

**RESOLUTION TITLE: ZONING TEXT AMENDMENT: ZTA19-04, GASTON COUNTY PLANNING BOARD (APPLICANT); TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO): CHAPTER 2 (DEFINITIONS): TABLE 2.7-1; CHAPTER 4 (ADMINISTRATIVE AGENCIES/FUNCTIONS): TABLE 4.1-1; CHAPTER 5 (PERMIT AND MODIFICATION PROCEDURES): SECTION 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; CHAPTER 7 (USE AND BUILDING LOT STANDARDS): TABLE 7.1-1, SECTION 7.1(B); CHAPTER 9 (GENERAL PROVISIONS): SECTION 9.9**


WHEREAS, the County Ordinance (approved April 24, 2008), sets forth Amendment procedures in Chapter 5, requiring a joint public hearing by the Planning Board and Commission, with said hearing being conducted August 27, 2019 to take public comment (comments are on file in the Commission Clerk's Office as a 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 meeting of July 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 amendment to amend UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/ Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9, on August 27, 2019, based on: public hearing comment and 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 accomplishes many things, such as: clarifying what is needed on site plans and making provisions concerning temporary uses more clear. These changes will help enable Gaston County grown in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals in the Gaston County Comprehensive Land Use Plan.

Motion: Sain                      Second: Vinson                      Vote: Unanimous  
Aye: Attaway, Barber, Hurst, Harris, Hollar, Horne, Houchard, Sain, Vinson  
Nay: None  
Absent: Ally  
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	JBrown	AFraley	BHovis	(Kiegher)	JThibault	RWorldy	Vote
2019-246	08/27/2019	AF	RW	A	A	A	A	A	A	A	U

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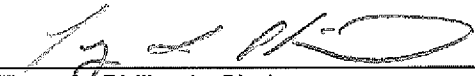
Zoning Text Amendment: ZTA19-04, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9

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NOW, THEREFORE, BE IT RESOLVED 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 amendment to be consistent with the Comprehensive Land Use Plan. The text amendments accomplishes many things, such as: clarifying what is needed on site plans and making provisions concerning temporary uses more clear. These changes will help enable Gaston County grown in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals in the Gaston County Comprehensive Land Use Plan.

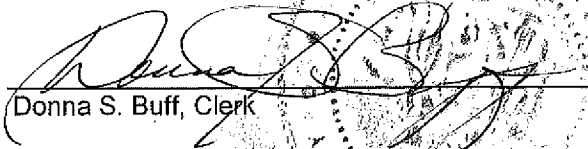
The Commission hereby approves the amendments to UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9, effective with the passage of this Resolution.

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

  
\_\_\_\_\_  
Tracy L. Philbeck, 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: ZTA19-04, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO) Chapters 2, 4, 5, 7, and 9 (*Attached*), as adopted by the Board of Commissioners on August 27, 2019 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption

  
\_\_\_\_\_  
Donna S. Buff, Clerk





(Chapter 2 - Definitions)

TABLE 2.7-1 DEFINED TERMS		
Term	Use Table Subcategory*	Definition
Bona Fide Farm		As defined by the North Carolina General Statutes starting in NC GS 153A-340



(Chapter 4 – Administrative Agencies / Functions - Table 4.1-1)

PROCEDURE	SECTION	ADMINISTRATOR	TECHNICAL REVIEW COMMITTEE	BOARD OF ADJUSTMENT	PLANNING BOARD	COUNTY BOARD OF COMMISSIONER
Text Amendment	5.17	A			E	D
Map Amendment	5.16	A	E		E	D
Zoning Permit	5.3	A; D		C		
Building Permit	5.4					
Site Plan	5.2	A; D	E <sup>1</sup>	C		
Major1 Subdivision Sketch Plan	13.9	A; D			C	C
Major2 Subdivision Sketch Plan	13.9	A	E		E	D
Major Subdivision Preliminary Plat	13.9.2	A	E		D	C
Major Subdivision Final Plat	13.9.3	A; D			C	C
Minor Subdivision	13.8	A; D	E		C	C
Temporary Use Permit	5.8	A; D		C		
Home Occupation/ Accessory Use Permit	5.9	A; D		C		
Vested Rights Certificate	5.10	A			E	A
Conditional Use Permit	5.11	A	E	D		
Special Exception	5.12	A		D		
Admin. Appeal	5.13	A		D		
Variance	5.14	A		D		
Minor Modifications to Standards	5.15	A; D		C		
Watershed Permit	15.5	A; D			C	
Watershed Variance / Appeal / High Density	15	A				
Flood Plain Development Permit	16.4	A; D			A	
Flood Plain Variance /	16.4.5	A		D		
Manufactured Home Park (pre-existing) Operating Permit	14.7	B			A; D	

**KEY:**

A = Receive Application;

B = Review;

C = Appeal Administrator's Decision or Planning Board Decision;

D = Final Decision;

E = Recommendation

<sup>1</sup>= Site plan review by TRC is only required for items that must go to public hearing.

