

Planning Board Item IV – GENERAL PUBLIC HEARING INFORMATION (ZTA19-02)
Board of Commissioners / Planning Board Public Hearing Date May 28, 2019

Unified Development Ordinance (UDO) Text Amendments ZTA19-02

Request: To consider text amendments to Chapter 2 (Definitions): Table 2.7-1; Chapter 8 (Supplemental Use Regulations): Section 8.1.8(G)
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 joint public hearing the Planning Board, with final action on said amendments by the County Commission, to consider text amendments. The proposed amendments introduce the addition of Small Houses, also known as Tiny Homes, under the Manufactured Home Park Supplemental Regulations section of the UDO. The Planning Board reviewed the amendments at its last regular Planning Board meeting (04/23/2019) and unanimously recommended to move them to the public hearing process.



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

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 19-02

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: N/A

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 8 (Supplemental Use Regulations): Section 8.1.8(G)

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

To introduce the addition of Small Houses, also known as Tiny Homes, under the Manufactured Home Park

Supplemental Use Regulations section of the UDO.

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

04/24/19
Date

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: Application Number: TA: Fee: \$

Received by Member of Staff: (Initial) Date of Payment: Receipt Number:

☐ Copy of Plot Plan or Area Map

☐ Copy of Deed

☐ Notarized Authorization

☐ Payment of Fee

Public Hearing Date: Planning Board Recommendation: Commissioner's Decision: