



RESOLUTION TITLE: ZONING MAP CHANGE: Z21-16 DAVID A. & TERRY M. RATCHFORD (APPLICANTS); PROPERTY PARCELS: 193195 (PART OF) AND 193196 (PART OF), LOCATED AT 2249 RUFUS RATCHFORD RD., GASTONIA, NC, REZONE FROM THE (C-3) GENERAL COMMERCIAL AND (R-1) SINGLE FAMILY LIMITED ZONING DISTRICTS WITH (US) URBAN STANDARDS OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008 and a public hearing was held on October 26, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 193195 (part of), 193196 (part of)
Applicant(s): David A. & Terry M. Ratchford
Owner(s): David A. & Terry M. Ratchford
Property Location: 2249 Rufus Ratchford Rd.
Request: Rezone Parcels 193195 (part of) and 193196 (part of) from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-2) Single Family Moderate 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 parcels: 193195 (part of and 193196 (part of), located at 2249 Rufus Ratchford Rd., Gastonia, NC, from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay on October 11, 2021 based on: staff recommendation, the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas are those areas with residential homes located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well. The use, going from (C-3) and (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Horne Second: Hurst Vote: Unanimous
Ayes: Brooks, Fallon, Hollar, Horne, Hurst
Nay: None
Absent: Ally, Harris, Houchard, 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:

NO.	DATE	M1	M2	CBrown	AFraley	BHovis	KJohnson	TKelgher	TPhilbeck	RWorley	Vote
2021-276	10/26/2021	RW	CB	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

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

Zoning Map Change: Z21-16 David A. & Terry M. Ratchford (Applicants); Property Parcels: 193195 (part of) and 193196 (part of), Located at 2249 Rufus Ratchford Rd., Gastonia, NC, Rezone from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay
Page 2

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 Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas are those areas with residential homes located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well. The use, going from (C-3) and (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

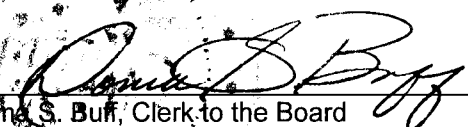
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Property parcels: 193195 (part of) and 193196 (part of), are hereby approved, effective with the passage of this Resolution.

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



Tom Keigher, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board

General Rezoning Application (Z21-16)

STAFF REPORT

Request:	
To rezone property from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlays to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay	
Applicant:	Property Owner(s):
David A. & Terry M. Ratchford	David A. & Terry M. Ratchford
Parcel Identification (PID):	Property Location:
193195 (part of), 193196 (part of)	2249 Rufus Ratchford Rd. (Gastonia)
Total Property Acreage:	Acreage for Map Change:
8.36 ac	2.55 ac
Current Zoning:	Proposed Zoning:
(C-3) General Commercial, (R-1) Single Family Limited, (US) Urban Standards Overlay	(R-2) Single Family Moderate, (US) Urban Standards Overlay
Existing Land Use:	Proposed Land Use:
Residential (former residential structure)	Single Family Residential (Manufactured)

Area 4: The Garden Gaston / Southwest Gaston
Key issues for citizens in this area include: road improvements and better connectivity to other areas of the county and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; and, continues coordination amongst local government agencies.
Comprehensive Plan future Land Use:
Rural – Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. Residential homes are located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well, including farming, landscaping and associated nurseries, etc. It is understood that this is the default use designation for Gaston County.
Staff Recommendation:
Application, as presented, is consistent with the Comprehensive Land Use Plan.

Water/Sewer Provider:
Private well / private septic
Road Maintenance:
North Carolina Department of Transportation

None provided

Prepared By: Sarah Carpenter Penley, Senior Planner

This property is located in a residential area of the southeast region of the county. The location is primarily residential nature with existing commercial uses. Housing types in the area include single family site built, modular and/or manufactured housing, including double wide style homes.

If approved, any uses allowed in the (R-2) Single Family Moderate Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

Scheduled Meeting Date: October 11, 2021

Meeting Summary / Points of Discussion: Staff provided Board members with a brief presentation and overview of the property, which included, a list of uses allowed by right within the (R-2) Single Family Moderate Zoning District. Board members did not have any questions or discussion.

