



**CITY OF CLAREMONT
CITY COUNCIL MEETING
Regular Meeting
October 3, 2016
7:00 PM
Claremont City Hall**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. INVOCATION**-Pastor Eric Hollar
- 4. PLEDGE OF ALLEGIANCE**- Councilman Dale Sherrill
- 5. MAYOR'S REPORT**
 - A. Installation of 2016-2017 Youth Council Members
- 6. CONSENT AGENDA**
 - A. Regular Meeting Minutes –September 6, 2016
 - B. Regular Meeting Minutes –September 26, 201
 - C. Closed Session Meeting Minutes-September 26, 2016
 - D. Consideration of Appointments for NCLM Voting Members
- 7. CITIZEN'S CONCERNS AND COMMENTS**
- 8. PROCLAMATION**
 - A. Fire Prevention Week
- 9. PUBLIC HEARING**
 - A. Propose Amendments to Zoning Ordinance Related to Manufacturing District
- 10. NEW BUSINESS**
 - A. Ordinance 07-16 Amend the Code of Ordinances Title 9 Planning and Community Development- Manufacturing Districts
 - B. Approval of Final Plat- Oxford Way/Oxford Crossing
 - C. Resolution 04-16 Award Sanitary Sewer Extension Contract to Hickory Sand
 - D. Ordinance 08-16 Budget Amendment, Ordinance 09-16 Budget Amendment
 - E. Resolution 05-16 Authorizing Utility Easement Acquisition
 - F. Resolution 06-16 Authorizing Support to Building Reuse Grant
 - G. Consideration for Donating Equipment to the Catawba Police Department
 - H. Change of Location for November 2016 Council Meeting
 - I. Update on Fire Department Medical Response (Informational Only)
- 12. DEPARTMENT & COMMITTEE REPORTS**
 - A. Department Dashboard Report
 - B. Code Enforcement Report
 - C. Recreation Committee Report

13. CITY MANAGER'S REPORT

14. CLOSED SESSION

A. G.S. 143.318-11(4) Economic Developments

B. G.S. 143.318-11(3) Consult with Attorney

15. ADJOURN

REQUEST FOR COUNCIL ACTION

Date of Meeting: October 3, 2016

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Youth Council Oath of Office

Every year Council has a swearing in ceremony for all Youth Council members.

Members are as follows:

Savannah Frye

Ben Auten

Megan Lowman

Stephanie Zepp

Cole Travis

Logan Hedrick

Melia Greiner

Caleah Xoing

Maecie Brumley (11th)

All are seniors except for Maecie Brumley.

Recommendation: Give oaths to those present.



Oath of Office
City of Claremont
Youth Council Member

I, _____, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as a Youth Council Member, so help me God.

October 3, 2016

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Wendy Helms, City Clerk

Action Requested: Consent Agenda

A. Regular Minutes from September 6, 2016

B. Regular Minutes from September 26, 2016

C. Closed Session Minutes from September 26, 2016

D. Consideration of Appointments for NCLM Voting Members- We would ask that you make a motion to appoint Mayor Shawn R. Brown as the voting delegate for Claremont at the 2016 NCLM Annual Meeting. Also, appointing Dayne Miller as the alternate.

Recommendation: Motion to accept.



City of Claremont Regular Meeting Minutes Monday, September 6, 2016

The regular City Council meeting of the City of Claremont was held in the Council Chambers located at Claremont City Hall at 7:00 p.m. on Monday, September 6, 2016.

The following members of the Claremont City Council were present: Mayor Shawn Brown, Councilmember Timothy Lowrance and Councilmember Dayne Miller.

The following personnel of the City of Claremont were present: City Manager Catherine Renbarger, City Clerk Wendy Helms and City Attorney Bob Grant.

Others in attendance were: Robert Smith and Dennis Marshall

1. CALL TO ORDER

Mayor Shawn R. Brown stated there was not a quorum present for the meeting. The meeting was cancelled. A Special Called Meeting will be held on Monday, September 26, 2016.

Respectfully submitted,
Wendy L. Helms, City Clerk

Shawn R. Brown, Mayor

Attested:

Wendy L. Helms, City Clerk



City of Claremont Special Called Meeting Minutes Monday, September 26, 2016

The regular City Council meeting of the City of Claremont was held in the Council Chambers located at Claremont City Hall at 6:00 p.m. on Monday, September 26, 2016.

The following members of the Claremont City Council were present: Mayor Shawn Brown, Councilmember Timothy Lowrance, Councilmember David Morrow, Councilmember Lee Miller and Councilmember Dayne Miller. Councilmember Dale Sherrill was excused from the meeting.

The following personnel of the City of Claremont were present: City Manager Catherine Renbarger, City Clerk Wendy Helms, Police Chief Gary Bost, Police Captain Allen long, Public Services Director Tom Winkler, Public Services Supervisor Bo Prince, Recreation Specialist Michael Orders, City Planner Leslie Meadows and City Attorney Bob Grant.

Others in attendance were: Robert Smith, Robert Winrow, Julie Pruett, Scott Millar, D.B. Setzer and Gene Monday.

CALL TO ORDER

Mayor Shawn R. Brown called the meeting to order at 6:00 p.m. A quorum was present.

APPROVAL OF AGENDA

The agenda was approved as presented.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilmember Timothy Lowrance gave the invocation and led the pledge of allegiance.

MAYOR'S REPORT

Mayor Brown spoke briefly about the upcoming Claremont Daze events.

CONSENT AGENDA

A. August 1, 2016, Regular Meeting Minutes – Councilmember Timothy Lowrance made a motion to accept August 1, 2016 regular meeting minutes as presented. Councilmember Dayne Miller seconded the motion. The motion passed unanimously.

B. August 1, 2016 Regular Session Session Minutes – Councilmember Timothy Lowrance made a motion to accept the closed session minutes from August 1, 2016, as presented. Councilmember Dayne Miller seconded the motion. Motion passed unanimously.

C. Request from Claremont Elementary – Councilmember Timothy Lowrance made a motion to fulfill a request made by Claremont Elementary for \$200. Councilmember Dayne Miller seconded the motion. Motion passed unanimously.

CITIZEN CONCERNS & COMMENTS- None

OLD BUSINESS- None

PRESENTATION-

D. B. Setzer gave a presentation to Council about the work being performed at The Bunker Hill Covered Bridge. Water lines have been installed along with a fire hydrant. A new access road was paved into the park.

PUBLIC HEARINGS

Motion was made by Councilmember David Morrow to recess the regular meeting and go into a Public Hearing at 6:08 p.m. Second was made by Timothy Lowrance. Motion passed unanimously.

City Planner, Leslie Meadows spoke about the proposed changes to the Zoning Ordinance, Article P, Section 9-3-267. The suggested amendment would allow the Board of Adjustment to deny or modify, Condition Use Permit applications for more reasons than are allowed under the current code. The new proposed language adheres to the same standards that many other NC cities use, and ensures that new uses will not conflict with the City's long-term goals.

With no comments from the audience, Councilmember Dayne Miller made the motion to close the public hearing at 6:11 p.m. Second was made by Councilmember Lee Miller. Motion passed unanimously.

Motion was made by Councilmember Timothy Lowrance to go into another public hearing at 6:12 p.m. Second was made by Councilmember David Morrow. Motion passed unanimously.

Scott Millar addressed Council regarding the sale of the Spec Building. Julie Pruett gave a presentation to Council highlighting the economic development agreement proposed for Dynamic Air Engineering. Scott Millar also asked the City to consider the creation and recurring funding of a Spec Building Account, using the money already budgeted and reimbursements from the sale of the Spec Building.

Motion was made by Councilmember Lee Miller to close the public hearing at 6:23 and reopen the regular session. Second was made by councilmember David Morrow. Motion passed unanimously.

NEW BUSINESS

A. Resolution 02-16 Settlement of Agreement, Spec Building- On December 2, 2013, Catawba County, the City of Claremont, BG&A Properties, LLC, and the Catawba County Economic Development Corporation signed an agreement related to the construction and related development of the Claremont

Spec Building. Before the City Council considers an Economic Development with DAE Systems, staff recommends approving the settlement of the December 2, 2013 Spec Building Agreement. An offer to purchase the Spec Building was made by a development company in July with an expected closing date on or before October 1, 2016, facilitating a 15-year lease to a company that will meet all of the conditional requirements for job creation and wages. Upon the sale of the building and payment to the landowner and developer; any remaining proceeds were to be distributed to the City, County, and EDC to reimburse carrying costs pro rata to their participation. The City of Claremont will receive \$27,966.95 in reimbursement for spec building cost.

Motion was made by Councilmember David Morrow to accept Resolution 02-16. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

B. Resolution 03-16 Consideration of Agreement with DAE Systems- Dynamic-Air Engineering, Inc. is a designer and manufacturer of military and FAA qualified scalable air moving systems for the aerospace industry. DAE Systems plans to relocate from Orange County, CA and further up-fit and equip the 52,000 sf. Spec Building in Claremont and commits to invest no less than \$7,255,000. As a result of this improvement, a minimum of 53 new jobs will be created with a minimum average salary of \$51,618. Under the terms of this agreement, the City will provide an economic development incentive grant to DAE Systems on a sliding scale of 75% for 2 years, 67% for 2 years, and 50% for the fifth year of new tax receipts. Cumulative payment by the City will not exceed \$109,433.

Motion was made by Councilmember David Morrow to accept Resolution 03-16. Second was made By Councilmember Lee Miller. Motion passed unanimously.

C. Ordinance 04-16 Budget Amendment- This action amends the budget to include the spec building reimbursement of \$27,966.95 in additional revenue. In addition, this budget amendment creates a line item in the economic development fund for future spec building costs and allocates \$99,966.95 to that line item.

Motion was made by Councilmember Timothy Lowrance to adopt Ordinance 04-16, amending the fiscal year 2016-2017 budget. Second was made by Councilmember David Morrow. Motion passed unanimously.

D. Ordinance 05-16 Budget Amendment- The City's FY2016-2017 budget includes \$36,000 in funds from the economic development project fund to pay towards the spec building costs. With the sale of the spec building, the City is now amending the budget as the payment is no longer necessary. The funds will remain in the economic development project fund for future use.

Motion was made by Councilmember Dayne Miller to adopt Ordinance 06-16 amending the fiscal year 2016-2017 budget. Second was made by councilmember Timothy Lowrance. Motion passed unanimously.

E. Supplemental Agreement for CMAQ Grant with NCDOT- As a result of higher than anticipated construction estimates, Council provided direction to request NC DOT allow the City to modify the scope of work of the Congestion Mitigation and Air Quality (CMAQ) sidewalk project by removing the Centennial Boulevard section. Since that time, staff have been working with NC DOT and the Federal Highway Administration to obtain the necessary approvals. The attached supplemental agreement reflects the change in scope of work. The original preliminary engineering contract approved by DOT was for \$43,697.33.

However, with the removal of the engineering costs associated with Centennial, the remaining costs for preliminary engineering total \$28,890.09. As only 80% of eligible costs may be reimbursed, the total

allowed for reimbursement related to design and engineering is now \$23,112.07. Since the City has already been reimbursed \$23,675.58 in design costs, the City will need to reimburse NC DOT \$563.51.

Once the Supplemental Agreement has been fully executed, the City will move forward for the remaining segments of sidewalk.

- Calvin Street – between Depot and Lookout, between Lookout and School Dr.
- Yount Street – from Depot to Bethlehem
- South Depot Street – small section from end of sidewalk
- Bethlehem Drive – from Yount to Catawba Street
- School Drive – from Calvin to Main Street

Motion was made by Councilmember Lee Miller to approve the supplemental agreement for the CMAQ Grant with NCDOT, removing Centennial Blvd. from the scope of work. Second was made by Councilmember Timothy Lowrance. Motion passed unanimously.

