



Board Action Report

File #: 18-129, **Version:** 1

Commissioner Brown - Planning/Zoning - ETJ 18-01: Request to Accept the Relinquished Land Area by the City of Mt. Holly in its Extraterritorial Jurisdiction (ETJ) and Accept Zoning of Subject Area. ETJ Relinquishment 2018-01: Gaston County Planning Board (Applicant); Various (Property Owners); Property Parcel(s) (See Attached List); from City of Mt. Holly Municipal Zoning in its Extraterritorial Jurisdiction to Gaston County Zoning Jurisdiction; to either; RMF, R-1, RS-12, RS-20, C-2, I-1, I-2, I-3, OLC Zoning Districts which are similar Zoning Districts, with the approved changes being effective Friday, June 1, 2018 at 12:01 a.m. (See Attached Parcel Lists for Specific Individual Parcel Zoning District as Proposed)

STAFF CONTACT:

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

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

A County Unified Development Ordinance was adopted on April 24, 2008 and a joint public hearing held on April 24, 2018 by the County Commission and the Planning Board with procedures for amendments to the text and zoning map in Chapter 5, requiring a joint public hearing by the Planning Board and Commission on amendments. Recommendations on the same provided by the Planning Board and final approval or disapproval by the County Commission. The Gaston County Planning Board (applicant) has requested the County to accept the portions of the land area relinquished by the City of Mt. Holly 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 Mt. Holly 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 1006.45 acres impacting 210 parcels. If accepted, the subject parcels would be placed under County Zoning as indicated on the attached map in the Gastonia and River Bend Townships effective June 1, 2018 at 12:01 a.m.. A joint public hearing was advertised for and held on April 24, 2018 to take citizen comment, with the public hearing comments being on file in the 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 either (accept), (deny), or (modify) the relinquished area and zoning.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution, Parcel List and Map

