



TITLE: ZONING TEXT AMENDMENT: TEXT-26-05-20-00013 - GASTON COUNTY (APPLICANT); TO CONSIDER PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO); CHAPTER 2 (DEFINITIONS); SECTION 2.7 (TERMS DEFINED IN THIS ORDINANCE); AND CHAPTER 11 (SCREENING/BUFFERING AND LANDSCAPING); SECTION 11.7 (COMMON OPEN SPACE, GENERAL REQUIREMENTS)

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 July 28, 2026 to take public comments (comments are on file in the Commission Clerk's Office as a part of the minutes of the meetings); and,

WHEREAS, the Planning and Zoning Board, during its public meeting on July 6, 2026, reviewed the proposed text amendments presented by staff, and voted to recommend approval as modified and forwarded the amendments to a Public Hearing before the Board of Commissioners for further consideration; and,

WHEREAS, the Planning and Zoning Board recommend approval as modified to amend UDO Chapter 2 (Definitions); Section 2.7 (Terms defined in this Ordinance); and Chapter 11 (Screening/Buffering and Landscaping); Section 11.7 (Common Open Space, General Requirements) on July 6, 2026, based on: staff recommendation; the request is reasonable and in the public interest as it is consistent with the goals of the Comprehensive Land Use Plan as it will enhance the quality of life by allowing the area to absorb growth while still focusing on preservation and improving the image of Gaston County to both current and potential residents. The proposed amendment also emphasized the importance of natural resource by encouraging the use of environmental recreation.

Motion: Shires

Second: Brooks

Vote: Unanimous

Aye: Brooks, Crane, Harvey, Horne, Hurst, Love, Magee, Shires, Williams, Wray

Nay: None

Absent: None

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-26-05-20-00013 - Gaston County (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO); Chapter 2 (Definitions); Section 2.7 (Terms Defined in this Ordinance); and Chapter 11 (Screening/Buffering and Landscaping); Section 11.7 (Common Open Space, General Requirements)
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NOW, THEREFORE, BE IT ORDAINED by the Commission, upon consideration of the proposed amendments, public hearing comment and the Planning and Zoning Board and Planning staff 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 Ordinance)** or **(hereby disapproves)** the amendments to UDO Chapter 2 (Definitions); Section 2.7 (Terms defined in this Ordinance); and Chapter 11 (Screening/Buffering and Landscaping); Section 11.7 (Common Open Space, General Requirements)

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-26-05-20-00013 – Gaston County (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 2 (Definitions); Section 2.7 (Terms defined in this Ordinance); and Chapter 11 (Screening/Buffering and Landscaping); Section 11.7 (Common Open Space, General Requirements) (*Attached*), as adopted by the Board of Commissioners on July 28, 2026 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.

SEAL

Donna S. Buff, Clerk