

**TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY SEPTEMBER 2022
MEETING
RANLO TOWN HALL
1624 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, SEPTEMBER 8TH, 2022 7:00 PM**

MINUTES

Governing Body Present

Commissioner Morton
Commissioner Fowler
Commissioner Moore
Mayor Pro-Tem Cordell
Mayor Black

Staff Present

Town Manager Jonathan Blanton
Town Clerk Sarah Rowan

I. Call to Order

Mayor Black called the regular September meeting to order. Town Clerk Sarah Rowan conducted roll call. All members were present.

II. Adoption of the Agenda

Mayor Pro-Tem Cordell motioned to adopt the agenda for the regular September meeting. Commissioner Moore seconded the motion. The vote was 4-0.

III. Comments from Attendees

The Town Manager noted that there were no comments from attendees.

IV. Discussion of the Vacant Seat on the Board of Commissioners

Commissioner Morton made a motion to appoint former Commissioner Locklear to the vacant seat. Commissioner Morton's motion died due to a lack of a second.

Commissioner Fowler motioned to reconsider the appointment of former Commissioner Robin Conner. Mayor Pro-Tem Cordell seconded the motion. The vote was 3-1 with Commissioner Morton opposed.

V. Public Legislative Hearing for the East Long Avenue (Ozark Partners, Inc. Property) Rezoning

Commissioner Fowler motioned to open the Public Hearing for the East Long Avenue Rezoning. Commissioner Moore seconded the motion. The vote was 4-0.

The Town Manager explained that the request from Ozark Partners Inc. is to rezone the property at the end of East Long Avenue from Industrial to Mixed Use I.

Residents from East Long Avenue presented a petition against the rezoning.

Jennifer Watts of 3011 East Long Avenue said she was worried about taxes and other necessary improvements to the Town before developments.

Richard Jones of 1422 North Second Street noted that he was worried about increased traffic from new developments.

Randy Gibson, no given address, said that coming down East Long would be a “no-go”. It would not work with more cars and increased traffic. He added that Ranlo needs help.

Heather Clifton of 3011 East Long Avenue shared that she chose the street for the mill homes and generations of families have lived in the mill houses. She is opposed to new development and increased traffic.

Dean Brown of 100 Spencer Avenue said he bought his home to keep a legacy and he is not down for development. He said the Town does not have the man power to take care of all the problems and the Town can not handle the problems they already have.

Karman Adams of 3012 East Long Avenue asked if East Long is the only entry point for the development. Forestar responded that Rhyne Place would be an additional entry point.

Vernon Schronce of 3016 East Long Avenue said that there is supposedly a dedicated road through his property, but he disagrees and refuses to sell the property.

Mayor Black says that the developers have the Town’s best interest in mind, and they have been trying to get an entrance from Highway 7 to relieve traffic.

Mike Williams of North Franklin Street had concern about the safety of children, since people from East Long already fly down North Franklin Street.

Mayor Black noted that there is also no sidewalk on North Franklin.

Jennifer Watts of 3011 East Long Avenue inquired about the restrictions of current zoning. Commissioner Moore responded that they could put anything in from a silo to a slaughter house under the industrial zoning.

Karmen Adams of 3012 East Long Avenue inquired about easements and the requirements for road width. She noted that she did not think East Long is wide enough for development.

Mayor Pro-Tem Cordell asked the Town Manager if an industrial company could come in and build whatever they want without Town approval if the property is left zoned as is.

The Town Manager responded that a zoning compliance would be needed, but there is little that the Town could do.

Carol Smith inquired about how much of their property the developers are going to take to widen the roads.

The Town Manager reiterated that the concern of the public hearing is for rezoning and not approving the development.

Rusty Bradshaw of 122 Duff mentioned that infrastructure of the Town needs improvement before we put anything else.

Robert Price of Forestar addressed the Board and the community. He said he has had a lot of conversation with staff and elected officials to address concerns and create a plan. There are requirements through the State to investigate traffic patterns and minimize impact for neighbors. He added that they are aware of the constraint for entrances at East Long and Rhyne Place, but preliminary studies are still in process. Improvements to water and sewer systems will also be included in studies. He added that he understand the community concerns based on the attendance of the public hearing.

Tom Kutz of Forestar noted that before the developers can do anything traffic or design wise, the Department of Transportation and the Town will have to do a traffic study. The traffic study will include what problems exist today and in the future with the

development, what needs to be improved, and what could be added like a turn lane or stop light.

