

Agenda
City of High Shoals
Regular Council Meeting
July 8, 2025

- Call to Order
- Invocation
- Pledge of Allegiance
- Approval of Agenda
- Approval of Minutes

Citizens' comments/concerns: The City of High Shoals Council offers citizens the opportunity for Public Expression issues per NCGS 160A-81.1 (limited to 3-5 minutes per speaker).

Good of the Order: This is a time set aside for members to offer comments or observations (without formal motion) about the organization and its work. The good of the order is also the time to offer resolution to bring disciplinary charges against a member for the offenses committed outside a meeting.

PUBLIC HEARING (1)

*—Zoning-Autumn Ridge—Motion to open public hearing
Motion to close public hearing*

PUBLIC HEARING (2)

*--CDBG FUNDS—
MOTION TO OPEN PUBLIC HEARING
MOTION TO CLOSE PUBLIC HEARING*

- **Departmental Reports:**
 - Police Report-Gaston County
 - Financial-Dennis Cash
 - Cemetery-Denese Cook
 - Water/Sewer-Bo Rhyne
 - Streets/Maintenance/Sanitation-Kathy Rhyne
 - Parks/Recreation-Bobby Vassey
 - Yard of the Month:– 133 Dayton Road
 - Stephanie Messer
 - Vehicles- Tim Eidson
 - Administration/Mayor Report-PJ Rathbone

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prct
Revenues	10-3010-0000	Taxes Ad Valorem CY	\$210,305.00	\$0.00	(\$210,305.00)	0.00%
Revenues	10-3020-0000	Taxes - Ad Valorem - Prior	\$16,028.00	\$0.00	(\$16,028.00)	0.00%
Revenues	10-3025-0000	Taxes - Tag Fee	\$23,100.00	\$0.00	(\$23,100.00)	0.00%
Revenues	10-3250-0000	App Fees (was priv license)	\$500.00	\$0.00	(\$500.00)	0.00%
Revenues	10-3290-0000	Interest On Checking	\$1,600.00	\$0.00	(\$1,600.00)	0.00%
Revenues	10-3291-0000	Interest on Savings	\$800.00	\$0.00	(\$800.00)	0.00%
Revenues	10-3292-0000	Interest on Capital Management	\$3,800.00	\$0.00	(\$3,800.00)	0.00%
Revenues	10-3293-5000	INTEREST ON POWELL BILL ACCT CORRECTED	\$10.00	\$0.00	(\$10.00)	0.00%
Revenues	10-3341-0000	Copies/Faxes/Notary Income	\$100.00	\$0.00	(\$100.00)	0.00%
Revenues	10-3342-0000	City Hall Rental	\$1,000.00	\$0.00	(\$1,000.00)	0.00%
Revenues	10-3343-0000	Returned Check Fee	\$100.00	\$0.00	(\$100.00)	0.00%
Revenues	10-3344-0000	Sign Rental	\$50.00	\$0.00	(\$50.00)	0.00%
Revenues	10-3346-0000	VENDOR PAYMENTS FOR CELEBRATION	\$200.00	\$0.00	(\$200.00)	0.00%
Revenues	10-3350-0000	Alcohol/Beverage	\$3,000.00	\$0.00	(\$3,000.00)	0.00%
Revenues	10-3370-0000	Franchise Tax	\$25,000.00	\$0.00	(\$25,000.00)	0.00%
Revenues	10-3430-0000	Powell Bill	\$23,000.00	\$0.00	(\$23,000.00)	0.00%
Revenues	10-3450-0000	Local Option Sales Tax (NC Sales & Use Tax Distri	\$80,000.00	\$0.00	(\$80,000.00)	0.00%
Revenues	10-3455-0000	Gaston County Sales Tax	\$35,000.00	\$0.00	(\$35,000.00)	0.00%
Revenues	10-3560-0000	Park Rental Income	\$2,000.00	\$150.00	(\$1,850.00)	7.50%
Revenues	10-3565-0000	Park Concession Income	\$150.00	\$0.00	(\$150.00)	0.00%
Revenues	10-3670-0000	Sales Tax Refund	\$5,000.00	\$0.00	(\$5,000.00)	0.00%
Revenues	10-3680-0000	Gas Tax Refund	\$1,200.00	\$0.00	(\$1,200.00)	0.00%
Revenues	10-3710-0000	Cemetery Plots Income	\$4,000.00	\$0.00	(\$4,000.00)	0.00%
Revenues	10-3720-0000	Zone App & Violation Fee	\$6,000.00	\$0.00	(\$6,000.00)	0.00%
Revenues	10-3730-0000	Solid Waste Disposal Tax	\$500.00	\$0.00	(\$500.00)	0.00%
Revenues	10-3740-0000	Sanitation User Fee	\$75,000.00	\$789.01	(\$74,210.99)	1.05%
Revenues	10-3745-0000	Dump Truck Rental (was recycling income)	\$500.00	\$0.00	(\$500.00)	0.00%
Revenues	10-3810-0000	Sale Of Surplus Property	\$8,000.00	\$0.00	(\$8,000.00)	0.00%
Revenues	10-3990-0000	Fund Balance Appropriation	\$130,000.00	\$0.00	(\$130,000.00)	0.00%
Revenues	30-3710-0000	Water Charges	\$140,000.00	\$393.61	(\$139,606.39)	0.28%
Revenues	30-3715-0000	Water Taps	\$6,400.00	\$0.00	(\$6,400.00)	0.00%
Revenues	30-3720-0000	Sewer Charges	\$140,000.00	\$164.55	(\$139,835.45)	0.12%
Revenues	30-3725-0000	Sewer Taps	\$3,200.00	\$0.00	(\$3,200.00)	0.00%
Revenues	30-3740-0000	Returned Check Fees	\$60.00	\$0.00	(\$60.00)	0.00%
Revenues	30-3746-0000	PURCHASE OF WATER FROM SMALL BUSINESS (\$150.00	\$0.00	(\$150.00)	0.00%
Revenues	30-3750-0000	Reconnect & Late Fees	\$6,000.00	\$32.53	(\$5,967.47)	0.54%
Revenues	30-3990-0000	Fund Bal Appro.	\$25,000.00	\$0.00	(\$25,000.00)	0.00%

