



Building and Development Services Board Action

File #: 21-425

ADDED Application and Zoning Map/ Public Hearing RE: Commissioner Brown - Building & Development Services - Extraterritorial Jurisdiction Relinquishment: ETJ21-02 Gaston County Planning Board (Applicant); Property Parcels: (See Attached List), To Accept the Relinquished Land Area By the Town of Stanley in a portion of its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area, From Town of Stanley Municipal Zoning in a portion of its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; To Zoning Districts Which Are Similar Zoning Districts, with the Approved Changes Being Effective Immediately Upon Adoption. (See Attached Maps for Specific Zoning Districts as Proposed)

1. Receive Comment
2. Close Public Hearing
3. Accept Motion to Approve Resolution

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission, regarding amendments to the text and zoning map. The Gaston County Planning Board (Applicant) has requested the County to accept the portions of the land area relinquished by the Town of Stanley in its ETJ, and accept zoning of the portions of ETJ as parcels are generally located off numerous roads. The formal action taken by the Town of Stanley to relinquish zoning control and land use authority of portions of its ETJ is attached. Property owners are numerous, with the property parcels under consideration attached consisting of a total area of approximately 5018.44 acres impacting 2348 parcels. If accepted, the subject parcels would be placed under County Zoning as indicated on the attached maps, in the Riverbend Township effective immediately upon adoption. A public hearing was advertised and held on December 14, 2021 to take citizen comment, with the public hearing comments being on file in the Commission Clerk's Office. Planning Board recommendation was provided on December 13, 2021, 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.

ATTACHMENTS

Resolution, Relinquishment Parcels & Map, Background Information and Town of Stanley Resolution
ADDED Application and Zoning Map