



TITLE ZONING MAP CHANGE REZ-26-01-06-00239, CATAWBA RIVER INVESTMENTS, LLC (APPLICANT), PROPERTY PARCEL. 213896, LOCATED ON DRYWALL DR. AND MOUNTAIN ISLAND RD , MOUNT HOLLY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) OVERLAY TO THE (I-2) GENERAL INDUSTRIAL ZONING DISTRICT WITH (US) OVERLAY

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

Tax Parcel Number(s) 213896
 Applicant(s) Catawba River Investments, LLC
 Owner(s) Catawba River Investments, LLC
 Property Location Drywall Dr and Mountain Island Rd.
 Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) 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 and Zoning Board recommended approval of the map change request for parcel 213896, located on Drywall Dr and Mountain Island Rd , Mount Holly, NC to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) Overlay on March 2, 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 increase job opportunities and commercial opportunities, as envisioned by the Riverfront Gaston Small Area Plan

Motion Crane Second. Williams Vote 8-1
 Aye. Ballard, Crane, Franks, Harvey, Horne, Shires, Williams, Wray
 Nay: Love
 Absent: Brooks, Magee
 Abstain. Hurst

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	TKeigher	SShehan	Vote
2026-083	03/24/2026	TK	SS	A	A	A	A	A	A	A	U

DISTRIBUTION.
 Laserfiche Users

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

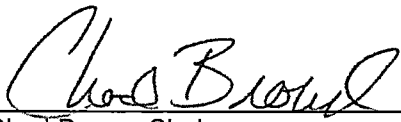
- a. Grant the rezoning as requested
- b. Grant the rezoning with a reduction of the area requested
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning

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 increase job opportunities and commercial opportunities, as envisioned by the Riverfront Gaston Small Area Plan

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 213896, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (I-2) General Industrial Zoning District with (US) Overlay

- 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-26-01-06-00239)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To generally rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (I-2) General Industrial Zoning District with (US) Urban Standards Overlay	
Applicant(s)	Property Owner(s)
Catawba River Investments, LLC	Catawba River Investments, LLC
Parcel Identification (PID)	Property Location
213896	Drywall Drive and Mountain Island Road
Total Property Acreage	Acreage for Map Change:
113.79 acres	113.79 acres
Current Zoning:	Proposed Zoning:
(R-1) Single-Family Limited with (US) Urban Standards Overlay	(I-2) General Industrial with (US) Urban Standards Overlay
Existing Land Use	Proposed Land Use:
Vacant	Industrial

COMPREHENSIVE LAND USE PLAN
Area 3. Riverfront Gaston/Northeast Gaston
Key issues for citizens in this area include the 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, and increased commercial opportunities.
Comprehensive Plan Future Land Use: Suburban Development
Suburban Development consists of significant single-family residential areas that exist around commercial pockets representing a standard suburban center. Typically, this would resemble subdivisions built around services for those communities. Suburban centers can also include multifamily houses and support services as well. These centers are larger than the rural centers and tend to not serve a significant civic or commercial purpose, aside from immediate neighborhood needs.
Staff Recommendation
Application, as presented, is consistent with the Comprehensive Land Use Plan

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider
Private well / private septic
Road Maintenance:
Drywall Drive – Private
Mountain Island Road – NCDOT Owned/Maintained

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

This request went before the Gaston County Technical Review Committee on February 17th, and the following departments had no comments at this time:

- Building Inspections
- Environmental Health

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

- 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.
- According to the 2050 MTP, a natural-surface trail south in Mountain Island Lake Park connecting Drywall Dr to Dutchman Ave. is included, however, it remains unfunded at this time

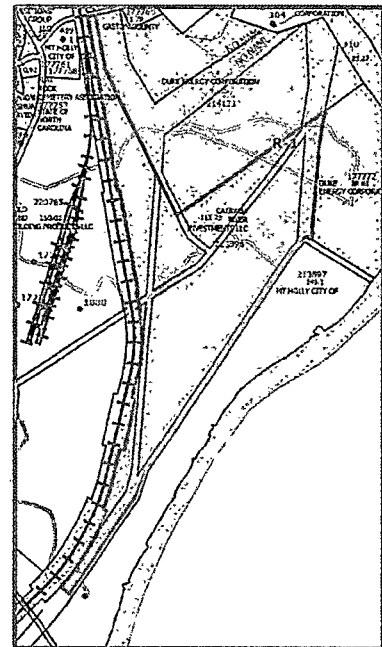
STAFF SUMMARY

Prepared By: Peyton Wiggins, Land Development Manager

The subject property is located in the northeastern region of the county, just outside the Mount Holly city limits. An active rail line runs along the western boundary of the site. Properties to the north, south, and east are vacant and owned by the City of Mount Holly and Duke Energy. Many of these surrounding properties, as well as the subject site, contain electric utility rights-of-way. There are also various miles of Carolina Thread Trail trails and mountain biking trails surrounding the subject site. The image below depicts the existing easements on the property in dark blue.

Nearby uses include two manufacturing facilities, a water treatment plant, Mountain Island Park, and the Riverbend Recycling Center. Residential homes are located farther west, along N Main Street.

If approved, any uses permitted within the (I-2) General Industrial Zoning District would be allowed in accordance with the standards and regulations of the Gaston County Unified Development Ordinance (UDO).



PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board met at its regular meeting on March 2, 2026, and recommended approval of this request by an 8 to 1 vote based on

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will increase job opportunities and commercial opportunities, as envisioned by the Riverfront Gaston Small Area Plan



GASTON COUNTY PLANNING & ZONING BOARD

Statement of Consistency

In considering the general rezoning case REZ-26-01-06-00239, 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 increase job opportunities and commercial opportunities, as envisioned by the Riverfront Gaston Small Area Plan

These findings are supported by an 8 - 1 vote by the Gaston County Planning & Zoning Board during its March 2, 2026, meeting.



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

GENERAL REZONING APPLICATION Application Number: REZ-

Applicant Planning and Zoning Board (Administrative) Board of Commission (Administrative) ETJ

A. *APPLICANT INFORMATION

Name of Applicant: Catawba River Investments, LLC
(Print Full Name)

Mailing Address: 1031 S Caldwell St. Ste 110
(Include City, State and Zip Code)

Telephone Numbers: 7045270204 8435403866
(Area Code) Business (Area Code) Home

Email: keith@shawtate.com

** If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.*

B. OWNER INFORMATION

Name of Owner: Catawba River Investments, LLC
(Print Full Name)

Mailing Address: 1031 S Caldwell St. Ste 110
(Include City, State and Zip Code)

Telephone Numbers: 7045270204 8435403866
(Area Code) Business (Area Code) Home

Email: keith@shawtate.com

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: DRYWALL DR and Mountain Island HWY (273

Parcel Identification (PID): 213896

PIN #4507-69-123

Acreage of Parcel: 113.79 +/- Acreage to be Rezoned: 113.79 +/- Current Zoning: RESIDENTIAL

Current Use: VACANT Proposed Zoning: I2

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: CATAWBA RIVER INVESTMNETS

Name of Property Owner: _____

Mailing Address: 1031 S Caldwell St. STE 110
Charlotte NC 28203
(Include City, State and Zip Code)

Mailing Address: _____
(Include City, State and Zip Code)

Telephone: 843-540-3866
(Area Code)

Telephone: _____
(Area Code)

Parcel: 213896
(If Applicable)

Parcel: _____
(If Applicable)

(Signature)

(Signature)

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the Gaston County Rezoning Application and having authorization/interest of property parcel(s) 213896 hereby give T.KEITH GLENN consent to execute this proposed action.

(Name of Applicant)
Stewart Tate
 (Signature)

 (Signature)

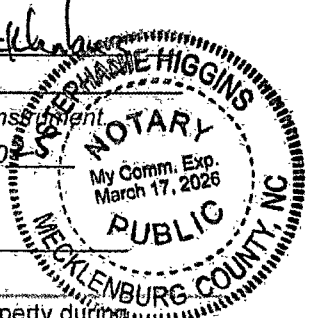
12/30/25
 (Date)

 (Date)

I, Stephanie Higgins, a Notary Public of the County of Mecklenburg State of North Carolina, hereby certify that Stewart Tate personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 30th day of December, 2025.

