

**TOWN OF MCADENVILLE COUNCIL AGENDA
TUESDAY, MAY 10, 2022 @ 6:00 PM
163 MAIN STREET, MCADENVILLE, NC**

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & INVOCATION**
- 2. ADJUSTMENT & APPROVAL OF MAY 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:** Special Meeting/Joint Public Hearing of March 31, 2022, Regular Meeting of April 12, 2022, and Special Meeting/Budget Workshop of April 23, 2022.
 - b) **Schedule Public Hearing on Proposed Budget:** As required by law, Council is asked to set June 14, 2022, for a Public Hearing on the proposed 2022-2023 municipal budget.
 - c) **Planning Board Appointment:** The McAdenville Planning Board/Board of Adjustments request that Council approve their recommendation for the reappointment of William Clark for a (3) year term of May 2022 to May 2025 to the board.
 - d) **Amend Meeting Schedule:** Addition of budget workshop for Saturday, May 14, 2022, at 9:00AM to be hosted in the conference room at Town Hall.
- 4. PUBLIC HEARING ON PROPOSED LAND USE PLAN & LAND USE MAP:** The Public Hearing is to consider adoption of a new comprehensive land use plan & map for the Town of McAdenville. The Public Hearing was properly advertised and is an opportunity for the public to comment on the proposed project. The draft plan is available for review on the Town's website at www.townofmcadenville.org. Planning consultant Tom Weitnauer of N-Focus will lead a presentation on the draft plan, solicit comments from the Board, and answer questions.
- 5. ORDINANCE AMENDING ZONING MAP:** Ordinance 2022-001 – Council approved the application for rezoning for tax parcel #213448 from C-2 to RMF/CZ for development of an affordable senior (55+) rental community with specified conditions at the April 12, 2022, regular meeting. The CZ development conditions have been agreed upon in writing by the current Property Owner, A.G. Koutsoupas, and the Developer, WDT Development, LLC. The ordinance amending the official zoning map of the Town of McAdenville with the conditional zoning requirements is being presented for adoption consideration by the Board.
- 6. POLICE DEPARTMENT REPORT:** Chief Adams will report on police activity for the month of April and address any concerns of Council.
- 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:** This is an opportunity for members of the public to present items of interest to the Mayor and Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to stand, state their name and address for the record and limit comments to no more than five minutes.

ADJOURN

**SPECIAL MEETING / PUBLIC HEARING MINUTES
MCADENVILLE TOWN COUNCIL AND PLANNING BOARD
MARCH 31, 2022**

The McAdenville Town Council met in Special Session on March 31, 2022 at 6:00 PM in the Council chambers of Town Hall located at 163 Main Street. Proper notice of the Public Hearing was published in the Gaston Gazette.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:02 PM.

Mayor Robinette stated that the purpose of the Special Meeting was to conduct a joint public hearing of the McAdenville Town Council and McAdenville Planning Board. During the Public Hearing, the Boards will receive information on a conditional rezoning application for property located at 5103 Wilkinson Boulevard, identified by Gaston County Parcel # 213448. The request is to change the current zoning district from Highway Commercial (C-2) to Residential Multi Family (RMF/CZ) to allow development of an affordable senior (55+) rental community.

MEMBERS IN ATTENDANCE:

Town Council Members Present

Mayor, Jim Robinette
Mayor Pro-Tem, Reid Washam
Jay McCosh
Greg Richardson

Planning Board Members Present

Chairman, Kevin Lamp
Vice Chair, Davis Elkins
Andy Westmoreland
Sara Gilbert-Kay

Town staff in attendance: Attorney Chris Whelchel, Planning Board Secretary Kim Carver, Administrator/Clerk Lesley Dellinger, and Planning Consultant Michael D. Harvey.

PUBLIC HEARING:

Upon motion by Jay McCosh and second by Greg Richardson the Public Hearing on the conditional rezoning for property located at 5103 Wilkinson Boulevard was opened. The Town Administrator/Clerk reviewed the UDO requirements for conditional rezonings and gave a brief overview of the application from WDT Development. Mayor Robinette then invited Mr. Stephen Drake, President of BroadCraft Construction Inc, and representative for WDT Development, to speak on the proposed multi-family development project.

