

### **Unified Development Ordinance (UDO) Text Amendments ZTA21-01**

Request: To consider text amendments to Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19  
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 recommendation from the Planning Board, with final action on said amendments to commence at the conclusion of a public hearing by the County Commission. The proposed amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. The Planning Board reviewed the amendments at its last regular Planning Board meeting (02/08/2021) and unanimously recommended to move them to the public hearing process.



# GASTON COUNTY

Department of Planning & Development Services

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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 21-01

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 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8

(Supplemental Regulations): Section 8.1.19

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

The proposed amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly.

### 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.

Signature of property owner or authorized representative

2-8-21

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:

Highlighted italics – additions; strikeouts = deletions

### Table 7.1-1: Table of Uses

[illegible]



PROPOSED TEXT AMENDMENT – PLANNING BOARD REVIEW – FEBRUARY 2021

Highlighted italics – additions; strikeouts = deletions

**8.1.19** ***COMMON OPEN SPACE, IMPROVED***

- A. *These facilities may be illuminated in a general manner for night use to provide for safety and general operation of the facility meeting the requirements of Section 9.13.*
- B. *Outdoor recreational facilities shall be located at least fifty (50) feet from property line and have a grade A screen.*
- C. *Accessory buildings to the recreational use shall comply with setbacks and screening requirements of the zoning district, which the use is located.*