Stephanie Higgins
 Notary Public Signature

3/17/2026
 Commission Expiration



(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making Zoning Review

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

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

T. Keith Glenn
 Signature of Property Owner or Authorized Representative

12/27/2025
 Date

Note: Approval of this request does not constitute zoning permit. All requirements must be met within the UDC

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number _____
 (Initials)

COPY OF PLOT PLAN OR AREA MAP
 NOTARIZED AUTHORIZATION

COPY OF DEED
 PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: _____

Planning Board Review: _____ Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Uses Allowed in the (I-2) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right		Uses Allowed By-Right or By SUP or CD		Uses Allowed By SUP		Existing Uses with Limitations	
Adult Establishments	Xs	Planned Unit Development (PUD)	Xs/CDs	Abattoir Class 1	SP	Dwelling, Manufactured Home Class C	Es
ATM (Automated Teller Machine)	Xs	Auction House	Xs/SPs	Abattoir Class 2	SP	Dwelling, Manufactured Home Class D	Es
Automobile Body Shop / Automobile, Truck Sales, Accessory	X	Automobile Service Station / Automobile, Truck Sales, Accessory	Xs/SPs	Aircraft Sales & Service	SP	Manufactured Home Park	Es
Automobile Hobbyist	Xs	Automobile Towing and Wrecker Service / Automobile, Truck Sales, Accessory	Xs/SPs	Airport, Airstrip, Freight & Flying Service	SPs		
Automobile Repair Shop / Automobile, Truck Sales, Accessory	Xs	Bus Charter Service	Xs/SPs	Animal Kennel	SPs		
Baseball Hitting Range	X	Club, Private (without Adult Entertainment)	Xs/SPs	Animal Shelter	SPs		
Bona Fide Farms	Xs	Commercial Vehicle and Truck Storage	Xs/SPs	Automobile, Truck, Boat, Motorcycle, Manufactured Home, Recreational Vehicle Sales and Rental	SPs		
Building Material and Lumber Sales	X	Contractor's Office and Equipment / Storage Yard	Xs/SPs	Bus and Train Terminal, Passenger	SPs		
Business Services	X	Firing Range, Indoors, principal use	Xs/SPs	Essential Services Class 3	SP		
Church / Place of Worship	Xs	Lounge / Nightclub	Xs/SPs	Farmers Market	SPs		
Contractor Storage & Equipment Yard	Xs	Manufactured Goods, Class 2	CDs	Firing Range, Outdoors, principal use	SPs		
Contractor's Office	X	Lounge / Nightclub	Xs/SPs	Fish Hatcheries	SP		
Contractor's Office and Operation Center	X	Park	Xs/SPs	Flea Market, Indoor	SPs		
Convenience Store, Closed 12AM to 5AM	Xs			Flea Market, Outdoor	SPs		
Convenience Store, Open up to 24 hours	Xs			Heliport / Helistop	SPs		
Crematorium	X			Offices, Excluding Medical, 100,000-199,999sqft GFA	SP		
Day Care Center, Accessory	X			Offices, Excluding Medical, 200,000+sqft GFA	SP		
Distribution / Wholesale / Storage Operation	X			Race Track, Large	SPs		
Dry Cleaning / Laundry Plant	X			Railroad Terminal & Yard	SP		
Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies & Equipment Sales	X			Recycling Processing Facility	SP		
Electronic Gaming Operation	Xs			Solid Waste & Septic Tank Vehicle Storage Facility	SPs		
Essential Services Class 1	X			Solid Waste Transfer Station	SPs		
Essential Services Class 2	Xs			Telecommunication Tower & Facilities	SPs		
Essential Services Class 4	X			Theater, outdoor movie	SP		
Farm Supply Store, with outdoor storage	X			Tire Recap Facility	SP		
Farm Supply Store, without outdoor storage	X			Tower and/or Station, Radio & Television Broadcast	SPs		
Financial Institution (excluding principal use ATMs)	X			Transit Station	SP		
Flex Space	Xs			Truck Stop	SP		
Heavy, Industrial, Farm Equipment Sales and Services	X			Truck Terminal	SPs		
Laboratories Dental, Medical	X			Truck Washing Facility	SP		
Lawn and Garden Center	X						
Machine, Metal, Wood Working, Welding Shop	Xs						
Manufactured Goods, Class 1	Xs						
Medical Offices, 0-49,999sqft GFA	X						
Medical Offices, 50,000-99,999sqft GFA	X						
Military Reserve Center	Xs						
Mini-Warehouse	Xs						
Monument Sales	X						
Moving & Storage Facilities	X						
Offices, Excluding Medical, 0-49,999sqft GFA	X						
Offices, Excluding Medical, 50,000-99,999sqft GFA	X						
Paint Ball / Laser Tag Facility	Xs						
Parking Lot	Xs						
Photo finish Laboratory	X						
Portable Toilet Service	Xs						
Post Office	X						
Postal & Parcel Processing & Bulk Handling Facility	X						
Recycling Deposit Station, accessory	X						
Recycling Deposit Station, principal use	Xs						
Restaurant	Xs						
Restaurant, within other facilities	Xs						
School, Vocation	Xs						
Sign Shop	X						
Special Events Facility	Xs						
Special Events Facility, Accessory	Xs						
Telecommunication Antennae & Equipment Buildings	Xs						
Telecommunication Tower, Freestanding Monopole, up to 199.9ft	Xs						
Warehouse, 0-99,999sqft GFA	X						
Warehouse, 100,000+sqft GFA	X						
Wood Waste Grinding Operation	Xs						



