



RESOLUTION TITLE: ZONING MAP CHANGE: Z19-04 COLLEEN JOY ABERCROMBIE (APPLICANT); PROPERTY PARCEL: 300441, LOCATED AT 2340 RUFUS RATCHFORD RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning ordinance was adopted on April 24, 2008 and a joint public hearing was held on March 26, 2019 by the County Commission and the Planning Board, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 300441
Applicant: Colleen Joy Abercrombie
Owner(s): Colleen Joy Abercrombie
Property Location: 2340 Rufus Ratchford Rd.
Request: Rezone Parcel 300441 from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

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: 300441, located at 2340 Rufus Ratchford Rd., Gastonia, NC, from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay on March 26, 2019 based on: the public hearing comment, staff recommendation, and the request is in accordance with the County's Comprehensive Plan.

Motion: Hurst Second: Hollar Vote: 8-0
Aye: Ally, Attaway, Barber, Harris, Hollar, Horne, Hurst, Vinson
Nay: None
Absent: Houchard
Abstain: Sain

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	JBrown	AFraley	BHovis	TKelgher	TPhibbs	RWorley	Vote
2019-086	03/26/2019	TK	CB	A	A	AB	A	A	A	A	U

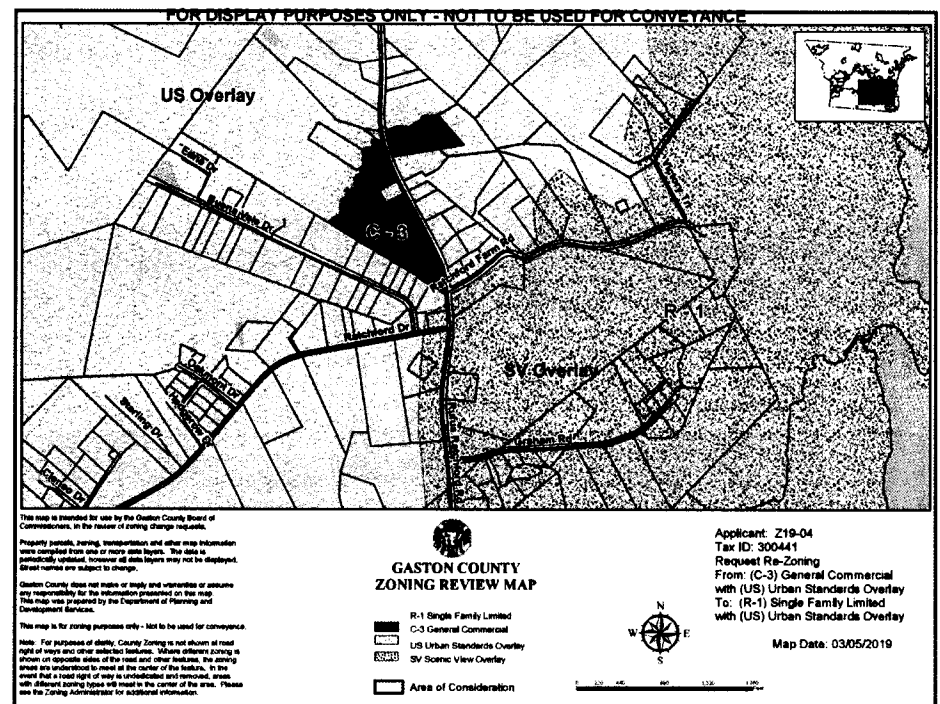
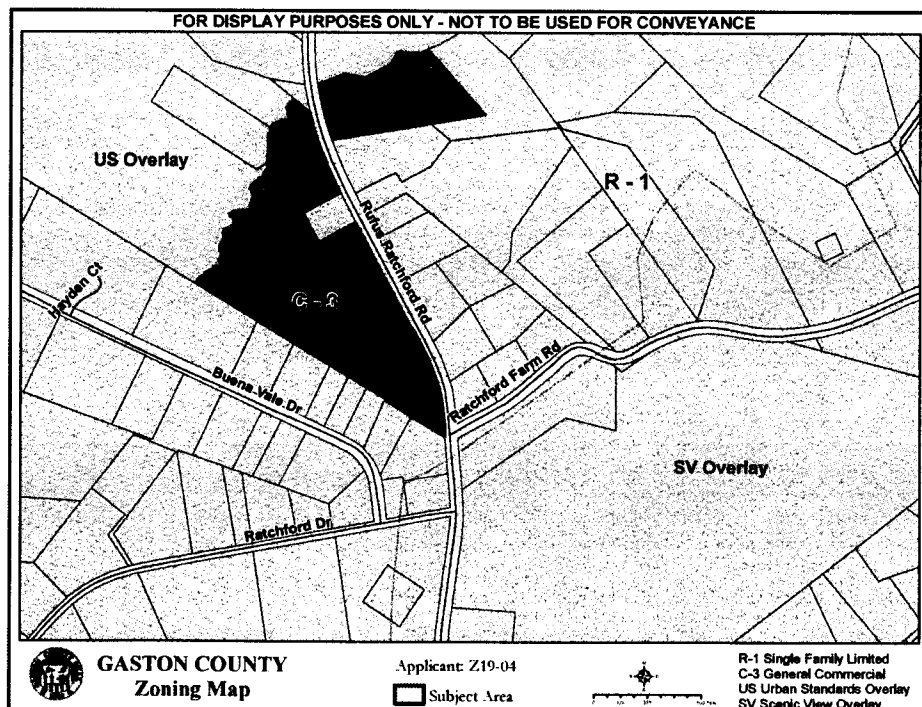
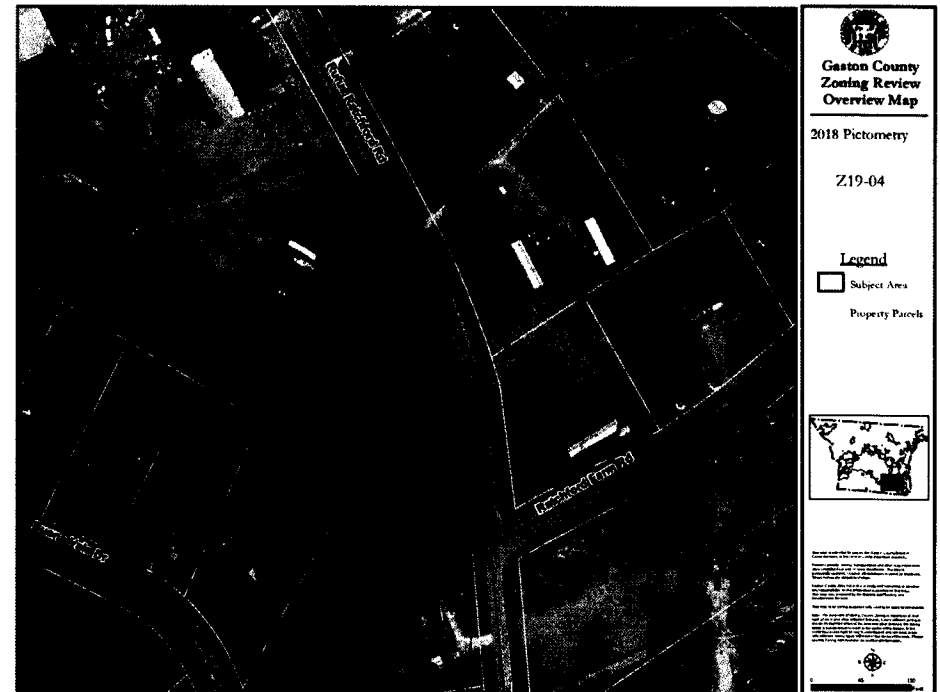
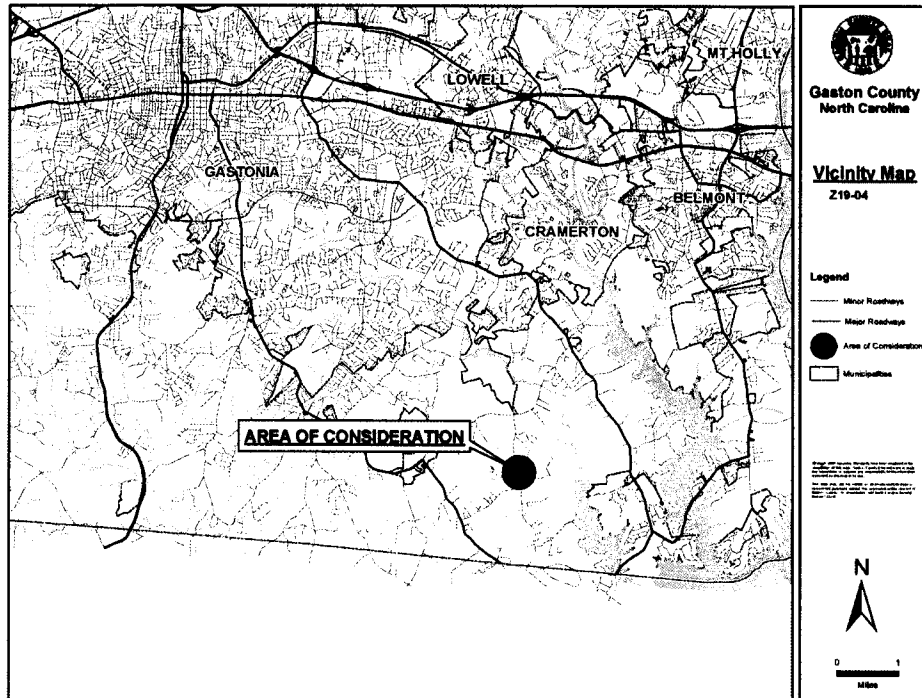
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Zoning Map Change: Z19-04 Colleen Joy Abercrombie (Applicant); Property Parcel: 300441, Located at 2340 Rufus Ratchford Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay
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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 1) The map change request is consistent with the County's approved Comprehensive Plan. The property in question is in a future land use designation of Rural. Rural areas support residential housing on large lots and some businesses, particularly agriculturally-related businesses. The proposed rezoning from R-1 to R-2 is consistent with the future land use plan, as the parcel is in a residentially zoned area. Rezoning the property to R-2 will keep the character of the area. The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcel: 300441, be approved, effective with the passage of this Resolution.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.





Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Planning Board Action

File #: 19-113

Commissioner Worley - Planning & Development Services - Zoning Map Change: Z19-04 Colleen Joy Abercrombie (Applicant); Property Parcel: 300441, Located at 2340 Rufus Ratchford Rd., Gastonia, NC, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Planning Board and Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. Colleen Joy Abercrombie (Applicant); Property Parcel: 300441, Rezone from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay. A joint public hearing was advertised and held on March 26, 2019 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the map change.

ATTACHMENTS

Resolution - Z19-04; Maps - Z19-04

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NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKeigher *	TPhilbeck	RWorley	Vote
2019-086	03/26/2019	TK	CB	A	A	AB	A	A	A	A	U

DISTRIBUTION:

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