The Board voted to approve the application, with a vote of (5) to (0), based upon the following statement of consistency:

The proposed rezoning is in the Rural future land use plan. Rural areas are those areas with residential homes located on large lots and are set back from the roads they front upon. There are many opportunities for agribusiness ventures in this designation as well. The use, going from (C-3) and (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural Center designation and is in harmony with other residential uses within the immediate vicinity.

Attachments: Maps



GASTON COUNTY

Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

GENERAL REZONING APPLICATION

Application Number: **Z** 21-16

Applicant ☒

Planning Board (Administrative) ☐

Board of Commission (Administrative) ☐

ETJ ☐

A. *APPLICANT INFORMATION

Name of Applicant: David A & Terry M Batchford

(Print Full Name)

Mailing Address: 2251 Rufus Batchford Rd Gastonia NC

(Include City, State and Zip Code)

Telephone Numbers: 704 867-1792

(Area Code) Business

704 214 1569 / 704 718

(Area Code) Home

Email: Abtractor@att.net

* If the applicant and property owner(s) are not the same individual or group, the Gaston County Zoning Ordinance requires written consent form from the property owner(s) or legal representative authorizing the Rezoning Application. Please complete the Authorization/Consent Section on the reverse side of the application.

B. OWNER INFORMATION

Name of Owner: David A. & Terry M. Batchford

(Print Full Name)

Mailing Address: 2251 Rufus Batchford Rd., Gastonia, NC 28056

(Include City, State and Zip Code)

Telephone Numbers: _____

(Area Code) Business

(Area Code) Home

Email: _____

C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 2249 Rufus Batchford Rd. (Gastonia)

Parcel Identification (PID): 193195 (part of) , 193196 (part of)

Acreage of Parcel: 8.36 +/- Acreage to be Rezoned: 2.55 +/- Current Zoning: (C-3)(US) (R-1)

Current Use: Commercial / Residential Proposed Zoning: (R-2)(US)

D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: _____

Name of Property Owner: _____

Mailing Address: _____

Mailing Address: _____

(Include City, State and Zip Code)

(Include City, State and Zip Code)

Telephone: _____

(Area Code)

Telephone: _____

(Area Code)

Parcel: _____

(If Applicable)

Parcel: _____

(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

E. AUTHORIZATION AND CONSENT SECTION

(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) 2249 Rufus Batchford Rd hereby give David A & Terry M Batchford (Name of Applicant) consent to execute this proposed action.

[Signature]
(Signature)

8.17.21

(Date)

[Signature]
(Signature)

8.17.21

(Date)

I, Maritza C Gonzalez, a Notary Public of the County of Mecklenburg State of North Carolina, hereby certify that David A & Terry M Batchford personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 17 day of August, 2021.

[Signature]
Notary Public Signature

September 30, 2025
Commission Expiration

(I/We), also agree to grant permission to allow employees of Gaston County to enter the subject property during reasonable hours for the purpose of making **Zoning Review**.

Please be advised that an approved general rezoning does not guarantee that the property will support an on site wastewater disposal system (septic tank). Though a soil analysis is not required prior to a general rezoning submittal and/or approval, the applicant understands a chance exists that the soils may not accommodate an on site wastewater disposal system thus adversely limiting development choices/uses unless public utilities are accessible.

If the application is not fully completed, this will cause rejection or delayed review of the application. In addition, please return the completed application to the Planning and Development Services Department within the County Administrative Building located at 128 West Main Avenue, Gastonia, NC 28052.

APPLICATION CERTIFICATION

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

[Signature]
Signature of Property Owner or Authorized Representative

8-18-21
Date

Note: Approval of this request does not constitute a zoning permit. All requirements must be met within the UDD.

OFFICE USE ONLY

OFFICE USE ONLY

OFFICE USE ONLY

Date Received: 08/17/21 Application Number: 221-16 Fee: \$500.00

Received by Member of Staff: SCP Date of Payment: _____ Receipt Number: INV-00028278
(Initials)

☐ COPY OF PLOT PLAN OR AREA MAP
☐ NOTARIZED AUTHORIZATION

☐ COPY OF DEED
☐ PAYMENT OF FEE

Date of Staff Review: _____ Date of Public Hearing: 10/26/21

Planning Board Review: 10/11/21 Recommendation: _____ Date: _____

Commissioner's Decision: _____ Date: _____

Mission Statement

Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, healthy and vibrant community, an environment for economic growth, and promote a favorable quality of life.



GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3966

Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: David A. Ratchford, Terry M. Ratchford

2251 Rufus Ratchford Rd., Gastonia, NC 28056

Subject:

☐ consent for variance / ☐ conditional use / ☐ appeal / ☐ subdivision variance / ☐ watershed variance / ☒ rezoning

Date: 8.17.21

I, David A & Terry M Ratchford, being the property owner of parcel(s) 198195 (part of), give consent to _____ to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration,

David A & Terry M Ratchford
Signature (owner)

Date

8.17.21

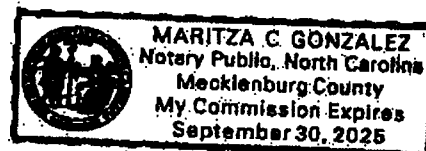
North Carolina
Gaston County

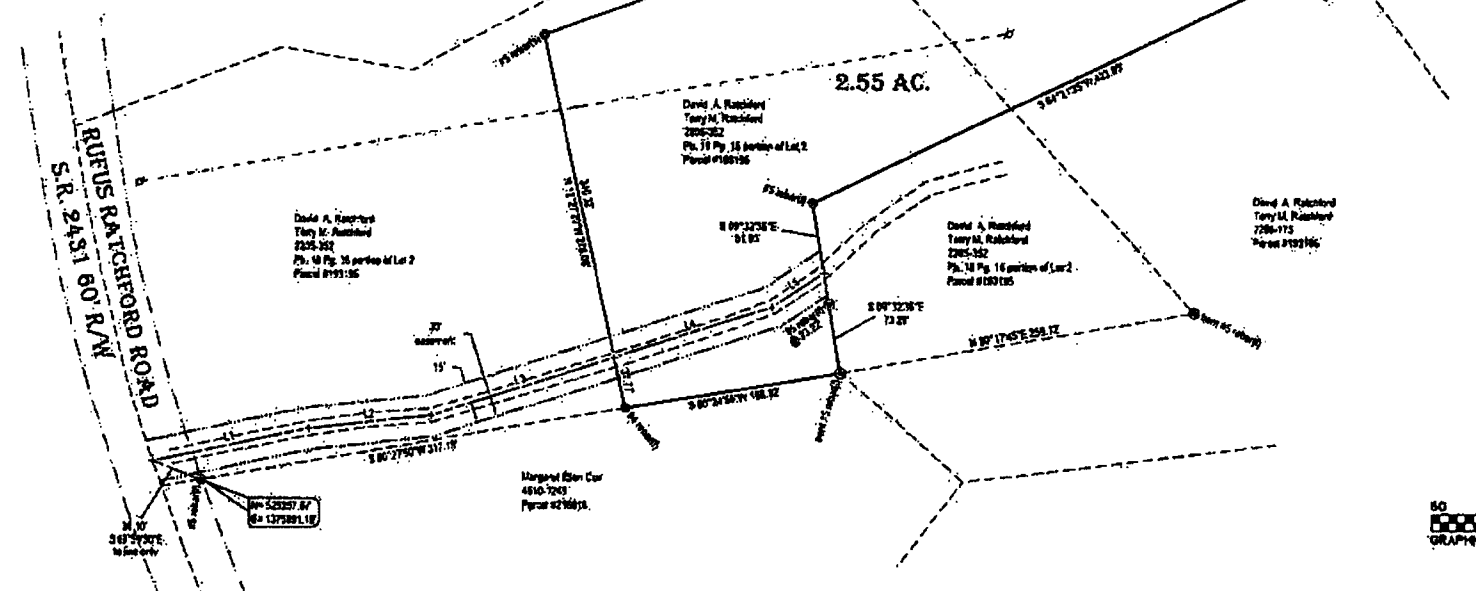
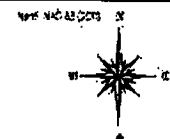
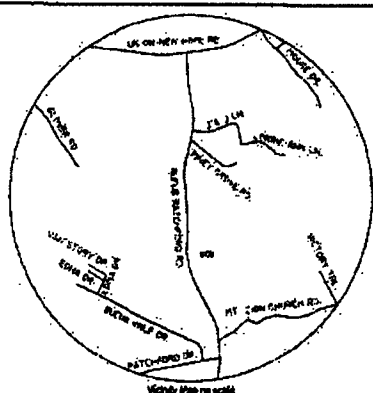
I, MARITZA C Gonzalez, a Notary Public for the said County and State, do hereby certify that David A & Terry M Ratchford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 17 of August, 2021.