Type: Revenues

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prcnt
			\$976,753.00	\$1,529.70	(\$975,223.30)	0%
Type: Expenses						
Expenses	10-4200-8020	Salaries	\$97,560.00	\$1,480.77	\$96,079.23	1.52%
Expenses	10-4200-8030	Mayor And Council	\$28,400.00	\$0.00	\$28,400.00	0.00%
Expenses	10-4200-8040	Professional Services	\$8,000.00	\$0.00	\$8,000.00	0.00%
Expenses	10-4200-8050	Social Security	\$8,000.00	\$91.81	\$7,908.19	1.15%
Expenses	10-4200-8060	Health Ins.	\$36,000.00	\$0.00	\$36,000.00	0.00%
Expenses	10-4200-8070	Medicare	\$1,850.00	\$21.47	\$1,828.53	1.16%
Expenses	10-4200-8090	Unemployment Ins	\$1,000.00	\$0.00	\$1,000.00	0.00%
Expenses	10-4200-8110	Telephone & Postage	\$7,000.00	\$0.00	\$7,000.00	0.00%
Expenses	10-4200-8120	Public Notices-Printing	\$800.00	\$0.00	\$800.00	0.00%
Expenses	10-4200-8130	Utilities	\$5,600.00	\$0.00	\$5,600.00	0.00%
Expenses	10-4200-8140	Travel Expenses	\$7,500.00	\$0.00	\$7,500.00	0.00%
Expenses	10-4200-8142	Education/Schools	\$7,500.00	\$0.00	\$7,500.00	0.00%
Expenses	10-4200-8160	Maintenance Equipment	\$1,500.00	\$0.00	\$1,500.00	0.00%
Expenses	10-4200-8330	Departmental Supplies	\$4,000.00	\$0.00	\$4,000.00	0.00%
Expenses	10-4200-8370	Loan Payment	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-4200-8450	Contracted Services	\$8,000.00	\$0.00	\$8,000.00	0.00%
Expenses	10-4200-8530	Dues & Subscriptions	\$5,200.00	\$0.00	\$5,200.00	0.00%
Expenses	10-4200-8540	Insurance & Bonding	\$30,000.00	\$0.00	\$30,000.00	0.00%
Expenses	10-4200-8570	Miscellaneous	\$1,000.00	\$0.00	\$1,000.00	0.00%
Expenses	10-4200-8610	IT ANNUAL SUPPORT	\$12,500.00	\$0.00	\$12,500.00	0.00%
Expenses	10-4200-8620	MS LICENSING	\$1,620.00	\$0.00	\$1,620.00	0.00%
Expenses	10-4200-8630	NETWORK	\$2,250.00	\$0.00	\$2,250.00	0.00%
Expenses	10-4200-8640	OFFICE EQUIPMENT	\$14,700.00	\$0.00	\$14,700.00	0.00%
Expenses	10-4200-8650	HEY GOV/TOWN WEB/SOFTWARE	\$7,500.00	\$0.00	\$7,500.00	0.00%
Expenses	10-4200-8700	CODE ENFORCEMENT-MINIMUM HOUSING	\$35,000.00	\$0.00	\$35,000.00	0.00%
Expenses	10-4200-8710	Capital Outlay Building	\$6,000.00	\$0.00	\$6,000.00	0.00%
Expenses	10-4200-8990	Contingency	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-4300-8450	Elections	\$1,200.00	\$0.00	\$1,200.00	0.00%
Expenses	10-5600-8020	Salaries	\$36,000.00	\$443.08	\$35,556.92	1.23%
Expenses	10-5600-8050	Social Security	\$2,232.00	\$27.47	\$2,204.53	1.23%
Expenses	10-5600-8070	Medicare	\$522.00	\$6.42	\$515.58	1.23%
Expenses	10-5600-8130	Utilities	\$18,250.00	\$0.00	\$18,250.00	0.00%
Expenses	10-5600-8160	Maintenance Equipment	\$1,500.00	\$0.00	\$1,500.00	0.00%
Expenses	10-5600-8170	Maintenance Truck	\$1,000.00	\$0.00	\$1,000.00	0.00%
Expenses	10-5600-8310	FUEL/GAS	\$4,319.00	\$0.00	\$4,319.00	0.00%
Expenses	10-5600-8330	Departmental Supplies	\$6,750.00	\$0.00	\$6,750.00	0.00%

