Public comments may be submitted by attendees anytime during the webinar via the Q&A feature or emailed to the Town Clerk prior to the meeting at clerk@townofmcadenville.org. Comments will be read individually.

ADJOURN

TOWN OF MCADENVILLE MINUTES JANUARY 11, 2022

The McAdenville Town Council met in regular session on Tuesday, January 11, 2022, at 6:00 PM in the Council Chambers of Town Hall located at 163 Main Street, McAdenville N.C.

PRESENT:

Mayor Jim Robinette and Mayor Pro-Tem Reid Washam; Council Members: Carrie Bailey, Jay McCosh, Greg Richardson and Joe Rankin. Also in attendance: Attorney Chris Whelchel, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:00 PM and led in the Pledge of Allegiance. Pastor Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

OATH OF OFFICE:

The Honorable Jim Robinette, Mayor of McAdenville, administered the Oath of Office for recently reelected Council Member Greg Richardson.

ADJUSTMENT & APPROVAL OF AGENDA:

The January Agenda was approved as submitted by motion of Joe Rankin, second by Jay McCosh and unanimous vote.

APPROVAL OF MINUTES:

The minutes from the December 14, 2021, regular meeting was approved by motion of Mayor Pro-Tem Washam, second by Joe Rankin and unanimous vote.

Mayor Robinette recognized the newly elected Mayor of Cramerton, Nelson Wills.

PRESENTATION OF AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2021:

Mr. Robert Adams, Partner, Butler & Stowe CPAs presented the Audit Report for the year ended June 30, 2021. He introduced Sheila Thornton, Managing Partner, who assisted with the audit process. He stated that the audit had been completed and there were no instances of non-compliance, either with the accounting controls or regulatory matters. Mr. Adams stated that the Town ended the year with combined assets exceeding the liabilities by \$7,700,834. The unassigned fund balance of the Town's General Fund on June 30, 2021, totaled \$964,549; adding that this represents funds available to the Town Council without restriction. The Town's enterprise fund, the Water & Sewer fund, ended the year with a net income of \$236,862. The total combined assets of the Town at year end totaled \$8,237,329 representing an increase over the prior year of \$270,649. Mr. Adams thanked Lesley Dellinger for her assistance during the audit process, and Council for the opportunity to provide audit services to McAdenville. In closing, he stated that the town has a positive financial standing and that a clean audit report had been approved by the state.

After presenting the overview Mr. Adams welcomed questions and/or comments from Council. Mayor Pro-Tem Washam, stated that the Town had their hand slapped by the LGC due to fund balance reductions in FY 18/19. The reduction in fund balance was due to capital expenditures

for property acquisition, design and building renovations for a new Town Hall facility. Council would like to use current reserves for greenway renovations but was concerned that it may be flagged once again by the LGC. Mr. Adams stated that the current fund balance was well within the State requirements and that utilizing them for a one-time capital improvement project should be acceptable. Mayor Robinette thanked Mr. Adams for the presentation and for the support of his staff throughout the year.

Motion to accept the Audit Report for fiscal year ending June 30, 2021, was made by Jay McCosh, seconded by Joe Rankin with unanimous vote.

REQUEST TO SPEAK – ERIC CLAY, CBC MECA:

Eric Clay requested Council's consideration for a dimension variance for the proposed signage at 102 Main Street. Mr. Clay stated that the existing 24,000 SF warehouse was being repurposed into Class A retail/office space and rebranded as the Dynamo 31 building. Elevation renderings were presented showing the future building façade and proposed blade signage which exceeds the current UDO size requirements by 18.6 sq ft. Mr. Clay explained that the main entrance for the 102 Main Street property would be located on the backside of the building facing the pond. The signage was designed to attach perpendicular to the building so that it would be visible when traveling north on Wesleyan Drive and entering Town via the Carstarphen Bridge. He added that if the sign was attached flat to the wall it would comply with the size requirements of the UDO. Lesley Dellinger asked if the proposed signage would be lit externally or internally. Mr. Clay introduced Sign Connection representative, Will Craig, to explain how the lighting of the sign was engineered. Mr. Craig stated that the sign would be lit from the inside and was designed to be ambient in nature and would have a copper hue. Following discussion, Carrie Bailey motioned to approve a variance allowing installation of the Dynamo 31 blade sign totaling 37.6 sq ft on the rear side of 102 Main Street facing the pond. The motion was seconded by Greg Richardson and passed unanimously.