Maritza C Gonzalez
Notary Signature

My commission expires: September 30, 2025





- (1) Class of Survey: A
- (2) Horizontal accuracy of Control Corners: 95% = 0.10
- (3) Type of GPS used: RTK/PPS
- (4) Date of survey: July 5, 2021
- (5) Datum/point: NAD83 (FADN03) 2011
- (6) Elevation control used: VRS from NCOS network
- (7) Ground model: 2012
- (8) Cartesian grid factor: 0.99994951
- (9) Under U.S. Survey Foot

LINE	BEARING	DISTANCE
1	N 12° 00' 00\"	11.23
2	S 81° 12' 00\"	11.23
3	N 12° 00' 00\"	11.23
4	S 81° 12' 00\"	11.23
5	N 12° 00' 00\"	11.23
6	S 81° 12' 00\"	11.23



Portion of Plat Book 18 Page 15

SURVEY FOR		DAVID A. RATCHFORD	
DAVID A. RATCHFORD		TERRY M. RATCHFORD	
PROPERTY ADDRESS: 2251 RUFUS RATCHFORD ROAD			
PARCEL #13165	DEED REFERENCE: 2205-352		
COUNTY: GASTON	TOWNSHIP: SOUTH POINT	NORTH CAROLINA	
SCALE 1" = 60'	CITY:	DATE: JULY 8, 2021	
LATTIMORE & PEEBLES SURVEYING		C.F. 1931950 D.F. 181195	
105 LONDON ROAD LAWDALE, NORTH CAROLINA 28090		(704) 538-1443 DRAWING #21-1536	

GENERAL NOTES

- NO FIELD SEARCH BY LATTIMORE AND PEEBLES SURVEYING.
- PROPERTY IS SHOWN SUBJECT TO EASEMENTS OF RECORD.
- NEIGHBORING PROPERTIES HAVE NOT BEEN LOCATED.
- NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
- NO BOUNDARY LINES OR ADJACENT LINES WERE LOCATED.
- ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
- IF THIS MAP DOES NOT HAVE AN ORIGINAL SURVEILING IS NOT VALID.
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE PURCHASER OF THIS SURVEY AND IS NOT TRANSMISSIBLE TO ANY OTHER PARTY OR FOR ANY OTHER PURPOSE.

LEGEND SURVEYED BOUNDARY LINE LINE NOT SURVEYED RIGHT OF WAY LINE FENCE LINE ELECTRIC LINE WATER BLECTIC LINE WATER LINE GAS LINE GAS SERVICE LINE TELEPHONE LINE INTERIOR GAS METER WATER METER POWER POLE TRUCK-DRIVE BOX NEW FROM PREVIOUS EXISTING (RED LINE) UNCONFINED PLANT HARD PAVE CONCRETE MONUMENT R.R. SPUR-DEI R.R. SPUR-ROUND C.I. P.O.A. 10' X 10' SET STONE TREE WELL	
--	--

I certify that this map was drawn under my supervision from an actual survey made under my supervision (last description received in Book 2205, page 352; that the boundaries not surveyed are indicated as shown from information in Plat Book 18, page 15 or other reference source; that the ratio of precision or positional accuracy is 10,000:1; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 06.0001). This 8th day of July, 2021. Digitally signed by D. Ratchford

David A. Ratchford
Terry M. Ratchford
2021-07-21
Seal L-3336
PHEBLES Land Surveying

R2 SINGLE FAMILY MODERATE**(1) Uses allowed by right:**

Dwelling, Manufactured Home Class A; Dwelling, Single-Family; Essential Services, Class 1; Recycling Deposit Station, Accessory; Taxidermy.