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prct
Expenses	10-5600-8450	Contracted Services	\$8,000.00	\$0.00	\$8,000.00	0.00%
Expenses	10-5600-8460	GASTON CO LANDFILL (YARD WASTE)	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	10-5600-8530	Dues & Fees	\$100.00	\$0.00	\$100.00	0.00%
Expenses	10-5600-8570	Miscellaneous	\$1,000.00	\$0.00	\$1,000.00	0.00%
Expenses	10-5600-8750	Capital Lease	\$11,950.00	\$0.00	\$11,950.00	0.00%
Expenses	10-5600-8990	Contingency	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	10-5700-8730	Capital Outlay- Equipment	\$13,000.00	\$0.00	\$13,000.00	0.00%
Expenses	10-5700-8740	Powell Bill- Repairs Streets	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-5800-8020	Sanitation Salaries	\$23,100.00	\$0.00	\$23,100.00	0.00%
Expenses	10-5800-8050	Social Security	\$1,435.00	\$0.00	\$1,435.00	0.00%
Expenses	10-5800-8070	Medicare	\$335.00	\$0.00	\$335.00	0.00%
Expenses	10-5800-8170	Maintenance Truck including tires	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	10-5800-8310	FUEL/GAS	\$3,500.00	\$0.00	\$3,500.00	0.00%
Expenses	10-5800-8450	GC Landfill (Dumping charges)	\$11,500.00	\$0.00	\$11,500.00	0.00%
Expenses	10-5800-8530	Fees	\$130.00	\$0.00	\$130.00	0.00%
Expenses	10-5800-8570	Miscellaneous	\$30,000.00	\$0.00	\$30,000.00	0.00%
Expenses	10-6200-8020	Salaries	\$25,000.00	\$1,364.75	\$23,635.25	5.46%
Expenses	10-6200-8050	FICA	\$1,550.00	\$84.62	\$1,465.38	5.46%
Expenses	10-6200-8070	Medicare	\$363.00	\$19.79	\$343.21	5.45%
Expenses	10-6200-8130	Utilities	\$7,320.00	\$0.00	\$7,320.00	0.00%
Expenses	10-6200-8330	Departmental Supplies	\$3,500.00	\$0.00	\$3,500.00	0.00%
Expenses	10-6200-8450	Contracted Services	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-6200-8570	Sponsored Events	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	10-6200-8600	MILL PROPERTY	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	10-6200-8740	Prepaid Park Maintenance	\$2,000.00	\$0.00	\$2,000.00	0.00%
Expenses	10-6400-8020	Salaries	\$21,000.00	\$487.10	\$20,512.90	2.32%
Expenses	10-6400-8050	Social Security	\$1,302.00	\$30.21	\$1,271.79	2.32%
Expenses	10-6400-8070	Medicare	\$305.00	\$7.07	\$297.93	2.32%
Expenses	10-6400-8160	Maintenance	\$500.00	\$0.00	\$500.00	0.00%
Expenses	10-6400-8450	Contracted Services	\$8,000.00	\$0.00	\$8,000.00	0.00%
Expenses	10-6400-8990	Contingency	\$800.00	\$0.00	\$800.00	0.00%
Expenses	30-8100-8020	Salaries	\$44,900.00	\$208.88	\$44,691.12	0.47%
Expenses	30-8100-8040	Professional Services	\$500.00	\$0.00	\$500.00	0.00%
Expenses	30-8100-8050	Social Security	\$2,784.00	\$12.96	\$2,771.04	0.47%
Expenses	30-8100-8070	Medicare	\$652.00	\$3.03	\$648.97	0.46%
Expenses	30-8100-8110	Telephone & Postage	\$2,500.00	\$0.00	\$2,500.00	0.00%
Expenses	30-8100-8140	Travel	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	30-8100-8160	Maintenance Equipment	\$1,000.00	\$0.00	\$1,000.00	0.00%

Type	Acct Num	Acct Name	Budget	YTD	Variance	Prcnt
Expenses	30-8100-8170	Maintenance Truck	\$500.00	\$0.00	\$500.00	0.00%
Expenses	30-8100-8310	FUEL/GAS	\$2,000.00	\$0.00	\$2,000.00	0.00%
Expenses	30-8100-8330	Chemicals & Supplies	\$2,500.00	\$0.00	\$2,500.00	0.00%
Expenses	30-8100-8450	Contracted Services	\$19,000.00	\$0.00	\$19,000.00	0.00%
Expenses	30-8100-8500	Water Purchase	\$45,000.00	\$0.00	\$45,000.00	0.00%
Expenses	30-8100-8540	Dues & Fees	\$2,000.00	\$0.00	\$2,000.00	0.00%
Expenses	30-8100-8570	Miscellaneous	\$16,000.00	\$0.00	\$16,000.00	0.00%
Expenses	30-8100-8610	SOUTHERN SOFTWARE	\$5,000.00	\$0.00	\$5,000.00	0.00%
Expenses	30-8100-8990	Contingency	\$10,000.00	\$0.00	\$10,000.00	0.00%
Expenses	30-8200-8020	Salaries	\$20,000.00	\$86.25	\$19,913.75	0.43%
Expenses	30-8200-8050	Social Security	\$1,360.00	\$5.35	\$1,354.65	0.39%
Expenses	30-8200-8070	Medicare	\$300.00	\$1.25	\$298.75	0.42%
Expenses	30-8200-8110	Telephone & Postage	\$2,600.00	\$0.00	\$2,600.00	0.00%
Expenses	30-8200-8130	Utilities	\$5,500.00	\$0.00	\$5,500.00	0.00%
Expenses	30-8200-8142	Education/ Schools	\$500.00	\$0.00	\$500.00	0.00%
Expenses	30-8200-8160	Maintenance Equipment	\$500.00	\$0.00	\$500.00	0.00%
Expenses	30-8200-8170	Maintenance Truck	\$500.00	\$0.00	\$500.00	0.00%
Expenses	30-8200-8210	SOUTHERN SOFTWARE	\$4,000.00	\$0.00	\$4,000.00	0.00%
Expenses	30-8200-8310	FUEL/GAS	\$1,500.00	\$0.00	\$1,500.00	0.00%
Expenses	30-8200-8330	Chemicals & Supplies	\$6,500.00	\$0.00	\$6,500.00	0.00%
Expenses	30-8200-8450	Contracted Services	\$47,500.00	\$0.00	\$47,500.00	0.00%
Expenses	30-8200-8500	SEWER PURCHASE	\$46,000.00	\$0.00	\$46,000.00	0.00%
Expenses	30-8200-8540	Dues & Fees	\$590.00	\$0.00	\$590.00	0.00%
Expenses	30-8200-8740	Capital Outlay	\$10,400.00	\$0.00	\$10,400.00	0.00%
Expenses	30-8200-8990	Contingency	\$8,724.00	\$0.00	\$8,724.00	0.00%
			\$976,753.00	\$4,382.28	\$972,370.72	0%