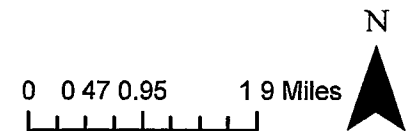
GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
REZ-26-01-06-00239

LEGEND

- Roads
- ▭ Municipalities
- Subject Parcel

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.



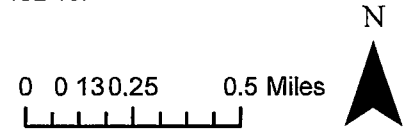


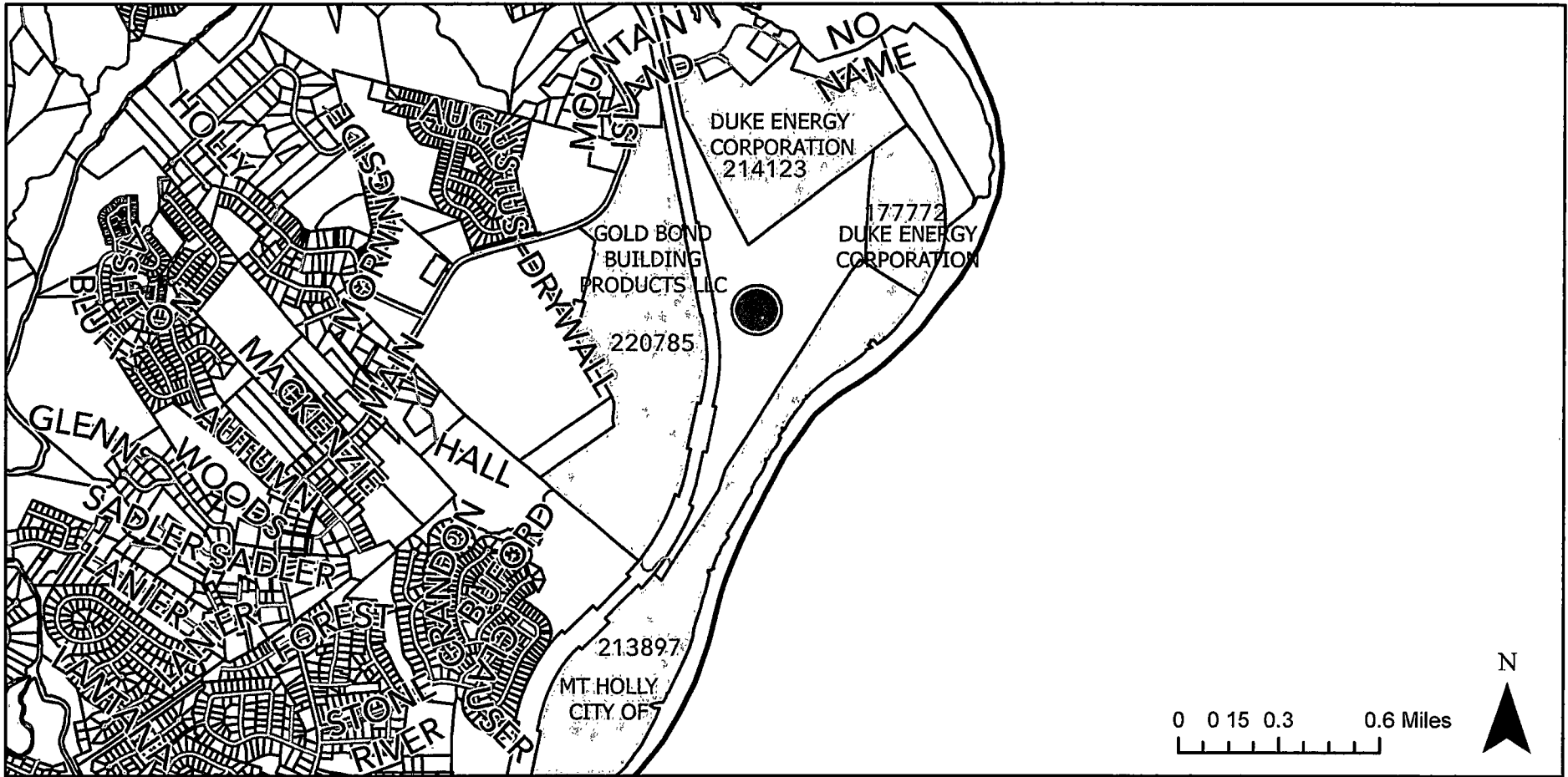
ZONING MAP
REZ-26-01-06-00239

LEGEND

- Parcels
- ZONE TYPE
- C-1
- R-1
- R-2
- RS-12
- RS-20
- TYPE
- US OVERLAY
- Subject Parcel

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SUBJECT & ADJACENT PROPERTIES MAP | REZ-26-01-06-00239

LEGEND

-  Subject Parcel

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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: Peyton Wiggins, Land Development Manager, Building and Development Services
From: Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO
Date: February 18th, 2026
Subject: TRC Review - Union Ford Rd

Thank you for the opportunity to provide transportation comments on a proposed rezoning within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the location 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 PID 213896. 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. According to the 2050 MTP, a natural-surface trail south in Mountain Island Lake Park connecting Drywall Dr to Dutchman Ave is included.
3. The MPO submitted the construction of a natural-surface trail south in Mountain Island Lake Park connecting Drywall Dr to Dutchman Ave for NCDOT's round of prioritization (SPOT 7.0). This project did not receive funding in the current STIP.