Jennifer Watts of 3011 East Long Avenue asked what happens if the rezoning does not get approved. Tom Kutz of Forestar responded that it remains industrial and anyone can come in and build.

Tom Kutz of Forestar assured residents that the project is only at the rezoning stage. The developers are trying to get property currently owned by Metyx. The developers have a title attorney reviewing the designated road as well.

Residents asked how many years the project would take to complete. Robert Price of Forestar responded that it would be 18-24 months for development and 3-5 for completion.

Jennifer Watts of 3011 East Long Avenue inquired about how many acres the property is. The developers responded that it is 22 acres.

Residents asked if the water and sewer systems could handle a development. Forestar explained that they will run reports and if the town cannot handle the development, Forestar is responsible for enhancing the system.

Commissioner Moore motioned to close the Public Hearing for the East Long Avenue Rezoning. Commissioner Fowler seconded the motion.

Mayor Pro-Tem Cordell mentioned that all the residents brought valid concerns to the meeting. She noted that she lives off of Boulder Court, so she is familiar with the concerns and she said she is opposed to recreating the same problems. Mayor Pro-Tem Cordell suggested more neighborhood meetings in the future. She added that the zoning as it stood would allow for an industrial company to come into Town and build something that would not be beneficial to the community.

Mayor Pro-Tem Cordell motioned to rezone the East Long Avenue property from Industrial to Mixed Use I. Commissioner Moore seconded the motion. The vote was 3-1 with Commissioner Morton opposed.

Mayor Black recessed the regular September meeting for five minutes.

VI. Consideration and Awarding of Bids for Renovations to the Ranlo Lodge and HVAC System

The Town Manager explained that the Town has advertised for bids twice and the Town is undertaking all concrete work in the renovation.

Commissioner Moore motioned to accept the Renovations Bid from Green Exteriors Remodeling and the HVAC bid from Digitrol. Mayor Pro-Tem Cordell seconded the motion. The vote was 4-0.

VII. Town Manager's Report

The Town Manager updated the Board on a development project on Duff Street. The property is 2 parcels, each being 1.36 acres. The contractor said they have not triggered a permit yet, but Gaston County Erosion and Control has been made aware. The Town Manager added that they are eligible to build duplexes as long as they meet the new UDO standards. The developers have also brought their system development fees to Town Hall.

Commissioner Fowler asked if anything the developers has done is against any rules. The Town Manager responded no.

The Town Manager announced to the Board that a full application packet was submitted to the State for the Mountain View Grove Project. The Wooten Company has given a preliminary go ahead for the project.

The Town Manager brought up concerns about bow and arrow hunting within town limits. It had been discussed by a pervious Board, but never codified, and therefore cannot be enforced. The Town Manager asked the Board if they would like to revisit the issue or leave it as is.

Commissioner Fowler says that he personally enjoys bow and arrow hunting, but it should not be allowed within the Town.

Mayor Black noted that property needs to be protected from deer.

The Town Manager noted that no other municipalities allow bow and arrow hunting. A vote to nullify would be permissible.

Mayor Pro-Tem Cordell requested to have the topic on next month's agenda.

The Town Manager announced that the Ranlo Fall Festival will be next Friday and Saturday. Higher Ground and Kings Highway will be performing Friday night. The Agave Brothers will perform Saturday along with the attendance of Cavendish Breweries.

VIII. Comments from the Mayor

Mayor Black inquired about the bids for Boulder Court. The Town Manager explained that there was one bid so far, and it is being advertised on the town website and the Gaston Gazette.

IX. Comments from the Board of Commissioners

There were no comments from the Board of Commissioners.

X. Closed Session Pursuant to North Carolina General Statute 143-318.11(a)(3)(6)

Commissioner Fowler motioned to open the closed session. Mayor Pro-Tem Cordell seconded the motion. The vote was 4-0.

XI. Return to Open Session and Consideration of Closed Session Action

Mayor Pro-Tem Cordell motioned to return to open session. Commissioner Fowler seconded the motion. The vote was 4-0.

There was no action taken during the closed session.

XII. Adjournment

Mayor Pro-Tem Cordell motioned to adjourn the regular September meeting. Commissioner Moore seconded the motion. The vote was 4-0.

ATTESTED TO:

Mayor Lynn Black

Recorder and transcriber of the minutes for the Monthly September 2022 Meeting