SOUTH FORK RIVER HEALTH COMMITTEE (SFRHC):

Councilman Richardson has been the McAdenville representative on the SFRHC since its inception in late 2020. Richardson stated that the committee has spent the last nine months developing a formal action plan. The SFRHC's action plan is the result of a collaborative engagement process involving stakeholders throughout the South Fork basin. The planning document envisions a preferred future for the river and outlines a set of recommended strategies and associated actions to realize it. The committee hopes the plan will serve as a roadmap for current stakeholders and future stakeholders to work together for a healthier future for the river. Richardson presented a Memorandum of Understanding (MOU) for Council's consideration which establishes the intention of the parties to cooperate on implementing the goals and activities outlined in the SFRHC Action Plan. Each Participating Stakeholder agrees to the following tasks for this MOU:

- Designating an individual to serve as its official representative who will act on behalf of the organization in implementing the Action Plan.
- Attending quarterly SFRHC meetings.
- Participating in SFRHC subcommittees to coordinate on specific items within the Action Plan.
- Provide regular updates to the Participating Stakeholder's governing body and staff leadership.

Richardson added that several participating stakeholders have made financial contributions to help fund these efforts, however, the MOU does not obligate any Participating Stakeholders to future financial commitments. All local government financial contributions are subject to the consideration and approval of the entity's governing body. Following discussion, Jay McCosh motioned to approve the MOU supporting the SFRHC's Action Plan and meet the outlined tasks for Participating Stakeholders. The motion was seconded by Greg Richardson and passed unanimously. Mayor Pro-Tem Washam thanked Greg for the presentation and for his continued service as McAdenville's representative on the SFRHC.

POLICE DEPARTMENT REPORT:

Chief Adams reported that the new citation software updates have been done and the program is completely operational. He noted that the reduction in December traffic violations on the CPD Monthly Report were primarily due to the Christmas Town event during which vehicles are only traveling at 2-5 MPH in the evenings. He then offered to answer questions and address any concerns of Council. Mayor Robinette asked if there was a post-Christmas Town traffic meeting scheduled. Chief Adams responded that a post event meeting has not been mentioned. Jay McCosh stated that the electronic speed sign on Main Street appears to be turned off. Chief Adams stated that the display was disabled during December but has been turned back on and is working properly. Carrie Bailey asked if the guardrail damage at Main Street and Lakeview Drive had been reported to the NCDOT. Chief Adams stated that no accident report was filed, and that Town Staff should follow up with the NCDOT for repair. Greg Richardson stated that a box truck has been parked in the greenway parking lot on Lakeview Drive for several days and asked if the CPD had looked into it. Chief Adams replied that the box truck had been reported and the CPD had investigated. He added that the truck was owned by a Village resident and that No Overnight Parking signage should be considered during the greenway parking renovation project.

STAFF REPORT:

Complex 46 - Lesley Dellinger reported that Pharr sold Complex 46 to Mannington in December 2021 triggering upgrades to the current water connections at the facility. Section 15A NCAC 18C.0460 states that "a transfer in water billing account ownership requires the utility to ensure all required backflow devices are installed and tested." Pharr has hired Sanders Utilities to evaluate the current connections and engineer/install the required upgrades. TRU will be reviewing the plans and inspecting the work on behalf of the Town. Additionally, a post-closing agreement has been signed between Mannington, Pharr and the Town formalizing the required upgrades and allowing 6-months for the work to be completed.

PRV Replacement on Hallie Bentley – Clayton Engineering was hired in August 2021 for engineering and design of the PRV system located off Hallie Bentley Drive. This PRV manages the pressure inside the four-inch (4") & two-inch (2") distribution lines that serve the northwest side of Town including Mockingbird, Ford, Main and Hickory Grove Road. Lesley Dellinger reported that Clayton Engineering has advised that if the PRV is replaced at the current maximum four-inch (4") capacity it may not be able to meet future development demands along the South Fork River. Currently, engineering has been temporarily halted and the Infrastructure Committee will be meeting with Clayton and TRU to discuss options, cost estimates, and revisions to the current scope of work.

Next Steps / LYNX Silver Line – The GCLMPO held a meeting in November 2021 to discuss new developments in the light rail extension to Gaston County. CATS is recommending a phasing plan for the Silver Line Extension. Phase A extends into center city then south to Matthews and Phase B extends from the gateway station west to I-485. The problem is that Phase B of the CATS plan omits design west of I-485 to the Catawba River. In order to get CATS to include the extension of the line all the way to the Catawba River, Gaston County will have to commit to a 15% design plan for the Silver Line extension from the middle of the Catawba River to the Belmont proposed station. Lesley Dellinger reported that high level cost estimates for this 15% design is \$750,000, and that all Gaston County municipalities will be asked to share in the cost. Belmont has already committed \$100K to the design project and a formal cost sharing agreement is anticipated to be presented for Council consideration in March/April of 2022.

OPPORTUNITY FOR PUBLIC COMMENT:

Mayor Robinette opened the floor for public comment. No comments were received.