F. Approval of Preliminary Plat for Oxford Crossing- The Oxford Crossing development was thrust into “major subdivision” category because a new Street, Oxford Way, is intended to be dedicated to the City. In Claremont’s ordinance major subdivision preliminary plats go to Planning Board and Council. If approved, a final plat must go to Planning Board and Council again. If the plat approval advances without delay, the final plat could be approved by Council by October 3rd. The road is already built and has passed Wooten and the City’s inspections. The Conditional Use Permit required certain things to be shown on the plat, which were:

- 10% open space would remain undeveloped in perpetuity
- the interior drives would not be maintained by the City but by Oxford Crossing’s owner
- water and sewer easements would be dedicated to the City and shown on the plat
- outline where future driveways would be located on the outparcels, and
- ensure that the correct certificates and seals are displayed on the plat

On August 15th, the Planning Board determined the preliminary plat meets all necessary requirements, and recommends approval of the preliminary plat for Oxford Way as presented.

Motion was made by Councilmember David Morrow to accept the preliminary plat for Oxford Way. Second was made by Councilmember Dayne Miller. Motion passed unanimously.

G. Ordinance 06-16 Text Amendment to Zoning Ordinance- Changes to the Ordinance would allow the Board of Adjustment to deny or modify CUP applications for more reasons than are allowed under the current code. The new proposed language adheres to the same standards that many other NC cities use, and ensures that new uses will not conflict with the City’s long-term goals.

Motion was made by Councilmember Timothy Lowrance to approve Ordinance 06-16 because this CUP amendment furthers the consistency with many adopted plans. Second was made by Councilmember David Morrow. Motion passed unanimously.

H. Contract with The Wooten Company for Waste Water Needs Study- As the City was recently awarded a Wastewater Regionalization and Merger Feasibility Grant for \$50,000, the City can now enter into an agreement with Wooten Company and have expenses covered under the grant.

Included in the contract is a Scope of Work which includes:(1) reviewing past studies and evaluations; (2) updating wastewater flow projections for each wastewater treatment plant; (3) identifying a wide range of options for addressing the City’s wastewater needs and meeting with appropriate staff of cities’ to explore feasibility; (4) presenting a progress report to Council and with Council direction identifying

the top few options for in-depth analysis; and (5) developing a more detailed cost estimate for each option.

Motion was made by Councilmember Lee Miller to accept the contract with The Wooten Company for a wastewater needs study. Second was made by Councilmember David Morrow. Motion passed unanimously.

DEPARTMENT AND COMMITTEE REPORTS

The Departmental Dashboard was accepted as presented.

Recreation- Recreation Specialist Michael Orders gave an update on the Claremont Daze activities.

CITY MANAGERS REPORT

City Manager Renbarger spoke briefly about the Leadership Training class she attended in Chapel Hill. She also stated she and Attorney Bob Grant will be looking into capacity fees, because of a recent court ruling.

Motion was made by Councilmember Timothy Lowrance to recess the regular meeting at 6:54 p.m. and go into closed session reference G.S. 143.318-11(4). Second was made by Councilmember David Morrow. Motion passed unanimously.

With no further business of the board, motion was made by Councilmember Dayne Miller to adjourn the meeting at 7:06 p.m. Second was made by Councilmember David Morrow. Motion passed unanimously.

Respectfully submitted,
Wendy L. Helms, City Clerk

Shawn R. Brown, Mayor

Attested:

Wendy L. Helms, City Clerk

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Citizen Concerns

Open the floor for comments or questions from the audience.

Recommendation: No action needed

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Bart Travis, Fire Chief

Action Requested: Proclamation

Fire Prevention Week- October 9-15, 2016 Fire Prevention Week theme, “Don’t Wait – Check the Date! Replace Smoke Alarms Every 10 Years” effectively serves to educate the public about the vital importance of replacing the smoke alarms in their homes at least every ten years, and to determine the age of their smoke alarms by checking the date of manufacture on the back of the alarms.

Recommendation: No action needed

CITY OF CLAREMONT

Mayor's Proclamation

WHEREAS, the city of Claremont is committed to ensuring the safety and security of all those living in and visiting Claremont; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk from fire; and

WHEREAS, U.S. fire departments responded to 369,500 home fires in 2014, according to the National Fire Protection Association (NFPA); and

WHEREAS, U.S. home fires resulted in 2,745 civilian deaths in 2014, representing the majority (84 percent) of all U.S. fire deaths;

WHEREAS, in one-fifth of all homes with smoke alarms, the smoke alarms are not working; and

WHEREAS, three out of five home fire deaths result from fires in properties without smoke alarms (38 percent) or with no working smoke alarms (21 percent); and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, many Americans don't know how old the smoke alarms in their homes are, or how often they need to be replaced; and

WHEREAS, all smoke alarms should be replaced at least once every ten years; and

WHEREAS, the age of a smoke alarm can be determined by the date of its manufacture, which is marked on the back of the smoke alarm;

WHEREAS, Claremont's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Claremont’s residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2016 Fire Prevention Week theme, “Don’t Wait – Check the Date! Replace Smoke Alarms Every 10 Years” effectively serves to educate the public about the vital importance of replacing the smoke alarms in their homes at least every ten years, and to determine the age of their smoke alarms by checking the date of manufacture on the back of the alarms.

THEREFORE, I Shawn R. Brown Mayor of Claremont do hereby proclaim October 9-15, 2016, as Fire Prevention Week throughout this city. I urge all the people of Claremont to find out how old the smoke alarms in their homes are, to replace them if they’re more than 10 years old, and to participate in the many public safety activities and efforts of Claremont’s fire and emergency services during Fire Prevention Week 2016.

Shawn R. Brown, Mayor

Attested:

Wendy L. Helms, City Clerk

REQUEST FOR COUNCIL ACTION

Date of Meeting: October 3rd, 2016

To: Mayor and the City Council

From: Leslie M. Meadows, City Planner

Action Requested: Hold Public Hearing on Zoning Ordinance Manufacturing Text Amendment

This public hearing will allow for public comment on the proposed amendments to the Manufacturing District section of our Zoning Ordinance, Article D, Sec. 9-3-56.

These proposed amendments create separate districts for light manufacturing (M-1) and heavy manufacturing (M-2); allowing the City to better regulate uses locating within the industrial park. See enclosed Memo for additional information.

Public Notice of this hearing has been adequately advertised in advance.

Recommendation: Motion to Enter into Public Hearing, and after any public input, Motion to Close the Public Hearing.

REQUEST FOR COUNCIL ACTION

Date of Meeting: October 3rd, 2016

To: Mayor and the City Council

From: Leslie M. Meadows, City Planner

Action Requested: Approve Text Amendment to Zoning Ordinance #07-16

On September 19th, the Planning Board reviewed and accepted a proposed text amendment to create two separate manufacturing districts, Light Manufacturing (M-1) and Heavy Manufacturing (M-2), as set forth in Title 9, Zoning Chapter 3, Article D, Sec. 9-3-56 and Sec. 9-3-59, respectively.

The specific proposed language is found in the attached Ordinance #07-16. New language is highlighted in yellow and deletions are in ~~in strikethrough~~. See Attached memo for additional information.

Recommendation: Adopt Ordinance #07-16 As Presented

Adopt a statement of public interest: *“This zoning district text amendment is in the public interest because it protects industrial properties from depreciation, and safeguards community appearance”.*

Make a motion: *“I move to APPROVE Ordinance #07-16 because this zoning district text amendment is consistent with Claremont’s long-range Land-Use Development Plan.”*



CITY OF CLAREMONT

Shawn R. Brown
Mayor

Catherine Renbarger
City Manager

MEMO

TO: City Manager and Council
FROM: Leslie M. Meadows, City Planner
DATE: September 19, 2016
SUBJECT: Moratorium Text Amendments to Manufacturing District

The City of Claremont is dedicated to attracting various advanced/modern manufacturing and other high-paying employers to its International Business Park, which is zoned Manufacturing. Claremont has invested in infrastructure in the Claremont International Business Park with the goal of drawing large employers to strengthen the local economy, tax base, and property values. The City's zoning policy is currently not in synchronization with that goal. A noxious use such as a brickyard or sawmill may currently locate near an advanced, high-tech manufacturer seeking a corporate-business-park environment.

A 60-day Moratorium on Conditional Uses within the Manufacturing District was instated by the Claremont City Council, in order to reevaluate this section of the zoning ordinance. City and planning staff agreed that creating separate districts for light manufacturing (M-1) and heavy manufacturing (M-2), placing the higher intensity uses in the heavy manufacturing district, would allow the City to better regulate what uses can locate in the International Business Park. For example, future noxious uses requiring large amounts of outdoor storage (Concrete Production, Sawmills, ect...), would be zoned M-2, Heavy Manufacturing District. Other uses with less environmental impact, such as electronics, plastics, telecommunications, ect..., will be considered M-1, Light Manufacturing District. It is important to note that the new zoning district will not affect current uses/businesses, but only those locating in Claremont from here on forward.

Staff inventoried current manufacturing operations as a basis for distinguishing between "light" and "heavy" uses. The Economic Development Corporation reviewed and provided their input as well. Due to the amount of anticipated growth and number of jobs created within these districts, parking lots as a principal use will now be permitted also, with certain conditions.

See the attached section of the Zoning Ordinance for marked revisions. Staff recommends approval as presented. To achieve Council approval of the text amendment within the given moratorium time period, the proposal will require a Public Hearing held during Council's meeting on October 3, 2016. The moratorium will be lifted on October 11, 2016.

Action Needed:

Read this or a similar statement about how the amendment is in the public interest: **"This zoning amendment is in the public interest because it protects industrial properties from depreciation, and safeguards community appearance."**

Make a motion: **"I move to RECOMMEND APPROVAL because this amendment is consistent with Claremont's adopted Land-Use Development Plan."**

CITY OF CLAREMONT
NORTH CAROLINA

ORDINANCE #07-16

AN ORDINANCE TO AMEND TO THE CODE OF ORDINANCES

OF THE CITY OF CLAREMONT

TITLE 9

PLANNING AND COMMUNITY DEVELOPMENT

WHEREAS, the City of Claremont proposes to amend the Zoning Ordinance because it is important to update regulations as situations change;

WHEREAS, the City of Claremont has made substantial investment in infrastructure within the Claremont International Business Park with the intent of attracting high-end corporate development;

WHEREAS, creating two separate Manufacturing Districts, one for Light Manufacturing and one for Heavy Manufacturing, promotes orderly development of Claremont's International Business Park while allowing permissible manufacturing uses in appropriate zones;

WHEREAS, the Planning Board of the City of Claremont has considered the proposed amendment and recommended said amendment for approval by the City Council; and

WHEREAS, City Council has conducted a public hearing to consider comments relative to the proposed amendment; and

WHEREAS, notification of the public hearing was duly published,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLAREMONT,

That Title Nine (9), Chapter 3, Article D, Sections 9-3-56, and 9-3-59 are hereby amended by changing the following:

9-3-56 **Light Manufacturing District (M-I)**

Intent: The Light Manufacturing (M-1) District is established as a district in which the principal use of land is for industrial and warehousing uses which normally seek locations on large tracts where the operation involved does not detract from the development potential of nearby undeveloped properties. Development at district boundaries must provide a compatible transition to uses outside the district. Frontages on major or minor arterials will require formal street tree planting.