(2) Uses allowed by right with supplemental regulations:

Automobile Hobbyist; Bona Fide Farms; Botanical Gardens; Churches/ Place of Worship; Day Care Center, Class A; Day Care Center, Class B; Dwelling, Two Family; Essential Services Class 2; Essential Services Class 4; Family Care Home; Flex Space; Group Home; Home Occupation, Customary; Home Occupation, Rural; Landfill, Beneficial Fill; Landfill, Land Clearing and Inert Debris, Minor; Marinas, Accessory; Maternity Home; Park; Planned Residential Development (PRD); Planned Unit Development (PUD); Private Residential Quarters (PRQ); Produce Stand; Restaurant, within other facilities; Schools, Elementary and Junior High (Public and Private); School, Senior High (Public and Private); Stadium; Telecommunication Antennae and Equipment Buildings; Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Animal Grooming Service for household pet (Indoor Kennels); College/University; Essential Services Class 3; Library; Marina, Commercial; Museum; School for the Arts; Upholstery Shop; Zoo.

(4) Uses allowed with a conditional use permit, with supplemental regulations:

Animal Hospital (Outdoor Kennel); Animal Hospital (Indoor Kennel); Animal Kennel; Bed and Breakfast Inn; Camping and Recreational Vehicle Park; Cemetery; Continuing Care Facility; Country Club; Day Care Center, Class B; Day Care Center, Class C; Essential Services Class 4; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999sf GFA; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000sf GFA; Golf Course; Golf Driving Range; Golf Miniature; Maternity Home; Military Reserve Center; Nursery (Garden); Nursing Home, Rest Home; Park; Parking Lot; Recreation Center and Sports Center; Recycling Deposit Station, principal use; Riding Stables; Rodeo/Accessory Rodeo; Stadium; Tower and/or Station, Radio and Television Broadcast; Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:

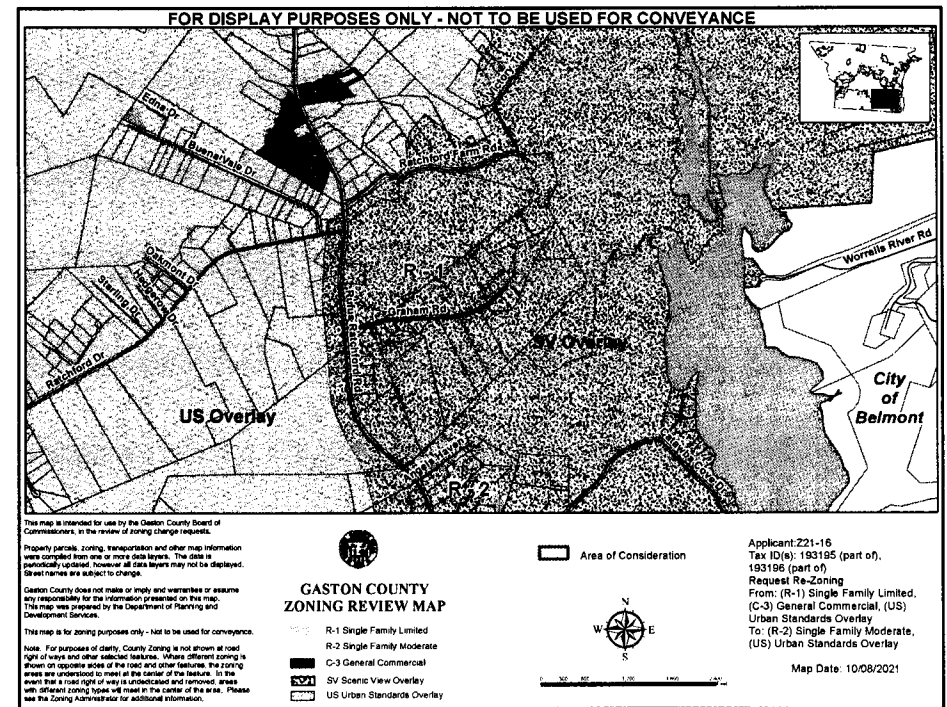
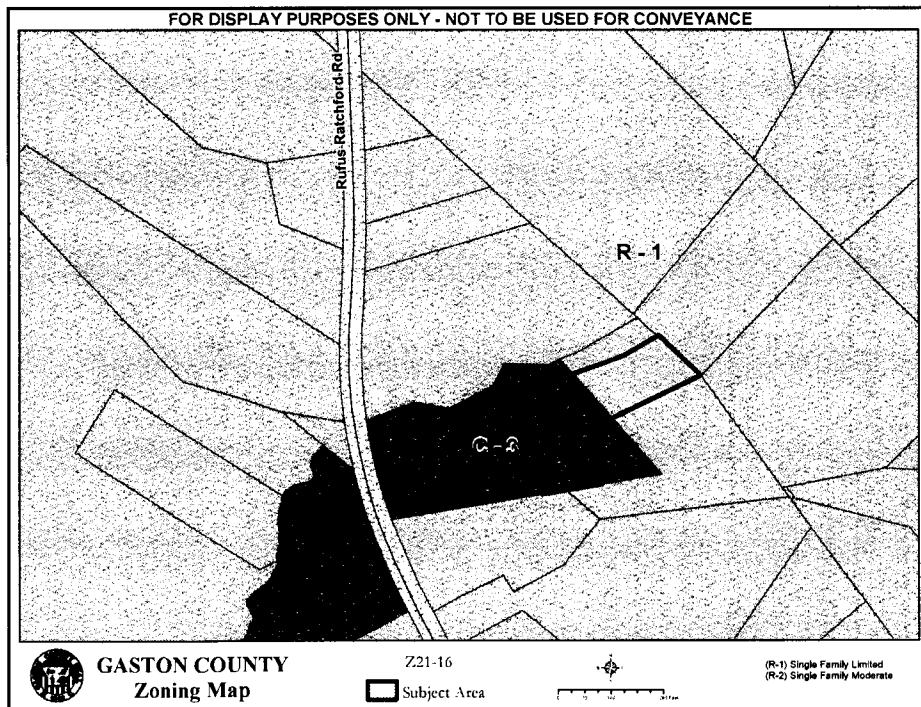
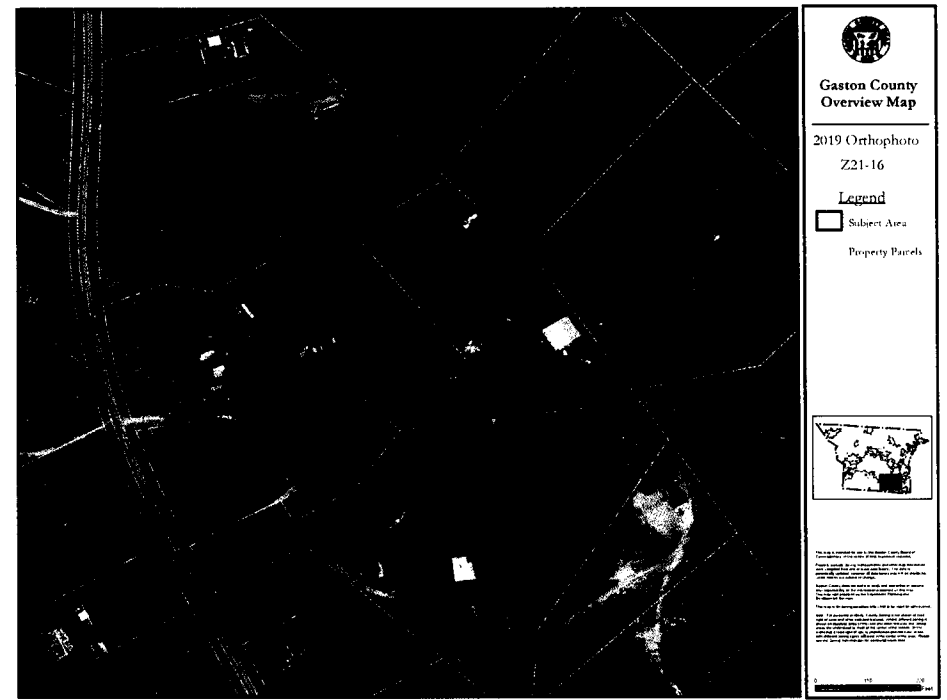
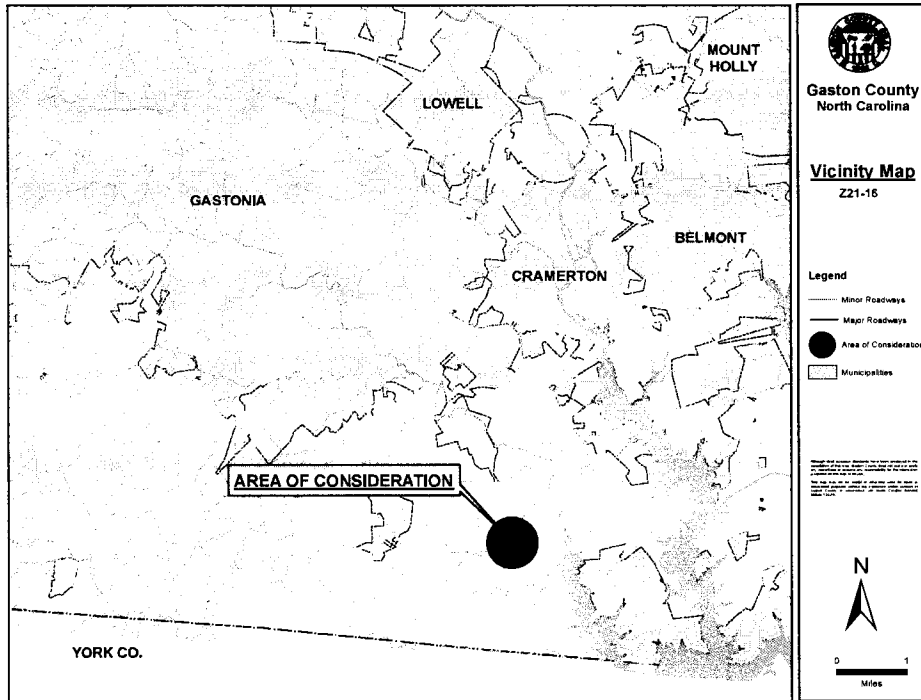
Dwelling, Manufactured Home Class C; Dwelling, Manufactured Home Class D; Manufactured Home Park

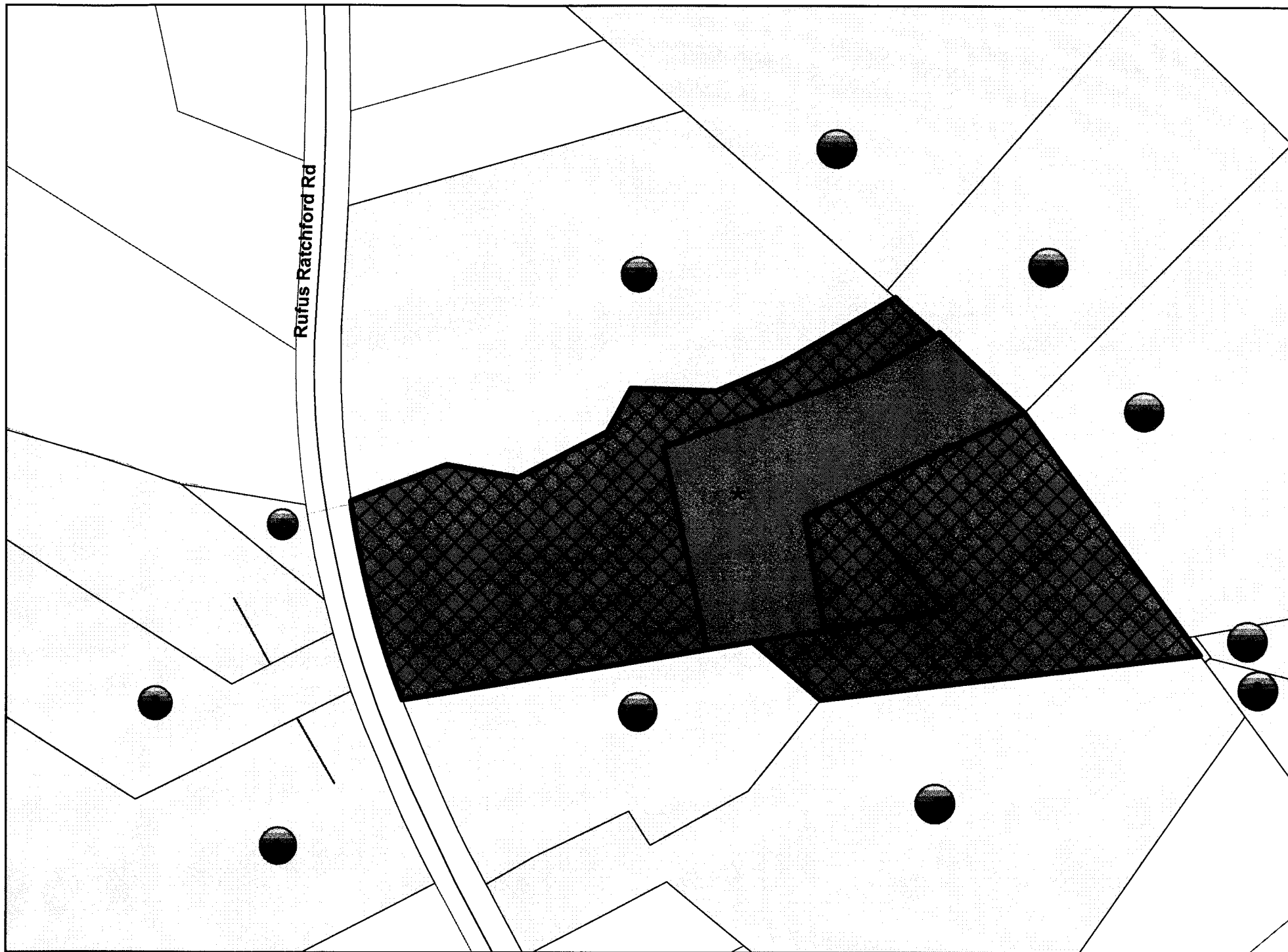
(6) By Conditional Zoning: None**(7) By Conditional Zoning with supplemental regulations:**