## (Chapter 5 – Permit and Modification Procedures)

**SECTION 5.2.2 PROCEDURE FOR PREPARATION**

- A. Site plans or any portion thereof shall be prepared to scale. Due to the detail of the content required of a site plan drawing it is encouraged but shall not be required to be prepared by an engineer, architect, landscape architect or land surveyor who is authorized by the State of North Carolina to practice as such;
- B. Site plans shall be prepared to a scale that can be reviewed and the administrator can identify all requirements of this ordinance have been met. The administrator may request additional inset details or deem unreviewable and has the authority to deny the proposal and request revisions based on the following:
  1. Drawing is not to scale or stated scale
  2. The drawing is drawn in such a way the scale is too small or too large.
- C. A complete set of civil drawing may be submitted or individual sheet(s) that delineate, note, or label clearly the required standards of this ordinance to facilitate the review and approval of the site plan;
- D. All horizontal dimensions shown on the site plan shall be in feet; Decimal fractions of a foot to the closest



one hundredth of a foot (0.00); and all bearings in degrees, minutes and seconds;

E. RESERVED

F. The number of required copies or format of the site plan for submittal may vary depending on the use.

### **SECTION 5.2.3 REQUIRED INFORMATION ON SITE PLANS**

- A. Location of the tract on an insert map, the north arrow, and such information as the names and numbers of adjoining roads, streams, subdivisions, or other landmarks, sufficient to clearly identify the location of the property.
- B. Delineation of the tract boundary with distances. It is encouraged but shall not be required that a boundary survey of the tract by bearings and distances certified by a licensed land surveyor or engineer.
- C. Sidewalks and curbs and gutters to be installed along public street frontages, parking lots, or buildings shall be clearly delineated to include the following type of information: width, length, depth, material type {impervious (include square footage) or pervious}, handicap access routes, structure ingress/egress landing or sidewalks, grading details (degree of finished slope).
- D. All existing property features (labeled), such as: property lines, roads / easements, utilities, watercourses, buildings, sign, lighting, natural vegetation / landscaping, etc.
- E. Existing zoning (including any overlays) on the tract and on adjoining properties.
- F. RESERVED
- G. RESERVED
- H. RESERVED
- I. All proposed buildings shall show / label: location, general use, number of floors and height, dimensions, floor area building number, ingress/egress locations; and where applicable, the number, size and type of dwelling units.
- J. All off-street loading spaces, parking and walkways indicating the type of surfacing, dimensions, angle of stalls, width of aisles, pedestrian safety precautions / walkways, and a specific schedule showing the number of parking spaces provided.
- K. Submit an approval letter, paperwork, or permit verifying the approval of services of water / sewer utilities (public or private).
- L. Proposed streets, alleys, driveways shall have delineated / stated: Name (if applicable and per Appendix A), right-of-way widths, surface material, NCDOT approval (or submitted for approval), engineered stamped letter that design meets NCDOT standards (if private roadway), sight triangles, etc.
- M. NCDEHNR (local or higher level) approval letter for compliance with Storm Water and / or Erosion Control.
- N. RESERVED
- O. Screening / Buffering / Landscaping shall be shown / labeled per Chapter 11.
- P. Delineation of any flood hazard areas as shown on the FEMA map.
- Q. Location, type, size, material and height of fencing and retaining walls where required under the provision of this or any other County, State or Federal ordinance.



- R. Outdoor lighting system location, orientation, height, and elevation detail.
- S. The location and dimensions of proposed recreation areas, open space and required amenities and improvements.
- T. The location, character, size, height and orientation of proposed signs.
- U. Verify Thoroughfare dedication per section 9.19 if density credits are to be applied.