1. Permitted Uses:

a. Uses permitted by right:

- Appliances/appliance components manufacturing
- Assembly or fabrication of previously manufactured parts
- Automobiles & automobile components manufacturing
- Bakeries, wholesale
- Bedding/Carpet manufacturing
- Boat works
- Bottling plants
- ~~Brick, tile, and pottery yard~~
- ~~Building/cleaning/maintenance service~~
- Breweries manufacturing
- Cabinet Shops
- Canvas goods manufacturing
- Clothing/Textile manufacturing
- Communication equipment
- Component parts for aircraft manufacturing
- ~~Concrete Production~~
- ~~Contractor storage yard~~
- Cosmetics, drugs & pharmaceutical products manufacturing
- Data storage
- Drafting, optical, & musical instruments manufacturing
- Electric devices/components manufacturing
- Electrical equipment manufacturing and repair
- Electronic equipment/components manufacturing
- ~~Exterminators~~
- Farm machinery manufacturing and repair
- Firearms manufacturing
- Food manufacturing
- Food processing manufacturing (but not slaughtering of poultry or animals)
- Furniture manufacturing and repair
- ~~Greenhouse, Commercial~~
- ~~Ice Manufacturing~~

- ~~Landscaping and lawn services~~
- Leather product manufacturing
- ~~Linen/Uniform Service~~
- Machines and parts manufacturing
- Mechanical devices manufacturing
- Medical & dental equipment manufacturing
- Meter manufacturing
- ~~Monument work/sales~~
- Nurseries, Agriculture (Commercial)
- Photographic & metering equipment manufacturing
- Plastic products manufacturing
- Publishing and printing
- Printing, finishing, & textiles and fibers manufacturing
- Pumps manufacturing
- Rubber product manufacturing
- Sheet metal shops
- Springs manufacturing
- Stone and clay product manufacturing
- Telecommunications manufacturing
- Tools, dies, machinery, & hardware products manufacturing
- Tobacco products manufacturing
- Warehouses
- Wholesale distribution facilities
- Wire products manufacturing
- Woodworking shops

b. Uses permitted with conditions (See Article F):

- ~~(1) Amusement facilities, outdoor.~~
- ~~(2) Commercial outdoor kennel.~~
- (3) Essential Services 1 and 2.
- (4) Parks.
- (5) Utility scale solar energy systems.
- ~~(6) Temporary sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales).~~
- ~~(7) Truck terminals.~~
- (8) Parking lot as a principal use.

c. Uses permitted with a conditional use permit:

- (1) Agricultural industry.
- (2) Airports.
- (3) Deviations from the architectural standards set forth in 9-3-77. Any deviations must have a proven need, that the building would not be able to serve its purpose adhering to the architectural standards.

- (4) Essential Services Class 3.
- ~~(5) Mini-warehouse.~~
- ~~(6) Petroleum storage facilities.~~
- (7) Planned Unit Development - Business.
- ~~(8) Sawmills.~~
- (9) Wireless telecommunications facilities.
- ~~(10) Other industrial or manufacturing uses not listed.~~

- ~~i. Only permitted upon finding by the Board of Adjustment that the proposed use is not likely to be dangerous, offensive or detrimental to the health, safety, welfare, or general character of the zoning district or community by reason of the emission of dust, gas, fumes, odors, glare, noise, vibrations, low level radioactive waste, or otherwise.~~

d. Permitted building and lot types:

- (1) Industrial.

e. Permitted accessory structures and uses:

- (1) Outdoor storage.
- (2) Accessory uses permitted in all districts.

f. General requirements:

- (1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
- (2) New buildings, which exceed the scale and volume of existing buildings, may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. Building massing illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
- (3) On new streets, allowable building and lot types will establish the development pattern.
- (4) Where screening is required by Article F for activities involving any sale, use, repair, storage, or cleaning operation, the specified standard of Article K shall apply.
- (5) The arrangement of multiple buildings on a single lot shall establish facades generally parallel to the frontage property lines along existing streets and proposed interior streets.
- (6) Every building lot shall have frontage upon a public street or square.

g. Off-street parking and loading requirements. Off-street parking and loading requirements shall be provided for all uses as required by Article H of this chapter.

h. Sign requirements. See Article I of this chapter.

i. Dimensional requirements. See Article E (Lot and Building Types) and M (Watershed) of this chapter. (Ord. of 12-7-04, No. 37-02; Ord. of 3/18/10, No. 07-10; Ord. of 9/4/12, No. 03-12)

9-3-59 Heavy Manufacturing District (M-2)

Intent: The Heavy Manufacturing District (M-2) is established for sites that are far enough removed from dense residential neighborhoods and high-value commercial neighborhoods so as to accommodate high-intensity or heavy manufacturing uses without detriment to adjacent properties nor land values in the vicinity.

1. Permitted uses:

a. Uses permitted by right:

- Brick, tile & pottery yard
- Building/cleaning/maintenance service
- Concrete Production
- Contractor storage yards
- Exterminators
- Greenhouse, Commercial
- Ice manufacturing
- Landscaping and lawn services
- Linen/Uniform service
- Monument works/sales
- Nurseries, Agriculture (Commercial)

b. Uses permitted with conditions (See Article F):

- (1) Amusement facilities, outdoor.
- (2) Commercial outdoor kennel.
- (3) Essential Services 1 and 2.
- (4) Parks.
- (5) Utility scale solar energy systems.
- (6) Temporary sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales).
- (7) Truck terminals.
- (8) **Parking lot as a principal use.**

c. Uses permitted with a conditional use permit:

- (1) Agricultural industry.
- (2) Airports.
- (3) **Auto Salvage**
- (4) Deviations from the architectural standards set forth in 9-3-77. Any deviations must have a proven need, that the building would

not be able to serve its purpose adhering to the architectural standards.

- (5) Essential Services Class 3.
 - (6) Mini-warehouse.
 - (7) Petroleum storage facilities.
 - (8) Planned Unit Development - Business.
 - (9) Sawmills.
 - (10) Wireless telecommunications facilities.
 - (11) Other industrial or manufacturing uses not listed.
 - i. Only permitted upon finding by the Board of Adjustment that the proposed use is not likely to be dangerous, offensive or detrimental to the health, safety, welfare, or general character of the zoning district or community by reason of the emission of dust, gas, fumes, odors, glare, noise, vibrations, low-level radioactive waste, or otherwise.
- d. Permitted building and lot types:
- (1) Industrial.
- e. Permitted accessory structures and uses:
- (1) Outdoor storage.
 - (2) Accessory uses permitted in all districts.
- f. General requirements:
- (1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
 - (2) New buildings, which exceed the scale and volume of existing buildings, may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. Building massing illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
 - (3) On new streets, allowable building and lot types will establish the development pattern.
 - (4) Where screening is required by Article F for activities involving any sale, use, repair, storage, or cleaning operation, the specified standard of Article K shall apply.
 - (5) The arrangement of multiple buildings on a single lot shall establish facades generally parallel to the frontage property lines along existing streets and proposed interior streets.
 - (6) Every building lot shall have frontage upon a public street or square.
- g.** Off-street parking and loading requirements. Off-street parking and loading requirements shall be provided for all uses as required by Article H of this chapter.
- h.** Sign requirements. See Article I of this chapter.
- i.** Dimensional requirements. See Article E (Lot and Building Types)

and M (Watershed) of this chapter. (Ord. of 12-7-04, No. 37-02; Ord. of 3/18/10, No. 07-10; Ord. of 9/4/12, No. 03-12)

Adopted this the 3rd day of October, 2016.

Shawn Brown, Mayor

ATTEST:

Wendy Helms, City Clerk

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3rd, 2016**

To: Mayor and the City Council

From: Leslie M. Meadows, City Planner

Action Requested: Approval of Final Plat for Oxford Way/Oxford Crossing

The Oxford Crossing development was thrust into “major subdivision” category because a new Street, Oxford Way, has been dedicated to the City. Per Claremont’s ordinance, major subdivision final plats go before both Planning Board and Council. If approved at this time, an official certificate of occupancy can be issued.

The road is already built, has passed Wooten and the City’s inspections, and some tenants have moved in under a temporary certificate of occupancy. A more detailed review of the preliminary plat revealed several other requirements under the Section 9-4-42 subdivision checklist which would be valuable to include:

- The proposed interior street layout containing existing all existing buildings.
- The telephone number of the owner.
- Water and sewer easements.
- The Conditional Use Permit conditions.
- A maintenance agreement statement, verifying that the City is not responsible for maintaining interior drives/parking areas.

On September 19th, the Planning Board determined the final plat meets all necessary requirements, and recommends approval of the final plat for Oxford Way as presented. A full-size copy of final plat will be available during meeting.

Recommendation: Motion to Approve Oxford Way Final Plat

SURVEYORS

1. **BORUM & WADE** CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3096 PAGE 0264 ETC.) THAT THE RATIO OF PRECISION AS CALCULATED IS BY LATITUDES AND DEPARTURES IS 1:10000 THAT THE BOUNDARIES SHOWN ON THIS PLAT WERE MEASURED BY ME OR UNDER MY SUPERVISION AND THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED BY CONCORD COMPACT.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MINUTES BY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THE ORIGINAL SIGNATURE OF **SEPTEMBER 9, 2016**.

SURVEYOR
L-3781

REGISTRATION NUMBER

REVIEW OFFICER'S CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

I, **REVIEW OFFICER OF CATAWBA COUNTY**, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER - DATE

CERTIFICATE OF APPROVAL OF THE DESIGN AND REGULATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE CITY OF CLAREMONT NORTH CAROLINA AND THAT THE CITY ENGINEER OR CITY MANAGER HAS REVIEWED AND APPROVED THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF \$ **416.55** HAS BEEN PAID.

CITY ENGINEER OR CITY MANAGER DATE

CITY ENGINEER OR CITY MANAGER DATE

THE CLAREMONT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE SUBDIVISION.

CITY ENGINEER OR CITY MANAGER DATE

CITY ENGINEER OR CITY MANAGER DATE

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CLAREMONT NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER OR CITY MANAGER IN THE OFFICE OF THE REGISTER OF DEEDS OF CATAWBA COUNTY.

REGISTER - CITY OF CLAREMONT NORTH CAROLINA DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF CLAREMONT NORTH CAROLINA AND THAT I HAVE CONSENTED AND ESTABLISHED THE BUILDING SETBACK LINES AS NOTED.

OXFORD CROSSING LP

MEMBER/MANAGER DATE

NOTARY DATE

STATE COUNTY COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE ABOVE SAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY **SEPTEMBER 9, 2016** AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT MINUTES BY HAND OFFICIAL STAMP OR SEAL, THIS DAY OF **SEPTEMBER**, AD. 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PERSONALLY APPEARED BEFORE ME THIS DAY **SEPTEMBER 9, 2016** AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT MINUTES BY HAND OFFICIAL STAMP OR SEAL, THIS DAY OF **SEPTEMBER**, AD. 2016.

