



## Board Action Report

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**File #:** 21-357, **Version:** 1

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Public Hearing - RE: Commissioner Keigher - Building & Development Services - Zoning Text Amendments: To Repeal and Replace the Gaston County Unified Development Ordinance in its Entirety, to Incorporate All Necessary Modifications in Order to: 1) Bring the Ordinance into Compliance with North Carolina General Statute 160D; 2) Make Minor Modifications to Existing Chapters and Text; 3) Make Modifications to Chapter 14 (Manufactured Home Park) in Order to Update Standards; and, 4) to Incorporate Mining Operations as a Use with Supplemental Regulations

1. Receive Citizen Comment
2. Close Public Hearing
3. Accept Motion to Approve

### **STAFF CONTACT**

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### **BACKGROUND**

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Board of Commissioners, with recommendation by the Planning Board prior to consideration for final action by the Commission. North Carolina government recently adopted a major overhaul of NC planning and land use statutes. Additionally, a rewrite of the Ordinance (incorporated by reference herein) was tasked in order to provide regulations that are legally compliant, well-organized, user-friendly, and consistent with Gaston County's land development policy. Specific changes are noted in Chapter 14 (Manufactured Home Park), as well as the addition of mining operations as a use with supplemental regulations. Planning Board recommendation was provided on September 21, 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 text changes.

### **ATTACHMENTS**

Resolution and Proposed Unified Development Ordinance (available by hyperlink only)