COUNCIL GENERAL DISCUSSION:

Mayor Pro-Tem Washam stated that due to water quality concerns, Gaston County has agreed to use ARP grant funding to upgrade the water service connection at Lowell Elementary. Water service will be transferred to the City of Lowell allowing for a shortened service line and fire protection. McAdenville will have to sign an interlocal agreement with the City of Lowell for extension of the water service to a customer inside the McAdenville Town limits.

CLOSED SESSION:

A Closed Session was held for discussion of a personnel matter as allowed under **GS 143-318-11(a)(6)** by motion of Joe Rankin, second by Mayor Pro-Tem Washam at 6:52 PM.

Upon return from Closed Session at 7:03 PM, Mayor Robinette reported that the Board conducted a favorable annual review of the Town Administrator/Clerk. Motion was made by Jay McCosh for a 10% salary increase for the Town Administrator/Clerk effective PPE February 20, 2022. The motion was seconded by Carrie Bailey and passed unanimously.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:08 PM upon motion of Greg Richardson, second by Carrie Bailey and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk



**STATE OF NORTH CAROLINA
COUNTY OF GASTON**

**AGREEMENT WITH
LOCAL GOVERNMENT**

THIS AGREEMENT made the _____ day of _____, 2022 by and between **Town of McAdenville**, a North Carolina unit of Local Government (hereinafter known as "Local Government"); and, **N-Focus, Inc.**, a North Carolina corporation (hereinafter known as "Contractor"), by signatures below, enter into the following Agreement:

WITNESSETH:

WHEREAS, Contractor has expertise in local government functions and Local Government has a need for such functions; and

WHEREAS, Local Government and Contractor desire to enter into this Agreement;

NOW THEREFORE, Local Government and Contractor agree as follows:

Section A. SCOPE OF FUNCTIONS

1. Contractor will provide Local Government with Contractor personnel for Land Use Back-Up Purposes.

Section B. TERMS AND CONDITIONS

1. **Contractor Personnel:** To ensure Functions to be performed as defined in "Section A." herein above meet the expectations of Local Government, Contractor shall assign a primary professional, an employee of Contractor, to Local Government. The primary professional shall be responsible for Contractor personnel performing the agreed upon Functions. Contractor personnel performing the Functions shall be either certified or licensed in their respective fields or apprentice under direct supervision of the primary professional. Contractor personnel performing these Functions shall have considerable knowledge in the principles and practices of local government. The primary professional, supporting personnel and subordinate person(s), if applicable, provided to perform these Functions shall be skilled in the use of work related computer software packages and other technology used to perform position Functions.
2. **E-Verify:** Contractor represents and warrants that it is in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Further, Contractor warrants that any subcontractors used by Contractor will be in compliance with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes.
3. **Certification:** Contractor certifies that, as of the Effective Date of this Agreement, Contractor is not on the Final Divestment List as created by the State Treasurer pursuant to N.C.G.S. § 147-86.58. In compliance with the Iran Divestment Act and N.C.G.S. § 147-86.58, Contractor shall not utilize in the performance of the contract any subcontractor that is identified on the Final Divestment List.
4. **Equal Employment Opportunity:** Contractor, without limitation of any provision set forth herein, expressly agrees to abide by any and all applicable federal and/or State equal employment opportunity statutes, rules and regulations, as may be from time to time modified or amended.

N-Focus

Initials: PAR Date: 02/01/22

McAdenville – FY 22/23 Hourly Agreement

Initials: _____ Date: _____



5. **Status of Contractor:** Contractor and Local Government agree that in the performance of the Functions defined in "Section A." herein above, Contractor personnel shall not be deemed to be an employee(s) of Local Government for any purpose whatsoever, nor act under Color of State Law.
6. **Work Products:** All materials produced by Contractor personnel assigned to Local Government shall be the property of Local Government and shall be filed on-site in the offices of Local Government, unless otherwise authorized for purposes and intent of the performance of Functions. Contractor shall be entitled to retain copies, both electronic and paper, of any work products prepared for the benefit of Local Government. Contractor shall not copyright any work products on behalf of Local Government; however, Contractor shall retain the right to utilize work products, such as improved administrative forms, plans, etc., or any portion thereof, for the purpose of performing similar functions for other jurisdictions.
7. **Progress Reporting:** Contractor shall communicate progress of work performed to Local Government's administrative officer and/or department head periodically or as determined by Local Government.
8. **Period of Service (POS):** Functions defined in "Section A." herein above shall be provided routinely based upon a mutually agreeable schedule during the period February 8, 2022 and ending June 30, 2023. POS as defined herein may be amended through either Termination, as set forth in "Section B.14." herein, or, Extension, as set forth in "Section B.16." herein.
9. **Level of Service (LOS):** The Functions defined in "Section A." herein above shall be delivered on an Hourly "On Call" basis as requested by Local Government.
10. **Compensation:** The fee for Functions to be performed as defined in "Section A." herein above shall be invoiced by the hour at One Hundred Forty and no/100's (\$140.00) dollars per hour and, billed monthly in quarter-hour increments. Compensation is inclusive of all personnel costs including but not limited to limited to:
- a. Base Salary plus:
 - i. Social Security & Medicare (FICA)
 - ii. State Unemployment Insurance (SUTA)
 - iii. Federal Unemployment Insurance (FUTA)
 - iv. Worker's Compensation Insurance
 - b. Benefits:
 - i. Health, Life & Disability Insurance
 - ii. Paid Vacation & Personal Time
 - iii. Paid Holidays
 - iv. Paid Travel Time
 - c. Professional Development & Certifications;
 - d. Cellular Communications;
 - e. Company Vehicle with
 - i. Vehicle Insurance
 - ii. Vehicle Operations & Maintenance
 - f. Meals & Lodging; and
 - g. Management cost

