AGENDA

CATAWBA COUNTY PLANNING BOARD
November 30th, 2026– 7:00 P.M.
Catawba County Justice Center
2nd Floor Board of Commissioners Meeting Room
100 Government Drive
Newton, North Carolina

I. Call to Order/Welcome

II. Approval of Minutes- 10.26.26

III. Disclosure of Conflicts of Interest- NCGS 160D-109

(b) Appointed Boards. – Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

IV. Public Hearing

1. RZ 2026-08 – A request by Afshin Ghazi to rezone sixteen parcels, totaling 17.1 acres from Residential R-20 (R-20) and Planned Development-Conditional District (PD-CD) to Planned Development Conditional District (PD-CD) (RZ2026-08). This request will incorporate 2.83-acre parcel located at 7921 E NC 150 Highway and zoned R-30 into the PD-CD (RZ2020-01) located at 9259 Sherrills Ford Rd, 4019-4090 Farm South Court. These properties are also identified with parcel numbers 4617-13-24-1927, 4617-13-14-8893, 4617-13-14-1082, 4617-13-13-3989, 4617-13-14-8666, 4617-13-14-7549, 4617-13-14-6560, 4617-13-14-6411, 4617-13-14-5362, 4617-13-14-4293, 4617-13-14-3198, 4617-13-14-5016, 4617-13-14-6115, 4617-13-14-6274, 4617-13-14-7324, 4617-13-14-5761.

V. Other Business

VI. Adjournment

PERSONS WITH DISABILITIES Individuals needing special assistance should contact the Planning Board Clerk at 465-8380 within a reasonable time prior to the meeting. Access to the 25 Government Drive building for individuals with disabilities is at the front of the building. The elevator is located nearby. Participation in public meetings is without regard to race, color, national origin, sex, religion, age, or disability.