Gaston County Planning Board – Zoning Map Amendment REZ-25-05-01-00227

Planning Board Meeting Date: 6/2/2025

Planning Board Members in Attendance:

<input type="checkbox"/> Brooks	<input checked="" type="checkbox"/> Crane	<input checked="" type="checkbox"/> Harris	<input checked="" type="checkbox"/> Horne	<input checked="" type="checkbox"/> Harvey	<input checked="" type="checkbox"/> Hurst	<input checked="" type="checkbox"/> Magee	<input checked="" type="checkbox"/> Marcantel	<input checked="" type="checkbox"/> Sadler	<input checked="" type="checkbox"/> Williams
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Planning Board Recommendation in the Matter of:

Applicant: McAdams & True Homes
Property Owner: City of High Shoals
Tax Parcel(s): A portion of 208848
Property Location: State Street, in High Shoals
Map Change Request: Rezone from (R-1) to (CD/RS-8)

Motion: Sadler **Second:** Hurst

- Approve**
- Disapprove**
- Modify:**

Planning Board Vote: 9 Unanimous 0 Abstained

Split Decision:

0 Aye:

<input type="checkbox"/> Brooks	<input type="checkbox"/> Crane	<input type="checkbox"/> Harris	<input type="checkbox"/> Horne	<input type="checkbox"/> Harvey	<input type="checkbox"/> Hurst	<input type="checkbox"/> Magee	<input type="checkbox"/> Marcantel	<input type="checkbox"/> Sadler	<input type="checkbox"/> Williams
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0 Nay:

<input type="checkbox"/> Brooks	<input type="checkbox"/> Crane	<input type="checkbox"/> Harris	<input type="checkbox"/> Horne	<input type="checkbox"/> Harvey	<input type="checkbox"/> Hurst	<input type="checkbox"/> Magee	<input type="checkbox"/> Marcantel	<input type="checkbox"/> Sadler	<input type="checkbox"/> Williams
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Reason/Justification: *The proposed zoning district is consistent with the vision and goals of the Comprehensive Land Use Plan (CLUP) as it is consistent with goals #3, #6, and #7 of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation and address key issues for citizens in the North 321 Gaston small area such as preservation of open space and tree save area and maintaining the rural feel of the area.*

Gaston County Planning Board

Meeting Minutes

June 02, 2025

The Gaston County Planning Board held a special meeting on Monday, June 2, 2025, in conference room 3A of the Gaston County Administrative Building (128 W Main Ave, Gastonia NC 28052).

The following members were present: Carl Harris, Stephen Crane, Bessie Harvey, Zack Horne, Roger Hurst, Michael Magee, Tony Marcantel, Jay Sadler, Mark Williams.

The following Gaston County staff were present: Melissa Huffman, Jamie Kanburoglu, Jonathan Mead, and Peyton Wiggins.

CALL TO ORDER

Mr. Harris called the meeting to order at 5:02 p.m.

SET THE AGENDA

APPROVAL OF MINUTES

PUBLIC COMMENT

REZONING(S)

REZ-25-01-28-00211 – Michael Boyd
104 Bingo Lane Dallas, NC 28034 – PID: 168515

REZ-25-03-06-00217 – Mark Russell
348 Bess Road, Kings Mountain, NC 28086 – PID: 204936

REZ-25-03-11-00218 – Fred Seeley
340 White Jenkins Road, Bessemer City, NC 28016 – PID: 135660

REZ-25-05-01-00227 – True Homes
East of N Lincoln Street – PID: 208848

Mrs. Wiggins presented the request to amend a conditional zoning district for the Autumn Ridge subdivision. Mr. Hurst asked if the proposal had been reviewed by the Natural Resources Stormwater Administrator. Mrs. Wiggins said that it has.

There were no further questions for staff.

The applicant, Eddy Moore, representing McAdams, assisting True Homes, gave a history of the request. Mr. Moore said that there will be no new lots, this amendment is only for the stormwater control measures. Mr. Sadler asked if the applicant had done a geological survey of the proposed area. Mr. Moore said yes. Mr. Harris asked if the streets are already in. Mr. Moore said yes.

There were no additional questions for the applicant.

There were no additional speakers.

There were no further discussions or questions from the board.

Mr. Sadler moved to recommend approving the request as presented because it is a reasonable request and in the public interest. And it is consistent with goals #3, #6, and #7 of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation. And it addresses key issues for citizens in the North 321 Gaston small area, such as preservation of open space and tree save area and maintaining the rural feel of the area. Mr. Hurst seconded the motion. The motion passed unanimously (9-0).

RESOLUTION

OTHER BUSINESS

ADJOURNMENT

Mr. Sadler moved to adjourn the meeting at 6:59 p.m. Mr. Marcantel seconded the motion. The motion passed unanimously (9-0).

Detailed information and a recording of the meeting are available in the Planning & Zoning Office at 128 W Main Ave, Gastonia.

I do hereby certify that the above is a true and correct copy of the actions taken by the Gaston County Planning Board on June 2, 2025.