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NOTARY PUBLIC

MY COMMISSION EXPIRES

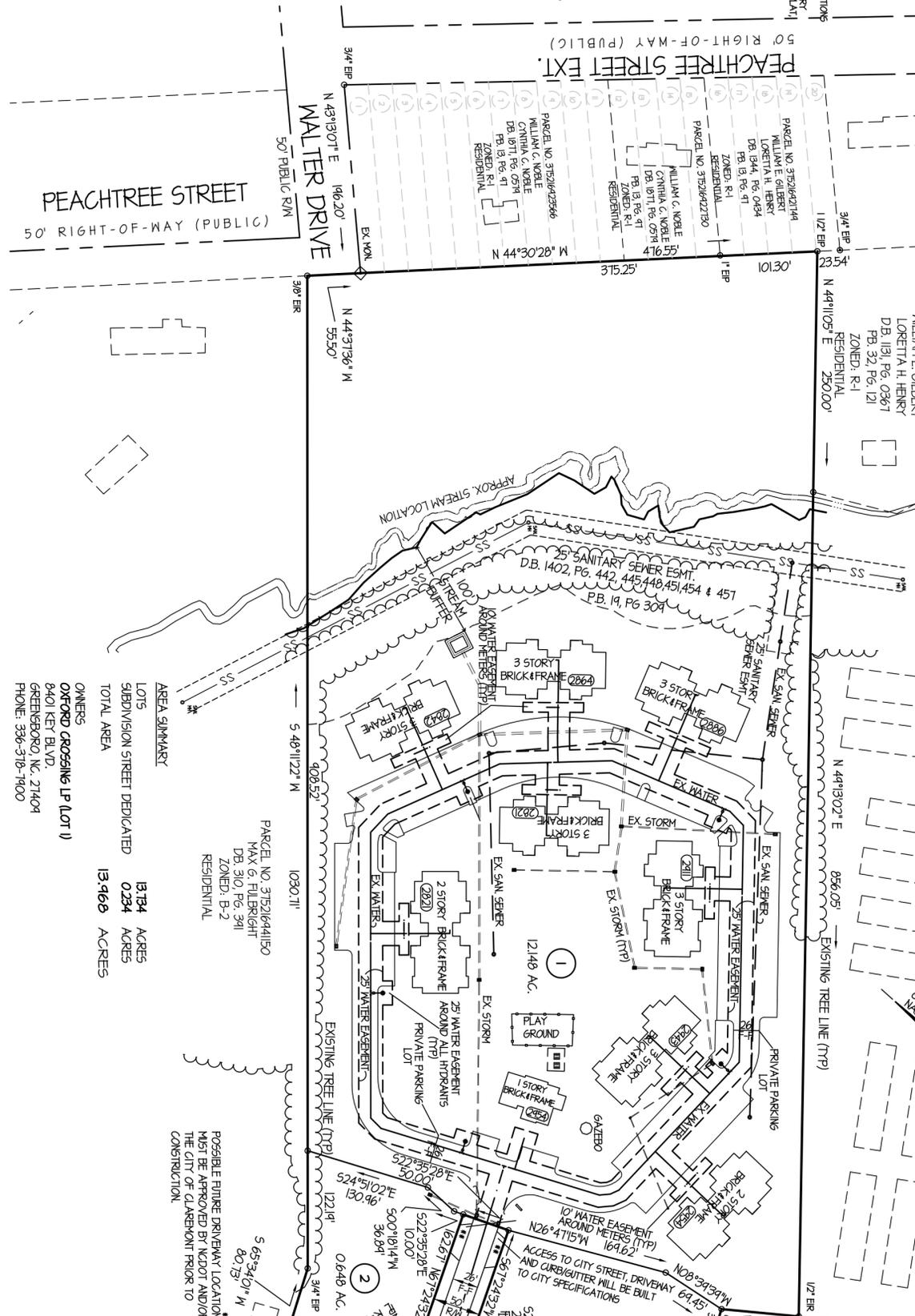
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NOTARY PUBLIC

MY COMMISSION EXPIRES

PLAT BOOK PAGE

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY-PLANET NUMBER - 3102315200. JURISDICTION TO THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 05, 2007, AS AMENDED, UNLESS OTHERWISE SHOWN ON ACCOMPANYING PLAT.



SYMBOL LEGEND

CATCH BASIN (CURB INLET)

SANITARY SEWER MANHOLE

FIRE HYDRANT

WATER VALVE

UNDERGROUND WATERLINE

UNDERGROUND SEWER

TEXT LEGEND

EXISTING

DEED BOOK

PAGE

ACRES

EXISTING IRON PIPE

NEW IRON PIPE

SQUARE FEET

AREA SUMMARY
LOTS 1374 ACRES
SUBDIVISION STREET DEDICATED 0.234 ACRES
TOTAL AREA 13.968 ACRES

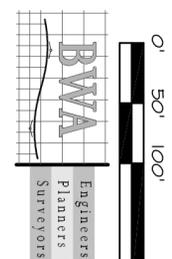
OWNERS
OXFORD CROSSING LP (LOT 1)
6401 KEY BLVD.
GREENSBORO, NC. 27404
PHONE: 336-318-1900

MKZ HOUSING LLC (LOTS 2 & 3)
6401 KEY BLVD.
GREENSBORO, NC. 27404
PHONE: 336-318-1900

DEED REFERENCE
FLAT REFERENCE
PARCEL NUMBERS
TAX MAP NUMBER
IRON PIPES AT ALL CORNERS
ZONING
DEED LOT
DEED LOT 2 & 3
NUMBER OF LOTS
3

FINAL PLAT
MAJOR SUBDIVISION FOR
OXFORD CROSSING LP
AND
MKZ HOUSING LLC
NORTH OXFORD STREET
CLINES TOWNSHIP CATAWBA COUNTY
NORTH CAROLINA
SEPTEMBER 9, 2016

SCALE: 1"=100'



BWA
Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
621 Tipton Court, Suite 100, Greensboro, NC 27401-2711
PO Box 11881, Greensboro, NC 27420-11881
Phone: 336-575-5711 Fax: 336-575-5719
NC LICENSE # C-00460

C.U.P. CONDITIONS:

1. On April 21, 2014, the applicant submitted an application for an 89-unit Multi-Family development for property located at 3005 N. Oxford Street, also identified with PIN 3752-16-43-8165. This property is zoned B-2 Community Business and Multi-Family homes are allowed with a Conditional Use Permit as part of a Planned Unit Development.
2. The 14.01 acre property is vacant.
3. City water and sewer are adjacent to the site.
4. Two small out parcels will be created to front N. Oxford Street and remain B-2 Community Business; the remaining 12.14 acres will be for the site of the multi-family complex and exceeds the minimum of 2 acres for a Planned Unit Development as a condition of the Conditional Use Permit.
5. The proposed project has a density of 115 dwelling units per acre and is less than the maximum density of 12 dwelling units per acre.
6. The Applicant must complete purchase of property before CUP becomes void as a condition of the CUP.
7. A Transportation Impact Study (TIS) shall be conducted and NCDOT Driveway Permit obtained prior to issuance of Certificate of Occupancy as a condition of the CUP.
8. As shown on the revised site plan, applicant shall install a deceleration lane that meets NCDOT standards regardless of TIS findings as a condition of the CUP.
9. Applicant shall voluntarily annex into the City prior to issuance of Certificate of Occupancy as a condition of the CUP.
10. As shown on the site plan, the access street shall meet City standards, be constructed by the applicant at the applicant's cost and be dedicated to the City prior to Certificate of Occupancy issuance as a condition of the CUP.
11. As shown on the site plan, applicant shall construct sidewalks along both sides of access street, the out parcels along N. Oxford Street, and along interior parking areas as shown on the site plan as a condition of the CUP.
12. Applicant shall construct sidewalk on northern property to intersect with Keisler St using the City's design plans as a condition of the CUP.
13. Applicant shall grant City necessary water and sewer easements to serve the property as a condition of the CUP.
14. Water and sewer designs shall meet City standards and be approved by Public Works Director and City Engineer prior to installation as a condition of the CUP.
15. All on-site water and sewer infrastructure will be installed by the applicant at the applicant's cost as a condition of the CUP.
16. As-bulbs for the water and sewer infrastructure shall be completed by the applicant and submitted to the City as a condition of the CUP.
17. Each dwelling unit shall have an individual water meter that meets City standards as a condition of the CUP.
18. As shown on the site plan, there shall be 26' of clear span between parking spaces for emergency vehicle access as a condition of the CUP.
19. As shown on the site plan, every fire hydrant shall have 26' of clear area for emergency access as a condition of the CUP.
20. The maximum impervious surface shall be 24% or less and there will be a minimum of 100' buffer along the creek at the rear of the property in accordance with the Watershed Protection Ordinance as a condition of the CUP. The impervious area on the current site plan is calculated at 23.4%.
21. As shown on the site plan, at least 10% of property shall be open space as required by Planned Unit Development regulations; this shall be dedicated to remain undeveloped on final, recordable plat as a condition of the CUP.
22. All signage for development shall meet City standards as a condition of the CUP.
23. Applicant shall construct a bus stop shelter on the City's right-of-way of the new access street, as a condition of the CUP.
24. As shown on the site plan, all dumpsters shall be fenced and properly landscaped in compliance with City standards as a condition of the CUP.
25. As shown on the site plan, all ground mounted mechanical equipment shall be properly screened with landscaping as a condition of the CUP.
26. As shown on the site plan, applicant shall provide 180 parking spaces which meet City standards of 2 spaces per dwelling unit, or 116 spaces as a condition of the CUP.
27. Landscaping for parking lot shall meet City standards prior to Certificate of Occupancy issuance as a condition of the CUP.
28. As shown on the site plan, landscaping buffer between the property and adjacent properties along the northern and southern property lines shall meet City standards, along with a white vinyl privacy fence to be erected on the western and southern boundaries of the adjacent property owned by Jackie Devlin as a condition of the CUP.
29. There are numerous entry points and driveway entrances along North Oxford Street.
30. An impact study shows that the projected project would place traffic of at least 87 % of the traffic capacity. The project would add to congestion along N. Oxford St.
31. The Proposed development will be compatible with the comprehensive land use and neighborhood plans, will not place an excessive traffic load on local streets, the site can be developed according to a site plan that will be compatible with existing neighborhood development, and the site can be provided with adequate utility services.
32. The project is compatible with the City's Land Development Plan in that it encourages infill development along N. Oxford St. It is pedestrian friendly development with sidewalks and a walkable location to the grocery and retail stores, and it creates affordable housing opportunities within the City.
34. With the above listed conditions, this project will not adversely affect the health or safety of the person residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood.