N-Focus

Initials: PAR Date: 02/01/22

McAdenville – FY 22/23 Hourly Agreement

Initials: _____ Date: _____



Printing and reproduction shall be provided by Local Government. Any direct expenses (i.e. printing, postage, etc.) provided by Contractor personnel on behalf of Local Government, shall be reimbursed at actual cost plus seven (7%) percent. Travel time to and from Local Government jurisdiction by Contractor personnel is subject to the hourly fee stated herein. Travel time shall be pro-rated when more than one jurisdiction is served on the same trip. Travel by Contractor personnel on behalf of Local Government to perform inspections within Local Government jurisdiction, or attend meetings outside Local Government jurisdiction, shall be reimbursed at the current IRS Standard Mileage Rate.

11. **Payments:** Local Government shall provide payment upon receipt of invoice. A late payment penalty equal to 1.5% per month of the unpaid balance may be assessed.
12. **Access:** Local Government shall provide Contractor personnel with legal access to the primary work area during normal operating hours.
13. **Liability:** Contractor personnel provided to Local Government are acting as contracted agents of Local Government in accordance with NCGS 160D-402(c) and no liability is implied or assumed for actions on behalf of Local Government, its administration, appointed officials and/or elected officials. General liability insurance shall be maintained by Contractor throughout the POS as defined in "Section B.8." herein for the Functions to be performed under this Agreement. Contractor shall provide Local Government with a Certificate of Insurance prior to beginning Functions defined in "Section A." herein above. This certificate will become a part of this Agreement upon execution of this Agreement. Contractor shall further indemnify and hold Local Government harmless from any/all worker compensation claims by Contractor personnel and any other claims arising out of Contractor personnel's conduct.
14. **Termination:** Contractor or Local Government may terminate this Agreement for any reason with sixty (60) days written notification. In the event of early termination, compensation for all Functions actually provided by Contractor through the termination date will be due and payable at the market rate fees in effect at the time of termination. In the event Contractor personnel currently employed, recently separated/terminated or retired from Contractor become employed directly by Local Government either during the POS identified in "Section B.8." herein or within one-hundred-eighty (180) days of the effective date of Agreement termination and/or expiration, Contractor shall be entitled to supplemental compensation by Local Government equal to three (3) months of said employee's full time gross salary equivalent in effect at the time of Agreement termination and/or expiration; furthermore, the supplemental compensation shall be due and payable within ten (10) calendar days of the date Contractor personnel begins employment with Local Government.
15. **Expiration:** This Agreement shall expire at 11:59 pm on June 30, 2023, unless extended as defined in "Section B.16." herein.
16. **Extension:** This Agreement may be extended by either separate agreement, subsequent addendum hereto, or written/e-mail authorization. Upon extension of this Agreement, POS as defined in "Section B.8." herein, LOS as defined in "Section B.9." herein, Compensation as defined in "Section B.10." herein is subject to change. All other Terms & Conditions defined herein shall remain the same.