Jonathan Mead

Secretary, Gaston County Planning Board

GASTON COUNTY REZONING APPLICATION (REZ-25-05-01-00227)

STAFF REPORT

APPLICATION SUMMARY	
Request:	
To rezone the property from the (R-1) Single Family Limited Zoning District to the existing (CD/RS-8) Conditional Single-Family 8,000 Square Feet Zoning District.	
Applicant(s):	Property Owner(s):
McAdams – Eddie Moore True Homes – Shaun Gasparini	City of High Shoals
Parcel Identification (PID):	Property Location:
A portion of PID #208848	State Street, High Shoals
Total Property Acreage:	Acreage for Map Change:
8.82	3.41 acres
Current Zoning:	Proposed Zoning:
(R-1) Single Family Limited	(CD/RS-8) Conditional Single-Family 8,000 Square Feet Zoning District
Existing Land Use:	Proposed Land Use:
Vacant	COS for the Autumn Ridge development

COMPREHENSIVE LAND USE PLAN
Area 2: North 321 Gaston
<p>This property falls within Area 2 of the comprehensive land use plan, just south of the Gaston County/Lincoln County line. This region of Gaston County has seen an increase of development due to US 321 being a major transportation route for this area. While there are established pockets of residential development, the rest of the area is designated as rural as the county focuses on growth in existing municipalities that have proper utility access.</p> <p>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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, and steer development towards existing infrastructure and areas immediately surrounding towns and cities.</p>
Comprehensive Plan Future Land Use: Rural Community
Rural Community – This property is best identified under the “Rural Community” land use based on location and surrounding property uses/identifications. Rural communities are areas in the largely rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel.
Staff Recommendation:
Staff finds that the application, as presented, is consistent with the goals and future land use designation discussed in the Comprehensive Land Use Plan. Staff has provided a list of recommended conditions of approval for consideration by the High Shoals City Council.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
Water/Sewer Provider:
City of High Shoals
Road Maintenance:
City of High Shoals

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

The Gaston County TRC reviewed this project on May 27th, and the following departments had no comments at this time:

- Building Plan Review
- EMS

STAFF SUMMARY

Prepared By: Peyton Wiggins, Planner II

This amendment proposes the incorporation of an additional 3.41 acres of open space into the existing conditional zoning district established under REZ-23-03-31-00148. The sole purpose of this addition is to allow for the placement of stormwater control measures. No other changes are proposed to the site, approved plan, uses, conditions, or provisions of the conditional district. The additional acreage will be subject to all applicable requirements and standards of the previously approved district.

Open Space Revised Calculation

With the addition of this 3.41 acres, the open space calculations are revised as shown below.

Required Total: 11.52 acres	Proposed Total: 16.49 acres	<i>New Total: 19.9 acres</i>
Required Improved Open Space: 1.64 acres	Proposed Improved: 2.93 acres	<i>Proposed Improved: 2.93</i>

Public Information Meetings (PIMs)

The development team advertised and held two public information meetings as required by the UDO. The meetings were held on May 27th and May 29th from 1:00 p.m. to 3:00 p.m. at the Gaston County Administration Building. One adjacent property owner came to the May 29th meeting and had general inquiries about the amendment. He raised no concerns at this time.

GASTON COUNTY PLANNING BOARD RECOMMENDATION

The Gaston County Planning Board met in regular session on June 2, 2025, and recommended approval of the request by a unanimous 9 to 0 vote based on:

- This is a reasonable request and in the public interest; and
- It is consistent with goals #3, #6, and #7 of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation and address key issues for citizens in the North 321 Gaston small area such as preservation of open space and tree save area and maintaining the rural feel of the area.

Recommended Conditions of Approval for REZ-25-05-01-00227

1. This zoning amendment is approved to allow for the relocation of stormwater control measures within the subject parcel. Accordingly, the approved development plans and associated site plan may be amended to reflect this change, subject to compliance with all applicable regulations and review procedures.
2. A recombination plat shall be processed and recorded to incorporate the subject parcel into the existing Autumn Ridge Common Open Space, as depicted on the approved development plans.
3. The subject parcel shall be incorporated into the existing Conditional Zoning District, CD/RS-8, and shall be subject to all conditions, development standards, and permitted uses as established in the original zoning approval, referenced as Case No. REZ-23-03-31-00148.



GASTON COUNTY PLANNING BOARD

Statement of Consistency

In considering the conditional rezoning case REZ-25-05-01-00227, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. It is consistent with goals #3, #6, and #7 of the comprehensive land use plan as it will keep the parcel residential in nature as envisioned by the rural community future land use designation and address key issues for citizens in the North 321 Gaston small area such as preservation of open space and tree save area and maintaining the rural feel of the area.

These findings are supported by a 9 - 0 vote by the Gaston County Planning Board during its June 2, 2025, 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

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly

Application Number: REZ _____

A. APPLICANT INFORMATION

Name of Applicant: Lauren White - McAdams
(Print Full Name)
Mailing Address: 2100 South Tryon Street, Suite 400, Charlotte, NC 28078
(Include City, State and Zip Code)
Telephone Numbers: 980-439-9847 _____
(Area Code) Business (Area Code) Home

B. OWNER INFORMATION

Name of Owner: True Homes - Shaun Gasparini
(Print Full Name)
Mailing Address: 2649 Brekonridge Centre Drive, Monroe, NC 28110
(Include City, State and Zip Code)
Telephone Numbers: 704-779-4126 _____
(Area Code) Business (Area Code) Home

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: South of Autumn Banks Way and East of N. Lincoln Street
Property Identification Number (PID): 3640495796 / Parcel #208848
Acreage of Parcel: +8.82 ac +/- Acreage to be Rezoned: +3.41 ac +/-
Current Zoning: R-1 Proposed Zoning: CD-RS-8
Current Use: Vacant Proposed Use(s): Stormwater Facilities for Autumn Ridge

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

The red highlighted area, as illustrated in the attached site plan, was gifted to True Homes by High Shoals for the use of the stormwater facilities for the Autumn Ridge single family development.