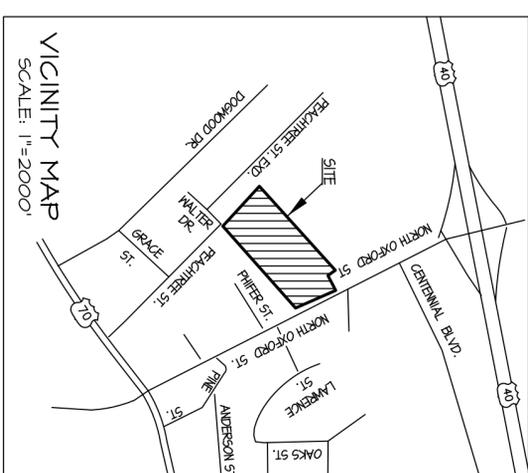
Based upon the foregoing findings of fact, the Board concludes as a matter of law as follows:

1. MKZ Housing, LLC's conditional use application complies with the application requirements set forth in Section 4-3-60, Section 4-3-64, Section 4-3-201 and Section 4-3-207 of the code.
2. As allowed by Section 4-3-60, Section 4-3-64, Section 4-3-201 and Section 4-3-261 of the Code, certain conditions as hereinafter set forth should be imposed in order to assure that the proposed development will conform to the requirements and spirit of the Zoning Ordinance.
3. That if any of the conditions affixed hereto or any part hereof shall be held invalid or void then this permit shall be void and of no effect. Based upon the foregoing findings and conclusions of law, the Board determines that MKZ Housing, LLC's application for a Conditional Use Permit allowing the property described in the application for a Planned Unit Development-Residential shall be and the same is hereby approved subject to all applicable provisions of the City of Claremont Zoning Ordinance, specifically including those provisions for Planned Unit Developments, and further based upon the continuing performance of the following conditions which will afford protection to the public health, safety and general welfare:

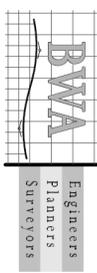
- a. The applicant, or its designee, and/or its/her successors in interest, or the property owner as holder of the Conditional Use Permit shall complete the proposed development strictly in accordance with the plans submitted by and approved by the Board.
- b. Project development shall adhere to plans submitted and approved by the City Planner consistent with this CUP.
- c. Two small out parcels shall be created to front N. Oxford Street and remain B-2 Community Business; the remaining 12.14 acres shall be for the site of the multi-family complex.
- d. The proposed project shall have a dwelling unit density of less than the maximum density of 12 dwelling units per acre.
- e. The Applicant must complete purchase of property before CUP becomes void.
- f. A Transportation Impact Study (TIS) shall be conducted and NCDOT Driveway Permit obtained prior to issuance of Certificate of Occupancy.
- g. As shown on the revised site plan, applicant shall install a deceleration lane that meets NCDOT standards regardless of TIS findings.
- h. Applicant shall voluntarily annex into the City prior to issuance of Certificate of Occupancy.
- i. As shown on the site plan, the access street shall meet City standards, be constructed by the applicant at the applicant's cost and be dedicated to the City prior to Certificate of Occupancy issuance.
- j. As shown on the site plan, applicant shall construct sidewalks along both sides of access street, the out parcels along N. Oxford Street, and along interior parking areas as shown on the site plan.
- k. Applicant shall construct sidewalk on northern property to intersect with Keisler St using the City's design plans.
- l. Applicant shall grant City necessary water and sewer easements to serve the property.
- m. Water and sewer designs shall meet City standards and be approved by Public Works Director and City Engineer prior to installation.
- n. All on-site water and sewer infrastructure will be installed by the applicant at the applicant's cost.
- o. As-bulbs for the water and sewer infrastructure shall be completed by the applicant and submitted to the City.
- p. Each dwelling unit shall have an individual water meter that meets City standards.
- q. As shown on the site plan, there shall be 26' of clear span between parking spaces for emergency vehicle access.
- r. As shown on the site plan, every fire hydrant shall have 26' of clear area for emergency access.
- s. The maximum impervious surface shall be 24 % or less and there will be a minimum of 100' buffer along the creek at the rear of the property in accordance with the Watershed Protection Ordinance, a condition of the CUP.
- t. As shown on the site plan, at least 10% of property shall be open space as required by Planned Unit Development regulations and shall be dedicated to remain undeveloped on final, recordable plat.
- u. All signage for development shall meet City standards.
- v. Applicant shall construct a bus stop shelter on the City's right-of-way of the new access street.
- w. As shown on the site plan, applicant shall provide 180 parking spaces which meet City standards of 2 spaces per dwelling unit, or 116 spaces.
- x. Landscaping for parking lot shall meet City standards prior to Certificate of Occupancy issuance.
- y. As shown on the site plan, landscaping buffer between the property and adjacent properties along the northern and southern property lines shall meet City standards, along with a white vinyl privacy fence to be erected on the western and southern boundaries of the adjacent property owned by Jackie Devlin.
- z. A failure of any holder of this permit to comply with any of the foregoing conditions shall be grounds for revocation of this Conditional Use Permit after Show Cause Hearing at which time the holder shall be given the opportunity to show cause why this permit not be revoked for violation of conditions PROVIDED THAT a show cause hearing is not required for violation of subsections e, f, h and above. For all other violations, the holder shall be given at least thirty (30) day notice of hearing by issuance of a Notice to Appear and Show Cause why this Conditional Use Permit not be revoked for violation of specified conditions. Notice shall be sufficient if served upon the permit holder at the mailing address listed for the holder as shown upon the records of the Catawba County Tax Collector for the subject property.

MISCELLANEOUS NOTES:

1. AREA DETERMINED BY COORDINATE METHOD
2. LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
3. BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM WADE & ASSOCIATES, P.A. AND RECORDED INFORMATION BASE BEARING - NAD 83 / NGRS-2011 COORDINATE ROTATION. REFERENCE PUBLISHED NG65 MON. "CLAREMONT",
N = 1222716.491 (GF)
E = 1361924.251 (GF)
ELEV. = 944.44 (NAVD-88)
4. INTERIOR DRIVE/PARKING AREA WILL BE MAINTAINED BY OWNER, NOT BY THE CITY OF CLAREMONT
5. AREA REQUIRED IN OPEN SPACE: 122 ACRES, AREA PROVIDED IN OPEN SPACE: 2.76 ACRES, 10% IS OPEN SPACE AND WILL BE UNDEVELOPED IN FUTURE.
6. WATER AND SEWER EASEMENTS WILL BE DEDICATED TO THE CITY AND ARE 25'
9. LINEAR FEET OXFORD MAY 110 LF



FINAL PLAT
 MAJOR SUBDIVISION FOR
OXFORD CROSSING LP
 AND
MKZ HOUSING LLC
 NORTH OXFORD STREET
 CLINES TOWNSHIP, CATAMBA COUNTY
 NORTH CAROLINA
SCALE: 1"=100' **SEPTEMBER 9, 2016**



Borum, Wade and Associates, P.A.
 621 Eagle Court, Suite 100, Greensboro, NC 27401-2711
 PO Box 11881, Greensboro, NC 27420-1881
 Phone: 336-575-9471 Fax: 336-575-9719
 www.bwaw.com
 NC LICENSE # C-0846

REQUEST FOR COUNCIL ACTION

Date of Meeting: October 3, 2016

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Approve Resolution 04-16 Awarding Contract to Hickory Sands Company, Inc. for Substance Inc. Infrastructure Improvement Project

In March, the City was awarded an Industrial Development Grant Fund from the NC Department of Commerce in the amount of \$120,975 to provide a sewer outfall system to serve Substance, Inc.

After design and permitting approval from the State, the City publicly advertised for bids to be received for the sanitary extension to serve Substance Inc. site on August 23, 2016. Hickory Sand Company, Inc. was the lowest bidder at \$165,905. All bids received were above the construction budget due primarily to higher than expected unit costs of the sanitary sewer pipe.

The City subsequently contacted the NC Department of Commerce to request additional grant funds to cover the actual construction costs. The NC Department of Commerce has indicated that funding may be awarded at the next Rural Infrastructure Authority meeting on October 20th.

This resolution awards the contract to Hickory Sand Company Inc. contingent upon approval of additional funding from the North Carolina Department of Commerce's North Carolina Industrial Development Fund or from Substance, Inc.

See the attached letter from The Wooten Company recommending award.

Recommendation: Motion to Approve Resolution 04-16

**City of Claremont
Resolution 04-16
Award For
Substance, Inc. Infrastructure Improvement Project**

WHEREAS, the City of Claremont publicly advertised for bids to be received for the City of Claremont – Sanitary Sewer Extension to Serve Substance Industrial Site, on August 23, 2016; and,

WHEREAS, the Bids were publicly opened on the stated date; and

WHEREAS, the City was awarded a grant from the State of North Carolina Industrial Development Fund as well as committed local and private funding.

NOW; THEREFORE BE IT RESOLVED BY THE CLAREMONT CITY COUNCIL that the bid be awarded in accordance with the engineer, The Wooten Company, letter of recommendation of September 28, 2016 to Hickory Sand Company, Inc., in the amount of \$165,905.

NOW; THEREFORE BE IT ALSO RESOLVED that bids are awarded subject to approval of an additional funding award from the North Carolina Department of Commerce's North Carolina Industrial Development Fund or Substance, Inc.

Adopted this the 3rd day of October, 2016, Claremont, North Carolina.

Shawn R. Brown, Mayor

CERTIFICATE OF RECORDING OFFICER

The undersigned duly qualified and acting Clerk of the City of Claremont does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the award of the bid for regularly adopted at a legally convened meeting of the Claremont City Council duly held on the 3rd day of October, 2016; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of October, 2016.

Wendy Helms, City Clerk



ENGINEERING
PLANNING
ARCHITECTURE

September 28, 2016

Ms. Catherine Renbarger
City Manager
City of Claremont
3288 East Main Street
Claremont, North Carolina 28610

Ref: Receipt of Bids for Sanitary Sewer Extension to Serve Substance Industrial Site
City of Claremont
Claremont, North Carolina
TWC No. 2974-E

Dear Ms. Renbarger:

Construction bids for the above-referenced project were received on August 23, 2016. Four (4) bids were submitted ranging from \$165,905.00 to \$268,128.00 as a unit price contract. All of the bids received were above the construction budget. The main reason the bids were above the construction budget were due to the higher than expected unit costs of the sanitary sewer pipe and the bore and jack. The City contacted NC Department of Commerce to request additional grant funds to assist with the funding of the project to increase the current grant from the Industrial Development Fund. NC Commerce indicated that additional funding would likely be awarded, but final approval would not be made until October 20, 2016.

We are recommending award of the construction contract to Hickory Sand Co. (Hickory, NC) in the amount of One Hundred Sixty Five Thousand Nine Hundred and Five Dollars and Zero Cents (\$165,905.00) contingent upon concurrence from the City and the NC Department of Commerce. The contractor meets the obligation of being the lowest responsive, responsible bidder.

If the Claremont City Council is in agreement with our recommendation, please sign and date all four (4) copies of the enclosed Notice of Award to Hickory Sand Co., and return all copies to our office at your earliest convenience.

1430B Old Lenoir Road, NW
Hickory, NC 28601

828.322.5533
fax 828.322.5242

A copy of the Certified Bid Tabulation and Unit Price Summary is included for your reference.

If you have any questions, please contact our office.

Best Regards,

The Wooten Company

By:



A. Slade Harvin, P.E.

Enc: Notice of Award
Certified Bid Tabulation
Unit Price Summary

Via: Email/Mail

Cc: TWC File



Notice of Award

Project: Sanitary Sewer Extension to Serve Substance Industrial Site	Date: 10/3/2016
Owner: City of Claremont	Owner's Contract No.:
Contract: 1	Engineer's Project No.: 2974-K
Bidder: Hickory Sand Co.	
Bidder's Address: (send Certified Mail, Return Receipt Requested) 1490 S. Center Street	
Hickory, NC 28602	

You are notified that your Bid dated 8/23/2016 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the following:

Sanitary Sewer Extension to Serve Substance Industrial Site

The Contract Price of your Contract is One Hundred Sixty Five Thousand Nine Hundred and Five Dollars (\$165,905.00).

0 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

0 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 10 days of the date you receive this Notice of Award.

1. Deliver to the Owner 4 fully executed counterparts of the Contract Documents once notified of funding on October 20, 2016.
2. Deliver with the executed Contract Documents the Contract Bonds as specified in the Instructions to Bidders, General Conditions Paragraph 5.01, and Supplementary Conditions Paragraph SC-5.01.
3. Other conditions precedent:
Contingent upon City being approved for additional IDF funds.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Claremont
Owner
By: _____
Authorized Signature

Mayor
Title

Copy to Engineer

Acceptance of Notice

Receipt of the above Notice of Award is hereby acknowledged by _____
this the _____ day of _____, 20__.

