



Legislation Details (With Text)

File #: 21-357

Type: Zoning Matters (Non-Consent) **Status:** Passed

File created: 9/15/2021 **In control:** Building and Development Services

On agenda: 9/28/2021 **Final action:** 9/28/2021

Enactment date: 9/28/2021 **Enactment #:** 2021-236

Title: 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

Sponsors: Tom Keigher

Indexes: UDO

Code sections:

Attachments: 1. Adopted 2021-236, 2. Resolution, 3. Hyperlink: Proposed UDO, 4. Staff Report

Date	Ver.	Action By	Action	Result
9/28/2021	1	Board of Commissioners	approved	Pass

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

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STAFF CONTACT

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

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)