



## Board Action Report

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**File #:** 19-330, **Version:** 1

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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**

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### **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