



**RESOLUTION TITLE: REQUEST TO ACCEPT THE RELINQUISHED LAND AREA BY THE CITY OF MT. HOLLY IN ITS EXTRATERRITORIAL JURISDICTION (ETJ) AND ACCEPT ZONING OF SUBJECT AREA. ETJ RELINQUISHMENT 2018-01: GASTON COUNTY PLANNING BOARD (APPLICANT); VARIOUS (PROPERTY OWNERS); PROPERTY PARCEL(S) (SEE ATTACHED LIST); FROM CITY OF MT. HOLLY MUNICIPAL ZONING IN ITS EXTRATERRITORIAL JURISDICTION TO GASTON COUNTY ZONING JURISDICTION; TO EITHER; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC ZONING DISTRICTS) WHICH ARE SIMILAR ZONING DISTRICTS, WITH THE APPROVED CHANGES BEING EFFECTIVE FRIDAY, JUNE 1, 2018 AT 12:01 A.M. (SEE ATTACHED PARCEL LISTS FOR SPECIFIC INDIVIDUAL PARCEL ZONING DISTRICT AS PROPOSED)**

WHEREAS, a County Unified Development Ordinance was adopted on April 24, 2008 and a joint public hearing held on April 24, 2018 by the County Commission and the Planning Board, to take citizen comment into a ETJ Relinquishment Application 2018-01, as follows:

Tax Parcel Number(s):	See Attached List
Applicant:	Gaston County Planning Board
Property Owner(s):	Various
Property Location:	General Locations: (see attached map)
Map Change Request:	Request to Accept the Relinquished Land Area by the City of Mt. Holly in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area. ETJ Relinquishment 2018-01: Gaston County Planning Board (Applicant); Various (Property Owners); Property Parcel(s) (See Attached List); from City of Mt. Holly Municipal Zoning in its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; to either; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC Zoning Districts which are similar Zoning Districts, with the approved changes being effective Friday, June 1, 2018 at 12:01 a.m. (See Attached Parcel Lists for Specific Individual Parcel Zoning District as Proposed)

WHEREAS, assuming jurisdictional control of the relinquished Extraterritorial Jurisdiction (ETJ) also includes Enforcement of United Development Ordinance and any other applicable Codes; and,

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

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	Brown	Fraleigh	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2018-112	04/24/2018	TP	RW	A	A	A	A	A	A	A	U

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**Request to Accept the Relinquished Land Area by the City of Mt. Holly in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area. ETJ Relinquishment 2018-01: Gaston County Planning Board (Applicant); Various (Property Owners); Property Parcel(s) (See Attached List); from City of Mt. Holly Municipal Zoning in its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; to Either; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC Zoning Districts) which are Similar Zoning Districts, with the Approved Changes being Effective Friday, June 1, 2018 at 12:01 A.M. (See Attached Parcel Lists for Specific Individual Parcel Zoning District as Proposed)**

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WHEREAS, the Planning Board recommended the acceptance of the relinquished portion in the ETJ land area by Mt. Holly and recommended County Zoning of the subject area: RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3 and OLC Zoning Districts effective, June 1, 2018 at 12:01 a.m. Based on Public Hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Stevens                      Second: Hollar                      Vote: Unanimous  
Aye: Attaway, Barber, Hollar, Houchard, Sain, Stevens  
Absent: Cloninger, Harris, Vinson  
Abstain: None

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the application, Public Hearing comment and Planning Board recommendation:

- 1) the request is consistent with the County's approved Comprehensive Plan. Like zoning districts according to County and the UDO. This is a zoning of various parcels of over 1,000 acres of land from Mount Holly ETJ to Gaston County. The zoning is consistent with the Gaston County. The zoning is consistent with the Gaston County comprehensive plan, as the proposed zoning is intended to follow the current zoning assigned to the various parcels by the City of Mount Holly. The goal of Gaston County was to put property owners in a similar zoning district which they were already in, enabling them to engage in similar land use activities. The primary land use designations in the area zoned are Rural or Suburban Development. The proposed zoning districts are consistent with such designations, particularly in light of the current land usage of the parcels and its current zoning by the City of Mount Holly. The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area.
- 2) the request for property parcel (numerous) be approved, effective with the passage of this resolution.
- 3) the County Manager is authorized to make necessary notifications in this matter to appropriate parties.

