

TITLE:

ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-23-08-02-00158, PAUL SHRIVER AND THOMAS SPRINGS (APPLICANTS); PROPERTY PARCELS: 180092, 181214, 181225, 199264, 202690, 210290, 225889, 312830, LOCATED ON CATAWBA AVE. IN MOUNT HOLLY, NC, REZONE FROM THE (R-1) AND (RS-12) RESIDENTIAL ZONING DISTRICTS WITH THE (US) URBAN STANDARDS OVERLAY TO THE (CD/RS-8) CONDITIONAL ZONING DISTRICT WITH THE (US) URBAN STANDARDS OVERLAY

WHEREAS,

a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on July 22, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 180092, 181214, 181225, 199264, 202690, 210290, 225889,

312830

Applicant(s): Paul Shriver and Thomas Springs

Owner(s): Thomas Worth Springs III, Howard F Walls Revocable Trust,

Westview LTD, Hollyday Havens LLC

Property Location: Catawba Ave., Mount Holly

Request: Rezone from the (R-1) and (RS-12) Residential Zoning Districts

with the (US) Urban Standards Overlay to the (CD/RS-8) Conditional Zoning District with the (US) Urban Standards Overlay

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 Board recommended approval of the map change request, as conditioned, for parcels 180092, 181214, 181225, 199264, 202690, 210290, 225889, 312830 located off of Catawba Ave. in Mount Holly, NC, to be rezone from the (R-1) and (RS-12) Residential Zoning Districts with the (US) Urban Standards Overlay to the (CD/RS-8) Conditional Zoning District with the (US) Urban Standards Overlay on May 5, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and it is consistent with the goals of the County's Comprehensive Land Use Plan as it will create a new single family residential development that aligns with the vision of the suburban development future land use plan, which is the nearest future land use designation for the area.

Motion: Marcantel Second: Williams Vote: 5-4

Aye: Crane, Harris, Marcantel, Sadler, Williams

Nay: Brooks, Harvey, Horne, Hurst

Absent: 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:

Zoning Map Change: Conditional District REZ-23-08-02-00158, Paul Shriver And Thomas Springs (Applicants); Property Parcels: 180092, 181214, 181225, 199264, 202690, 210290, 225889, 312830, Located on Catawba Ave. in Mount Holly, NC, Rezone from the (R-1) and (RS-12) Residential Zoning Districts with the (US) Urban Standards Overlay to the (CD/RS-8) Conditional Zoning District with the (US) Urban Standards Overlay Page 2

WHEREAS, the Unified Development Ordinance allows the Planning 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 Board and Planning staff, finds:
  - 1) The map change request (is consistent) or (is not consistent) with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be (reasonable) or (not reasonable) and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcels: 180092, 181214, 181225, 199264, 202690, 210290, 225889, 312830, is (hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to the (CD/RS-8) Conditional Zoning District with the (US) Urban Standards Overlay.
  - 2) The County Manager is authorized to make necessary notifications in this matter to the appropriate parties.

Chad Brown, Chairman Gaston County Board of Commissioners
ATTEST:
Donna S. Buff, Clerk to the Board

## Exhibit A Conditions of Approval REZ-23-08-02-00158

"To be attached upon approval"