

# GASTON COUNTY TEXT AMENDMENT APPLICATION

TEXT-23-04-25-00009

## STAFF REPORT

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### APPLICATION SUMMARY

**Request:**

To amend Chapter 5 (Permit and Modification Procedures); Table 5.8-1 (Allowed Temporary Uses), and Section 5.8.4 (Specific regulations for certain temporary uses)

**Applicant(s):**

Gaston County Planning Board

### COMPREHENSIVE LAND USE PLAN

**Comprehensive Land Use Plan**

The Comprehensive Land Use Plan requires conformity with the NCGS 160D, which is the state regulating chapter for development regulation in North Carolina.

**Staff Recommendation:**

The application, as presented, is consistent with the Comprehensive Land Use Plan.

### STAFF SUMMARY

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

In processing code enforcement cases and permit requests for temporary family health care structures, staff realized that the UDO's regulations for temporary family health care structures did not align with what the general statute allows for this use. Changes were adopted in NCGS 160D that are more restrictive than currently outlined in our UDO.

If approved, this text amendment would allow staff to better regulate and enforce the temporary health care structure use as allowed by state statute.

### PLANNING BOARD DECISION

The Planning Board unanimously recommended approval of the text amendment on July 10, 2023.

**Attachments: UDO Text with Edits**