N-Focus

Initials: PAR Date: 02/01/22

McAdenville – FY 22/23 Hourly Agreement

Initials: _____ Date: _____



17. **Certifications:** Contractor personnel shall not be required to sign any documents, no matter by whom requested, that would result in Contractor personnel having to certify, guarantee or warrant the existence of conditions whose existence Contractor personnel cannot ascertain. Local Government agrees not to make resolution of any dispute with Contractor or payment of any amount due to Contractor in any way contingent upon Contractor's personnel signing any such certification or document.
18. **Force Majeure:** Contractor shall not be responsible for any delays, damages, costs, expenses, liabilities or other problems that may arise as a result of a force majeure. A "Force Majeure" is defined as any event arising from causes beyond the reasonable control of Contractor, including but not limited to fire, flood, unusual inclement weather, acts of God, civil strikes or labor disputes, riots, pandemics, acts or failures of Local Government or others.
19. **Conflicting Terms and Provisions:** In the event of conflict among this Agreement and any hereto attached exhibits, this Agreement shall govern.
20. **Dispute Resolution:** It is acknowledged this Agreement shall be governed by the laws of the State of North Carolina in the event of dispute. Any dispute, controversy or claim arising out of or relating to this Agreement, in particular its conclusion, interpretation, performance, breach, termination or invalidity, shall be finally settled by the courts having exclusive jurisdiction within the county of Local Government.
21. **Counterparts:** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
22. **Entire Agreement:** Local Government and Contractor acknowledge this Agreement and any Attachments hereto constitute the entire agreement between Local Government and Contractor concerning the subject matter hereof. Any amendments or modifications of this Agreement shall be in writing and executed by Local Government and Contractor. Unless stated otherwise in this Agreement, this Agreement may not be modified.
23. **Representatives:** On behalf of Contractor, only the following individuals have authority to modify or alter the terms and conditions of this Agreement:
F. Richard Flowe, President & CEO
Patricia A. Rader, Secretary/Treasurer & COO
24. **Notification:** All correspondence shall be directed to:
Patti Rader, Manager
N-Focus, Inc.
315 South Main Street, Suite 200
Kannapolis, NC 28081
704.933.0772
PRader@NFocusPlanning.org

N-Focus

Initials: PAR Date: 02/01/22

McAdenville – FY 22/23 Hourly Agreement

Initials: _____ Date: _____

INTERGOVERNMENTAL & INTERAGENCY TASK FORCE ON HOMELESSNESS

REPORT TO THE GASTON COUNTY BOARD OF COMMISSIONERS

GASTON COUNTY'S TOP HOMELESSNESS CHALLENGES

Affordable housing is a growing need. Gaston County will likely see a continued population growth. The County needs to be prepared to meet the rising demand.

Prevent and respond. There is a need for a systemic approach that coordinates the resources of service providers throughout the County.

Unmet needs. There are still many unmet needs for the homeless and people in poverty who face housing insecurity in Gaston County.

Breaking the stigma. There is an increasing need for more education for the public, so people know where to go for help.

Prior evictions and felonies have a long-term impact on people's ability to find housing and employment.

There is no single story of homelessness. The causes of homelessness are complex. Too often, harmful stereotypes of homelessness pull attention away from the true issues.

SIX FOCUS AREAS OF EFFORTS, INITIATIVES, AND SERVICES IN GASTON COUNTY



HOUSING



PERSONAL
NEEDS



EDUCATION
& JOBS



HEALTHCARE



COORDINATION



DATA &
EVALUATION

NATIONAL BEST PRACTICES TO PREVENT AND RESPOND TO HOMELESSNESS

The **housing first** approach proposes that people need to be placed in permanent housing before they can begin to heal from mental illness or substance abuse disorders.

Rapid re-housing is a program model that identifies housing, offers limited financial and move-in assistance, and provides case management and other services over a longer timeframe.

Discharge protocols to prevent homelessness are focused on the long-term stability of people exiting hospitals, jails, foster care, or other similar institutions.

Coordinated, intergovernmental and interagency **street outreach** is another best practice that connects people with the services they need.

Building affordable and workforce housing infrastructure is essential, and addresses a widespread community need.

RECOMMENDATIONS FOR IMMEDIATE ACTION



Provide short-term emergency housing assistance for Gaston County residents facing housing insecurity as a result of the COVID-19 pandemic.



Task the County Manager to establish a County-wide Homelessness Prevention Committee.



Pursue long-term public-private partnerships to fund affordable housing development.



CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: January, 2022

McADENVILLE CONTRACT

ARREST TOTALS

Adult

Juvenile

Felony

Misdemeanor

DWI ARRESTS

CALLS FOR SERVICE

CASE TOTALS

Felony

Misdemeanor

DRUG INVESTIGATIONS

TRAFFIC CITATIONS

License Vios.

Registration Vios.

Restraint Vios.

Speeding Vios.

Sign/Signal Vios.

Other Traffic

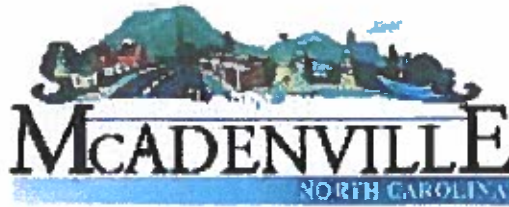
TRAFFIC CRASHES

Damage

Injury

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
4	4												4
4	4												4
0	0												0
1	1												1
1	1												1
0	0												0
196	196												196
2	2												2
2	2												2
0	0												0
1	1												1
30	30												30
5	5												5
14	14												14
0	0												0
10	10												10
0	0												0
1	1												1
1	1												1
1	1												1
0	0												0

FILE#:
2P2022-003



www.townofmcadenville.org

APPLICATION FOR ZONING MAP AMENDMENT

1. Applicant Name: Stephen Drake
2. Applicant Address: 195 Rockbridge Road
3. Applicant City: Mills River State: NC Zip Code: 28759
4. Applicant Contact: Phone #: 828-551-6970 2nd #: _____
Email: Stephen@BroadCraftConstruction.com
5. Name and address of owner (if different from applicant): A.G. Koutsoupas, Inc
1717 Chesterfield Drive, Belmont, NC 28012
6. Location of Subject Property:
Street address: 5103 Wilkinson Boulevard, Gastonia, Gaston County, North Carolina
Gaston Tax Parcel# (6 digits) 213448
6.2 +/- acre tract
7. Area of Subject Property (acres or square feet): _____
8. Zoning Classification: Current: C-2 Proposed: RMF/CZ
9. Existing Land Use:
Vacant
10. Surrounding Zoning Districts:
North: RS-20 South: Gaston County Jurisdiction
East: RS-20 West: C-2

Required Attachments/Submittals

1. Rezoning request must be accompanied by a site plan, drawn to scale containing all of the information outlined on page 3 of this application.
2. A letter describing the reason(s) why you are requesting the rezoning (amendment to the zoning map of the Town of McAdenville).

266 Country Club Dr.
Henderson, NC 27536
Fax 252-436-9126
Mobile 252-432-1445

WDT Development, LLC

Neighborhood Meeting Notice Letter

January 28th, 2022

Dear Property Owner:

Good day, I hope this letter finds you well. My name is Stephen Drake and I work with WDT Development, LLC and I am providing you with this letter as a notice that a neighborhood meeting will be held to discuss a development proposal which is near your property. The proposed development is an affordable age-restricted rental community for seniors over the age of 55.

Project Name: The Lofts at McAdenville
Meeting Date: February 10th, 2022 from 4pm to 7pm
Meeting Location: Pharr Family YMCA
208 Main Street
McAdenville, NC 28101

Second Meeting (Virtual) will be hosted via ZOOM on February 15th, 2022 at 5pm:

Join Zoom Meeting:
<https://us02web.zoom.us/j/81333262008?pwd=MWJrL2J6dVlZQjJac1ZETGVxOE1oZz09>

Meeting ID: 813 3326 2008
Passcode: 688617
One tap mobile
+13017158592,,81333262008#,,,*688617# US (Washington DC)
+13126266799,,81333262008#,,,*688617# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)

Meeting ID: 813 3326 2008
Passcode: 688617

For additional assistance with the Zoom meeting, or to acquire the Zoom meeting link, please email:
info@HalcomCompanies.com

Application Type: The request we have made is a Conditional Rezoning. We ask to change the current zoning of the property from C-2 to RMF/CZ which would allow our particular development to be constructed. This zoning change request is conditional, and is only valid for our proposed development as approved.

General Location: This property is located at 5103 Wilkinson Boulevard. The Parcel Number is 213448. Please find the attached copy of tax report to further assist with the proposed development location.