Mr. Drake stated exterior of the building was arts & craft style with brick and siding along with a high-pitched roof design. The amenities at the facility included an exercise room, computer room, laundry facilities, and common meeting/gathering areas located both inside and outside. His company has completed two other similar projects in Gaston County with another currently under construction. All of the properties have a waiting list, so he feels the need for affordable senior housing in our area has not been met. Mr. Drake added that the housing unit would be partially funded through a tax credit program through the North Carolina Housing Financing Agency (NCHFA) which has strict guidelines for maintaining the property over the duration of

the 20-year credit program. The NCHFA requires that 80% of the residents be 55 & older and that up to 20% of the residents could be 45 years or older if they were disabled or handicapped.

Mayor Pro-Tem Washam questioned the storm water retention design for the property along with why the increased density was necessary. Mr. Darke replied that a sand filtered retention system would be used and that it would be designed for a 25-year storm event. He added that 84 units was the threshold for profitability for the project. Planning Board Chairman Kevin Lamp questioned the request for a reduction in the parking standard since there was no sidewalk connectivity to supportive services. Mr. Drake stated that shuttle transportation to supportive services is arranged on a regular schedule for residents without private transportation options. Following additional discussion, the Q&A session with Mr. Drake concluded.

Mayor Robinette asked planning consultant, Michael Harvey, for his input and review on the conditional zoning application for 5103 Wilkinson Blvd. Mr. Harvey thanked Council for the opportunity to assist McAdenville staff and Town Council with the current rezoning application. Mr. Harvey provided an overview of his memo to the Board dated February 22, 2022 highlighting areas of concern and recommendations for possible conditions. Next, he reviewed and answered question on the financial analysis which was prepared at the Board's request. The analysis compared the value of the proposed development with potential revenues of different types of development allowed in the current C-2 zoning district. Mr. Harvey concluded by stating he would assist the Planning Board with their Statement of Consistency and recommended conditions if their decision was to support the project and rezoning application. Lesley Dellinger stated that Mr. Harvey had been an asset to Town Staff in efficiently navigating the rezoning application process.

Mayor Robinette opened the floor and invited public comment. No public comments were received in support or opposition of the rezoning. Upon motion by Greg Richardson, second by Jay McCosh the public hearing period was closed.

ADJOURN:

There being no further business to come before the board, the meeting adjourned at 7:16 PM upon motion of Mayor Pro-Tem Washam, second of Jay McCosh with unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

TOWN OF MCADENVILLE MINUTES

APRIL 12, 2022

The McAdenville Town Council met in regular session on Tuesday, April 12, 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 and Greg Richardson. Also in attendance: Attorney Dan O'Shea, Police Chief Adams, and Town Administrator/Clerk Lesley Dellinger. Council Members Joe Rankin and Jay McCosh were absent.

CALL TO ORDER:

Mayor Robinette called the meeting to order at 6:02 PM and led in the Pledge of Allegiance. Pastor Walt Griggs, McAdenville Baptist Church, opened the meeting with prayer.

ADJUSTMENT & APPROVAL OF AGENDA:

The April Agenda was approved as submitted by motion of Mayor Pro-Tem Washam, second by Carrie Bailey and unanimous vote.

CONSENT AGENDA:

The items of the Consent Agenda were unanimously approved by motion of Greg Richardson and second by Mayor Pro-Tem Washam with unanimous vote:

- a) **Approval of Minutes:** Regular Meeting of March 8, 2022.
- b) **Schedule Special Meeting** (Budget Work Session) for April 23, 2022 at 9:00 AM.
- c) **Resolution 2022-01:** Authorizing spring 2022 grant funding application to DWI for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
- d) **Resolution 2022-02:** Authorizing spring 2022 grant funding application to DWI for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
- e) **Resolution 2022-03:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system improvements to provide system redundancy, improve water volume, fix pressure issues, and correct cross-connections to make future consolidation possible.
- f) **Resolution 2022-04:** Stating that the Town has been designated as a Distressed System and will complete the viable utility requirements in G.S. 159G-45(b) if awarded grant funding for water system rehabilitation and replacement of aged, problematic infrastructure in order to facilitate consolidation.
- g) **Support for Carolina Thread Trail Name Designation:** The Board supported the CTT's request to name the future trail connection from the South Fork River Trail Head to the Carstarphen Bridge the Pharr Yarns Trail & designate the 26-mile trail corridor from Spencer Mountain to the South Carolina State line the Matthews-Belk Greenway to honor the generous support received during their current fund-raising campaign.

