

GASTON COUNTY TEXT AMENDMENT APPLICATION

TEXT-24-04-26-00012

STAFF REPORT

APPLICATION SUMMARY

Request:

To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 5 (Permit and Modification Procedures); Section 5.15.1 (Minor Modification Table); and Chapter 13 (Subdivision Regulations); Section 13.27 (Public Utilities and Services)

Applicant(s):

May Green Properties (Tom Smith)

COMPREHENSIVE LAND USE PLAN

Comprehensive Land Use Plan

The proposed text amendment meets Goal 6 (*Improve the image of Gaston County both to current and potential residents, focusing on retaining and increasing the population of young professionals*) and Goal 7 (*Emphasize the importance of our natural resources through highlighting natural environments and encouraging the use of environmental recreation*) of the Comprehensive Land Use Plan, as the text changes will provide developers more opportunities to preserve the natural features of subdivisions and keep them more “rural” in feel.

Staff Recommendation:

Staff recommends approval of the text amendment as amended.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

The applicant reached out to staff earlier this year to share concerns with the current regulations for streetlights in subdivisions. Currently, any subdivisions with more than six lots in the Urban Standards Overlay zoning district require street lights every 200’.

The applicant initially requested to change this measurement to 400’ and then later requested to change it to an average of 400’. Planning and Zoning staff is not supportive of the average method as it would create additional measuring and calculations to be completed during the site plan review process. Instead, staff have created their own proposed version of the text, which allows for a range of distances between streetlights based on the acreage of the proposed lots within the subdivision. Staff also recommends the addition of a minor modification in Chapter 5 which would require additional street lights for public safety purposes.

PLANNING BOARD DECISION

Scheduled Meeting Date: July 29, 2024 – The Planning Board unanimously recommended approval of the text amendment request as amended.

Attachments: Application, Proposed Text Amendment