



**RESOLUTION TITLE: ZONING TEXT AMENDMENTS: ZTA22-01 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; CHAPTER 9 (GENERAL PROVISIONS): SECTION 9.6**

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 22, 2022 to take public comment (comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting); 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 14, 2022, 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; Chapter 9 (General Provisions): Section 9.6, on February 14, 2022 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 amendments include language to allow for Small Home Communities as a Special Use in all residential zoning districts as well as the (TMU), (UMU), and (C-1) Zoning Districts.

Motion: Vinson                      Second: Houchard                      Vote: Unanimous  
Ayes: Ally, Brooks, Harris, Horne, Houchard, Hurst, Magee, Vinson  
Nay: None  
Absent: Fallon, Sadler  
Abstain: None

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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:

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Zoning Text Amendments: ZTA22-01 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; Chapter 9 (General Provisions): Section 9.6  
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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 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 Comprehensive Land Use Plan.

The County Commission **(hereby approves, effective with the passage of the 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; Chapter 9 (General Provisions): Section 9.6.

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

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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 Amendments: ZTA22-01, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapters 2, 7, 8 and 9 (*Attached*) as adopted by the Board of Commissioners on February 22, 2022 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