- h) **Renewal of HOME Consortium Agreement:** The Board supported renewal of the Town's participation in the U.S. Department of Housing and Urban Development's HOME Investment Partnership Program with the Gastonia/Gaston County Consortium for the successive three-year qualification period of 2023-2025. The Consortium allows the City of Gastonia to apply for and carry out federal programs addressing the housing and community needs of low to moderate income households and persons with special needs in participating communities.
- i) **Letter of Support for NCDOT's Multimodal Project Discretionary Grant Application:** Improvements to the I-85 corridor in Gaston and Cleveland counties have been needed for more than 20 years. The NCDOT is applying for a MPDG grant to help fund deficits in the I-85 FUTURES project associated with recent increases in construction material costs. The Board agreed to provide a letter of support to the NCDOT for their multimodal project grant application.

WATER & WASTEWATER MRF STUDY PRESENTATION:

The Town was awarded grants in April 2021 from NCDEQ for a Merger/Regionalization Feasibility Study for both the water and sewer systems. The purpose of the study is to evaluate the Town's financial position related to infrastructure needs and understand the possible future outcomes if McAdenville continues to contract O&M with TRU versus moving forward with a system merger. Megan Powell and Damon Dequenne from WithersRavenel attended the meeting to present the final MRF study to the Board. Ms. Powell distributed copies of the study and gave a slide show presentation. She explained the process and resources used by WithersRavenel to complete the study, adding that a status quo and merger option was explored for each system. It was noted that the town's current CIP was adjusted to reflect the current market values increasing the total project costs from \$5.9 million to \$7.2 million. Ms. Powell concluded that the MRF report is intended to be one component of the decision-making process the partners can use as they begin to craft decisions that move them toward stronger, more viable water and sewer systems for the McAdenville area. She added that the information contained within the report is best used as a guide for next steps for the Board to decide which options warrant further exploration, pursuing funding opportunities, or moving forward with merger discussions. Following the presentation, Reid Washam asked why the study did not demonstrate how a merger would impact TRU's net position. Megan replied that since the study was for McAdenville it only provided a "high-level" synopsis of the financial impact on TRU. Damon Dequenne added that the goal of the study is to provide a basis for opening merger discussions with TRU, and the specific financial impacts for both partners would be scrutinized during the negotiation process. Reid Washam asked if WithersRavenel could provide an interactive spreadsheet based on the Town's current financials that could be manipulated as future financial decisions are made. WithersRavenel representatives felt this was a reasonable request and agreed to have a deliverable to town staff within two weeks. Megan Powell and Damon Dequenne thanked the Mayor and Board for the opportunity to support McAdenville with the MRF study and added that they would be happy to assist with future opportunities for the Town.

REZONING APPLICATION FOR 5103 WILKINSON BLVD:

Lesley Dellinger stated that the Public Hearing on the application for rezoning of 5103 Wilkinson Blvd was held on March 31, 2022 at 6:00 PM. There were no public comments opposing the project at the hearing. The Planning Board held their monthly meeting following the Public Hearing and reviewed the zoning map amendment request from WDT Development. The Planning Board voted unanimously to recommend approval of the application and have

provided a formal statement of consistency and list of proposed conditions for Council's consideration. Lesley asked the Board to reference the memo to Town Council dated April 4, 2022 in their agenda packets. She stated the memo contained the list of recommended conditions submitted to the applicant. Since all conditions attached to a conditional rezoning must be mutually agreed upon by the Board and the applicant, Attorney Dan O'Shea has handled the negotiations. Attorney O'Shea stated that he had been working with the applicant's attorney on modifications to the recommended conditions compiled by the Planning Board. He distributed a memo to the Board dated April 12, 2022 with the applicant's requested updates and modifications highlighted. The revisions were discussed in detail with the Board. Mayor Robinette asked Mr. Drake, representative for WDT Development, to come to the podium and answer questions from the Board. Carrie Bailey questioned the reduction in parking for the facility and asked what methodology was used to determine how many spaces were needed. Mr. Drake replied that the reduction in parking was based on utilization at other properties they have developed and supported by their property management company which oversees over 50 senior housing communities. Carrie Bailey asked if there was available space in the site plan to add an overflow lot or additional parking spaces? Mr. Drake stated that there was plenty of land to add additional parking should the need arise. He added that the reduction in parking standard would only impact the residents and would in no way negatively impact the residents of the Town. Greg Richardson motioned to approve the application for rezoning of parcel #213448 located at 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community with the conditions stated in the April 12, 2022 memo from Town Attorney, Dan O'Shea. The motion was seconded by Mayor Pro-Tem Washam but failed to pass due to lack of a majority vote. (Yes vote by Greg Richardson and Reid Washam; No vote by Carrie Bailey.) Carrie Bailey stated that she supports the rezoning application but feels the requested reduction in the parking standard is too low. Attorney O'Shea asked how many spaces she would consider adequate for the development. Carrie Bailey replied that 106 spaces would be acceptable. Attorney O'Shea addressed Mr. Drake asking if he would agree on behalf of WDT development to provide 106 parking spaces as a condition for rezoning. Mr. Drake accepted the condition to provide a minimum of 106 parking spaces with the development. Carrie Bailey motioned to approve the application for rezoning of parcel #213448 located at 5103 Wilkinson Blvd from C-2 to RMF/CZ for development of an affordable senior (55+) rental community with the conditions stated in the April 12, 2022 memo from Town Attorney, Dan O'Shea, subject to a rejection of the proposed 96 parking spaces and increasing the minimum parking allowance to 106 spaces. The motion was seconded by Mayor Pro-Tem Washam and passed unanimously.

MCADENVILLE GREENWAY PARKING PROJECT:

Bid solicitations were distributed on February 17, 2022, for the McAdenville Greenway Parking Project. Two proposals were received by the deadline of March 16, 2022, at 5:00PM.

- Custom Site Development & Paving for \$132,686.00.
- Lewis Grading & Paving for \$139,978.75.

Staff stated that both bids were reviewed by the landscape architect, David Ledford, who did the site plan drawings. He confirmed that both bids included the items listed in the General Scope of Anticipated Services. He said that the Lewis Grading proposal was more detailed in terms of cost and work to be performed whereas the Custom bid was more open ended not detailing the work but stating it would be done per the plan. The bids were comparable except for the landscaping component from Sheet 3 of the site plan. Custom's proposal included \$15,600 in landscaping materials. 5 Red Maples, 6 Redbuds, 9 Dogwoods, 6 black gum trees, 9 Oakland hollies, 20 daylilies, soil amendments and bed prep. Lesley added she emailed the contractors to

determine current availability for mobilization. Custom's approximate start time is May 9, 2022, and a response was not received from Lewis Grading. However, Lewis Grading did mention when delivering their bid that they would not be available until late June. Greg Richardson stated that installing landscaping in the middle of summer was a waste of money since there would not be irrigation. He questioned if the landscaping piece could be postponed till fall or removed from the cost of the proposal. Following discussion Mayor Pro-Tem Washam motioned to award the construction contract to the low bidder, Custom Site Development & Paving for \$132,686.00 if they will agree to delay the installation of the landscaping till late fall or remove it from the proposal. The motion was seconded by Carrie Bailey and passed unanimously.

POLICE DEPARTMENT REPORT:

Chief Adams stated that his officers were on tract to complete the State mandated firearms training by the end of April. His department has made training a priority, allowing his officers to participate in a broader array of classes benefiting themselves and the community they serve. Mayor Robinette asked if the trespassing situation in the Forest Heights neighborhood had been resolved. Chief Adams stated that the situation was a civil disagreement located outside the town limits of McAdenville therefore the County Sheriff's office was managing the case.

STAFF REPORT:

LGC/DWI Meeting - Lesley Dellinger stated that while working with WithersRavenel on the spring funding application for NC DEQ it was recommended that McAdenville try to obtain a non-viable utility designation to position the Town to submit the most competitive application possible. The State Water Infrastructure Authority and the Local Government Commission have developed criteria to determine how local government units should be assessed for need and eligibility under the Viable Utility Reserve. If a unit is identified as non-viable it must: Conduct an asset assessment and rate study, participate in a training and educational program, and develop an action plan.

Mayor Robinette felt like the Town could meet the conditions, so on March 30th, with the help of WithersRavenel and Two Rivers Staff, McAdenville presented a slide presentation to the pertinent staff members of DWI and the LGC lobbying for the non-viable designation. Unfortunately, they did not feel that McAdenville qualified for the non-viable designation but were open to considering designating us as a distressed unit. This designation basically has the same compliance requirements as non-viable, and on the upside would allow the Town to compete for the \$544 million in grant monies designated for Distressed or At-Risk systems vs. the \$54.1 million category we qualify for now. Lesley added that the current plan is to submit two funding applications in the Spring round: one for Water Line Rehabilitation and the other for Water System Improvements. Applications are due May 2, 2022.

River Link Trail Connection – Lesley Dellinger provided the Board with an update on the proposed River Link trail that will connect downtown McAdenville to Goat Island in Cramerton. She stated that planning has been held up on the project due to the reallocation of CMAQ funding on the Cramerton portion. The CMAQ funding is now secure and the partners in the project have begun meeting monthly to coordinate planning efforts. The current alignment is slated to run along Riverside Drive and through the Pogorzelski property. The committee wanted to investigate other alignment possibilities and the idea of having a bridge that spanned the South Fork and tied into McAdenville's existing greenway trail was presented for consideration. Cramerton used LaBella to prepare preliminary cost estimates for the bridge alignment and unfortunately the project would be approximately \$17 million therefore the idea

was shelved. The original Riverside drive alignment is still on the table, but the CTT representatives feel we should consider an extension from the McAdenville Greenway to Wilkinson Blvd and tie into the NC DOT multi-use pedestrian path being installed with the 29/74 widening project. The extension would be along property owned by Belmont Land and could possibly be done in less time than the Riverside Drive connection. Lesley stated that the next meeting with the partners will be April 22nd, and she asked if the Board would consider an extension of the McAdenville greenway to Wilkinson Blvd. a viable option. The Board supported investigation of an alternate alignment of the River Link trail to 29/74.

OPPORTUNITY FOR PUBLIC COMMENT:

Pastor Walter Griggs, McAdenville Baptist Church, stated that he supported Councilwoman Bailey's motion to increase the parking standard for the apartment complex approved for development on Wilkinson Blvd.

COUNCIL GENERAL DISCUSSION:

No comments or action items were presented by the Board.

ADJOURN:

There being no further business to come before the Board, the meeting adjourned at 7:36 PM upon motion of Carrie Bailey, second by Mayor Pro-Tem Washam and unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

**MCADENVILLE TOWN COUNCIL
SPECIAL METING / BUDGET WORK SESSION
APRIL 23, 2022**

The McAdenville Town Council met in Special Session on April 23, 2022 at 9:00 AM in the Conference Room of McAdenville Town Hall, 163 Main Street. Proper notice was given

Members Present: Mayor Jim Robinette and Mayor Pro-Tem Reid Washam; Councilmembers: Carrie Bailey, Joe Rankin, Jay McCosh and Greg Richardson. Staff: Town Administrator/Clerk Lesley Dellinger.

Mayor Robinette called the meeting to order at 9:05AM. He stated the purpose of the meeting was to approve a resolution for the DWI grant application and discuss revenues and expenditures in the FY2022-23 budget.

Motion to approve Resolution No. 2022-05 adopting the 2022-2031 Capital Improvement Plan and the 2020 Asset Management Plan was made by Joe Rankin, seconded by Carrie Bailey, and passed with unanimous vote.