By: _____

Title: _____

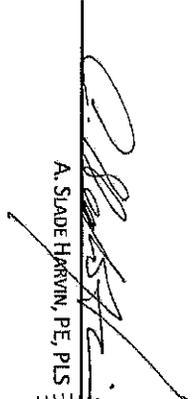
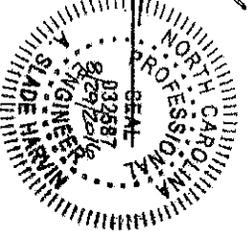
Bid Tab
Sanitary Sewer Extension to Serve Substance Industrial Site
City of Claremont, North Carolina
TWC Project No. 2749-K



Bid Date/Time: Tuesday, August 23, 2016 @ 2:00PM

Contractor Name & Address	Lic. #	Limit/ Class	Bid Bond (5%)	Base Bid	Remarks
Brushy Mountain Builders 3390 Gaither Walker Circle Lenoir, NC 28645	60284	UL:PU	\$		No Bid
Davis Grading, Inc. 3420 W. Zion Church Road Shelby, NC 28150	47634	UL:H;PU	\$ 172,364.00		
Hickory Sand Company Inc. 1490 S. Center Street Hickory, NC 28602	2648	UL:H;PU	\$ 165,905.00		Low Bidder
Iron Mountain Construction Co. 601 Hospital Road Mountain City, TN 37683	26784	UL:H;PU	\$		No Bid
Landsdown Earth & Pipe, Inc. 3214 Summerfield Drive Monroe, NC 28110	65343	UL:H;PU	\$ 268,128.00		
Zoladz Construction Co., Inc. 1520 West Boulevard, Suite C Charlotte, NC 28208	72142	UL:UC	\$ 242,350.00		Math Error

This is to certify that the bids tabulated herein were opened and read aloud at 2:00 p.m. on the 23rd day of August 2016 in the City Council Chambers located at 3288 East Main Street, Claremont, NC 28610 and that all said bids were accompanied by either a Certified Check or Bidder's Bond except as otherwise noted.


 A. SLADE HARVIN, PE, PLS


Bid Tabulation Summary
City of Claremont
Sanitary Sewer Extension to Serve Substance Industrial Site
Bid Date: August 23, 2016 at 2:00 P.M.

Item No.	Description	Unit	Estimated Quantity	KOVIF BIDDERS		Davis Grading, Inc.		Zoladz Construction		Landsdown Earth & Pipe		Bid Averages			
				Unit Price	Total Extended Price	Unit Price	Total Extended Price	Unit Price	Total Extended Price	Unit Price	Total Extended Price	Average of All Bids	Total Extended Price	Unit Price	Total Extended Price
1	(0)-(6) Ft Depth 8-inch SDR-35 PVC Sewer Line	LF	880	\$88.00	\$77,440.00	\$72.00	\$63,360.00	\$66.00	\$57,960.00	\$170.00	\$149,600.00	\$99.75	\$87,500.00	\$68.33	\$60,133.33
2	(6)-(8) Ft Depth 8-inch SDR-35 PVC Sewer Line	LF	100	\$73.00	\$7,300.00	\$72.00	\$7,200.00	\$68.00	\$6,800.00	\$101.00	\$10,100.00	\$78.50	\$7,850.00	\$71.00	\$7,100.00
3	(6)-(8) Ft Depth 8-inch DIP PVC Sewer Line	LF	85	\$80.00	\$6,800.00	\$72.00	\$6,120.00	\$170.00	\$14,350.00	\$92.00	\$7,720.00	\$81.00	\$6,885.00	\$90.67	\$7,706.67
4	(8)-(10) Ft Depth 8-inch SDR-35 PVC Sewer Line	LF	60	\$79.00	\$4,740.00	\$72.00	\$4,320.00	\$71.00	\$4,260.00	\$130.00	\$7,800.00	\$88.00	\$5,280.00	\$74.00	\$4,440.00
5	24-inch Steel Encasement by Bore & Jack with 8-inch Class 350 DIP Gravity Sewer	LF	85	\$369.00	\$31,365.00	\$378.00	\$32,130.00	\$500.00	\$42,500.00	\$408.00	\$34,680.00	\$422.75	\$35,065.75	\$414.33	\$35,218.33
6	(0)-(6) Ft Depth 4 Ft Diameter Precast Manhole	EA	5	\$1,950.00	\$9,750.00	\$3,260.00	\$16,300.00	\$4,550.00	\$22,750.00	\$2,522.00	\$12,610.00	\$3,070.50	\$15,352.50	\$3,253.33	\$16,266.67
7	(6)-(8) Ft Depth 4 Ft Diameter Precast Manhole	EA	1	\$2,200.00	\$2,200.00	\$3,260.00	\$3,260.00	\$5,240.00	\$5,240.00	\$3,396.00	\$3,396.00	\$3,524.00	\$3,524.00	\$3,566.67	\$3,566.67
8	(8)-(10) Ft Depth 4 Ft Diameter Precast Manhole	EA	1	\$2,650.00	\$2,650.00	\$3,260.00	\$3,260.00	\$6,250.00	\$6,250.00	\$3,496.00	\$3,496.00	\$3,914.00	\$3,914.00	\$4,053.33	\$4,053.33
9	(10)-(12) Ft Depth 4 Ft Diameter Precast Manhole	EA	1	\$3,900.00	\$3,900.00	\$3,260.00	\$3,260.00	\$6,350.00	\$6,350.00	\$3,608.00	\$3,608.00	\$4,129.50	\$4,129.50	\$4,303.33	\$4,303.33
10	8-inch Diameter Precast Inside Drop Manhole	EA	1	\$10,000.00	\$10,000.00	\$7,760.00	\$7,760.00	\$50,820.00	\$50,820.00	\$9,604.00	\$9,604.00	\$19,546.00	\$19,546.00	\$22,860.00	\$22,860.00
11	Sewer Tie-in to Existing Manhole	EA	1	\$2,800.00	\$2,800.00	\$4,119.00	\$4,119.00	\$3,960.00	\$3,960.00	\$1,109.00	\$1,109.00	\$2,847.00	\$2,847.00	\$3,426.33	\$3,426.33
12	Asphalt Pavement Patching	SY	80	\$725.00	\$58,000.00	\$45.00	\$3,600.00	\$95.00	\$7,600.00	\$65.00	\$5,200.00	\$70.00	\$5,600.00	\$71.67	\$5,733.33
13	Inlet Protection	EA	2	\$150.00	\$300.00	\$15.00	\$30.00	\$90.00	\$1,800.00	\$42.00	\$84.00	\$59.00	\$118.00	\$48.33	\$96.67
14	8-inch RI DIP Water Main	LF	950	\$6.00	\$5,700.00	\$3.50	\$3,325.00	\$4.00	\$3,800.00	\$5.00	\$4,750.00	\$4.38	\$4,156.25	\$4.17	\$3,958.33
16	12-inch x 8-inch Tapping Sleeve and Valve	EA	1	\$7,250.00	\$7,250.00	\$7,200.00	\$7,200.00	\$5,950.00	\$5,950.00	\$5,305.00	\$5,305.00	\$6,426.25	\$6,426.25	\$6,800.00	\$6,800.00
18	8-inch Gate Valve and Box	EA	1	\$1,950.00	\$1,950.00	\$2,100.00	\$2,100.00	\$2,050.00	\$2,050.00	\$1,606.00	\$1,606.00	\$1,926.50	\$1,926.50	\$2,033.33	\$2,033.33
TOTAL					\$65,905.00	\$372,644.00	\$262,350.00	\$268,928.00	\$212,186.75	\$219,339.67	\$193,539.67				

REQUEST FOR COUNCIL ACTION

Date of Meeting: October 3, 2016

To: Mayor and the City Council
From: Catherine Renbarger, City Manager

Action Requested: Approve Ordinance 8-16 Amending the Substance Inc. Project Fund Budget and Approve Ordinance 9-16 Amending the Water & Sewer Fund Budget

These ordinances amend the project budget for Substance Inc. to reflect the higher than anticipated construction costs. As there is a 25% local match for the Industrial Development Fund Grant, the amount of revenue received from the grant, as well as the City’s contribution have been increased. The total grant revenue received is budgeted to increase by \$28,500 while the City contribution is now budgeted to increase by \$9,500, for a total City contribution of \$49,825.

	Original	Amended Budget
Construction Costs	\$128,800	\$165,905
Easement Acquisition & Engineering	\$29,000	\$29,000
Grant Administration	\$3,500	\$3,500
Total	\$161,300	\$198,405

Recommendation: Motion to Approve Ordinance 8-16 Amending the Substance Inc. Project Fund Budget; Motion to Approve Ordinance 9-16 Amending the Water & Sewer Fund Budget

City Council of the City of Claremont

Catawba County, North Carolina

Ordinance No. 8-16

AN ORDINANCE OF THE CITY OF CLAREMONT AMENDING THE SUBSTANCE INC.
ECONOMIC DEVELOPMENT PROJECT FUND BUDGET

THE CITY COUNCIL OF THE CITY OF CLAREMONT DOES HEREBY ORDAIN AS
FOLLOWS:

Economic Development Project Fund

	<u>Increase</u>	<u>Decrease</u>
<u>Revenues</u>		
Commerce/IDF Grant 82.3483.0000	\$28,500	
Transfer from Water & Sewer Fund 82.3970.0100	\$9,500	
<hr/> Total	<hr/> \$38,000	
 <u>Expenditures</u>		
Contracted Services 82.5710.4500	\$38,000	
<hr/> Total	<hr/> \$38,000	

INTRODUCED at the regular meeting of the City Council of the City of Claremont on October 3, 2016.

ADOPTED at the regular meeting of the City Council of the City of Claremont on October 3, 2016.

MAYOR Shawn R. Brown

ATTEST:

Wendy Helms, City Clerk

APPROVED AS TO FORM:

Bob Grant, City Attorney

City Council of the City of Claremont

Catawba County, North Carolina

Ordinance No. 09-16

AN ORDINANCE OF THE CITY OF CLAREMONT AMENDING THE WATER AND SEWER FUND BUDGET

THE CITY COUNCIL OF THE CITY OF CLAREMONT DOES HEREBY ORDAIN AS FOLLOWS:

Water & Sewer Fund

	<u>Increase</u>	<u>Decrease</u>
<u>Expenditures</u>		
Wastewater Capital		
30.8250.7400		\$9,500
<hr/>		
Total		\$9,500
Transfer to Substance Project Fund		
30.8250.9600	\$9,500	
<hr/>		
Total	\$9,500	

INTRODUCED at the regular meeting of the City Council of the City of Claremont on October 3, 2016.

ADOPTED at the regular meeting of the City Council of the City of Claremont on October 3, 2016.

MAYOR Shawn R. Brown

ATTEST:

Wendy Helms, City Clerk

APPROVED AS TO FORM:

Bob Grant, City Attorney

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Approve Resolution 05-16 Authorizing Utility Easement Acquisition

In order to provide sanitary sewer to Substance, Inc. a utility easement is needed. See the attached Utility Easement Survey for additional details. Property owners Charles and Nancy Murray have agreed to grant and convey a utility easement acquisition for a sum of \$3,000. Sufficient funds are budgeted.

Recommendation: Motion to Approve Resolution 05-16

**CITY OF CLAREMONT
NORTH CAROLINA**

**RESOLUTION # 05-16
A RESOLUTION AUTHORIZING UTILITY EASEMENT ACQUISITION ON
CHARLES MURRAY PROPERTY**

WHEREAS, N.C.G.S. 160A-312 authorizes the City of Claremont to operate wastewater collection and treatment; and

WHEREAS, Substance Inc., a manufacturer of pressure sensitive materials for the outdoor signage market, recently announced plans to invest over \$3,429,000 in a new facility and equipment in the Claremont International Business Park; and

WHEREAS, the City received an Industrial Development Grant Fund to help provide the necessary gravity sewer for Substance Inc.; and

WHEREAS, a utility easement is needed upon portions of land of Charles F. Murray and Nancy H. Murray lying west of South Oxford Street and south of Frazier Drive and being identified as Catawba County Tax Parcel Number 376105190276 and having a deed reference of Deed Book 1899 at Page 232 and plat reference of Plat Book 14 at Page 1 of the Catawba County Registry; and

WHEREAS, property owners Charles F. Murray and Nancy H. Murray have agreed to grant and convey a perpetual right and easement to construct and maintain a sewer line and to go upon said property whenever it is reasonably necessary for the purpose of inspecting, maintaining, and repairing said sewer line for a sum of Three Thousand Dollars (\$3,000); and

WHEREAS, sufficient funds are budgeted to acquire this easement.

