

### **Town of Stanley ETJ Relinquishment (ETJ21-02)**

Request: To accept and zone portions of the relinquished Extraterritorial Jurisdiction (ETJ) by the Town of Stanley into the Gaston County Zoning Jurisdiction, and the recommended County Zoning Districts and Overlays.

Applicant: Gaston County Planning Board

Mailing Address

Of Applicant: 128 West Main Avenue, Gastonia, NC 28053

Property Owner(s): Various

Parcel ID(s): Numerous (see attached)

General Location: Various

Staff Comments: If approved, the accepted change would be effective immediately upon adoption, with the subject parcels being placed in various Gaston County Zoning Districts based on similar Stanley Zoning Districts in place prior to the relinquishment.

2035 Comprehensive Land Use Plan

#### Small Area Districts:

Area 3 – Riverfront Gaston / Northeast Gaston

Key issues for citizens in this area include: preservation of open space; road improvements and better connectivity to other areas of the County and throughout the region; increased job opportunities; maintaining the rural “feel” of the area; and, increased commercial opportunities.

It is staff’s opinion the request is consistent with the Comprehensive Land Use Plan.