



TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-26-01-07-00240, RTR RENOVATIONS, LLC (APPLICANT); PROPERTY PARCEL: 173544, LOCATED AT 14556 LUCIA RIVERBEND HWY., MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH US AND CH OVERLAYS TO THE (CD/C-3) GENERAL COMMERCIAL CONDITIONAL DISTRICT WITH US AND CH OVERLAYS

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on April 28, 2026, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 173544
Applicant(s): RTR Renovations, LLC
Owner(s): RTR Renovations, LLC
Property Location: 14556 Lucia Riverbend Hwy., Mount Holly
Request: Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning and Zoning Board recommended approval of the map change request for parcel 173544, located at 14556 Lucia Riverbend Hwy., Mount Holly, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays on April 13, 2026, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel appearance residential in nature as well as bring increased commercial opportunities to the area.

Motion: Horne Second: Hurst Vote: Unanimous
Aye: Brooks, Ballard, Crane, Harvey, Horne, Hurst, Love, Shires, Williams, Wray
Nay: None
Absent: Franks, Magee
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFrale	BHovis	TKelgner	SShehan	Vote
2026-108	04/28/2026	AF	SS	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Zoning Map Change: Conditional District REZ-26-01-07-00240, RTR Renovations, LLC (Applicant);
Property Parcel: 173544, Located at 14556 Lucia Riverbend Hwy., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays
Page 2

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning Board and the Board of Commissioners to do one of the following:

- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Deny the rezoning.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment, and recommendation from the Planning and Zoning Board and Planning staff, finds:

- 1) The map change request is consistent with the County's approved Comprehensive Land Use Plan as it will keep the parcel appearance residential in nature as well as bring increased commercial opportunities to the area.

The Commission considers this action to be reasonable and in the public interest, based on: Planning and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 173544, is hereby approved effective with the passage of this Ordinance to be rezoned to the CD/(C-3) General Commercial Conditional District with US and CH Overlays.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST


Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-26-01-07-00240)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District with Urban Standards (US) and Corridor Highway (CH) overlays to the (CD/C-3) General Commercial Conditional District with Urban Standards (US) and Corridor Highway (CH) overlays.	
Applicant(s):	Property Owner(s):
RTR Renovations, LLC	RTR Renovations, LLC
Parcel Identification (PID):	Property Location:
173544	14556 Lucia Riverbend Hwy, Mt Holly
Total Property Acreage:	Acreage for Map Change:
.933	.933
Current Zoning:	Proposed Zoning:
R-1 with US and CH overlays	CD/C-3 with US and CH overlays
Existing Land Use:	Proposed Land Use:
Residential	Contractor's Office and Equipment Storage Yard

COMPREHENSIVE LAND USE PLAN
Area 3: Northeast Riverfront Gaston
Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, increased job opportunities, maintaining the rural "feel" of the area, increased commercial opportunities.
Comprehensive Plan Future Land Use:
Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan as it will maintain the rural "feel" of the area as well as bring increased commercial opportunities.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

No Comment from:

Building Department, Emergency Services, Natural Resources

Environmental Health Department indicated that, if the application is approved, the applicant will be required to apply for an Existing System Approval (ESA) because of the change in use.

Capital Improvements Department stated the pending new Gaston Comprehensive Transportation Plan (CTP) recommends adding a center turn lane and sidewalks along Lucia Riverbend Hwy from Underwood Dr (SR 1970) to NC 16 (0.51 miles). These are shown in both the Highways and Pedestrian and Bicycle Recommendations. The Gaston CTP should be approved by the GCLMPO Board in May 2026 and by NCDOT Board after the Gaston BOC approves the Gaston Comprehensive Land Use Plan Update sometime in July 2026. The current Gaston CTP (2019) does not show any improvements on this segment of the road at this point. Comprehensive Transportation Plan Survey | Gaston Comprehensive Transportation Plan | Engage Gaston

GCLMPO states no funded transportation improvements at this time. See the letter attached for additional details.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner II

This property is located at 14556 Lucia Riverbend Highway, Mt. Holly, in the northeast region of the county. The property is .933 acres and currently contains a single-family residential dwelling. The surrounding area is a mix of residential and commercial uses.

The site plan associated with this request shows the existing residential building will operate as a contractor's office with an area in the rear of the property for a future proposed storage building. The applicant has proposed a Type D, Option 3 buffer with a fence. The site plan provides for six parking spaces located behind the existing residential structure, where the current storage building will be removed.

