



**RESOLUTION TITLE: ZONING TEXT AMENDMENT: TEXT-22-10-18-00005
GASTON COUNTY PLANNING BOARD (APPLICANT); TO
CONSIDER PROPOSED TEXT AMENDMENTS TO THE
UNIFIED DEVELOPMENT ORDINANCE (UDO): CHAPTER
9 (GENERAL PROVISIONS), SECTION 9.12 (USE OF
MANUFACTURED HOMES)**

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 November 10, 2022 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 November 7, 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 9 (General Provisions), Section 9.12 (Use of Manufactured Homes) on November 7, 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 text amendments would allow home occupations in manufactured homes which aligns with Goal 6 of the Comprehensive Land Use Plan which is to improve the image of Gaston County both to current and potential residents, focusing on retaining and increasing the population of young professionals.

Motion: Vinson

Second: Hurst

Vote: Unanimous

Aye: Ally, Brooks, Crane, Hurst, Horne, Houchard, Vinson

Nay: None

Absent: Harris, Magee, 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-22-10-18-00005: Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 9 (General Provisions), Section 9.12 (Use of Manufactured Homes)
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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 the UDO Chapter 9 (General Provisions) Section 9.12 (Use of Manufactured Homes).

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-22-10-18-00005, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 9 (*Attached*) as adopted by the Board of Commissioners on November 10, 2022 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. 9.12 Use of manufactured homes.

- A. In no instance may a manufactured home be used for a nonresidential purpose.