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]
Signature of property owner or authorized representative

4/15/25
Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

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



GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP

REZ-25-05-01-00227

LEGEND

— Roads

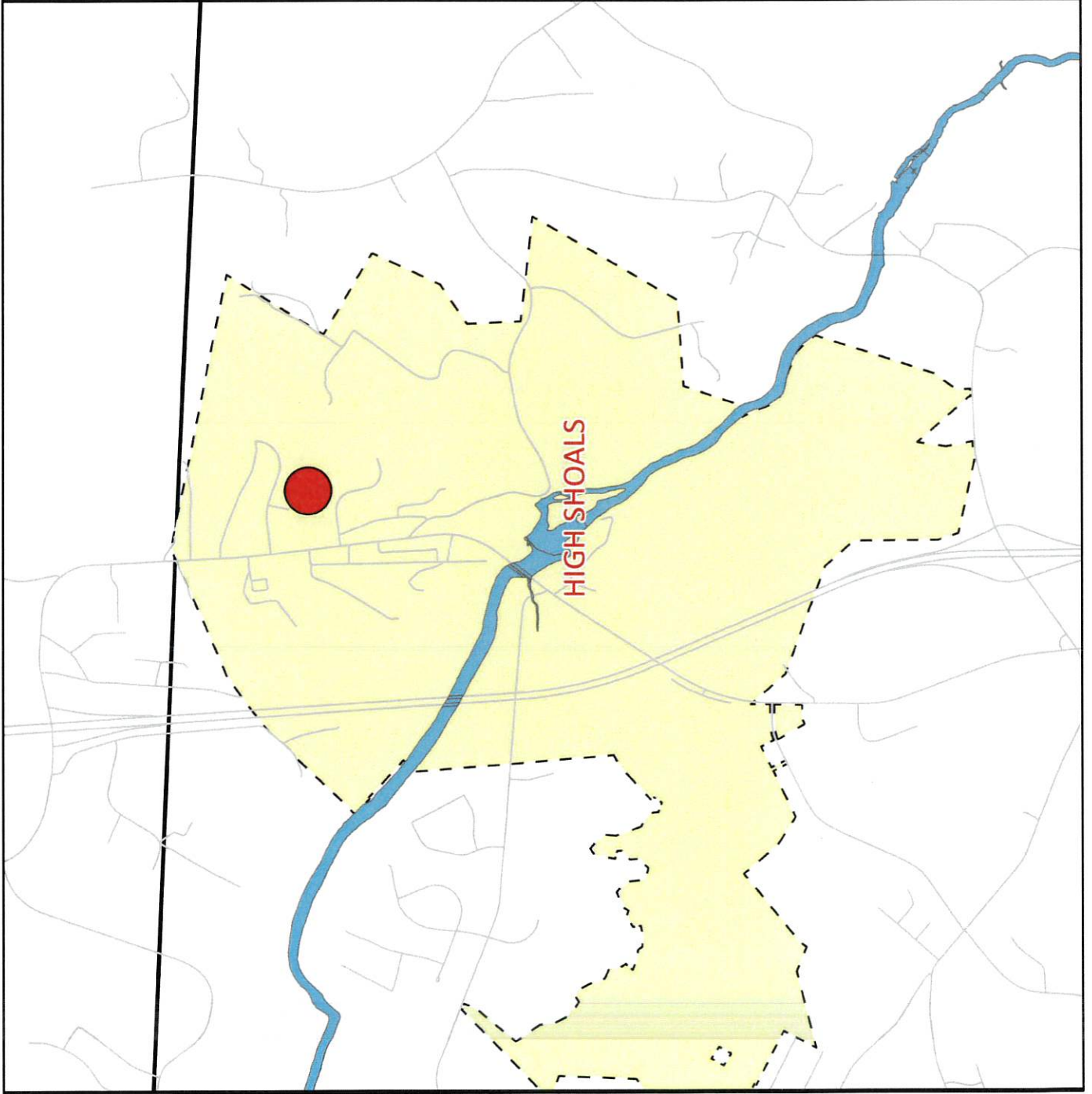
▭ Municipalities

● 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 NCCGS



0 0.130.25 0.5 Miles





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-05-01-00227

LEGEND

— Roads

□ Parcels

▭ Subject Property

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GASTON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