General Applicable Ordinance Sections

UDO Section	Proposal
Section 2.7 – Definition	Contractor's Office and Equipment Storage Yard - An Operation center where the contracted work type requires large commercial vehicles to do the work. Type vehicles used in this operation would be dump trucks, bucket trucks, large commercial vehicles, flatbed trucks, tractor trailers, and grading/paving equipment. Vehicles, equipment and materials, to do the contracted work, can be externally stored on site.
Section 6.2.3.E – Commercial Districts	C-3 General Commercial - This district accommodates the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any other commercial zoning districts. Like the (C-2) district, the (C-3) district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and generally located within the Urban Standards overlay district
Section 6.3.6 – US Urban Standards Overlay District	This district provides for areas of the County located outside their corporate limits and municipal Extra Territorial Jurisdiction (ETJ), but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years. This district calls for standards traditionally found in urban areas as opposed to rural areas. Standards addressed

	include, but are not limited to: building design, off-street parking, road, lot, and subdivision standards.
Section 6.3.11 – CH Corridor Highway Overlay District	This district preserves and enhances the streetscape along designated corridor highways in Gaston County. A (CH) district may exist along the entire length of a roadway or any identifiable segment of a roadway. Any (CH) District initially established shall contain a minimum length of at least 1,000 linear feet as measured along one side of a designated corridor highway. The (CH) district shall consist of all lots fronting on the corridor highway for a depth of 250 feet as measured from the centerline of the corridor highway for a total width of 500 feet, unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.
Section 6.5 – Conditional District (CD)	The Conditional District (CD) zoning process allows for the establishment of specific uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. Any area rezoned to a (CD) district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. This review process provides for the accommodation of such uses by a reclassification of property into a (CD) district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), to ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County.
Section 7.5 – Table of Uses	The proposed use for this site includes “Contractors Office and Equipment/Storage Yard,” which is allowed in the proposed underlying zoning district of (C-3) General Commercial.

Proposed Features

UDO Section	Required	Proposed
Section 8.3.11 – Contractor’s Office and Equipment/Storage Yard	This section outlines the supplemental regulations for Contractor’s Office and Equipment/Storage Yard.	If more than five acres of outdoor storage area is provided, a Special Use Permit shall be required. Storage area is not greater than 5 acres.
Section 10.4 – Off-street parking surface requirements	Unless otherwise stated, all off-street parking areas shall be paved. Pavement surfaces shall consist of asphalt, concrete, bituminous surface treatment, brick, or other paving material that will provide equivalent protection against potholes, erosion, and dust. Pervious paving surfaces that aid in reducing runoff are encouraged.	Asphalt material on drive and six parking spaces
Section 10.5 – Off-street parking space requirements	Requirement Number 1.51 – One space per employee plus one space for each vehicle used in the operation. The parking calculation for the site is as follows: -5 Employees + 0 Business Vehicles= -5 spaces required	Six parking spaces

Section 11.3.2 – Buffer yard requirements	Screening and buffering shall be required under the following situations: When a lot is: In a commercial district and abuts a lot in a residential district, screening must be provided on the commercial lot in the form of a Type D Screen/Buffer.	The applicants are complying with all buffer yard requirements by installing a Type D buffer – option 3 -along the side and rear property lines.
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Requested Areas of Relief

UDO Section	Required	Proposed
Section 7.6.6.H – CH Corridor Highway Overlay District	Any lot having direct access (i.e., a point of ingress and egress) onto a Corridor Highway shall have a minimum lot width measured at the Corridor Highway right-of-way line of 200 feet.	Lot will remain as is 150' lot width
Section 9.14 – Special grading treatment abutting residential districts	A. Special grading treatment is required where a nonresidential use abuts a residential use or zone and differences in elevations of two feet or greater are proposed within 20 feet of common property lines for the purpose of development. The elevation must be graded to a maximum two to one (2:1) slope and the installation of grass, plantings, landscaping, etc., as necessary to prevent erosion.	Site will remain as is, no grading is proposed
Section 7.6.6 – Corridor Highway Overlay District – Setbacks	The following setbacks are required for the (CH) overlay district, which are more restrictive than the underlying district setbacks. They are: - Front: 50 ft - Side: 25 ft - Rear: 25 ft	The existing front setback is 44', no change to the front setback is proposed.