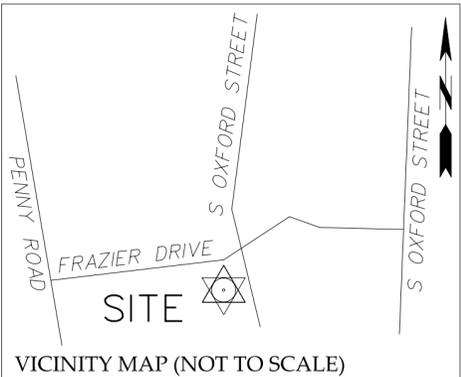
NOW, THEREFORE, BE IT RESOLVED that the City Council of Claremont approves this utility easement acquisition with Charles F. Murray and Nancy H Murray.

Adopted the 3rd day of October, 2016.

Shawn R. Brown, Mayor

ATTEST:

Wendy Helms, City Clerk

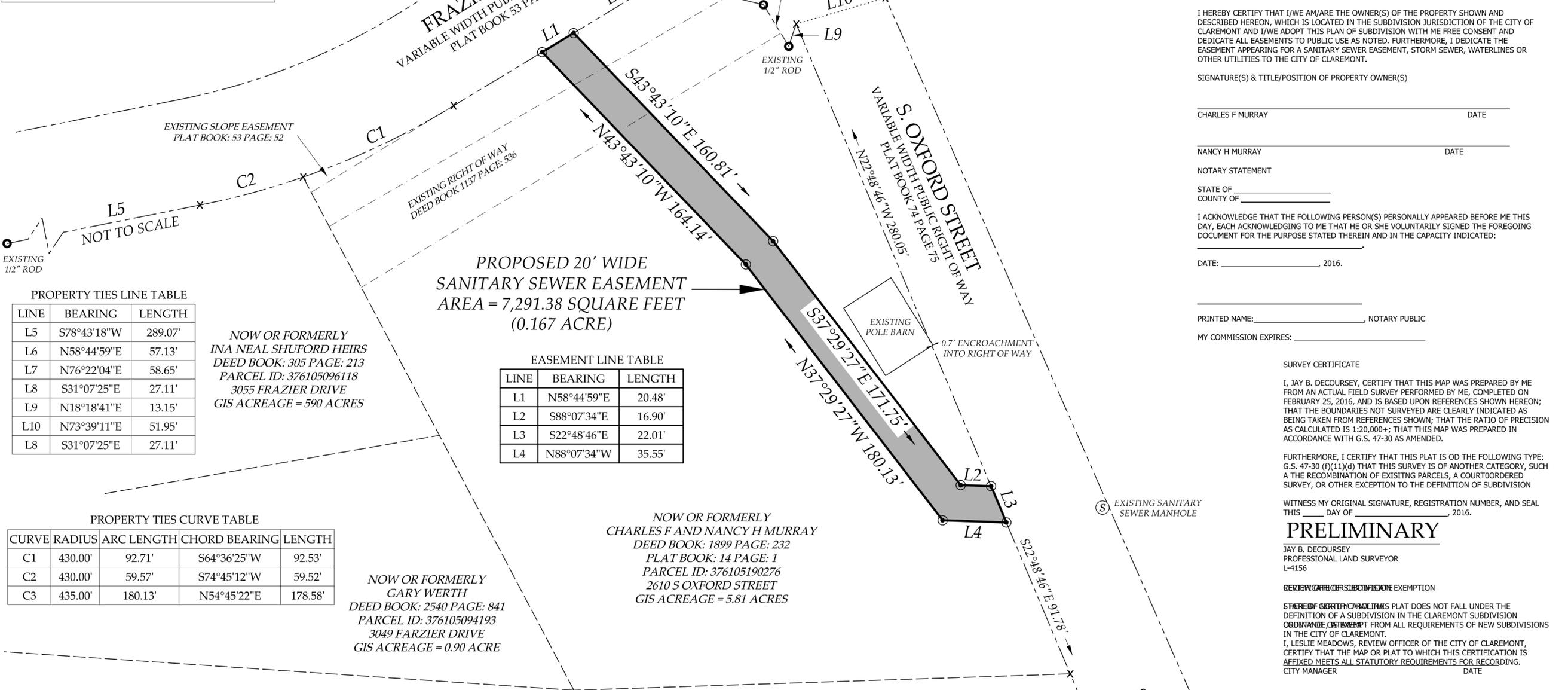


- LEGEND-**
- PROPERTY LINE
 - - - EXISTING RIGHT OF WAY
 - - - EXISTING EASEMENT
 - EXISTING PROPERTY MONUMENT
 - x COMPUTED POINT
 - NEW 5/8" REBAR SET

CERTIFICATE OF APPROVAL BY CITY COUNCIL
 I, CATHERINE RENBARGER, CITY MANAGER FOR THE CITY OF CLAREMONT, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED WAS APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF CLAREMONT ON THE _____ DAY OF _____, 2016

CITY MANAGER _____ DATE _____

THE COORDINATES SHOWN ON THIS MAP WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING A DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN NAD83 (NSRS2011) POSITIONS AND NAVD88 ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.



PROPERTY OWNERS CERTIFICATE

I HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CLAREMONT AND I/WE ADOPT THIS PLAN OF SUBDIVISION WITH ME FREE CONSENT AND DEDICATE ALL EASEMENTS TO PUBLIC USE AS NOTED. FURTHERMORE, I DEDICATE THE EASEMENT APPEARING FOR A SANITARY SEWER EASEMENT, STORM SEWER, WATERLINES OR OTHER UTILITIES TO THE CITY OF CLAREMONT.

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S)

CHARLES F MURRAY _____ DATE _____

NANCY H MURRAY _____ DATE _____

NOTARY STATEMENT

STATE OF _____
 COUNTY OF _____

I ACKNOWLEDGE THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: _____, 2016.

PRINTED NAME: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPERTY TIES LINE TABLE

LINE	BEARING	LENGTH
L5	S78°43'18"W	289.07'
L6	N58°44'59"E	57.13'
L7	N76°22'04"E	58.65'
L8	S31°07'25"E	27.11'
L9	N18°18'41"E	13.15'
L10	N73°39'11"E	51.95'
L8	S31°07'25"E	27.11'

NOW OR FORMERLY
 INA NEAL SHUFORD HEIRS
 DEED BOOK: 305 PAGE: 213
 PARCEL ID: 376105096118
 3055 FRAZIER DRIVE
 GIS ACREAGE = 590 ACRES

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N58°44'59"E	20.48'
L2	S88°07'34"E	16.90'
L3	S22°48'46"E	22.01'
L4	N88°07'34"W	35.55'

NOW OR FORMERLY
 CHARLES F AND NANCY H MURRAY
 DEED BOOK: 1899 PAGE: 232
 PLAT BOOK: 14 PAGE: 1
 PARCEL ID: 376105190276
 2610 S OXFORD STREET
 GIS ACREAGE = 5.81 ACRES

NOW OR FORMERLY
 GARY WERTH
 DEED BOOK: 2540 PAGE: 841
 PARCEL ID: 376105094193
 3049 FARZIER DRIVE
 GIS ACREAGE = 0.90 ACRE

NOW OR FORMERLY
 CLAREMONT NA CABLE SYSTEMS LLC
 DEED BOOK: 2589 PAGE: 609
 PARCEL ID: 376105075908
 2512 PENNY ROAD
 GIS ACREAGE = 69.39 ACRES

PROPERTY TIES CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH
C1	430.00'	92.71'	S64°36'25"W	92.53'
C2	430.00'	59.57'	S74°45'12"W	59.52'
C3	435.00'	180.13'	N54°45'22"E	178.58'

- NOTES -**
- THIS PLAT IS FOR DESCRIPTIVE AND REFERENCE PURPOSES ONLY. IT DOES NOT CONSTITUTE A DEDICATION OR CONVEYANCE OF EASEMENTS OR RIGHT OF WAY. DEDICATION OR CONVEYANCE OF SUCH EASEMENTS OR RIGHT OF WAY MAY BE DISCLOSED BY A SEARCH OF THE PUBLIC LAND RECORDS FOR DEDICATION PLATS, INSTRUMENTS OF CONVEYANCE, OR RECORD OF JUDICIAL PROCEEDINGS.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS, UNLESS STATED OTHERWISE. ALL DIMENSIONS ARE IN US SURVEY FEET.
 - ALL BEARINGS SHOWN ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983, 2011)
 - AREAS ARE BY COORDINATE COMPUTATION.
 - THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3710376100J, EFFECTIVE DATE SEPTEMBER 5, 2007.
 - WETLANDS WERE NEITHER INVESTIGATED NOR DETERMINED AS PART OF THIS SURVEY.

SURVEY CERTIFICATE

I, JAY B. DECOURSEY, CERTIFY THAT THIS MAP WAS PREPARED BY ME FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME, COMPLETED ON FEBRUARY 25, 2016, AND IS BASED UPON REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BEING TAKEN FROM REFERENCES SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d) THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, 2016.

PRELIMINARY

JAY B. DECOURSEY
 PROFESSIONAL LAND SURVEYOR
 L-4156

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA PLAT DOES NOT FALL UNDER THE DEFINITION OF A SUBDIVISION IN THE CLAREMONT SUBDIVISION ORDINANCE, IS EXEMPT FROM ALL REQUIREMENTS OF NEW SUBDIVISIONS IN THE CITY OF CLAREMONT.

I, LESLIE MEADOWS, REVIEW OFFICER OF THE CITY OF CLAREMONT, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CITY MANAGER _____ DATE _____

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF SUBDIVISION EXEMPTION

I HEREBY CERTIFY THAT THIS PLAT DOES NOT FALL UNDER THE DEFINITION OF A SUBDIVISION IN THE CLAREMONT SUBDIVISION ORDINANCE, IS EXEMPT FROM ALL REQUIREMENTS OF NEW SUBDIVISIONS IN THE CITY OF CLAREMONT.

CITY MANAGER _____ DATE _____

REVISIONS

THE WOOTEN COMPANY
 ENGINEERING | PLANNING | ARCHITECTURE
 1430 B Old Lenoir Road NW Hickory, NC 28601
 828.322.5533 fax 828.322.5242
 License Number: F-0115



UTILITY EASEMENT SURVEY FOR:
THE CITY OF CLAREMONT
 ON THE LANDS OF
CHARLES & NANCY MURRAY

CLINES TOWNSHIP CATAWBA COUNTY NORTH CAROLINA

SURVEYED BY:	JBD	SHEET <u>1</u> OF <u>1</u>
DATE OF SURVEY:	FEB. 2016	
FIELD BOOK:	HO-JD	
PROJECT #:	2974-K	
DGN DATE:	AUGUST 2016	
DGN NAME:	MURRAY PLAT	

S1

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Catherine Renbarger, City Manager

Action Requested: Approve Resolution 06-16 Authorizing Building Reuse Application for Project Acronym

The General Assembly has authorized funds to the North Carolina Department of Commerce Rural Economic Development Division to stimulate economic development and job creation. A portion of the authorized funding makes grants available to aid eligible units of local government to stimulate creation of jobs through the expansion and renovation of buildings currently in use.