MT. HOLLY ETJ RELINQUISH ZONING CONVERSION

AREA	PARCEL	OWNER NAME 1	PROPERTY LOCATION	CURRENT ZONING	PROPOSED ZONING
				MOUNT HOLLY	COUNTY
1	183788	MYERS WILLIAM H III	124 MAPLE CIR	R-8MF	RMF w/ USO
1	183789 pt	SCOTT WILLIAM W	120 MAPLE CIR	R-8MF	RMF w/ USO
1	183790 pt	EWING CLYDE D	118 MAPLE CIR	R-8MF	RMF w/ USO
1	183791 pt	CURTIS TERRY EUGENE	114 MAPLE CIR	R-8MF	RMF w/ USO
1	184870	LOCKHART DEBORAH A	109 BELMONT MT HOLLY RD	R-8MF	RS-20 w/ USO
1	224570	MCANDREW LANNY	126 MAPLE CIR	R-8MF	RMF w/ USO
1	224571	MCANDREW LANNY	130 MAPLE CIR	R-8MF	RMF w/ USO
2	181667	BARKER CARL E	5037 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
2	181668	BARKER CARL E	5027 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
2	181760	JONES SHIM W	800 CHERRY ST	R-12	RS-20 w/ USO
2	181761	PRUETT LANNY T JR	806 CASON ST	R-12	RS-20 w/ USO
2	181762	MCINTOSH FORREST GREGG	5007 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
2	182508	FARMER JASON TODD &	5023 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
2	182510	PALUSZAK RITA WEISENHORN	5019 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
2	182511	CARPENTER JOYCE C	830 CASON ST	R-12	RS-20 w/ USO
2	182512	PRUETT LANNY T JR	CASON ST	R-12	RS-20 w/ USO
2	182525	MILLER DONALD DEAN	CASON ST	R-12	RS-20 w/ USO
2	198168	MILLER DONALD DEAN	910 CASON ST	R-12	RS-20 w/ USO
2	206753	BUNN REGIS DIANE	5015 CLEARWATER LAKE RD	R-12	RS-20 w/ USO
3	181596	EML INVESTMENTS LLC	PERFECTION RD	R-12	R-1 w/USO
3	181598	PROBST DENNIS DUANE	1202 W CATAWBA AVE	L-I	R-1 w/USO
3	182502	DUST STOP FILTRATION LLC	1214 W CATAWBA AVE	L-I	I-1 w/USO
3	203252	JACOB JOHN B	1213 W CATAWBA AVE	L-I	R-1 w/USO
3	205017	JACOB JOHN B	W CATAWBA AVE	L-I	R-1 w/USO
3	216667	GOSHEN FREE WILL BAPT CH INC	1300 W CATAWBA AVE	L-I	R-1 w/USO
3	216668	GOSHEN FREE WILL BAPT CH INC	1224 W CATAWBA AVE	L-I	R-1 w/USO
3	221728	CATARHYNE LLC	1212 W CATAWBA AVE	L-I	I-1 w/USO
3	226715	BISHOP OF THE ROMAN CATHOLIC	W CATAWBA AVE	R-12 & O-I/CU	OLC w/USO
4	180050	SPRINGS THOMAS W III	W CENTRAL AVE	R-12	RS-12 w/USO
4	181214	WESTVIEW LTD	HICKORY GROVE RD	R-12	RS-12 w/USO
4	199264	SPRINGS THOMAS W III	W CATAWBA AVE	R-12	RS-12 w/USO
4	225889	SPRINGS THOMAS WORTH III	W CATAWBA AVE	R-12	RS-12 w/USO
4	225891	SPRINGS THOMAS W III	400 W CATAWBA AVE	R-12	RS-12 w/USO
4	202119 pt	SPRINGS EDWIN GREGORY	410 W CATAWBA AVE	R-12	RS-12 w/USO
4	202121 pt	SPRINGS EDWIN GREGORY	W CATAWBA AVE	R-12	RS-12 w/USO
4	202122 pt	SPRINGS THOMAS W III	W CATAWBA AVE	R-12	RS-12 w/USO
5	178246	WINGATE DARRYL N	104 GREGORY CT	R-20	RS-20 w/USO
5	178247	JOHNSON SUSAN	110 HELENA ST	R-20	RS-20 w/USO
5	178248	HUFFSTETLER SHANNON M	112 HELENA ST	R-20	RS-20 w/USO
5	178249	ASBURY THOMAS E	213 DAWN DR	R-20	RS-20 w/USO
5	178250	JOHNSON BENJAMIN P	211 DAWN DR	R-20	RS-20 w/USO
5	178251	SIMMONS TONI B	209 DAWN DR	R-20	RS-20 w/USO
5	178252	MOORE JENNIFER E	207 DAWN DR	R-20	RS-20 w/USO
5	178253	SMITH TIMOTHY W	205 DAWN DR	R-20	RS-20 w/USO

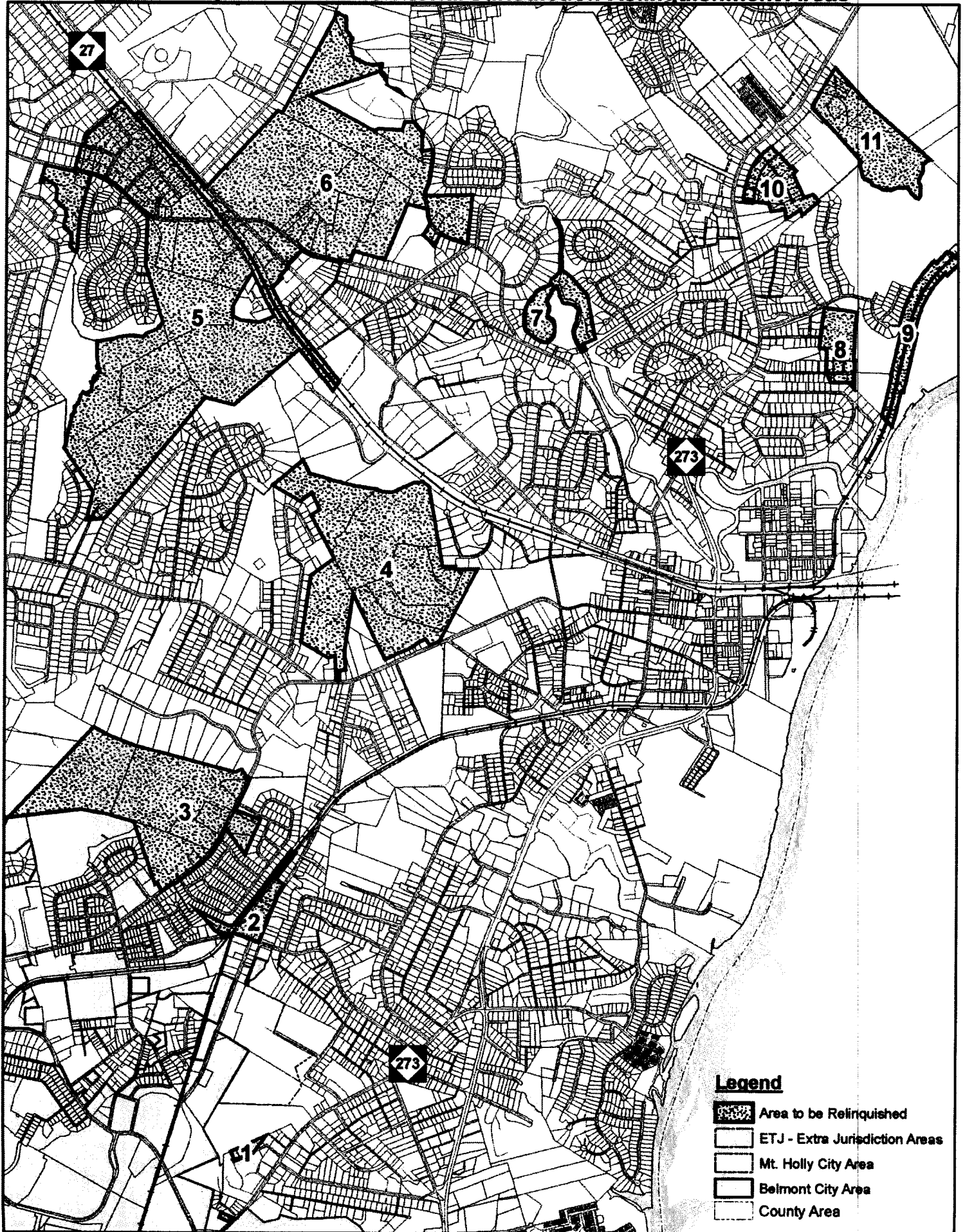
<u>AREA</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>PROPERTY LOCATION</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
				<u>MOUNT HOLLY</u>	<u>COUNTY</u>
5	178254	SMITH VIRGINIA K	203 DAWN DR	R-20	RS-20 w/USO
5	178255	GERWIG JULIA	201 DAWN DR	R-20	RS-20 w/USO
5	178256	CUNNINGHAM JOHN SAMUEL	111 DAWN DR	R-20	RS-20 w/USO
5	178269	SCOTT ROBERT C	200 DAWN DR	R-20	RS-20 w/USO
5	178270	BROGDEN DOUGLAS E	202 DAWN DR	R-20	RS-20 w/USO
5	178271	MARKLE CAITLYN N	204 DAWN DR	R-20	RS-20 w/USO
5	178272	CRAWFORD JOHN HAYDEN	206 DAWN DR	R-20	RS-20 w/USO
5	178273	MCENTIRE EUGENE	113 HELENA ST	R-20	RS-20 w/USO
5	178274	GRACE BAPTIST CHURCH OF *	300 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178275	BOWEN ARTHUR E	100 GREGORY CT	R-20	RS-20 w/USO
5	178276	THOMPSON JOHN C	101 GREGORY CT	R-20	RS-20 w/USO
5	178277	MILLIKEN WILLIAM &	105 GREGORY CT	R-20	RS-20 w/USO
5	178278	HILTON ARNOLD MCDOWD III	109 GREGORY CT	R-20	RS-20 w/USO
5	178279	CRISCO BRANDI T	113 GREGORY CT	R-20	RS-20 w/USO
5	178280	CHAVERS BILLY GERALD JR	117 GREGORY CT	R-20	RS-20 w/USO
5	178281	CHAVERS BILLY	121 GREGORY CT	R-20	RS-20 w/USO
5	178282	BLACK JEFFREY SCOTT	125 GREGORY CT	R-20	RS-20 w/USO
5	178283	WITCHER JACOB B	129 GREGORY CT	R-20	RS-20 w/USO
5	178284	HUFFSTETLER WESLEY R	133 GREGORY CT	R-20	RS-20 w/USO
5	178285	BILLINGS JEFFREY P	137 GREGORY CT	R-20	RS-20 w/USO
5	178286	MISKELLY JONATHAN R	132 GREGORY CT	R-20	RS-20 w/USO
5	178287	MOORE JOAN LEE	128 GREGORY CT	R-20	RS-20 w/USO
5	178288	TAYLOR VERNON MICHAEL	124 GREGORY CT	R-20	RS-20 w/USO
5	178289	HARGETT DAVID G	120 GREGORY CT	R-20	RS-20 w/USO
5	178290	FRAUNE CHARLES D	116 GREGORY CT	R-20	RS-20 w/USO