PLANNING & ZONING BOARD MEETING DATE

The Planning and Zoning Board met on April 13, 2026 and recommended approval (10-0) of the request as they found it to be consistent with the goals of the Comprehensive Land Use Plan.

Attachments: Application, Maps, Site Plan and GCLMPO Comment Letter



GASTON COUNTY *Department of Building & Development Services*

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052 Phone: (704) 866-3195
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578 Fax: (704) 866-3966

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly

Application Number: **REZ**

A.

APPLICANT INFORMATION

Name of Applicant: RTR Renovations, LLC

(Print Full Name)

Mailing Address: PO Box 1 Mt Holly, NC 28120

(Include City, State and Zip Code)

Telephone Numbers: 704-506-4846

(Area Code) Business

(Area Code) Home

B.

OWNER INFORMATION

Name of Owner: same

(Print Full Name)

Mailing Address: _____

(Include City, State and Zip Code)

Telephone Numbers: _____

(Area Code) Business

(Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: 14556 Lucia Riverbend Hwy Mt Holly, NC 28120

Property Identification Number (PID): 173544

Acreage of Parcel: .933

+/-

Acreage to be Rezoned: .933

+/-

Current Zoning: R1

Proposed Zoning: CD / C3

Current Use: single family residential

Proposed Use(s): office with storage building

D.

ADDITIONAL INFORMATION REQUIRED

- ☒ Copy of Site Plan
☐ Copy of Deed
☐ Notarized Authorization
☐ Payment of Fee

- ☐ PIM 1st. Meeting Date: _____
☐ PIM 2nd. Meeting Date: _____
☐ PIM Comments to Planning _____

E.

CONDITIONS SETFORTH BY APPLICANT

Proposed plan would be to move my office and all staff to this location. Also build approx 60 x 50 storage building to store tools and materials. Install 6ft privacy fence around the backyard area of the existing structure to the property lines.

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

Signature of property owner or authorized representative

1/6/2026

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number: **REZ** Fee: _____
Received by (Staff): _____ Meetings - Planning and Zoning Board: _____ /BOC: _____
(Initial)



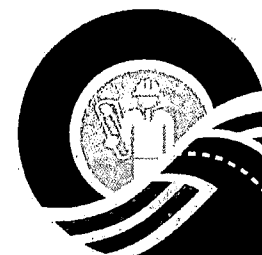
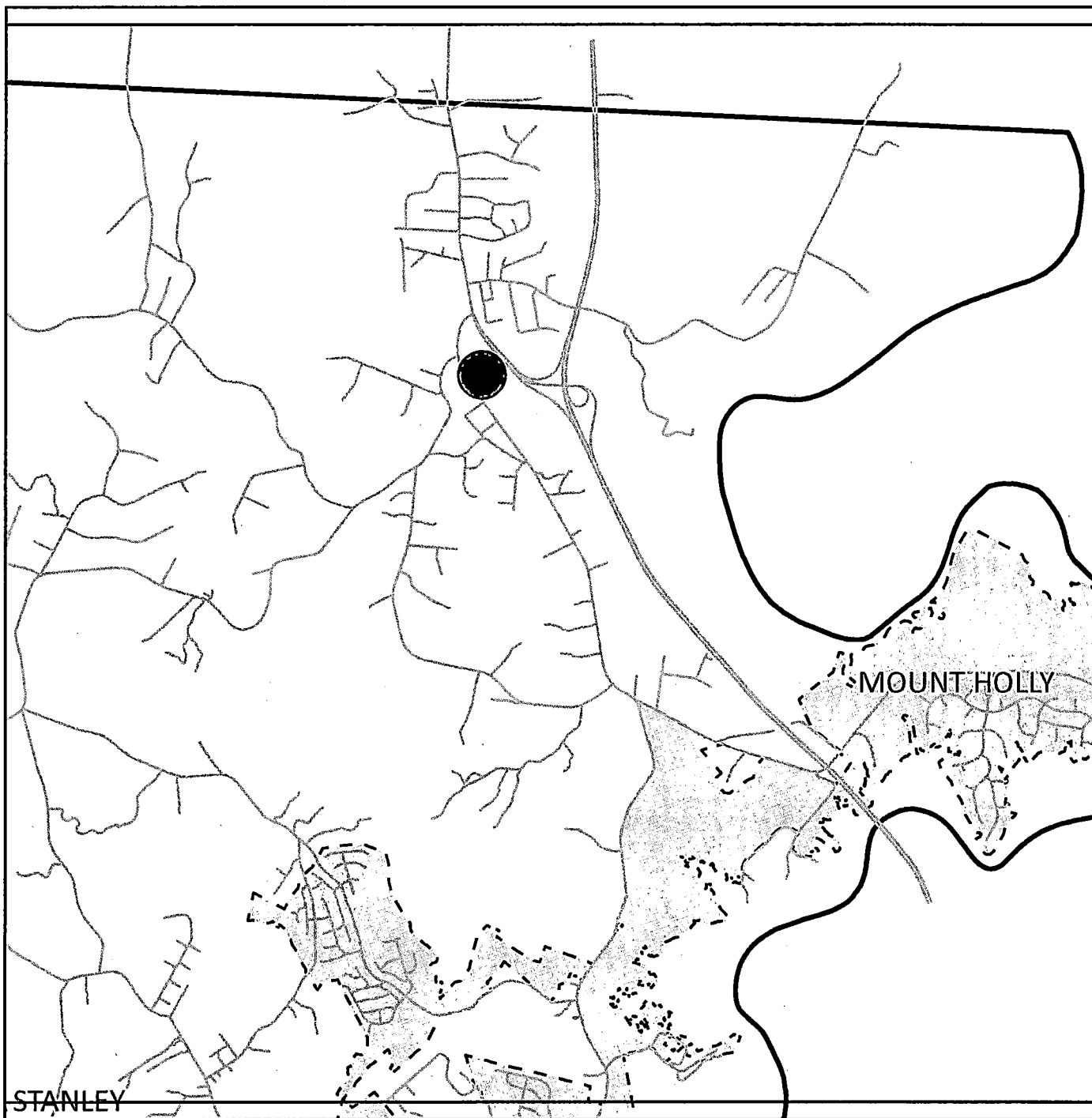
GASTON COUNTY PLANNING & ZONING BOARD