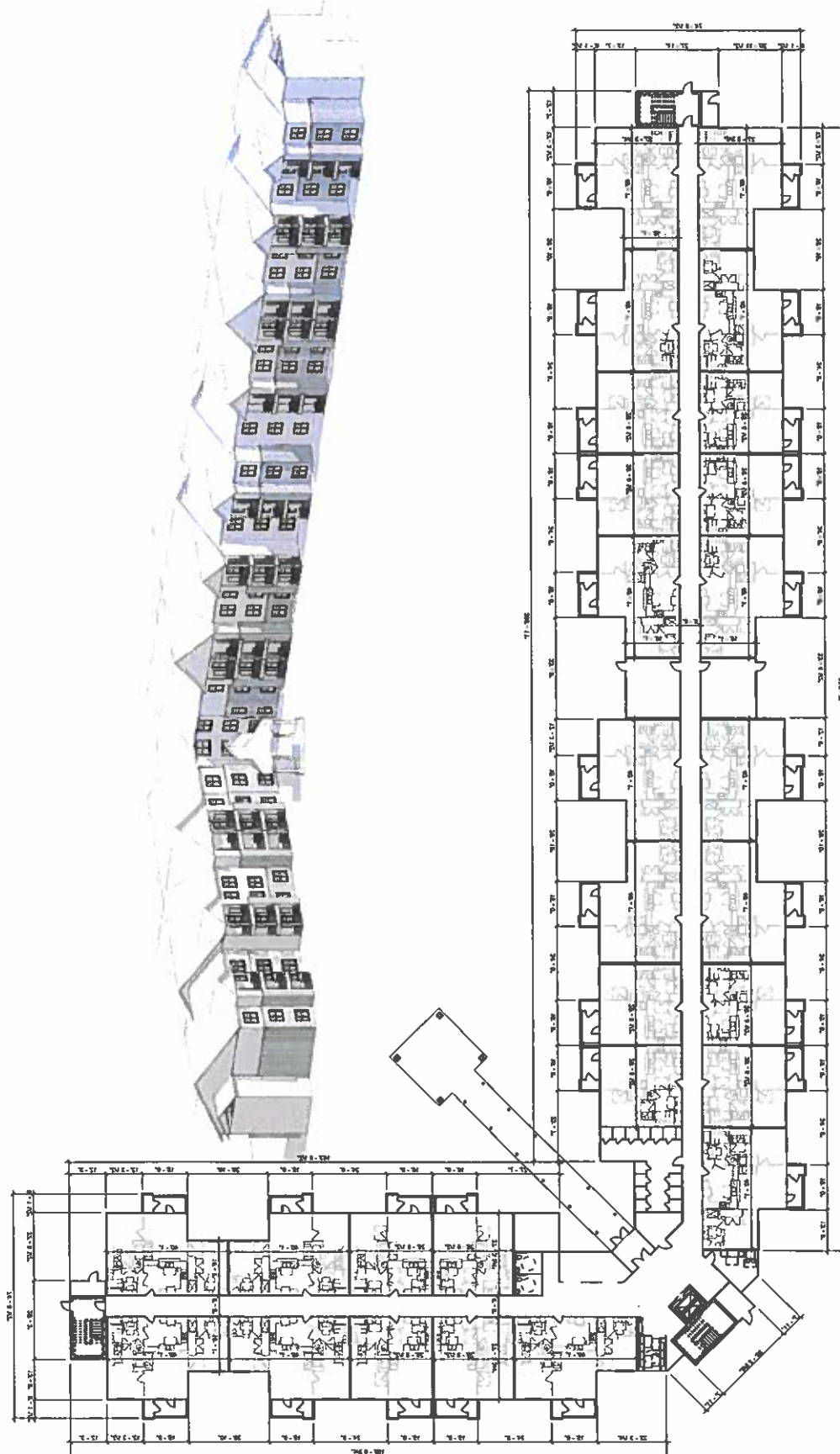
Size of Property: 6.2 acres

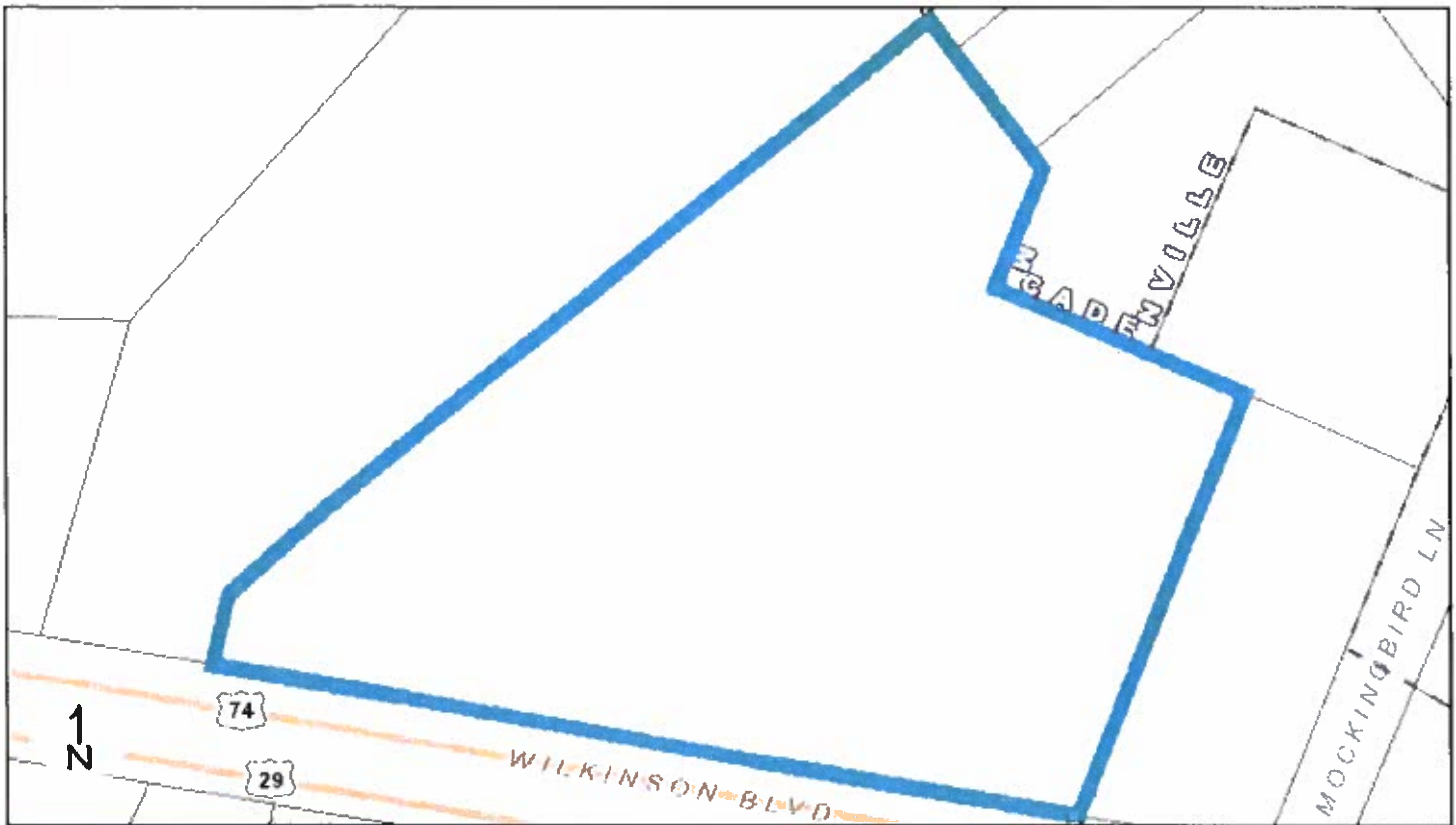
Description of Project: We wish to provide an affordable senior (55+) rental development to provide much needed affordable housing for the elderly in the surrounding community. The structure will be a single building, three story, with (2) elevators, alarm and electronic entry system, exercise room, offices, storage, laundry room, gathering room with kitchenette, lobbies, sitting areas, screened porch, and exterior amenities as well such as a large gazebo. The outside shall have ample landscaping and will feature Dogwood, cherry, hardwood maple, and flowering plants. Please see the attached drawing which is a proposed site layout.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SD', enclosed within a circular flourish.

Stephen Drake
Representative for: WDT Development, LLC
(828) 551-6970
Stephen@BroadCraftConstruction.com





Primary Property Address

5103 WILKINSON BLVD GASTONIA, NC 28056

Tax Information

PARCEL #: 213448

PIN #: 3575745148

CURRENT OWNERS: A G KOUTSOPIAS INC

