



**RESOLUTION TITLE: ZONING TEXT AMENDMENTS: ZTA21-01 GASTON COUNTY PLANNING BOARD (APPLICANT); TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO): CHAPTER 2 (DEFINITIONS): TABLE 2.7-1; CHAPTER 7 (USES AND BUILDING LOT STANDARDS): TABLE 7.1-1; CHAPTER 8 (SUPPLEMENTAL REGULATIONS): SECTION 8.1.19**

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 February 23, 2021 to take public comment (comments are on file in the Commission Clerk's Office as part of the minutes of the meetings); and,

WHEREAS, the text amendments are requested by the Gaston County Planning Board as the amendments relate to minor modifications and changes to the UDO; and,

WHEREAS, the Gaston County Planning Board met during its regular meeting on February 8, 2021, and reviewed proposed text amendments and approved 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; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19, on February 8, 2021, based on: staff recommendation; the request is reasonable and in the public interest and is in accordance with the County's Comprehensive Land Use Plan. The text amendments include language to expand the definition of Common Open Space, Improved, and make modifications to subsequent Chapters accordingly. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.

Motion: Vinson                      Second: Fallon                      Vote: Unanimous  
Ayes: Ally, Brooks, Fallon, Harris, Hollar, Houchard, Hurst, Vinson  
Nays: None  
Absent: Horne, Sain  
Abstain: None

Zoning Text Amendments: ZTA21-01 Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19  
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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the 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 Comprehensive Land Use Plan.

The Commission **(hereby approves, effective with the passage of this Resolution)** or **(hereby disapproves)** the amendments to the UDO Chapter 2 (Definitions): Table 2.7-1; Chapter 7 (Uses and Building Lot Standards): Table 7.1-1; Chapter 8 (Supplemental Regulations): Section 8.1.19.

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

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Tom Keigher, 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: ZTA21-01, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2, 7 and 8 (*Attached*), as adopted by the Board of Commissioners on February 23, 2021 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.

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Donna S. Buff, Clerk to the Board

SEAL