Statement of Consistency

In considering the general rezoning case REZ-26-01-07-00240, the Planning & Zoning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with the goals of the comprehensive land use plan as it will keep the parcel appearance residential in nature as well as bring increased commercial opportunities to the area.

These findings are supported by a 10-0 vote by the Gaston County Planning & Zoning Board during its April 13, 2026, meeting.



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-26-01-07-00240

LEGEND

- Roads
- - - Municipalities
- Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS

0 0.25 0.5 1 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-26-01-07-00240

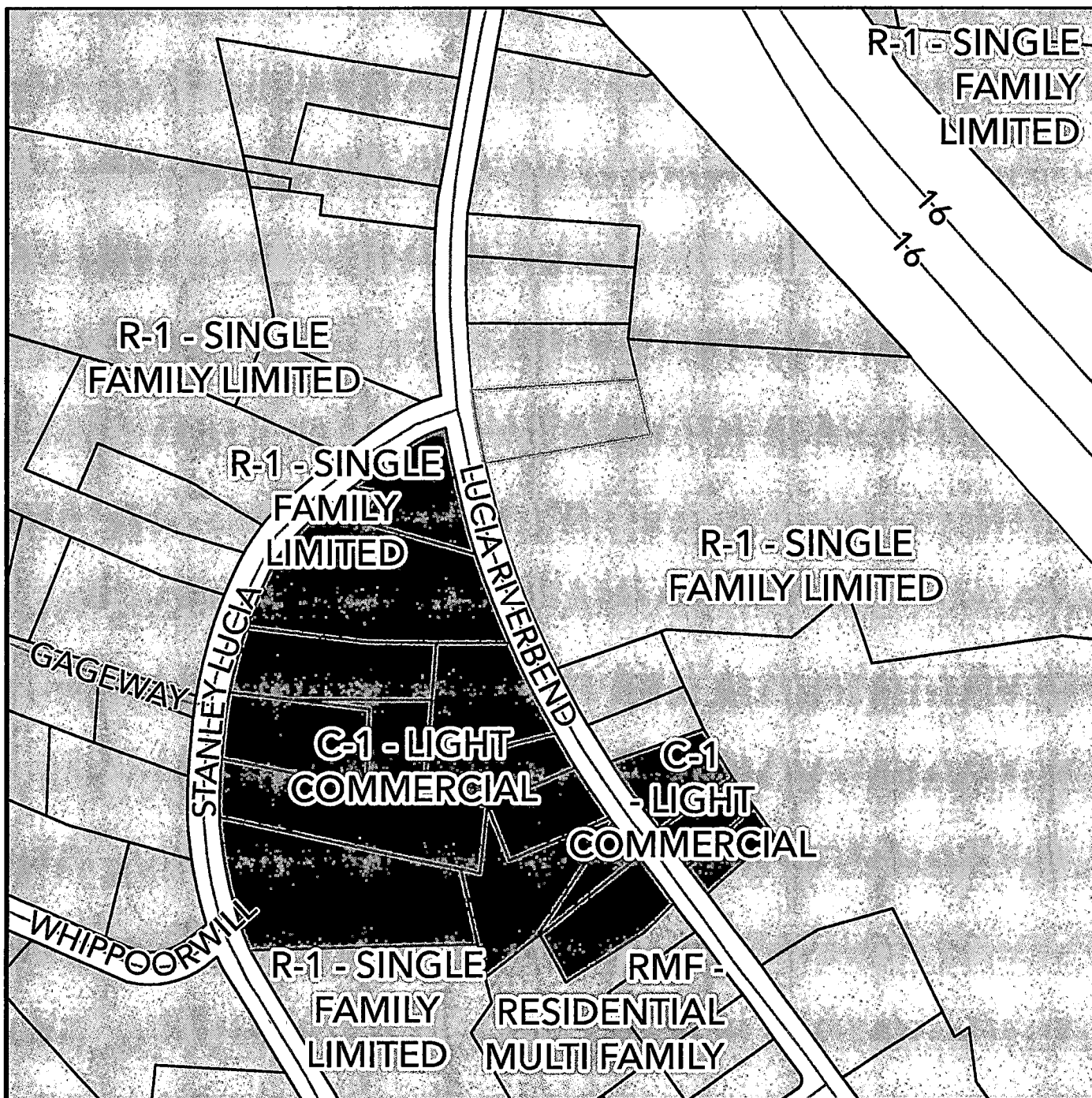
LEGEND

- Roads
- Parcels
- Subject Parcel(s)

