



# Gaston County

## Board of Commissioners

COURTHOUSE  
Harley B. Gaston Jr., Public Forum  
325 Dr. Martin Luther King Jr. Way  
Gastonia, NC

*Chad Brown, Chair*  
*Cathy Cloninger, Vice-Chair*  
*Jim Bailey*  
*Allen R. Fraley*  
*Bob Hovis*  
*Tom Keigher*  
*Scott Shehan*

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Tuesday, August 26, 2025

Meeting Agenda

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### Regular Meeting

6:00 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

### I. PUBLIC HEARINGS

- A. Rehearing of Zoning Application REZ-25-03-04-00216: Commissioner Brown - Building & Development Services - Zoning Map Change: GRY3, LLC (Applicant); Property Parcel: 173490, Located at 14742 Lucia Riverbend Hwy., Stanley, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays
  - 1. Receive Citizen Comments
  - 2. Close Public Hearing
  - 3. Accept Motion
- B. Rehearing of Zoning Application REZ-25-03-17-00220: Commissioner Brown - Building & Development Services - Zoning Map Change: Karina Guerrero (Applicant); Property Parcel: 179668, Located on Charles Raper Jonas Hwy., Mount Holly, NC, Rezone from the (RS-20) Single Family 20,000 Square Feet Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays to the (C-1) Light Commercial Zoning District with (US) Urban Standards and (CH) Corridor Highway Overlays
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- C. Public Hearing - RE: Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-03-25-00223, McKenzie Marie Maiers (Applicant); Property Parcel: 171661, Located at 220 FL Maiers Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion

- D. Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level One Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project FAMILY 2025
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- E. Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project EAST COAST
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion
- F. Public Hearing - RE: Commissioner Keigher - EDC - To Approve a Gaston County Level Four Incentive Grant Pursuant to N.C.Gen.Stat. 158-7.1 and To Authorize Gaston County to Enter Into an Economic Development Agreement (EDA) with Project DELOREAN
  - 1. Receive Citizen Comment
  - 2. Close Public Hearing
  - 3. Accept Motion

## **II. BUSINESS AGENDA**

### **A. AGENDA REVISION/APPROVAL**

## **III. CITIZEN RECOGNITION (Limited to One Hour; Sign up Prior to Start of Session; Comments Limited to 3 Minutes)**

## **IV. CONSENT AGENDA**

- A. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate State Grant Funds from the NC Housing Finance Agency for Home Repairs (\$165,000)
- B. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Approve and Adopt the Assistance Policy and the Procurement Policy Specific to the 2026 Urgent Repair Program
- C. Commissioner Brown - Building & Development Services (Housing Rehabilitation) - To Accept and Appropriate Additional Grant Funds from the NC Housing Finance Agency (NCHFA) for the Single Family Rehabilitation Program (100% Grant Funds - \$138,238)
- D. Commissioner Bailey - County Attorney - To Amend the Description of the Boat Club Road Right-of-Way Closed by Resolution 2025-199