Planned Residential Development (PRD); Planned Unit Development (PUD); Traditional Neighborhood Development (TND)

(8) By Special exception: None**(9) By Special exception with supplemental regulations:**

Family Care Home





Z21-16 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 Area of consideration

Z21-16 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	193195	RATCHFORD DAVID A	RATCHFORD TERRY M	2247 RUFUS RATCHFORD RD	GASTONIA	NC	28056
*	193196	RATCHFORD DAVID A	RATCHFORD TERRY M	2247 RUFUS RATCHFORD RD	GASTONIA	NC	28056
1	300440	HOOVER JO HARRIET		2312 RUFUS RATCHFORD RD	GASTONIA	NC	28056
2	218548	HOOVER RYAN KURT	HOOVER ANGELA BARFIELD	2250 RUFUS RATCHFORD RD	GASTONIA	NC	28056
3	199079	HOOVER JO STEELE		2313 RUFUS RATCHFORD RD	GASTONIA	NC	28056
4	193200	FORTE RYAN ANTHONY	CHRISTIAN DANIELLE LEE	2233 RUFUS RATCHFORD RD	GASTONIA	NC	28056
5	205392	ARMSTRONG J LEONARD JR		726 UNION NEW HOPE RD	GASTONIA	NC	28056
6	219750	RATCHFORD DAVID A	RATCHFORD TERRY M	2251 RUFUS RATCHFORD RD	GASTONIA	NC	28056
7	219917	RATCHFORD DAVID A	RATCHFORD TERRY M	2251 RUFUS RATCHFORD RD	GASTONIA	NC	28056
8	219663	RATCHFORD PAUL NEIL JR		251 RATCHFORD FARM RD	GASTONIA	NC	28056
9	201789	RATCHFORD PAUL NEIL JR		251 RATCHFORD FARM RD	GASTONIA	NC	28056
10	227953	RATCHFORD DAVID A	RATCHFORD TERRY M	2251 RUFUS RATCHFORD RD	GASTONIA	NC	28056
11	216016	NATHAN SMITH MINISTRIES		2257 RUFUS RATCHFORD RD	GASTONIA	NC	28056



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services

Board Action

File #: 21-402

Commissioner Johnson - Building & Development Services - Zoning Map Change: Z21-16 David A. & Terry M. Ratchford (Applicants); Property Parcels: 193195 (part of) and 193196 (part of), Located at 2249 Rufus Ratchford Rd., Gastonia, NC, Rezone from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-2) Single Family Moderate with (US) Urban Standards Overlay

STAFF CONTACT

Joseph B. Sciba - Director - 704-866-3970

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning Board prior to consideration for final action by the Commission. David A. & Terry M. Ratchford (Applicants); Rezone Parcels: 193195 (part of) and 193196 (part of), from the (C-3) General Commercial and (R-1) Single Family Limited Zoning Districts with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on October 26, 2021 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on October 11, 2021, 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, 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	AFraley	BHovis	KJohnson	TKelgher	TPhilbeck	RWorley	Vote
2021-276	10/26/2021	RW	CB	A	A	A	A	A	AB	A	U

DISTRIBUTION:

Laserfiche Users

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