

Planning Board Item III – GENERAL PUBLIC HEARING INFORMATION (ZTA20-04)

Unified Development Ordinance (UDO) Text Amendments ZTA20-04

Request: To consider text amendments to Chapter 2 (Definitions): Table 2.7-1; Chapter 5 (Permit and Modification Procedures): Sections 5.16.2, 5.16.3, 5.16.5, 5.16.6; Chapter 8 (Supplemental Regulations): Section 8.1.17; Chapter 9 (General Provisions): Section 9.26(B)

Applicant: Gaston County Planning Board

Background:

The Unified Development Ordinance (approved April 24, 2008) sets forth procedures for amendment procedures in Chapter 5, requiring a joint public hearing the Planning Board, with final action on said amendments by the County Commission, to consider text amendments. The proposed amendments align language for Private Residential Quarters with general statutes; and, makes modifications to the Zoning Map Amendment Process. The Planning Board reviewed the amendments at its last regular Planning Board meeting (09/22/2020) and unanimously recommended to move them to the public hearing process.



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
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GASTON COUNTY TEXT AMENDMENT APPLICATION

Complete by either typing or printing legibly in black or blue ink

Applicant ☐ Planning Board (Administrative) ☒ Board of Commission (Administrative) ☐ ETJ ☐

A. *APPLICATION INFORMATION

Application Number: TA 20-04

Name of Applicant: Gaston County Planning Board

(Print Full Name)

Mailing Address: 128 W. Main Ave., Gastonia, NC 28053

(Include City, State and Zip Code)

Telephone Numbers: (704)866-3195

(Area Code) Business

(Area Code) Home

** If the applicant and property owner are not the same individual or group, the Gaston County Zoning Ordinance requires written consent from the property owner or legal representative authorizing the proposed Text Amendment Application. In addition, the authorization shall be notarized. The following two (2) sections pertain to property information, and specifics of the proposal as either a text change or a new use.*

B. PROPERTY INFORMATION (if applicable)

Physical Address or General Street Location of Property: _____

Tax Map Identification: Parcel (s) _____

Parcel (s) _____

Parcel (s) _____

Acreage of Parcel(s): _____ +/- Acreage to be Rezoned: _____ +/- Current Zoning: _____

Proposed use(s) to be added to text: _____ Proposed Zoning District: _____

C. PROPOSED TEXT CHANGE (specify section of Ordinance) Chapter 2 (Definitions): Table 2.7-1;

Chapter 5 (Permit and Modification Procedures): Sections 5.16.2, 5.16.3, 5.16.5, and 5.16.6; Chapter 8 (Supplemental Regulations): Section 8.1.17; Chapter 9 (General Provisions): Section 9.26(B)

Describe proposed new use (provide an attachment if necessary).

The proposed amendments align language for Private Residential Quarters with general statutes; and, makes modifications to the Zoning Map Amendment Process.

APPLICATION CERTIFICATION

(Circle)

(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.

Mona Hallan

Signature of property owner or authorized representative

10/27/2020

Date

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: _____ Application Number: TA: _____ Fee: \$ _____

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

☐ Copy of Plot Plan or Area Map

☐ Copy of Deed

☐ Notarized Authorization

☐ Payment of Fee

Public Hearing Date: _____ Planning Board Recommendation: _____ Commissioner's Decision: _____