



RESOLUTION TITLE: ZONING TEXT AMENDMENTS: ZTA21-01 GASTON COUNTY PLANNING BOARD (APPLICANT); TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO): 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

WHEREAS, the County Ordinance (approved April 24, 2008), sets forth Amendment procedures in Chapter 5, requiring a Public Hearing by the Commission, with said hearing being conducted February 23, 2021 to take public comment (comments are on file in the Commission Clerk's Office as part of the minutes of the meetings); and,

WHEREAS, the text amendments are requested by the Gaston County Planning Board as the amendments relate to minor modifications and changes to the UDO; and,

WHEREAS, the Gaston County Planning Board met during its regular meeting on February 8, 2021, and reviewed proposed text amendments and approved a recommendation to move the proposed amendments to the Public Hearing format for the Board of Commissioners consideration; and,

WHEREAS, the Planning Board recommended approval of the text amendments to amend UDO 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, on February 8, 2021, based on: staff recommendation; the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The text amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.

Motion: Vinson Second: Fallon Vote: Unanimous
Ayes: Ally, Brooks, Fallon, Harris, Hollar, Houchard, Hurst, Vinson
Nays: None
Absent: Horne, Sain
Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	AFrale	BHovis	KJohnson	AKelgher	JPhibbs	EWorley	Vote
2021-042	02/23/2021	KJ	TP	A	AB	A	A	A	A	AB	U

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

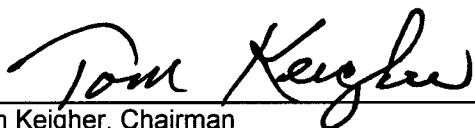
Zoning Text Amendments: ZTA21-01 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19

Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the Commission considers this action to be reasonable and in the public interest and finds the proposed amendments to be consistent with the Comprehensive Land Use Plan. The text amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.

The Commission hereby approves, effective with the passage of this Resolution the amendments to the UDO 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.

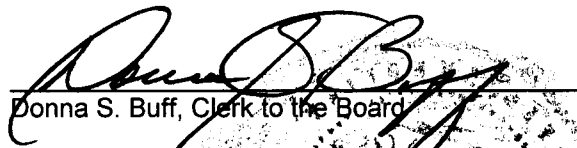
The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Tom Keigher, Chairman
Gaston County Board of Commissioners

Certification

I, Donna S. Buff, Clerk to the Gaston County Board of Commissioners, do hereby certify that the above is a true and accurate copy of the Zoning Text Amendment: ZTA21-01, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2, 7 and 8 (*Attached*), as adopted by the Board of Commissioners on February 23, 2021 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.



Donna S. Buff, Clerk to the Board

SEAL



Highlighted italics – additions; strikeouts = deletions

TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Common Open Space, Improved	Civic/Community Organizations	Common open space which has been improved with recreational areas and amenities such as, but not limited to, ball fields, tennis courts, swimming pools, nature trails, clubhouses, cabanas, gazebos, etc.

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.



Gaston County

Gaston County
Board of Commissioners
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Building and Development Services Board Action

File #: 21-040

Commissioner Keigher - Building & Development Services - Zoning Text Amendments: ZTA21-01 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): 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

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

BACKGROUND

The Unified Development Ordinance (approved April 24, 2008), sets forth procedures for amendment procedures in Chapter 5, requiring a public hearing by the Commission. A recommendation on the amendments is provided by the Planning Board, with final action on said amendments by the Commission, to consider text amendments to Application Number ZTA21-01 Gaston County Planning Board (Applicant), to request the Board of Commission to consider approval of the proposed text amendments to the UDO: 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. A public hearing was advertised and held on February 23, 2021 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on February 8, 2021, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the zoning text amendments. 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.

ATTACHMENTS

Resolution, Staff Report & Application Packet

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I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	AFraley	BHovis	KJohnson	TKeigher	TPhillips	RWorley	Vote
2021-042	02/23/2021	KJ	TP	A	AB	A	A	A	A	AB	U

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