#### **SECTION 5.2.4 COMPLIANCE WITH OTHER REGULATIONS**

All features and elements of the site plan shall be in accordance with federal, state, and local ordinances / regulations including but not limited to:

- A. Gaston County Environmental Health Department
- B. Gaston County Natural Resources / NCDEHNR
- C. North Carolina Department of Transportation
- D. North Carolina Residential Code / Building Code

#### **SECTION 5.2.5 PROCEDURE FOR PROCESSING**

The Administrator shall review all site plans submitted to his office. The Administrator shall verify the completeness and compliance with this zoning ordinance.

Except under abnormal circumstances, within fourteen (14) working days of the receipt of the site plan, the Administrator shall approve, subject to conditions, or disapprove the site plan and notify the applicant in writing of the action taken. In cases when the site plan approval is subject to conditions or when the site plan is denied approval, the Administrator shall set forth in writing any conditions or changes which might make the site plan acceptable.

#### **SECTION 5.3 ZONING PERMIT**

No building, sign or other structure (except as otherwise noted in this Ordinance) shall be erected, moved, extended or enlarged or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the Administrator has issued a zoning permit for such work.

- A. Expiration of Zoning Permit: Any zoning permit issued in accordance with this Ordinance will lapse and become invalid unless the work for which it was issued is started within six (6) months of the date of issue, or if the work authorized by it is suspended or abandoned for a period of at least one (1) year.
- B. Records: The Administrator shall maintain a record of all zoning permits on file at his office, and copies shall be made available upon request to interested parties.
- C. Conditions for Approval: Zoning permits issued on the basis of dimensional plans approved by the Administrator authorize only the use, arrangement, and construction set forth in such approved plans and applications. Use, arrangement, or construction which differs from that authorized shall be deemed a violation of this Ordinance and shall be punishable as indicated under Chapter 18 of this Ordinance.
- D. Zoning Permit Not Required: Notwithstanding any other provisions of this Ordinance, no zoning permit is necessary for the following uses:



1. Street construction or repair.
  2. Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way.
  3. Sign, as indicated in Chapter 12 of this Ordinance.
  4. Mailboxes, newspaper boxes, walls, fences, birdhouses, flag poles, pump houses, doghouses, remodel, and accessory structures that do not require a Building Permit.
- E. In cases where a preexisting zoning violation has been cited in accordance with Section 18.1, a new zoning permit, for work not related to the violation, shall not be issued until the preexisting violation is brought into compliance.
- F. RESERVED

## SECTION 5.5 RESERVED

## SECTION 5.7 RESERVED

### 5.8.2 TABLE OF ALLOWED TEMPORARY USES

TABLE 5.8-1 ALLOWED TEMPORARY USES		
TEMPORARY USE	PERMIT NEEDED?	OTHER REGULATIONS
Real Estate Sales Office/Model Sales Home	Yes	5.8.4 (A)
Sale of Goods Other Than Agricultural Products	Yes	5.8.4 (B)
Sale of Agricultural Products	No / Yes	5.8.4 (C)
<b>NOTE: DELETED: 5.8.4 (D)</b>		
Garage/Yard Sales	No	5.8.4(E)
Special Outdoor Event	Yes	5.8.4 (F)
Construction Trailers	Yes	5.8.4 (G)
Temporary RV's and Manufactured Homes	Yes	5.8.4 (H)
Temporary RVs for Workers for Construction Projects	Yes	5.8.4 (I)



#### 5.8.4 SPECIFIC REGULATIONS FOR CERTAIN TEMPORARY USES

##### C. Sales of Agricultural Products

1. Is exempt from permits if meeting the North Carolina General Statutes for exclusions. GS143-138 (b4)1b: Any structure used for the display and sale of produce, no more than 1,000 square feet in size, open to the public for no more than 180 days per year, and certified by the Department of Agriculture and Consumer Services as a Certified Roadside Farm Market.
2. If exemption is not met, the zoning and building permits will be required.

**(NOTE: DELETED C.3-4)**

##### D. RESERVED

##### H. Temporary RV's and Manufactured Homes

###### 2. Family Medical Needs

- a. On any lot containing an existing single-family dwelling or Class A, B or C Manufactured Home, a temporary use permit may be issued for not more than one (1) manufactured home or RV to be placed on a residential lot as an accessory use. The Administrator may grant the permit.
- b. Such permit shall only be granted where conditions exist requiring care for an immediate family member due to medical reasons. The temporary use permit may only be granted after the Administrator has determined each of the following **[NOTE: These findings shall substitute for those found in Section 5.11.5(B)]**:
  - i. That the manufactured home or RV is an accessory use to a principal residential use;
  - v. That the manufactured home or RV will have adequate access to public water and sewer or a well and septic tank as verified by permits from the Gaston County Health Department;
  - vi. That the manufactured home or RV will be placed in the rear or side yard and will be no closer than twenty (20) feet from any property line.
  - vii. That the temporary residence is an RV or a manufactured home Class B or C.