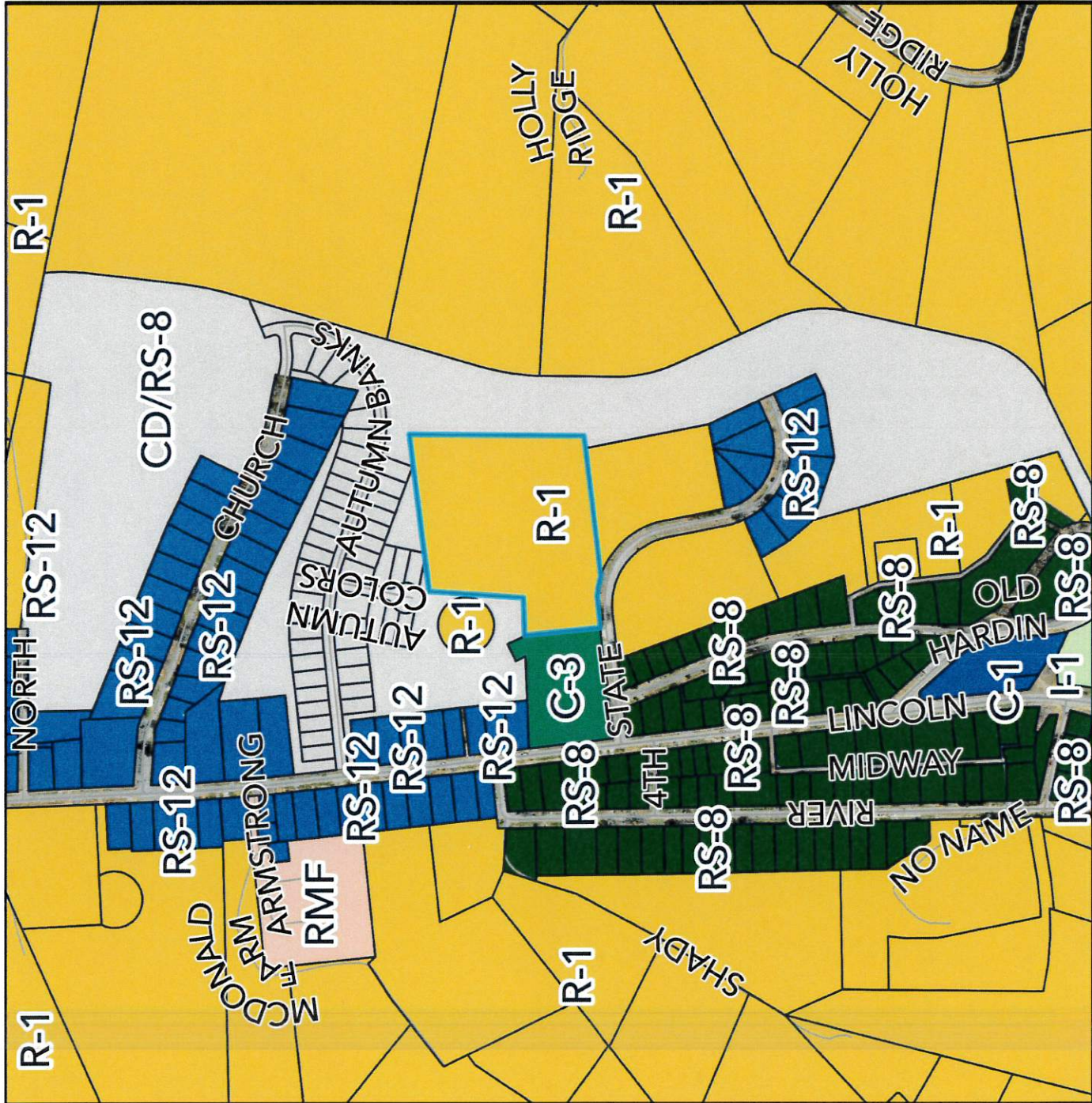
ZONING MAP

REZ-25-05-01-00227

LEGEND

- Roads
- I-1
- Parcels
- R-1
- ZONE TYPE
- RMF
- C-1
- RS-12
- C-3
- RS-8
- CD/RS-8
- Subject Parcel


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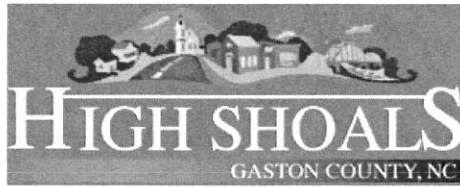
SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-05-01-00227

LEGEND

-  Subject Parcel



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RESOLUTION TITLE: ZONING MAP CHANGE: REZ-25-05-01-00227 McADAMS AND TRUE HOMES (APPLICANTS); PROPERTY PARCEL: A PORTION OF 208848, LOCATED OFF STATE STREET, IN HIGH SHOALS, NC, REZONE FROM THE (R-1) SINGLE-FAMILY LIMITED ZONING DISTRICT TO (CD/RS-8) CONDITIONAL SINGLE-FAMILY 8,000 SQUARE FEET ZONING DISTRICT

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a public hearing held on July 8, 2025, by the High Shoals City Council, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): a portion of 208848
Applicant(s): McAdams & True Homes
Owner(s): City of High Shoals
Property Location: State Street in High Shoals
Request: Rezone from the (R-1) Single-Family Limited zoning district to the (CD/RS-8) Conditional Single-Family 8,000 Square Feet zoning district

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

WHEREAS, the Planning Board recommended approval of the map change for a portion of parcel 197291, located off N. Lincoln St, Church St, and North St, High Shoals, from the (R-1) Single-Family Limited zoning district to the (CD/RS-8) Conditional Single-Family 8,000 Square Feet zoning district on June 5, 2023, based on: staff recommendation and that the request is in accordance with the County's Comprehensive Plan

Motion: Sadler Second: Hurst Vote: Unanimous
Aye: Crane, Harris, Harvey, Horne, Hurst, Magee, Marcantel, Sadler, Williams
Nay:
Absent: Brooks
Abstain:

DO NOT TYPE BELOW THIS LINE

I, Brandi Strange, Clerk to the High Shoals City Council, do hereby certify that the above is a true and correct copy of action taken by the City Council as follows:

DATE	DCash	DCook	BVassey	KRhyne	TEidson	BRhyne	Vote
07/11/2025	A	A	A	A	A	A	U

Zoning Map Change: REZ-25-05-01-00227 McAdams & True Homes (applicants); Property Parcel: a portion of 208848, located off State St, High Shoals, NC, Rezone from the (R-1) Single-Family Limited zoning district to the (CD/RS-8) Conditional Single-Family 8,000 Square Feet zoning district
Page 2

NOW, THEREFORE, BE IT RESOLVED by the High Shoals City Council that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan and 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. Property parcel: a portion of 208848, be approved, effective with the passage of this Resolution.
- 2) The Mayor is authorized to make necessary notifications in this matter to appropriate parties.