MAILING ADDRESS: 1717 CHESTERFIELD DR
BELMONT, NC 28012-8583

NBHD #: LW007

NBHD NAME: WILKINSON BLVD WEST

TOWNSHIP: SOUTH POINT TOWNSHIP

LEGAL DESC: . 15 031 010 01 000

Tax Information

DEED BOOK: 4458 PAGE: 0732

DEED RECORDING DATE: 4/14/2009

SALES AMOUNT: \$650,000

PLAT BOOK: PAGE:

STRUCTURE TYPE:

YEAR BUILT: 0

VACANT: IMPROVED

SQUARE FOOTAGE: 0

BASEMENT: NO

BED: 0 BATH: 0 HALF-BATH:

MULTI-STRUCTURES: NO

ACREAGE: 6.20

TAX DISTRICT: LOWELL FD

VOLUNTARY AG DISTRICT: NO

PROPERTY USE: COMMERCIAL

Tax Values

MARKET LAND VALUE: \$612,000

MARKET IMPR. VALUE: \$0

MARKET VALUE: \$612,000

FARM DISCOUNT: NO

EXEMPTION: NO

TAXABLE VALUE: \$612,000

Election Information

PRECINCT NAME: MCADENVILLE

POLLING PLACE: WEST CRAMERTON
BAPTIST CHURCH

POLLING ADDRESS: 5006 WILKINSON BLVD
WARD #:

CONGRESS REPRESENTATIVE: TED BUDD

CONGRESSIONAL DISTRICT: 13

HOUSE REPRESENTATIVE: JOHN A.
TORBETT

HOUSE DISTRICT: 108

SENATOR: KATHY HARRINGTON

SENATE DISTRICT: 43

Parcel Information

CITY LIMITS: NO

ETJ: MCADENVILLE

POLICE DISTRICT: GASTON COUNTY

FIRE DISTRICT: LOWELL

FLOOD:

LOCAL WATERSHED: CRAMERTON

CENSUS TRACT: 322