##### I. Temporary RVs for Workers for Construction Projects lasting Greater than Six (6) Months

6. Only allowed in an approved space within an existing Manufactured Home Park or in a Camping/RV Park.

#### SECTION 5.9 HOME OCCUPATION PERMIT

A home occupation permit shall be required to ensure that a proposed home occupation is developed in accordance with all applicable provisions of this Ordinance. Lists of permissible customary and home occupations are found in Section 8.1.14 and 8.1.15.

##### 5.9.1 DELETED

##### 5.9.2 DELETED





## **5.11 CONDITIONAL USE PERMIT**

### **5.11.2 PROCEDURES**

B. The application shall be accompanied by a drawing or plan as outlined in Section 5.2.

**(NOTE: DELETED B.1-12)**

C. In the course of evaluating the proposed conditional use, the Board of Adjustment may request additional information from the applicant in order to assist in the review process. A request for such additional information shall stay any further consideration of the application by such agency. Such additional requested information may include (but shall not be limited to) the following:

1. A traffic impact study of the proposed development prepared by a qualified transportation or traffic engineer or planner. Information requested to be a part of the impact study may include:
  - a. Existing traffic conditions within the study area boundary.
  - b. Traffic volumes generated by the existing and proposed development on the parcel, including the morning peak, afternoon or evening peak, and average annual daily traffic levels.
  - c. The distribution of existing and proposed trips through the street network.
  - d. Analyses of the capacities of intersections located within the study area boundary.
  - e. Recommendations for improvements designed to mitigate traffic impacts and to enhance pedestrian access to the development from the public right-of-way; and
  - f. Other pertinent information, including but not limited to accidents, noise, and impacts of air quality and other natural resources.
2. An environmental impact statement that includes some or all of the following:
  - a. A cover sheet that provides, in summary form, a description of the proposed project;
  - b. A statement of purpose and need of the project;
  - c. For projects proposed by public entities, a list of alternatives of the proposed project;
  - d. A succinct description of the environment affected by the project;
  - e. A discussion of short and long term consequences of the project on the environment including any adverse environmental impacts which cannot be avoided; and,
  - f. A list of means that could be employed to mitigate any negative effects on the environment caused by this project.

### **D. RESERVE**



### **5.16.5 ZONING MAP AMENDMENTS – CONDITIONAL DISTRICTS (CD)**

Conditional zoning districts are zoning districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. A conditional zoning district allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Some land uses are of such a nature or scale that they have significant impacts on both the immediately surrounding area and on the entire community which cannot be predetermined and controlled by general district standards. There are also circumstances in which a general district designation allowing such a use by right would not be appropriate for a particular property even though the use itself could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted land use plan and other long range plans. Furthermore, it should be interpreted as such that a conditional district zoning application be applicable in all underlying zoning districts and regulated uses where permitted by right or conditional use permit (CUP). When applying for a CD where a Conditional Use is listed in the Use Table, a Conditional Use Permit (CUP) is not required in addition to the CD.

#### **5.16.5 H. Conditions for Approval of Petition**

In approving a petition for the reclassification of a property to a CD district, the Planning Board may recommend, and the Board of Commission may require that reasonable and appropriate conditions be attached to approval of the petition. Such conditions shall be limited to those that address the conformance of the development and use of the site to County ordinances and officially adopted Comprehensive Land Use Plan or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. The petitioner will have a reasonable opportunity to consider and respond to any additional requirements prior to approval or denial by the Board of commission. In no instance shall any of these conditions be less restrictive than any requirements that would otherwise pertain to that particular development if it were located in a general or parallel conditional use zoning district unless otherwise approved by the Board of Commission in a CD rezoning application request. Such conditions may exceed any performance criteria or minimum requirements listed elsewhere in this Ordinance that pertain to that development: (i) analyze whether the rezoning is consistent with an adopted comprehensive plan and any other officially adopted plan, and (ii) other matters that the Board of Commission deems appropriate and (iii) why it considers the action taken to be reasonable and in the public interest shall be prepared and accompany each final decision relative to the CD rezoning request.



**SECTION 7.1 TABLE OF USES / USES NOT EXPRESSLY LISTED OR ADDRESSED**

Table 7.1-1 : Table of Uses																									
X = Permitted use by right, C = Conditional Use Permit required, CD = Conditional Zoning required, E = Existing use subject to limitations, SP = Special Exception required, s = Supplemental regulations listed in addition to X, C, CD, E, SP																									
USE CATEGORY	RESIDENTIAL ZONING DISTRICTS								OFFICE DISTRICTS				COMMERCIAL DISTRICTS							INDUSTRIAL DISTRICTS				Suppl. Regs. Ch. 3	Parking Regs. Ch. 10
	R-1	R-2	R-3	RLD	RS-20	RS-12	RS-8	RMF	TMU	OLC	O-1	OM	CBD	UMU	GPX	NBS	C-1	C-2	C-3	I-1	I-2	I-3	IU		
Industrial / General Manufacturing																									
Manufactured Goods, Class 2																				CDs	CDs			8.3.9	1.32

- B. Table 7.1-1 lists the allowed uses and in the zoning district in which they are permitted in accordance with the following letter designations:

X = Permitted use by right  
 C = Conditional Use Permit required  
 CD = Conditional Zoning required  
 E = Existing use subject to limitations  
 SP = Special Exception required  
 s = Supplemental regulations listed in addition to X, C, CD, E, SP

Note: The supplemental regulations list more in depth how a use is allowed if a supplemental number is noted in the Table of Uses.

The Conditional District (CD) zoning designation is applicable in all underlying zoning districts and regulated uses, and therefore, may not be indicated throughout the entire Table of Uses but should be presumed allowable when permitted by right or conditional use permit (CUP).



(Chapter 9 – General Provisions)

**SECTION 9.9 ACCESSORY STRUCTURES**

- B. On any lot containing a principal residential use, no accessory structure shall be permitted that involves or requires any external construction features which are not primarily residential in nature or character except for an accessory structure used in conjunction with a mixed-use dwelling, temporary produce stand, agricultural use, or similar nonresidential use that otherwise would be allowed on the property. Accessory structures on lots containing a principal residential use shall not be made of highly reflective metal materials. Some examples of structures that cannot be used as an accessory structure to a residential use include: school buses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles, cargo containers (with exceptions as listed below), etc.
1. Residential cladding, when applicable, shall be brick, block, concrete siding, vinyl siding, exterior wood siding or any other material not listed that is approved by the administrator.
  2. Cargo containers permitted on residential lots less than one (1) acre, must be clad, placed in the rear yard, and no larger than eight feet by twenty (8'x20') in size.
  3. Cargo containers permitted on residential lots one (1) acre or larger, must be one or more of the following and approved by the administrator: clad, materially screened, or naturally screened, so that the structure is not visible to any adjoining property owner.



# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Planning Board Action

**File #:** 19-330

Commissioner Philbeck - Planning & Development Services - Zoning Text Amendment: ZTA19-04, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9

### STAFF CONTACT

David L. Williams - Director of Planning - 704-866-3473

### BACKGROUND

The Unified Development Ordinance (approved April 24, 2008), sets forth procedures for amendment procedures in Chapter 5, requiring a joint public hearing by the Planning Board and 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 ZTA19-04 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 4 (Administrative Agencies/Functions): Table 4.1-1; Chapter 5 (Permit and Modification Procedures): Section 5.2, 5.3, 5.5, 5.7, 5.8, 5.9, 5.11, 5.16; Chapter 7 (Use and Building Lot Standards): Table 7.1-1, Section 7.1(B); Chapter 9 (General Provisions): Section 9.9. A joint public hearing was advertised and held on August 27, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, 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 reflect edited terms to conform to NC Statutes; modifications to site plan submittal process; modifications to Conditional District map amendment process; modifications and provisions for accessory structures and non-conforming uses. The Planning Board reviewed the amendments at its Planning Board meeting (07/23/19) and unanimously recommended to move them to the public hearing process.

### ATTACHMENTS

Resolution - ZTA19-04; Zoning Text Amendments - ZTA19-04

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	JBrown	AFrale	BHovis	TKelgher	TPhilbeck	RWorley	Vote
2019-246	08/27/2019	AF	RW	A	A	A	A	A	A	A	U

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