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0 0.010.02 0.04 Miles





ZONING MAP REZ-26-01-07-00240

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-1

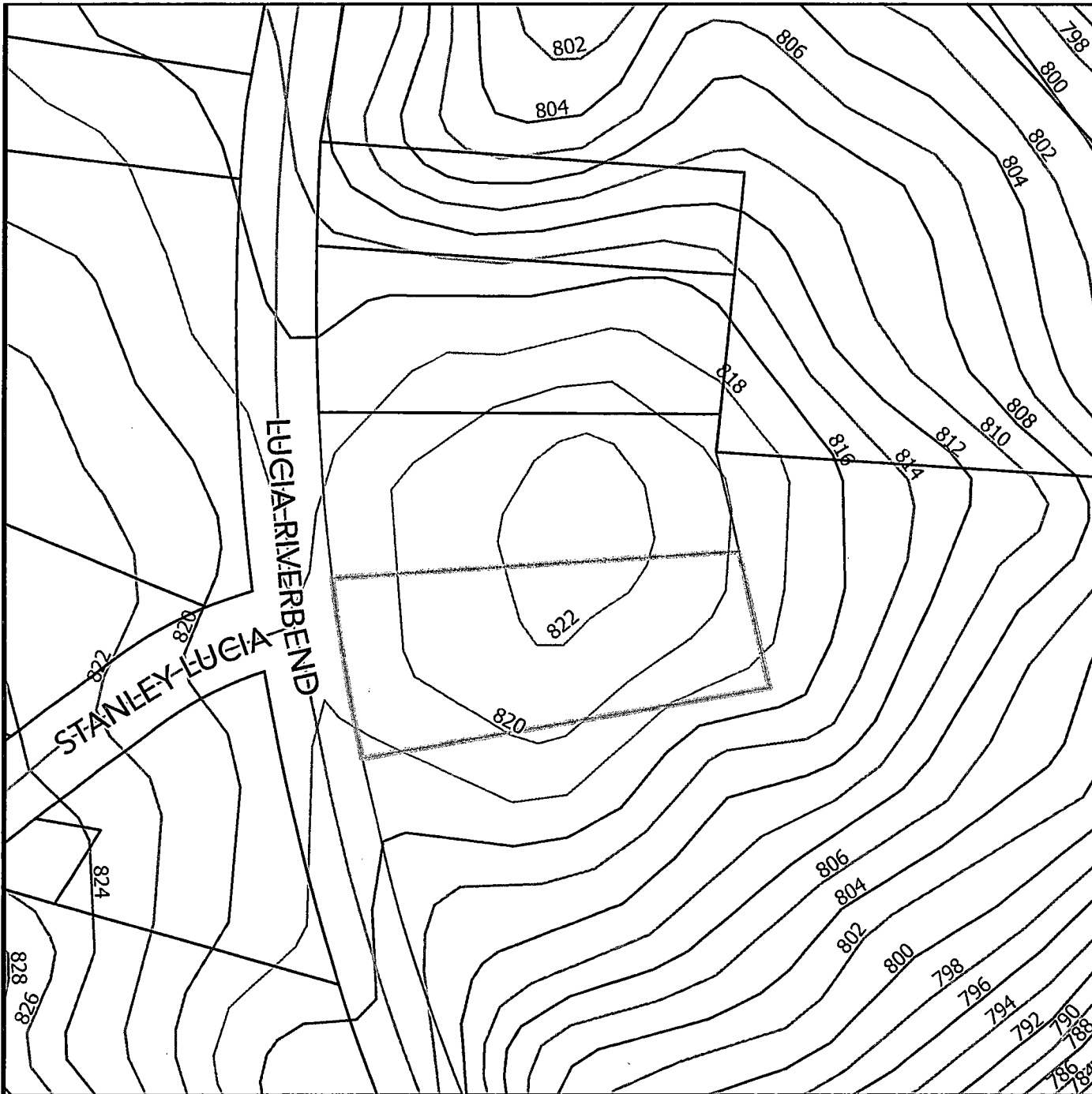
▒ R-1

░ RMF

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0 0.02 0.04 0.07 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ENVIRONMENTAL MAP **REZ-26-01-07-00240**

LEGEND

-  Parcels
-  Roads
-  Subject Property
-  100ft Contours
-  2ft Contours
-  4ft Contours
-  20ft Contours
-  Flood

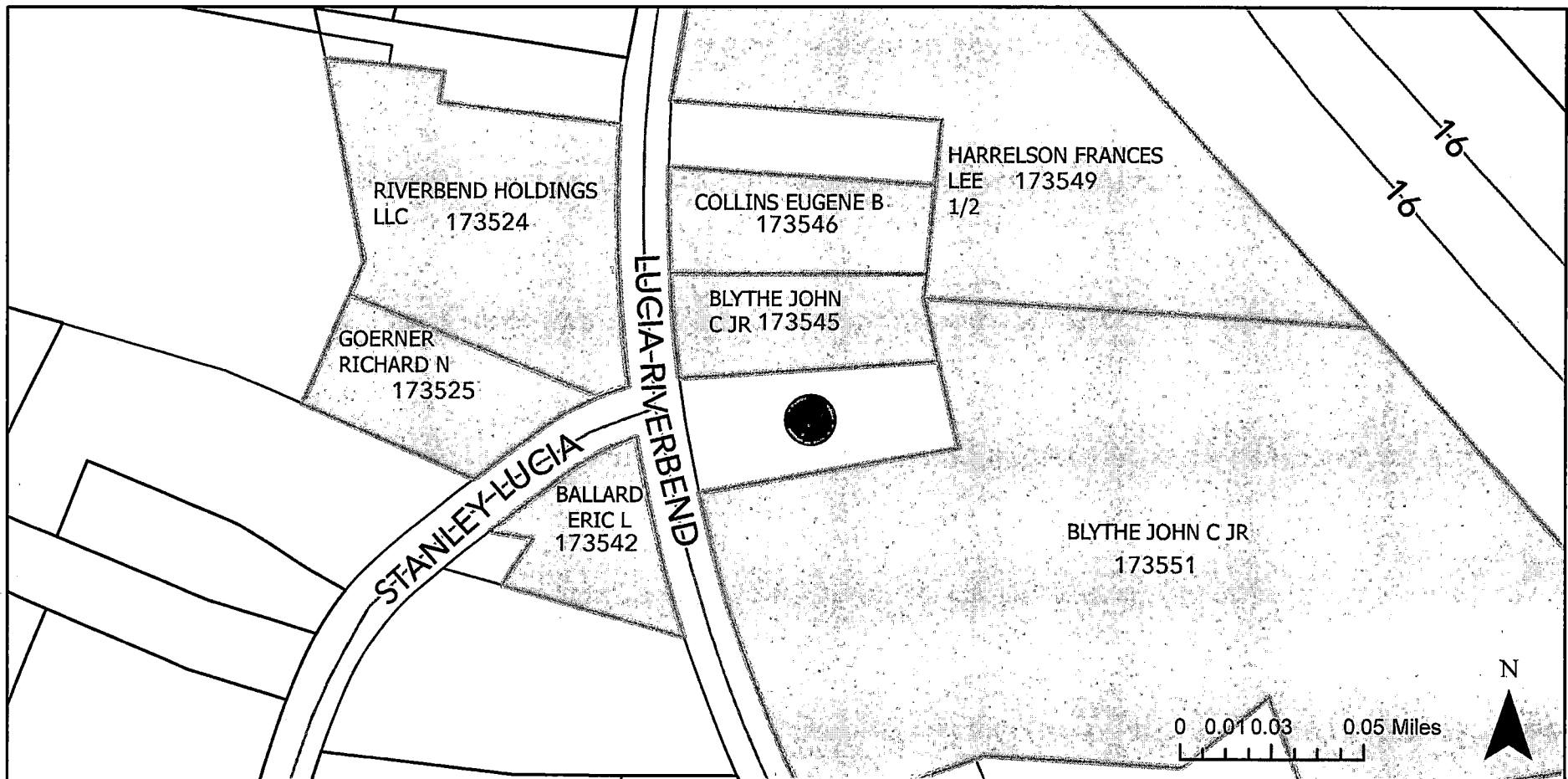
The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