4. 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.

GASTON-CLEVELAND-LINCOLN



Metropolitan Planning Organization

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

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

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 # 26-087

Commissioner Brown - Building & Development Services - Zoning Map Change. REZ-26-01-06-00239, Catawba River Investments, LLC (Applicant); Property Parcel: 213896, Located on Drywall Dr and Mountain Island Rd., Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) Overlay

STAFF CONTACT

Peyton Wiggins - Land Development Manager - 704-866-3530

BACKGROUND

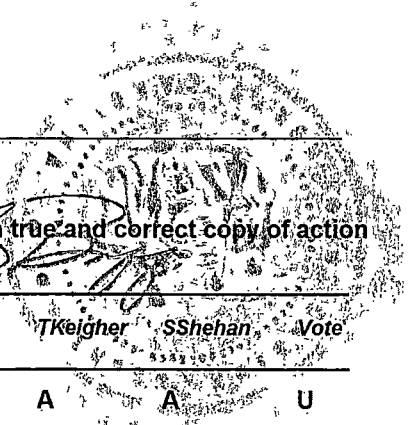
Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning and Zoning Board prior to consideration for final action by the Commission. Catawba River Investments, LLC (Applicant); Property Parcel 213896, Located on Drywall Dr and Mountain Island Rd , Mount Holly, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (I-2) General Industrial Zoning District with (US) Overlay A public hearing was advertised and held on March 24, 2026, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on March 2, 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	TKeigher	SShehan	Vote
2026-083	03/24/2026	TK	SS	A	A	A	A	A	A	A	U

DISTRIBUTION.

Laserfiche Users