This resolution will authorize the City of Claremont to submit a Building Reuse Application to the NC Department of Commerce for up to \$500,000 for Project Acronym. If awarded, the City will be required to provide a 5% cash match of up to \$25,000.

Recommendation: Motion to Approve Resolution 06-16



**CITY OF CLAREMONT
NORTH CAROLINA**

RESOLUTION # 06-16

**Authorizing Resolution Rural Economic Development Division North
Carolina Department of Commerce Building Reuse Grant Application for
Project Acronym**

WHEREAS, the North Carolina General Assembly authorized funds to the North Carolina Department of Commerce Rural Economic Development Division to stimulate economic development and job creation. A portion of the funding authorized the making of grants to aid eligible units of government to stimulate the creation of jobs through the expansion and renovation of buildings currently in use that will spur economic activity; and

WHEREAS, Claremont desires to assist through grant funding the economic renovation of a now vacant section of the Acronym facility located at the International Business Park in Claremont; and

WHEREAS, Claremont intends to request from NC Department of Commerce Rural Economic Development Division grant assistance for Project Acronym from the Building Reuse Program for the renovation and restoration of the facility in Claremont allowing for a new manufacturing line that will create new full-time employment at the facility:

**NOW THEREFORE BE IT RESOLVED, BY THE CLAREMONT CITY
COUNCIL:**

That Claremont provides the minimum 5% cash match for an application request up to \$500,000 if a grant award is made.

That Catherine Renbarger, City Manager, is hereby authorized to execute and file an application on behalf of Claremont with The NC Department of Commerce Rural Economic Development Division for a grant to assist in the re-development of the project described above.

That Catherine Renbarger, City Manager, is hereby authorized and directed to furnish such information as The NC Department of Commerce Rural Economic Development Division may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That Claremont has substantially complied or will substantially comply with all Federal, State, and Local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this the 3rd day of October, 2016 at Claremont, North Carolina.

Shawn R. Brown, Mayor

Wendy L. Helms, City Clerk



CERTIFICATE OF RECORDING OFFICER

The undersigned duly qualified Wendy L. Helms, City Clerk, does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with The NC Department of Commerce Rural Economic Development Division, as adopted at a legally convened meeting of the Claremont City Council duly held on the 5th day of January 2015; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of January, 2015.

Wendy L. Helms
City Clerk

REQUEST FOR COUNCIL ACTION

Date of Meeting: **October 3, 2016**

To: Mayor and the City Council

From: Wendy Helms, City Clerk

Action Requested: Consideration for Donating Equipment to the Catawba Police Department

The Claremont Police Department has acquired new “stop sticks”. They are asking that the old equipment they have be surplused and donated to the Catawba Police Department. Enclosed is a letter from Chief Cozzen at Catawba.

Recommendation: Motion to surplus items and donate to the Catawba Police Department



Catawba Police Department

P.O. Box 848, 107 S Main Ave
Catawba, NC 28609

Phone: 828-241-4888 / Fax: 828-241-3789

Chief of Police R. Duane Cozzen



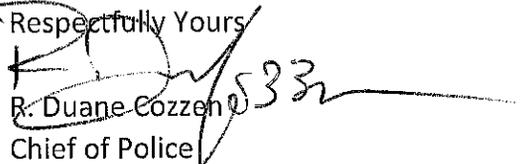
September 2, 2016

This is a request for two used Viper Stop Sticks from the City of Claremont Police Department by the Town of Catawba Police Department.

Due to budget restraints and the lack of grant monies for said item the Town of Catawba Police Department respectfully request the consideration of donating the two spike strips to our department to help insure the safety of our citizens.

The spike strips will only be used after each officer has the proper training and will be used to help stop any potential hazardous vehicle chase that may come to our town.

Respectfully Yours


R. Duane Cozzen

Chief of Police

Town of Catawba

Police Department

REQUEST FOR COUNCIL ACTION

Date of Meeting:

To: Mayor and the City Council

From: Wendy Helms, City Clerk

Action Requested: Change of Location for November 2016 Council Meeting

Due to the Presidential Elections, the Council Chambers at City Hall will be needed for voting. We are asking you to consider changing the location to the Claremont Police Department for the November 2016 meeting.

Recommendation: Motion to change the location to the Police Dpartment

Claremont September 2016 Dashboard Report

Police Dept.			Fire Dept.			Financials		
	Month	YTD		Month	YTD		% In	% Out
Calls Answered	620	5388	Calls for Service	31	282	General Fund	25%	22%
Citations Served	169	1231	Working Fires	4	27	Water/Sewer Fund	28%	16%
Warnings	97	577	Training Hours	78	1977	Rescue Squad		
Number of Arrests	7	107	Prevention Programs	12	168		Month	YTD
Accidents	11	107	Structural Responses	10	73	Calls for Service		358
Warrants	14	213	EMS Calls	14	82	Training Hours		255
Open Cases	9	66				Other Activities & Announcements		
Other Activities & Announcements			Other Activities & Announcements			Other Activities & Announcements		
Capt. Long was accepted to the Star Team Countywide Negotiators Unit. Lt Clark and Ofcr Bumgarner attended the HWY Patrol Driving School.			Fire Prevention Week 2nd week in October			No Report		
Public Works			Utility Dept.			Planning & Zoning Dept.		
	Month	YTD		Month	YTD		Month	YTD
Vehicles Serviced	12	126	Water Turned Off	12	110	Total Zoning Permits	3	20
Recycling Tons- Aug 2016	8.27	72.95	Water Taps	0	2	Commercial Projects	1	4
Solid Waste Tonnage	48.29	305.89	Water Purchased	Not Received	67,405,383	New Dwelling Units	0	7
Street Lights Replaced	5	73	Water Sold	Billed on 1st	62,423,911	Customers w/ Inquiries	10	104
Work Orders	37	307	McLin WWTP Avg.		904,094	New Plats Reviewed	0	4
Sewer Line Jetted/ Manholes	1670+9	15858(68)	North WWTP Avg.		577,903	Plng Brd Agenda Items	2	23
Other Activities & Announcements			Other Activities & Announcements			Other Activities & Announcements		
Working on removing poison ivy at the interstate ramps. Boiler building has been cleaned up at Jessup Kline building			Escavated three sewer man holes on Main Street, jetted and cleaned out.			Detailed review of Oxford Way Final Plat. Proposed language for Moratorium text amendment. Code enforcement		



DRAFT

**PLANNING BOARD
MINUTES
September 19, 2016**

Members Present

Robert Smith
Gene Monday
Larry Pannell
Jeff Barkley
Todd Setzer
Crystal Clark

Members Absent

Les Marrow
Nick Colson

Staff Present

Leslie M. Meadows, Planner

Others Present

Ron Lancaster, Alternate Member
Johnny Wear, WPCOG

Call to Order

Chairman Robert Smith called the meeting to order at approximately 7:02 p.m., followed by an invocation.

Approval of August 15, 2016 Planning Board Minutes

Upon Gene Monday's motion and Crystal Clark's second, the board unanimously approved the August Minutes as presented.

ZONING ACTIVITIES

Oxford Way Final Plat

Members were provided full-sized copies of the Oxford Crossing final plat. The new street, Oxford Way, dedicated to the City, is already built and has passed Wooten Engineering and the City's inspections. Per a more detailed review of the preliminary plat, staff discovered several other requirements under the Zoning Ordinance 9-4-42 checklist which would be valuable to include:

- The proposed interior street layout containing existing all existing buildings.
- The telephone number of the owner.
- Water and sewer easements.
- The Conditional Use Permit conditions.
- A maintenance agreement statement, verifying that the City is not responsible for maintain interior drives/parking areas.

The final plat now includes all these items. Planner Meadows explained that even though City Council had to postpone review of the preliminary plat of this project till Sept. 26th, it would be beneficial to move forward with the final plat, due to the fact that tenants are already living in the development under a temporary certificate of occupancy. Crystal Clark made the motion to recommend approval of the final plat, as presented, pending Council's approval of the preliminary. Todd Setzer seconded, and the board unanimously agreed. The Oxford Crossing

final plat is scheduled to go before City Council for review on October 3rd.

Moratorium Text Amendments to Manufacturing District

Planner Meadows reminded the board that the City Council has instated a 60-day moratorium on conditional use permits in the Manufacturing District (M-1) in order to protect the integrity of the International Business Park. Claremont has invested in infrastructure in the International Business Park with the goal of drawing large, corporate employers to strengthen the local economy, tax base, and property values. During the 60-day moratorium, City and planning staff agreed that creating separate districts for light manufacturing (M-1) and heavy manufacturing (M-2), placing the higher intensity uses in the heavy manufacturing district, would allow the City to better regulate what uses can locate in the International Business Park. Staff inventoried current manufacturing operations as a basis for distinguishing between “light” and “heavy” uses. The Economic Development Corporation reviewed and provided their input as well. Due to the amount of anticipated growth and number of jobs created within these districts, parking lots as a principal use would now be permitted also, with certain conditions. Planner Meadows also noted that the new zoning district, M-2, will not affect current uses/businesses, but only those locating in Claremont henceforth. Jeff Barkley motioned for recommended approval, stating the proposed zoning text amendment, creating two distinct manufacturing districts, furthers consistency with city goals, protects industrial properties from depreciation, and safeguards community appearance. Todd Setzer seconded, and the board approved unanimously. The moratorium will be lifted on October 11th.

NEW BUSINESS

No new business at this time.

ADJOURN

With Gene Monday’s motion and Larry Pannell’s second, the meeting adjourned at approximately 7:40p.m.

Robert Smith: Chairman

Leslie M. Meadows: Planner

Code Enforcement Report

September, 2016

	A	B	C	D
2	Property Owner	Property Address	Issue	Status
3	Jonathan Miller	3060 Oak St	unfinished house	Visited 9/21/16. Little change. High grass concerns. Called Jonathan 9/26/16. Took a break due to the heat, but plans to mow & install new windows this week.
4	Janice Salyers	2730 E US Hwy 70	outdoor storage-Tim's Towing	Re-checked on 9/21/16. No change. Never signed for certified letter. New letter will be delivered by Police escort.
5	Pierre Foods	3437 E Main St	missing buffer	Mr. Winner has agreed to plant 5-6' trees along driveway side and around back of existing fence this Fall. Spaced out No Parking signs.
6	Dustin & Lance Townsend	Charleston Ct.	high grass	Sent violation citation. Was mowed before the Sept. 15th citation deadline.
7	Randy Yount	2985 & 2991 Peachtree St Ext.	high grass	Spoke to landowner on phone 9/21/16. Check back after Oct. 7th.
8	Nader & Terri Suwwan	3100 N. Oxford	high grass	Faxed violation citation on 9/21/16. Landowner agreed to have City mow. Put in City Work Order on 9/22/16. Case Closed.
9	Larry & Michael Pannell	3042 N. Oxford	weeds/ivy and tree limbs	Visited and mailed violation citation on 9/21/16. Check back after Oct. 7th.
10	Stanford Furniture	2860 N Oxford	van without tags	Sent notice of violation with Aug. 20 deadline. Still there Sept. 21st. Left message for Randy Short on 9/26/16 and 9/28/16.
11	Town and Country Tire	N Oxford St	landscaping requirements	Have yet to plant required bushes. Visited Sept. 12th. Agreed to at least 5 or 6 bushes this planting season.
12				