5	178291	PENSON RHONDA A	112 GREGORY CT	R-20	RS-20 w/USO
5	178292	MCCURRY MAGDALENA VAN NIEKER	108 GREGORY CT	R-20	RS-20 w/USO
5	178303	HARVEST TIME CHURCH OF GOD	WESTLAND FARM RD	R-20	RS-20 w/USO
5	178304	CORE CHURCH INCORPORATED	605 WESTLAND FARM RD	R-20	RS-20 w/USO
<b>5</b>	<b>178400</b>	<b>WESTLAND FARM PROPERTIES LLC</b>	<b>201 WESTLAND FARM RD</b>	<b>H-I</b>	<b>I-3 w/USO</b>
5	178426	MELARA FREDIS ALEXANDER ROMER	206 HAWLEY ST	R-20	RS-20 w/USO
5	178427	REDMOND STEPHEN M	204 HAWLEY ST	R-20	RS-20 w/USO
5	178428	LUCKEY KELLY L	606 PIERCE AVE	R-20	RS-20 w/USO
5	178429	SEXTON PAMELA C	604 PIERCE AVE	R-20	RS-20 w/USO
5	178430	LINEBERGER JOEL L	602 PIERCE AVE	R-20	RS-20 w/USO
5	178431	GIBSON VERLEY L JR	600 PIERCE AVE	R-20	RS-20 w/USO
5	178432	WHITESIDES MELVIN M JR	105 HELENA ST	R-20	RS-20 w/USO
5	178433	BAMMI VINOD	603 PIERCE AVE	R-20	RS-20 w/USO
5	178434	HEDGEPEETH CLAYTON ANTHONY &	605 PIERCE AVE	R-20	RS-20 w/USO
5	178435	WILES MARY HOLLOWAY	607 PIERCE AVE	R-20	RS-20 w/USO
5	178436	WILES MARY HOLLOWAY	PIERCE AVE	R-20	RS-20 w/USO
5	178448	DELANY PATRICK J	702 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178449	FARMER REBECCA C	604 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178450	WOODS SUSAN KAY	602 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178451	WILLIS LINDA K	600 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178452	PENSON HUGH EDWARD	506 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178453	LEE BILL L	504 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178454	WYKE WILLIAM S	102 HELENA ST	R-20	RS-20 w/USO
5	178455	JENNINGS VERNON E JR	104 HELENA ST	R-20	RS-20 w/USO
5	178456	CLATWORTHY JASON D &	200 HELENA ST	R-20	RS-20 w/USO

<u>AREA</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>PROPERTY LOCATION</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
				<u>MOUNT HOLLY</u>	<u>COUNTY</u>
5	178457	JACOBS RICHARD R	105 RACHEL ST	R-20	RS-20 w/USO
5	178458	MARTIN DAVID K	103 RACHEL ST	R-20	RS-20 w/USO
5	178459	MARTIN TIMOTHY P	500 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178460	HOGAN JAMES L	408 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178461	UNDERDOWN JESSE MICHAEL	102 RACHEL ST	R-20	RS-20 w/USO
5	178462	STEVENSON MARY JANE	104 RACHEL ST	R-20	RS-20 w/USO
5	178463	STAFFORD CHARLES R	105 HANSEL ST	R-20	RS-20 w/USO
5	178464	WILLIAMSON KATHRYN LEIGH	103 HANSEL ST	R-20	RS-20 w/USO
5	178465	HAINES MARY P	402 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178466	GOODMAN MELISSA PAGE BRASWEL	400 WESTLAND FARM RD	R-20	RS-20 w/USO
5	178467	MELTON WILLIAM S	WESTLAND FARM RD	R-20	RS-20 w/USO
5	178468	PATTERSON STEVEN D	102 HANSEL ST	R-20	RS-20 w/USO
5	178469	MELTON WILLIAM S	320 WESTLAND FARM RD	R-20	RS-20 w/USO
5	179460	BYNUM TIMOTHY LEE	ARROWCHEM WAY	R-12	RS-20 w/USO
5	179463	HOPKINS TOMMIE JOE JR	132 ARROWCHEM WAY	R-20	RS-20 w/USO
5	179464	FARMER GREGORY SCOTT	305 WESTLAND FARM RD, B	R-20	RS-20 w/USO
5	179465	FARMER G SCOTT	305 WESTLAND FARM RD	R-20	RS-20 w/USO
5	179466	EAST GASTON VFD INC	108 ARROWCHEM WAY	R-20	I-2 w/USO
5	179479	FARMER G SCOTT	ARROWCHEM WAY	R-20	RS-20 w/USO
5	180151	BYNUM CHARLES ALLEN & OTHERS	OLD HICKORY GRV	R-12	RS-20 w/USO
5	180152	BYNUM TIMOTHY L	148 BYNUM RD	R-12	RS-20 w/USO
5	203449	FARMER GREGORY SCOTT	WESTLAND FARM RD	R-20	RS-20 w/USO
5	205486	CORE CHURCH INCORPORATED	707 WESTLAND FARM RD	R-20	RS-20 w/USO
5	221428	GROSE ALLEN ROBERT	114 BROOK CROSSING DR	R-20	RS-20 w/USO
6	178028 pt	SHERRILL BOYCE JAMES SR &	OLD NC 27 HWY	R-20	<b>R-1 w/USO</b>
6	178029 pt	GRICE ROLANDER Y SR	HWY 27	R-20	<b>R-1 w/USO</b>
6	178031 pt	GARDIN CARLINE HEIRS &	OLD HWY 27	R-20	<b>R-1 w/USO</b>
6	178033 pt	SHERRILL BOYCE J	OLD NC 27 HWY	R-20	<b>R-1 w/USO</b>
6	178067	ALARIC HOLDING CO LLC	933 OLD NC 27 HWY	R-20	RS-20 w/USO
6	178068	STANLEY REAL ESTATE LLC	1310 CHARLES RAPER JONAS HWY	H-I & R-20	<b>I-2 &amp; R-20 w/ CH &amp; USO</b>
6	178069	BRYANT NANCY & LESTER & OTHERS	NOLES DR	R-20	RS-20 w/USO
6	178070	MCMILLAN GREGORY B	1130 NOLES DR	R-20	RS-20 w/USO
6	178071	BRYANT NANCY & LESTER & OTHERS	NOLES DR	R-20	RS-20 w/USO
6	178072	ABERNATHY DENNIS WAYNE	1014 NOLES DR	R-20	RS-20 w/USO
6	178073	CALDWELL DALE ANN HANSEL	916 WOODLAWN AVE	R-12	RS-20 w/USO
6	178074	CALDWELL TIMOTHY	912 WOODLAWN AVE	R-12	RS-20 w/USO
6	178077	TUCKER GEORGE BENNY III	955 OLD NC 27 HWY	R-20	RS-20 w/USO
6	178078	BROOKS JOHNNY F	957 OLD NC 27 HWY	R-20	RS-20 w/USO
6	178079	LEWIS MARY R HEIRS	961 OLD NC 27 HWY	R-20	RS-20 w/USO
6	178334	ABERNETHY LARRY	1413 CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	178337	CASSADA LESLIE SIFFORD	HWY 27	R-20	RS-20 w/CH &USO
6	178389	STANLEY REAL ESTATE LLC	CHARLES RAPER JONAS HWY	H-I	<b>I-2 CH &amp; USO</b>
6	178407	ROBINSON LINDA LEE	1401 CHARLES RAPER JONAS HWY	R-12	RS-20 w/CH &USO
6	179468	FARMER ERIC STEPHEN	1263 CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	179469	HANSEL DANIEL TROY	1271 CHARLES RAPER JONAS HWY	R-20 - GARAGE	<b>C-2 w/CH &amp; USO</b>
6	179470	FARMER FLOYD	CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	179668	BRYANT NANCY & LESTER & OTHERS	NOLES DR	R-20	RS-20 w/CH &USO
6	179669	SIGMAN BERLE J III	CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	179672	HOFFMAN HOYLE E	1128 NOLES DR	R-20	RS-20 w/USO

<u>AREA</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>PROPERTY LOCATION</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
				<u>MOUNT HOLLY</u>	<u>COUNTY</u>
6	179673	HOFFMAN HOYLE E	NOLES DR	R-20	RS-20 w/USO
6	179676	GOWAN KEVIN	WOODLAWN DR	R-8MF	RS-20 w/USO
6	179677	O'BRYAN LANDON	917 WOODLAWN AVE	R-8MF	RS-20 w/USO
6	179699	BRYANT NANCY & LESTER & OTHERS	NOLES DR	R-20	RS-20 w/USO
6	179700	BARSNICA SUSAN G S	1150 NOLES DR	R-20	RS-20 w/USO
6	179701	CALVERT RACHEL C HEIRS	NOLES DR	R-20	RS-20 w/USO
6	179702	SIGMAN BERLE J III	NOLES DR	R-20	RS-20 w/USO
6	208854	SIGMAN BERLE J III	1240 CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	219038	PERFECTING CHRISTIAN FAITH	985 OLD NC 27 HWY	R-20	RS-20 w/USO
6	221058	RUSSELL THOMAS L	1403 CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
6	221059	SIFFORD ARDOTH F	CHARLES RAPER JONAS HWY	R-20	RS-20 w/CH &USO
7	179698 pt	LLB ENTERPRISES LLC	WOODLAWN AVE	R-12	RS-12 w/ USO
7	179851	ENSLEY AKILAH ROSS	S WOODCLIFF LN	R-12	RS-12 w/ USO
7	179852	GRAHAM CLYDE A	S WOODCLIFF LN	R-12	RS-12 w/ USO
7	179853	ENSLEY AKILAH ROSS	CAVIN AVE	R-12	RS-12 w/ USO
8	122748 pt	CRISP PATRICIA ANN W	126 NANTZ AVE	R-10	RS-12 w/USO
8	179854	COLLINS CLARENCE FRANK	127 NANTZ AVE	R-12	RS-12 w/USO
8	179855	THORNBURG NEAL	128 NANTZ AVE	R-12	RS-12 w/USO
8	179858	SHRUM ANDREW K	131 NANTZ AVE	R-12	RS-12 w/USO
8	179859	KIKER CLAUDETTE R	133 NANTZ AVE	R-12	RS-12 w/USO
8	179860	DENNIS SEAN	NANTZ AVE	R-12	RS-12 w/USO
8	179861	SIMPSON KATHERINE SHRUM	NANTZ AVE	R-12	RS-12 w/USO
8	179863	ROSS ERICA	134 NANTZ AVE	R-12	RS-12 w/USO
8	179866	GEGG CHRISTOPHER J	NANTZ AVE	R-12	RS-12 w/USO
8	179867	DENNIS SEAN	129 NANTZ AVE	R-12	RS-12 w/USO
8	179868	REAVIS SHANNON M	127 NANTZ AVE, B	R-12	RS-12 w/USO
8	203453	WUSF 3RIVER PARK LLC	NANTZ AVE	R-12	RS-12 w/USO
9	NO PARCEL	RAILROAD RIGHT OF WAY			R-1 w/USO
10	177958	COLE PATRICIA WALLS	N MAIN ST	R-12	RS-12 w/USO
10	177961	LANGLEY KENNETH F	N MAIN ST	R-12	RS-12 w/USO
10	177969	PELLERIN J KEITH	N MAIN ST	R-12	RS-12 w/USO
10	177970 pt	BURNETT CHRISTOPHER LEE	1510 N MAIN ST	R-12	RS-12 w/USO
10	177971 pt	WHISNANT ROGER D JR	1512 N MAIN ST	R-12	RS-12 w/USO
10	177972	BURNETT MARION J	104 TREXLER AVE	R-12	RS-12 w/USO
10	177974	FARRAR DORIS COX &	TREXLER AVE	R-12	RS-12 w/USO
10	177985	HARRISON DAVID T JR	TREXLER AVE	R-12	RS-12 w/USO
10	177986	MCCORKLE PERRY NEAL	107 TREXLER AVE	R-12	RS-12 w/USO
10	177987	JOHNSON FRED JR	108 TREXLER AVE	R-12	RS-12 w/USO
10	177988	BROOME OLLIE NIXON HEIRS &	TREXLER AVE	R-12	RS-12 w/USO
10	177989	BROOME OLLIE HEIRS &	TREXLER AVE	R-12	RS-12 w/USO
10	177990	BROOME OLLIE N HEIRS	TREXLER AVE	R-12	RS-12 w/USO
10	177991	LINEBERGER DOTTIE H LIVING TRS	N DAVENPORT RD	R-12	RS-12 w/USO
10	177992	D A HOSTETLER FAMILY PROP LLC	HARRIS ST	R-12	RS-12 w/USO
10	177993	FARMER GREGORY SCOTT	DAVENPORT RD	R-12	RS-12 w/USO
10	177994	MOORE ELIZABETH HEIRS OF	N DAVENPORT RD	R-12	RS-12 w/USO
10	177995	PETTY BLANCHE GRICE	114 TREXLER AVE	R-12	RS-12 w/USO

<u>AREA</u>	<u>PARCEL</u>	<u>OWNER NAME 1</u>	<u>PROPERTY LOCATION</u>	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING</u>
				<b><u>MOUNT HOLLY</u></b>	<b><u>COUNTY</u></b>
10	177996	HOPE JOHN HORACE HEIRS &	112 TREXLER AVE	R-12	RS-12 w/USO
10	177997	HOPE JOHN HORACE HEIRS &	DAVENPORT RD	R-12	RS-12 w/USO
10	177998	BROOME OLLIE N HEIRS	116 TREXLER AVE	R-12	RS-12 w/USO
10	177999	STOWE TAREYTON	122 TREXLER AVE	R-12	RS-12 w/USO
10	178002 <b>pt</b>	MONTGOMERY CARL LEE	128 TREXLER AVE	R-10	<b>R-1 w/USO</b>
10	178003	SIFFORD JULIA F HEIRS	TREXLER AVE	R-12	RS-12 w/USO
10	178004	HOWARD JAMES DEON	127 TREXLER AVE	R-12	RS-12 w/USO
10	178005	HOWARD ZENOBIA ANN &	TREXLER AVE	R-12	RS-12 w/USO
10	178006	NIXON OLLIE V HEIRS	121 TREXLER AVE	R-12	RS-12 w/USO
10	178007	STOWE TAREYTON	119 TREXLER AVE	R-12	RS-12 w/USO
10	178008	HARRISON DAVID T JR	117 TREXLER AVE	R-12	RS-12 w/USO
10	205582 <b>pt</b>	LANGLEY KENNETH F	N MAIN ST	R-12	RS-12 w/USO
10	207489	IANNACONE JAMES ROBERT	N MAIN ST	R-12	RS-12 w/USO
11	177865	HALL ERNEST HEIRS	N MAIN ST	R-12	RS-20 w/USO
11	177866 <b>pt</b>	HOYLE FRANCES HEIRS	1726 N MAIN ST	R-12	RS-20 w/USO
11	177868	HOYLE PHYLLIS MARIE	165 HALL AVE	R-12	RS-20 w/USO
11	177871 <b>pt</b>	BURCH RONALD &	170 HALL AVE	R-12	RS-20 w/USO
11	177873	HALL ERNEST HEIRS OF	N MAIN ST	R-12	RS-20 w/USO
11	177876	MT HOLLY CITY OF	178 HALL AVE	R-12	RS-20 w/USO
11	177877	JORDANS POND HOLDING CO LLC	N MAIN ST	R-12	RS-20 w/USO
11	177891	JORDANS POND HOLDING CO LLC	190 HALL AVE	R-12	RS-20 w/USO
11	214300	JORDANS POND HOLDING CO LLC	HALL AVE	R-12	RS-20 w/USO

# Mount Holly ETJ - Extra Territorial Jurisdiction Relinquishment Areas





Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6837

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

## Memorandum

**To:** Sarah Penley, Gaston County Planning & Development Services  
**From:** Julio Paredes, Planner  
**Date:** April 24, 2018  
**Subject:** ETJ Relinquishment Mount Holly

Thank you for the opportunity to provide transportation comments on a proposed site plan located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) geographic area. My comments are based on review of the proposed site plan in accordance with our adopted Comprehensive Transportation Plan (CTP), the adopted 2040 Metropolitan Transportation Plan (MTP) and the State Transportation Improvement Program (STIP)

As development is proposed, MPO staff will work directly with the City of Mount Holly to provide comments regarding transportation issues.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

File #: 18-129

Commissioner Brown - Planning/Zoning - ETJ 18-01: Request to Accept the Relinquished Land Area by the City of Mt. Holly in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area. ETJ Relinquishment 2018-01: Gaston County Planning Board (Applicant); Various (Property Owners); Property Parcel(s) (See Attached List); from City of Mt. Holly Municipal Zoning in its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; to either; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC Zoning Districts which are similar Zoning Districts, with the approved changes being effective Friday, June 1, 2018 at 12:01 a.m. (See Attached Parcel Lists for Specific Individual Parcel Zoning District as Proposed)

### STAFF CONTACT:

David L. Williams - Planning Director - 704-866-3473

### BUDGET IMPACT

N/A

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

A County Unified Development Ordinance was adopted on April 24, 2008 and a joint public hearing held on April 24, 2018 by the County Commission and the Planning Board with procedures for amendments to the text and zoning map in Chapter 5, requiring a joint public hearing by the Planning Board and Commission on amendments. Recommendations on the same provided by the Planning Board and final approval or disapproval by the County Commission. The Gaston County Planning Board (applicant) has requested the County to accept the portions of the land area relinquished by the City of Mt. Holly in its ETJ, and accept zoning of the ETJ as parcels are generally located off numerous roads. The formal action taken by the City of Mt. Holly to relinquish zoning control and land use authority of its ETJ is attached.

(Continued on Page 2)

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	Brown	Fraley	Grant	Hovis	Keigher	Philbeck	Worley	Vote
2018-112	04/24/2018	TP	RW	A	A	A	A	A	A	A	U

### DISTRIBUTION:

Laserfiche Users

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

Commissioner Brown - Planning/Zoning - ETJ 18-01: Request to Accept the Relinquished Land Area by the City of Mt. Holly in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area. ETJ Relinquishment 2018-01: Gaston County Planning Board (Applicant); Various (Property Owners); Property Parcel(s) (See Attached List); from City of Mt. Holly Municipal Zoning in its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; to either; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC Zoning Districts which are similar Zoning Districts, with the approved changes being effective Friday, June 1, 2018 at 12:01 a.m. (See Attached Parcel Lists for Specific Individual Parcel Zoning District as Proposed)

Page 2

Property owners are numerous, with the property parcels under consideration attached consisting of a total area of approximately 1006.45 acres impacting 210 parcels. If accepted, the subject parcels would be placed under County Zoning as indicated on the attached map in the Gastonia and River Bend Townships effective June 1, 2018 at 12:01 a.m.. A joint public hearing was advertised for and held on April 24, 2018 to take citizen comment, with the public hearing comments being on file in the Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information; then either (accept), (deny), or (modify) the relinquished area and zoning.

### **POLICY IMPACT**

N/A

### **ATTACHMENTS**

Resolution, Parcel List and Map