- E. Commissioner Hovis - County Attorney - Resolution Amending the Procedures of the Board of Commissioners to Incorporate Changes Made by Previous Resolutions
- F. Commissioner Brown - County Manager - To Approve the Updated FY26-28 Gaston County Strategic Plan
- G. Commissioner Hovis - County Manager - To Accept Departmental Budget Change Requests as Information
- H. Commissioner Keigher - DHHS - Health Division - To Accept and Appropriate Additional State Grant Funds Received from the Partnership for Children for Lincoln and Gaston Counties for the Public Health Community Health Education Smart Start Program (100% State Grant Funds - \$7,865)
- I. Commissioner Keigher - DHHS - Health Division - To Approve the 2026-2030 Gaston County Opioid Settlement Strategic Plan
- J. Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Adoption Promotion Program Funds to Enhance the Adoption Program in the Amount of \$211,144 (No County Funds Required)
- K. Commissioner Keigher - DHHS - Social Services Division - Administrative Correction - To Correct Specification Number on Position Proposal Awards for Temporary Staffing & In-Home Aide Services for Resolution 2025-208, Approved June 24, 2025
- L. Commissioner Keigher - DHHS - Social Services Division - To Accept and Appropriate Unrestricted Funds Distributed from Meals on Wheels of America Bridgestone Grant for the Nutrition Program in the Amount of \$10,000
- M. Commissioner Keigher - DHHS - Social Services Division - Proclamation - To Proclaim the Month of August 2025 as Child Support Awareness Month in Gaston County
- N. Commissioner Keigher - DHHS - Social Services Division (ACCESS) - Approval of the Gaston County ACCESS Transportation - Specific Procurement Policy (No Funding Impacted Herein)
- O. Commissioner Hovis - Emergency Management/Fire Services - To Approve the Appropriation of Unified Fire Protection Service District Fund Balance for the Purchase of 8 Starlinks (\$5,000)
- P. Commissioner Hovis - Emergency Management/Fire Services - To Approve the Carry Forward of Previously Approved Funds for Smoke Alarms in the Amount of \$5,336.09
- Q. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the June 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$2,528.30)
- R. Commissioner Hovis - Financial and Management Services - Finance - To Accept as Information the July 2025 Property Tax Refunds Less than \$100. These Tax Refunds Should Be Recorded in the Board's Minutes. (Total NCVTS Refunds - \$3,098.13)

- S. Commissioner Cloninger - GEMS - To Amend 2025-125, Approved 4/22/2025, to Correct Surplus Description of Cargo Trailer Approved for Sale to North Gaston Volunteer Fire and Rescue, Inc.
- T. Commissioner Keigher - Library - To Accept and Appropriate State Aid Grant (\$121,080 - 100% Non-County Funds)
- U. Commissioner Keigher - Library - To Accept and Appropriate LSTA Scholarship Grant (\$1,500 - 100% Non-County Funds)
- V. Commissioner Hovis - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or Designee, to Execute said Contract with Fuller & Co Construction, LLC., Inc., for the Tryon Elementary Waterline Extension in the Amount of \$5,924,220.50
- W. Commissioner Hovis - Police Department (Animal Care and Enforcement) - To Accept and Appropriate Donation Received from The Carlee Cause Foundation in the Amount of \$1,175.00
- X. Commissioner Hovis - Public Works - To Authorize the County Manager, County Attorney, or Their Designees to Execute Condemnation Actions To Acquire Permanent Utility Easements for the Tryon Elementary Waterline Extension Project
- Y. Commissioner Cloninger - Public Works - To Authorize the Purchase of Buffer Property Adjacent to the Gaston County Landfill, Located at 420 Fancy Hill Road, Dallas, NC (PID's 216060, 216061 and 216062) for \$175,000 Plus Associated Closing Costs and Directs the County Attorney to Draft Any Necessary Documents for the Transfer of Said Property and Authorizes the County Manager, or His Designee, to Execute Said Documents for Closing Purposes
- Z. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed June 2025 Tax Refunds be Made. (Releases and Refunds - \$0.00; Overpayments - \$10,213.36; VTS Refunds - \$510.03; Grand Total - \$10,723.39)
- AA. Commissioner Fraley - Tax Collections - Pursuant to G.S. 105-381, the Tax Collector Requests that the Listed July 2025 Tax Refunds be Made. (Releases and Refunds - \$337.84; Overpayments - \$24,291.41; VTS Refunds - \$959.27; Grand Total - \$25,588.52)

## **V. ITEMS PULLED FROM CONSENT AGENDA**

## **VI. ITEMS ADDED BY MAJORITY VOTE FOR DISCUSSION ONLY**

## **VII. APPOINTMENTS**

- A. Appointment List - Current Expiring Terms/Vacant Positions

## **VIII. REPORTS**

**A. Commissioners Committee Reports**

**B. County Manager's Report**

**C. County Attorney's Report**

**IX. OTHER MATTERS**

**X. ADJOURNMENT**