



Gaston County

Gaston County
Board of Commissioners
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Board Action Report

File #: 21-224, Version: 1

Public Hearing RE: Commissioner Keigher - Building & Development Services - Extraterritorial Jurisdiction Relinquishment: ETJ21-01 Gaston County Planning Board (Applicant); Property Parcels: (See Attached List), To Accept the Relinquished Land Area By the City of Lowell in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area, From City of Lowell Municipal Zoning in Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; To Either (RS-8), (RS-12), (RS-20), (RMF), (C-3) or (I-2) Zoning Districts, Which Are Similar Zoning Districts, with the Approved Changes Being Effective Thursday, July 1, 2021 at 12:01 A.M. (See Attached Maps for Specific Zoning Districts As Proposed)

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

STAFF CONTACT

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

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission, regarding amendments to the text and zoning map. The Gaston County Planning Board (Applicant) has requested the County to accept the portions of the land area relinquished by the City of Lowell in its ETJ, and accept zoning of the ETJ as parcels are generally located off numerous roads. The formal action taken by the City of Lowell to relinquish zoning control and land use authority of its ETJ is attached. Property owners are numerous, with the property parcels under consideration attached consisting of a total area of approximately 372.76 acres impacting 194 parcels. If accepted, the subject parcels would be placed under County Zoning as indicated on the attached maps, in the Gastonia and South Point Townships effective July 1, 2021 at 12:01 a.m. A public hearing was advertised and held on June 22, 2021 to take citizen comment, with the public hearing comments being on file in the Commission Clerk's Office. Planning Board recommendation was provided on June 14, 2021, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information; then either (accept), (deny), or (modify) the relinquished area and zoning.

ATTACHMENTS

Resolution, Staff Report & Application Packet and City of Lowell Letter