



Type: CRP
Recorded: 05/01/2023 at 10:01:33 AM
Fee Amt: \$0.00 Page 1 of 3
Revenue Tax: \$0.00
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 5407 PG 1425-1427

3 RECORDING \$0
REVENUE _____
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RESOLUTION TITLE: 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"

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,

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 April 3, 2023, and 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.

Motion: Vinson Second: Hurst Vote: Unanimous
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:

NO.	DATE	M1	M2	CBrown	CCloninger	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2023-120	04/25/2023	RW	BH	A	A	A	A	A	AB	A	U

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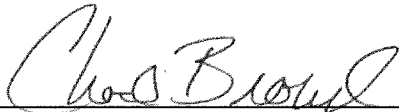
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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

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 and finds the proposed amendments to be consistent 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.

The County Commission hereby approves, effective with the passage of the Resolution 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.



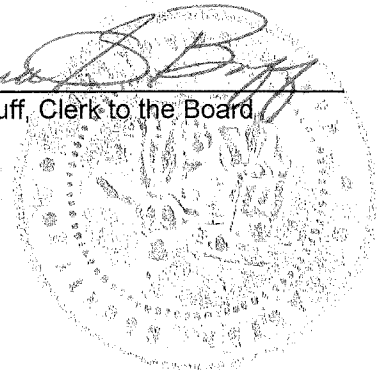
Chad Brown, Chairman
Gaston County Board of Commissioners

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. Buff, Clerk to the Board

SEAL



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		<p>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.</p> <div></div>

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

GASTON COUNTY TEXT AMENDMENT APPLICATION

TEXT-23-03-21-00008

STAFF REPORT

APPLICATION SUMMARY

Request:

To amend Chapter 2 (Definitions), Table 2.7-1 - the definition of "Dwelling, Small House" to allow for a structure no greater than 1000 sqft.

Applicant(s):

Gaston County Planning Board

COMPREHENSIVE LAND USE PLAN

Comprehensive Land Use Plan Goal 6: Improve the image of Gaston County both to current and potential residents, focusing on retaining and increasing the population of young professionals.

Adoption of this text amendment would allow financing for what the UDO defines as "small houses." Small houses are a trending type of dwelling unit as more people want to downsize their homes and "live with less." This type of dwelling unit can also be seen as an affordable housing solution, as the costs to build a smaller home are much less than your average single-family dwelling unit. By allowing this type of dwelling unit, the County will be better able to attract and retain many populations, including young professionals.

Staff Recommendation:

The application, as presented, is consistent with the Comprehensive Land Use Plan.

STAFF SUMMARY

Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning

An amendment to the UDO to allow for "Small Home Communities" was presented and adopted in 2022. Since adoption, the Building and Development Services staff has received several inquiries about this type of development and dwelling unit. A developer recently brought to our attention that the North Carolina Housing Finance Agency requires two (2) bedroom dwelling units to have a minimum of 850 heated square feet. The current definition for small homes restricts the size of the dwelling unit to 800 sqft, which would restrict financing options for homes.

PLANNING BOARD DECISION

The Planning Board unanimously recommended approval of the proposal as amended as it is a reasonable request and in the public interest because it is consistent with goal 6 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 the County to attract and retain many populations, including young professionals.

The original text amendment proposal had maximum square footage of 850 sqft. After discussion between staff and planning board members, both agreed to a minimum square footage of 1000 sqft. to be more in line with what is allowed for Private Residential Quarters (PRQs).

Staff and planning board members also agreed to remove the "tiny home/house" language from the definition as these terms are more in line with manufactured products that do not meet the definition of small homes in the UDO. Small homes must be built on-site and meet NC residential building code, whereas traditional "tiny homes" tend to be moveable and built to HUD standards.



GASTON COUNTY

Building and Development Services

Street Address: 128 W. Main Ave. Gastonia, NC 28052

Phone: (704) 866-3155

Mailing Address: P.O. Box 1578 Gastonia, NC 28053

Fax: (704) 966-3966

TEXT AMENDMENT APPLICATION

(Complete by either typing or printing legibly in black or blue ink)

GASTON COUNTY

Application Number: TEXT - 23-03-21-00008

Applicant ☐

Planning Board (Administrative) ☒

Board of Commissioners (Administrative) ☐

A. APPLICANT INFORMATION

Name of Applicant: Gaston County Planning Board

(Print Full Name)

Mailing Address: 128 W. Main Ave. Gastonia, NC 28053

(Include City, State, and Zip Code)

Telephone Numbers: 704-866-3155

(Area Code) Business

(Area Code) Home/Mobile

B. PROPOSED TEXT CHANGE (specify section of Ordinance)

To amend Chapter 2 (Definitions), Table 2.7-1 - the definition of "Dwelling, Small House" to allow for a structure no greater than ~~850 sqft.~~ 1000 sqft.

APPLICATION CERTIFICATION

(Circle)

(I/We), the undersigned being the authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

[Signature]
Signature of authorized representative

April 3, 2023
Date

OFFICE USE ONLY

Date Received: _____

Fee: \$ _____

Received by Member of Staff: [Signature]

Date of Payment: _____ Receipt #: _____

Planning Board Hearing Date: 4/13/2023



Planning Board Recommendation: approval as amended

Board of Commissioner's Hearing Date: 4/25/2023

Commissioner's Decision: _____

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.
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Term	Use Table Subcategory*	Definition
Dwelling, Small House		<p>A "Dwelling, Single-family Detached", also known as "tiny homes" or "tiny houses", <u>that</u> is no greater than 800 <u>1,000</u> square feet, constructed or assembled onsite, and meets applicable NC State Building Code requirements.</p> <div></div>

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



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 23-145

Commissioner Brown - Building & Development Services - 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 - Definition of "Dwelling, Small House"

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

BACKGROUND

The Unified Development Ordinance (approved April 24, 2008), sets forth procedures for amendment procedures in Chapter 5, requiring a 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 TEXT-23-03-21-00008 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 - Definition of "Dwelling, Small House". A public hearing was advertised and held on April 25, 2023 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on April 3, 2023, 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 would allow small houses to be no greater than 1,000 sqft. in size. The Planning Board reviewed the amendments at its last regular Planning Board meeting (April 3, 2023) and recommended approval to move them to the public hearing process.

ATTACHMENTS

Resolution, Staff Report & Application Packet

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:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKelgher	RWorley	Vote
2023-120	04/25/2023	RW	BH	A	A	A	A	A	AB	A	U

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