Lesley Dellinger provided an update on the Spring 2022 funding applications for DWI. She added that the Town was not approved for a Distressed Unit designation at the State Water Infrastructure Authority (SWIA) meeting held April 13 & 14. The plan is to reach out to Jon Risgaard with DWI for recommendations on how to best proceed.

Staff requested Council's input on several budget items including increases to the Police Service Contract and Christmas Town Safety budget, along with anticipated expenditures for greenway upgrades and the River Link connector. The next item discussed was the transfer of planning and zoning duties to Gaston County through an Interlocal Agreement. Council supports moving forward with the agreement but felt additional clarification on several items was needed prior to making the final decision. Staff was instructed to follow up with Brian Sciba for more information on customizing use by right items in the C-2 zoning district. Staff also requested that the current Accounts Payable/Billing Clerk position be reclassified to a Customer Service Representative I position with pay scale increase to retain the current employee. Council agreed that with a two-person office, staff is required to perform a wide range of duties sometimes encompassing multiple job descriptions and that the current market is highly competitive for qualified and dependable employees. They supported reclassifying the Accounts Payable / Billing Clerk position and increasing the rate of pay.

Carrie Bailey was formally excused from the meeting at 12:05PM by Mayor Robinette.

The last item on the agenda was an ARPA funding update. Lesley Dellinger stated that the Final Rule has been released for the ARP/CSLFRF monies and that the UNC School of Government is recommending that non-entitlement unities receiving less than \$10 million in funding should opt for Revenue Replacement under the Standard Allowance category by the April 30th reporting deadline. Expending ARP/CSLFRF monies in the Revenue Replacement category allows for a

much broader array of potential expenditures. A local government may expend funds in this category for the provision of government services. This likely includes anything that a local government has state law authority to spend money on, including general fund and enterprise fund expenditures, capital and operating expenditures and even administrative expenditures, such as employee salaries & benefits. Lesley added that All Funds must be obligated by December 31, 2024 and fully expended by December 31, 2026. Council will discuss possible projects for the ARPA funds at the next budget work session.

Staff requested available dates for the next budget workshop. Consensus was to meet in person on Saturday, May 14th at 9:00AM.

There being no further business to discuss the meeting was adjourned at 12:25PM by motion of Joe Rankin, second by Greg Richardson with unanimous vote.

Jim Robinette, Mayor

Lesley Dellinger, Town Clerk

ORDINANCE 2022-001

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MCADENVILLE

WHEREAS, after proper notification a joint Public Hearing was held before the McAdenville Town Council and McAdenville Planning Board on March 31, 2022, to consider a proposed amendment to the Town of McAdenville Zoning Map; and

WHEREAS, on March 31, 2022, the McAdenville Planning Board recommended that the Town Council approve the proposed zoning map amendment, subject to certain conditional zoning provisions; and

WHEREAS, after a vote, the Town Council of McAdenville approved a zoning map change to the Official Town of McAdenville Zoning Map, as reflected in the application of the developer/applicant (“Developer”);

NOW THEREFORE BE IT ORDAINED, by the Town Council of the Town of McAdenville, that the town’s Official Zoning Map is amended to reflect the adopted changes as written below.

1. Tax Parcel #213448 is rezoned to Residential Multifamily / Conditional Zoning (RMF/CZ).
2. The City and the Developer have mutually agreed to the following conditions which shall apply to the parcel as rezoned:
 - a. The parcel is to be utilized only for the development and operation of an age-restricted multi-family living facility.
 - b. Development of the parcel shall be limited to eighty-four (84) residential units and shall be required to have a minimum of one hundred six (106) parking spaces.
 - c. The developer, property owner, and/or any other persons or entities responsible for management of the property shall ensure conformity with the “55 and Older” housing standard within the meaning of that term under the provisions of the federal Housing for Older Persons Act and applicable NCHFA regulations, to wit: in 80% of units, at least one household member must be 55 years of age or older, and all additional household members must be 45 years of age or older. In the remaining 20% of units, all household members must 45 years of age or older.
 - d. The Developer and/or property owner shall submit a voluntary annexation request to the Town on or before 5:00 p.m. on December 31, 2023. In absence of such application, the Town may immediately revert the zoning of this parcel to the previous zoning classification, unless the Town Council agrees, in its discretion, to an extension of time upon timely request by the Developer and/or property owner.
 - e. As an express condition of the zoning applied to the Parcel, the Developer and/or property owner hereby agree(s) to pay annual property taxes to the Town for said Parcel, irrespective of any exemptions or deferrals that may otherwise be available pursuant to N.C. Gen. Stat. § 105-278.6(e) or other applicable local, state, or federal law.
 - f. Development of the Project shall abide by any applicable Town or regional adopted plan including, but not limited to:

- i. Gaston County transportation improvement plans;
 - ii. Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) improvement plans; and
 - iii. Town of McAdenville recreation and/or greenway plans.
- g. Development of the parcel shall be consistent with the proposal documents presented to the Town Council and the public during informational meetings and hearings regarding this rezoning, and specifically shall:
 - i. Preserve as much natural buffer (“tree save”) as possible;
 - ii. Create appropriate stormwater control and collection capabilities;
 - iii. Incorporate design elements such as variegated façade materials (Hardie board, stone and/or brick, etc., but in no case vinyl siding); and
 - iv. Use architectural shingles for all roofing.
- h. Consistent with the Developer’s comments from the March 31, 2022, public hearing, the parcel’s stormwater management plan shall abide by applicable Gaston County stormwater management regulations and shall be designed to accommodate a 25-year storm event.
- i. A private/third-party contractor shall provide waste disposal and recycling needs to the parcel. The Town shall not provide waste disposal/recycling services to the parcel.
- j. The parcel shall be served by only public utilities (i.e., water and sewer) provided by the Town of McAdenville, except in circumstances where the Town is incapable of providing them.
- k. The Developer and/or property owner shall consider and allow for the incorporation of solar infrastructure on rooftops or in adjacent areas.
- l. In consultation with NC Department of Transportation (NC DOT) staff, the site plan shall consider the need for acceleration and deceleration lanes on Wilkinson Blvd. to ensure proper traffic flow/safety in support of the planned development.
- m. This conditional zoning ordinance, and all conditions imposed upon the subject parcel, shall be binding upon the current property owner and any and all of its successors, purchasers, agents, heirs, or assigns, as well as upon the Developer and any and all of its successors, purchasers, agents, heirs, or assigns. Any transfer, purchase, or sale of the subject parcel shall subject the transferee or purchaser to the same conditions as are imposed by this ordinance.

This Ordinance shall become effective upon its adoption by the Town Council of McAdenville, North Carolina.

Adopted by the Town Council this the 10th day of May, 2022.

Jim Robinette, Mayor

ATTEST:

Lesley Dellinger, Town Clerk

CONSENTED TO by the Developer:

Signature: W. D. Tharrington

Name: W. Dennis Tharrington

Organization: WDT Development, LLC

Title: Member/Manager

CONSENTED TO by the current Property Owner:

Signature: George Koumpouris

Name: GEORGE K. KOUPOURIS

Organization: _____

Title: OWNER



CRAMERTON POLICE DEPARTMENT
MONTHLY REPORT: April, 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
Adult	4	0	1	1									6
Juvenile	4	0	1	1									6
Felony	0	0	0	0									0
Misdemeanor	1	0	0	1									2
DWI ARRESTS	1	0	0	0									1
CALLS FOR SERVICE	0	0	0	0									0
CASE TOTALS	196	196	187	134									713
Felony	2	1	4	1									8
Misdemeanor	2	1	2	1									6
DRUG INVESTIGATIONS	0	0	1	0									1
TRAFFIC CITATIONS	1	0	0	0									1
License Vios.	46	20	13	25									104
Registration Vios.	10	4	2	4									20
Restraint Vios.	33	11	9	8									61
Speeding Vios.	0	0	0	0									0
Sign/Signal Vios.	2	3	2	11									18
Other Traffic	0	2	0	1									3
TRAFFIC CRASHES	1	0	0	1									2
Damage	2	1	1	1									5
Injury	1	0	0	1									2
	1	1	1	0									3