

ZONING **RESOLUTION TITLE: TEXT** AMENDMENT: TEXT-23-03-21-00008

GASTON COUNTY PLANNING BOARD (APPLICANT); TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE **UNIFIED DEVELOPMENT ORDINANCE (UDO): CHAPTER 2** (DEFINITIONS); TABLE 2.7-1, THE DEFINITION

"DWELLING, SMALL HOUSE"

WHEREAS. the County Ordinance (approved April 24, 2008), sets forth Amendment procedures in

Chapter 5, requiring a public hearing by the Commission, with said hearing being conducted April 25, 2023 to take public comment (comments are on file in the Commission

Clerk's Office as a part of the minutes of the meetings); and.

the Text Amendments are requested by the Gaston County Planning Board as the WHEREAS,

amendments relate to minor modifications and changes to the UDO; and,

the Gaston County Planning Board met during its regular meeting on April 3, 2023, and WHEREAS,

reviewed proposed text amendments and approved as a recommendation to move the proposed amendments to the Public Hearing format for the Board of Commissioners

consideration; and,

WHEREAS. the Planning Board recommended approval of the text amendments to amend UDO

Chapter 2 (Definitions): Table 2.7-1; the definition of "Dwelling, Small House" on April 3, 2023, based on: staff recommendation and the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The proposed text amendment is consistent with goal six of the Comprehensive Land Use Plan as it will allow for financing of small house dwelling units, which can be seen as a form of affordable housing and will allow the County to attract and retain many populations,

including young professionals.

Second: Hurst Vote: Unanimous Motion: Vinson

Aye: Harris, Vinson, Hurst, Horne, Magee, Crane, Marcantel, Houchard

Nay: None

Absent: Brooks, Sadler

Abstain: None

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

Zoning Text Amendment: Text-23-03-21-00008 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions); Table 2.7-1, the Definition of "Dwelling, Small House" Page 2

NOW, THEREFORE, BE IT RESOLVED by the County Commission upon consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the County Commission considers this action to be (reasonable and in the public interest) or (not reasonable and not in the public interest) and finds the proposed amendments to be (consistent) or (not consistent) with the County's Comprehensive Land Use Plan.

The County Commission (hereby approves, effective with the passage of the Resolution) or (hereby disapproves) the amendments to UDO Chapter 2 (Definitions): Table 2.7-1; the Definition of "Dwelling, Small House".

The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

Chad Brown, Chairman	
Gaston County Board of Commissioners	

Certification

I, Donna S. Buff, Clerk to the Gaston County Board of Commissioners, do hereby certify that the above is a true and accurate copy of the Zoning Text Amendment: TEXT-23-03-21-00008 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Attached) as adopted by the Board of Commissioners on April 25, 2023 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.

Donna S	Ruff	Clerk to the Board

Sec. 2.7 Terms defined in this ordinance.

- A. A list of definitions of terms, phrases and words used in this Ordinance follows. Other terms may be defined elsewhere in this Ordinance. Terms that are specifically defined in this Ordinance outside of Section 2.7 shall apply solely to the Sections or Chapters as so indicated, may supersede the definition list in this Section 2.7. Definitions of Terms found in Section 2.7 shall otherwise be applicable throughout the Ordinance.
- B. Words not specifically defined in this Ordinance shall be defined by reference in the following order: first in the most recently adopted version of the State Building Code; second in the Merriam-Webster Dictionary, and third in the American Collegiate Dictionary. The Land Use Administrator shall make the interpretation if not found in the above references.

TABLE 2.7-1 DEFINED TERMS			
Term	Use Table Subcategory*	Definition	
Dwelling, Small House		A "Dwelling, Single-family Detached", that is no greater than 1,000 square feet, constructed or assembled onsite, and meets applicable NC State Building Code requirements.	

(Res. No. 2022-041, 2-22-22; Res. No. 2022-209, 7-26-22)