00.00.01 0.02 Miles



N





SUBJECT & ADJACENT PROPERTIES MAP | REZ-26-01-07-00240

LEGEND



The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

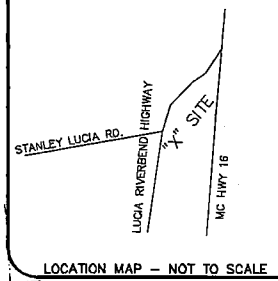
STATE OF NORTH CAROLINA
GASTON COUNTY

I certify that this map was drawn from an actual survey made under my supervision. The unadjusted ~~error~~ closure as calculated is 1": 10,000'+
Boundaries not surveyed if any, are noted. Deed descriptions are recorded in Book 4247, Page 589.

Surveyed and sealed this 19 day of FEBRUARY, 20 26.

Michael L. Cloninger
Professional Land Surveyor

REFERENCED
DB 4637, PG. 379



JOHN C. BLYTHE, JR.
DB 4637, PG. 355

PROPOSED ZONING
DISTRICT -- CD/C3 with US and CH
overlays

PROPERTY IS ZONED
R-1 BY GASTON COUNTY
MIN. SETBACKS
FRONT -- 50'
SIDE -- 25'
REAR -- 25'

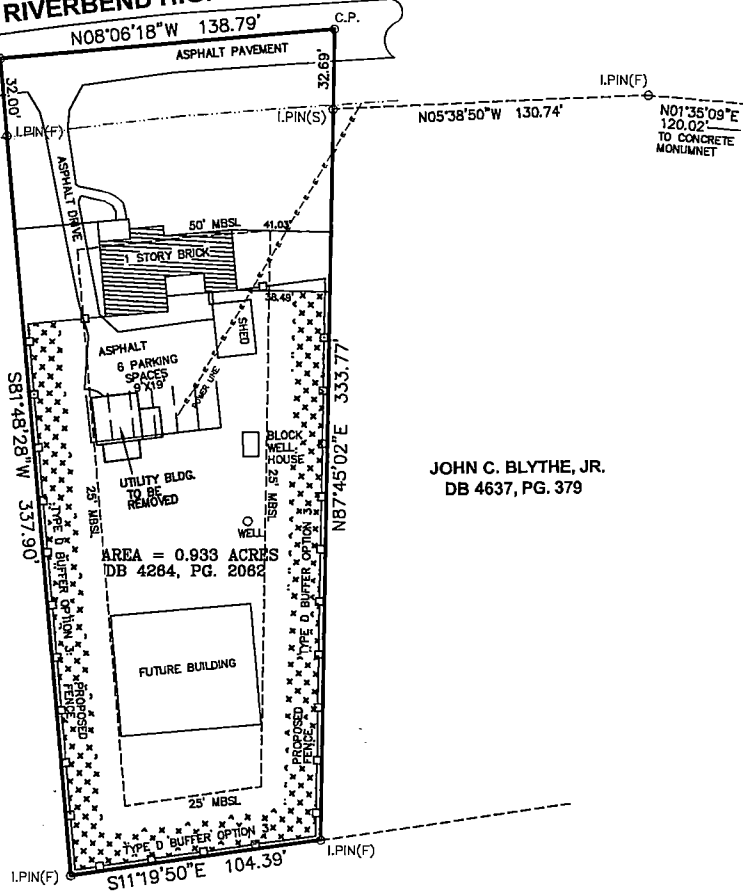
LEGEND

--- LINES SURVEYED
--- LINES NOT SURVEYED
--- ALL CORNERS ARE AS NOTED O
--- N.T.S. NOT TO SCALE
--- C.P. CALCULATED POINT
--- OVERHEAD UTILITY LINES
--- UTILITY POLE
--- METAL FENCE
--- FENCE
--- SEWER MANHOLE
--- MBSL -- MINIMUM BUILDING SETBACK LINE
--- I.PIN(S) -- IRON PIN SET
--- I.PIN(F) -- IRON PIN FOUND
--- I. -- IRON CMF -- CONCRETE MONUMENT(F)
--- (F) FOUND



CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704-854-9007
LICENSE P-2326

LUCIA RIVERBEND HIGHWAY -- 60' R/W



JOHN C. BLYTHE, JR.
DB 4637, PG. 379

JOHN C. BLYTHE, JR.
DB 4637, PG. 355

NOTES: SURVEY MADE USING EXISTING PHYSICAL
EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO
RECORDED OR UNRECORDED EASEMENTS,
RIGHT-OF-WAYS, SETBACKS AND/OR
RESTRICTIVE COVENANTS NOT SHOWN
HEREON.



SITE PLAN
OF
14556 LUCIA RIVERBEND HIGHWAY

SCALE: 1" = 60'

RIVER BEND TOWNSHIP -- COUNTY, NC

DATE: FEBRUARY 19, 2026

PROPERTY TO BE ACQUIRED BY:

MAP RECORDED IN BOOK 4264 AT PAGE 2062
CADD # 5899 BILLY RICK

WORK ORDER # 5899

DEED RECORDED IN BOOK 4264 PAGE 2062
DRAWN BY: MLC TAX ID NO. 173544



Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Jaime Lisi, Planner II, Building & Development Services