PJ Rathbone, Mayor
City of High Shoals City Council

ATTEST:

Brandi Strange, City Clerk



MAYOR
P.J. Rathbone

P.O. Box 6, High Shoals, N.C. 28077
Tel: (704) 735-1651 - Fax: (704) 735-5595

CLERK
Brandi Strange

July 3, 2025

MEMORANDUM

TO: Mayor and City Council

FROM: Steve Austin, Project Administrator

RE: Neighborhood Revitalization CDBG Project Amendment Public Hearing

In March 2024, the City of High Shoals was awarded \$950,000 in Community Development Block Grant (CDBG) funds to rehabilitate up to five single family homes located throughout the City under the program called Neighborhood Revitalization. That grant is named CDBG #22-C-4125 by the state.

In May 2025, the City held a bid opening for the rehabilitation of the five units. Bids were received by two eligible contractors. The lowest bidder on each of the units was C&S Construction. However, the bids received exceeded the amount available by \$132,875. One unit would need to be eliminated or postponed until additional money could be available, if possible.

In May 2025, I contacted the state's representative for the City's revitalization grant program to ask if additional funds may be available. They indicated yes and the Mayor submitted a formal request for additional funds. In June 2025, I was notified by the state that the funds are available but in order to receive them, the City would have to do a formal program amendment which involves a public hearing.

The public hearing has been advertised in the Gaston Gazette for the July 8, 2025 regular Council meeting. Officially, the City is requesting an additional \$132,875 on top of the original \$950,000 grant for a total of \$1,082,875. No local funds are included in the Revitalization grant program.

Four of the units are under construction. Once the amendment process is completed, the fifth unit's construction can begin. No other changes in the overall project activities are proposed, and no change in the grant project budget is needed for this amendment request.

REQUIRED ACTION: In order to submit the amendment request, the Council must approve the attached resolution authorizing the Mayor to submit the amendment application to the NC Department of Commerce as well adopt the attached project budget ordinance for the City's accounting.





MAYOR
P.J. Rathbone

P.O. Box 6, High Shoals, N.C. 28077
Tel: (704) 735-1651 - Fax: (704) 735-5595

CLERK
Brandi Strange

**AUTHORIZING RESOLUTION FOR THE CITY OF HIGH SHOALS
APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR
THE HIGH SHOALS
NEIGHBORHOOD REVITALIZATION CDBG PROJECT AMENDMENT**

WHEREAS, the City Council of the City of High Shoals has Indicated its desire to assist community and economic development efforts for projects that benefit low and moderate income persons and families within the City; and

WHEREAS, the City Council has held a public hearing concerning the proposed amendment application for Community Development Block Grant #22-C-4125 funding to benefit the High Shoals Neighborhood Revitalization CDBG Project; and

WHEREAS, the City Council wishes the City to submit an amendment application for Community Development Block Grant #22-C-4125 to benefit the High Shoals Neighborhood Revitalization CDBG Project in the amount of \$132,875 for a total of \$1,082,875 and

WHEREAS, the City Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program.

NOW, THEREFORE BE IT RESOLVED, by the High Shoals City Council that the Mayor of the City of High Shoals is authorized to submit a formal amendment application to the North Carolina Department of Commerce, Rural Economic Development Division for approval of a Community Development Block Grant for the Neighborhood Revitalization CDBG Program.

Adopted this the 8th day of July, 2024.

P.J. Rathbone, Mayor

ATTEST:



Brandi Strange, City Clerk



The City of High Shoals does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services

**CITY OF HIGH SHOALS
CDBG GRANT PROJECT BUDGET ORDINANCE
NEIGHBORHOOD REVITALIZATION CDBG #17-D-4014 PROJECT**

BE IT ORDAINED by the City Council of the City of High Shoals that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project is hereby adopted:

Section 1. The project authorized is the Community Development Project described in the work statement contained in the Grant Agreement between this unit and the North Carolina Department of Commerce, Rural Economic Development Division. This project is more familiarly known as the 2021 Neighborhood Revitalization CDBG Project.

Section 2. The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant document(s), the rules and regulations of the Department of Commerce and the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this project:

Community Development Block Grant Funds	<u>\$ 1,082,875</u>
Total:	\$ 1,082,875

Section 4. The following amounts are appropriated for the project:

Rehabilitation/Single Family Dwellings	\$ 987,875
Planning	\$ 3,500
Program Administration	<u>\$ 91,500</u>
Total	\$1,082,875

Section 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting information to the grantor agency as required by the grant agreement(s) and federal and state regulations.

Section 6. Requests for funds should be made to the grantor agency in an orderly and timely manner as funds are obligated and expenses incurred.

Section 7. The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

Section 8. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.



Section 9. Copies of this Grant Project Ordinance shall be made available to the Finance Officer for direction in carrying out this project.

Adopted this the _____ day of _____, 20__.

Mayor
Attest

Brandi Strange

City Clerk



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MAYOR
P.J. Rathbone

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CLERK
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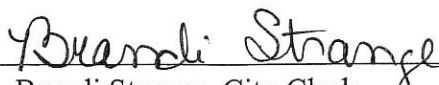
WHEREAS, the City Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program.

NOW, THEREFORE BE IT RESOLVED, by the High Shoals City Council that the Mayor of the City of High Shoals is authorized to submit a formal amendment application to the North Carolina Department of Commerce, Rural Economic Development Division for approval of a Community Development Block Grant for the Neighborhood Revitalization CDBG Program.

Adopted this the 8th day of July, 2024.

P.J. Rathbone, Mayor

ATTEST:



Brandi Strange, City Clerk



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Section 7. The Finance Officer is directed to report quarterly on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

Section 8. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.



Section 9. Copies of this Grant Project Ordinance shall be made available to the Finance Officer for direction in carrying out this project.

Adopted this the _____ day of _____, 20__.

Mayor
Attest

Buandi Strange

City Clerk



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