



**TITLE: ZONING MAP CHANGE: REZ-23-12-15-00167, LINDA STRICKLAND (APPLICANT); PROPERTY PARCEL: 164394, LOCATED AT 139 OAKHILL ST., IRON STATION, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on February 27, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 164394  
Applicant(s): Linda Strickland  
Owner(s): Linda Strickland Real Estate  
Property Location: 139 Oakhill St., Iron Station  
Request: Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

public hearing comments are on file in the Commission Clerk's Office as a part of the minutes of the meeting; and,

WHEREAS, the Planning Board recommended approval of the map change for parcel ID 164394, located at 139 Oakhill St., Iron Station, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on February 5, 2024, based on: staff recommendation; and the request is reasonable and is in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. It is consistent with the goals of the Comprehensive Land Use Plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the Riverfront Gaston area of the Comprehensive Land Use Plan.

Motion: Crane                      Second: Horne                      Vote: Unanimous  
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Marcantel, Sadler  
Nay: None  
Absent: Vinson  
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:

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners, upon consideration of the map change application, public hearing comment and recommendation from the Planning Board and Planning staff, finds:

- 1) The map change request (**is consistent**) or (**is not consistent**) with the County's approved Comprehensive Land Use Plan and the Commission considers this action to be (**reasonable**) or (**not reasonable**) and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for Property parcel: 164394, is (**hereby approved, effective with the passage of this Resolution**) or (**hereby disapproved**).
- 2) 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

ATTEST:

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Donna S. Buff, Clerk to the Board