From: Julio Paredes, AICP, Senior Planner. Gaston—Cleveland—Lincoln MPO
Date: March 30th, 2026
Subject: TRC Review for REZ-240 - Lucia Riverbend Hwy – GCLMPO Review

Thank you for the opportunity to provide transportation comments on a proposed conditional rezoning request within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The proposed site plan is located at 14556 Lucia Riverbend Hwy, Mount Holly, North Carolina, 28120. PID#: 173544. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.

CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.

3. The CTP shows recommended bicycle facilities improvements along Lucia Riverbend Highway. These improvements are unfunded at this time. The current ROW of Lucia Riverbend Hwy is 60 ft.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 26-154

Commissioner Brown - Building & Development Services - Zoning Map Change: Conditional District REZ-26-01-07-00240; RTR Renovations, LLC (Applicant); Property Parcel: 173544, Located at 14556 Lucia Riverbend Hwy., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays

STAFF CONTACT

Jaime Lisi - Planner II - 704-898-1342

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning and Zoning Board prior to consideration for final action by the Commission. RTR Renovations, LLC (Applicant); Property Parcel: 173544, Located at 14556 Lucia Riverbend Hwy., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with US and CH Overlays to the CD/(C-3) General Commercial Conditional District with US and CH Overlays. A public hearing was advertised and held on April 28, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on April 13, 2026, and the Commission is requested to consider the public hearing comment, Planning and Zoning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Ordinance, Staff Report, Maps, and GCLMPO Comments

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeighe	SShehan	Vote
2026-108	04/28/2026	AF	SS	A	A	A	A	A	A	A	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS