

# General Rezoning Application (Z21-16)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
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	
<b>Applicant:</b>	<b>Property Owner(s):</b>
David A. & Terry M. Ratchford	David A. & Terry M. Ratchford
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
193195 (part of), 193196 (part of)	2249 Rufus Ratchford Rd. (Gastonia)
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
8.36 ac	2.55 ac
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(C-3) General Commercial, (R-1) Single Family Limited, (US) Urban Standards Overlay	(R-2) Single Family Moderate, (US) Urban Standards Overlay
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential (former residential structure)	Single Family Residential (Manufactured)

COMPREHENSIVE LAND USE PLAN
<b>Area 4: The Garden Gaston / Southwest Gaston</b>
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.
<b>Comprehensive Plan future Land Use:</b>
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.
<b>Staff Recommendation:</b>
Application, as presented, is consistent with the Comprehensive Land Use Plan.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE
<b>Water/Sewer Provider:</b>
Private well / private septic
<b>Road Maintenance:</b>
North Carolina Department of Transportation

<b>Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)</b>
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None provided
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<b>STAFF SUMMARY</b>
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<b>Prepared By: Sarah Carpenter Penley, Senior Planner</b>
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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).

<b>PLANNING BOARD RECOMMENDATION</b>
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<b>Scheduled Meeting Date: October 11, 2021</b>
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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 28056

(Include City, State and Zip Code)

Telephone Numbers: 704 867-1792

(Area Code) Business

704 214-1569 / 704 718-1180

(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. Racthford

(Print Full Name)

Mailing Address: 2251 Rufus Racthford 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 Racthford 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 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 UDO.

### OFFICE USE ONLY

Date Received: 08/17/21

### OFFICE USE ONLY

Application Number: 221-16

### OFFICE USE ONLY

Fee: \$500.00

Received by Member of Staff: SCP

(Initials)

Date of Payment: \_\_\_\_\_

Receipt Number: INV-00028278

☐ COPY OF PLOT PLAN OR AREA MAP

☐ COPY OF DEED

☐ NOTARIZED AUTHORIZATION

☐ 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, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.



# GASTON COUNTY Department of Building & Development Services

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Phone: (704) 866-3195

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

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.

[Signature]  
Signature (owner)

Date

8.17.21

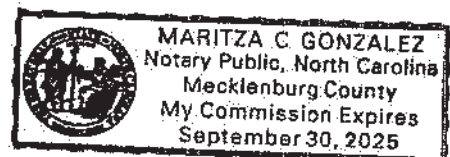
North Carolina  
Gaston County

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.

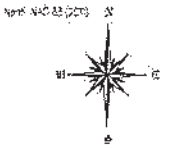
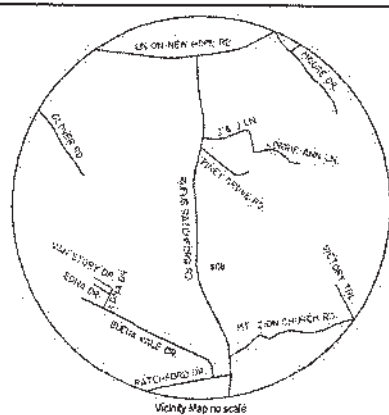
Witness my hand and official seal, this 17 of August, 2021.

Maritza C Gonzalez  
Notary Signature

My commission expires: September 30, 2025







Ryan A. Cope  
Dorinda L. Christian  
5178-1205  
Parcel #193200

David A. Ratchford  
Terry M. Ratchford  
2205-175  
Parcel #193196

David A. Ratchford  
Terry M. Ratchford  
4660-109  
Parcel #219817

David A. Ratchford  
Terry M. Ratchford  
2205-352  
Pb. 18 Pg. 15 portion of Lot 2  
Parcel #193196

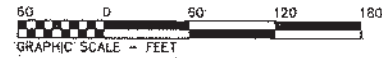
David A. Ratchford  
Terry M. Ratchford  
2205-352  
Pb. 18 Pg. 15 portion of Lot 2  
Parcel #193196

David A. Ratchford  
Terry M. Ratchford  
2205-352  
Pb. 18 Pg. 15 portion of Lot 2  
Parcel #193196

Margaret Ellen Cui  
4510-7243  
Parcel #216016

- (1) Class of Survey: A
- (2) Positional accuracy of Control Corners: 99% ± 0.10
- (3) Type of GPS used: RTK/PPK
- (4) Dates of Survey: July 5, 2021
- (5) District party: HAVD 88 HAD/83/2011
- (6) Public record and control used: VRS from NCUGS website
- (7) Control model: 2011.28
- (8) Combined gross factor: 0.99 ± 0.495
- (9) Under U.S. Survey Foot

LINE	BEARING	DISTANCE
L1	N 87°23'14" E	118.10
L2	N 83°53'42" E	101.51
L3	N 72°12'05" E	140.50
L4	N 72°12'05" E	120.15
L5	N 56°40'30" E	45.10



Portion of Plat Book 18 Page 15

**GENERAL NOTES**

1. NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
2. PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.
3. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
4. NO FEATURES LOCATED OTHER THAN THOSE SHOWN.
5. NO DOT R/W'S ARE APPROXIMATE UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE HORIZONTAL, SLOPE DISTANCES, UNLESS OTHERWISE NOTED.
7. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE, IT IS NOT VALID.
8. THIS MAP IS FOR THE EXCLUSIVE USE OF THE ORIGINAL PURCHASER OF THIS SURVEY AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS.

LEGEND	
---	SURVEYED BOUNDARY LINES
---	LINE'S NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	ENCE LINE
---	ELECTRIC LINE
---	BURIED ELECTRIC LINE
---	WATER LINE
---	DAY LINE
---	SAFE SEWER LINE
---	SILVERLINE LINE
---	INTERACT
---	GAS METER
---	WATER METER
---	POWER POLE
---	TELEPHONE BOX
---	NEW IRON PIN (NIP)
---	EXISTING IRON PIN (EIP)
---	CORROSION-RESISTANT PILE
---	MAD HAIL
---	CONCRETE MONUMENT
---	N. N. SPIN-SET
---	R.V. SPIN-ROUND
---	CLIP FOLD
---	SET
---	STONE
---	TOLE
---	WELL



I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2205, page 352; that the boundaries not surveyed are indicated as drawn 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 56.1800). This 8th day of July, 2021 Digitally signed by D. Ratchford  
D. Ratchford  
Lattimore PLS  
2021-07-21  
Seal L-3336 Professional Land Surveyor

<b>SURVEY FOR</b>		<b>DAVID A. RATCHFORD</b>	
<b>PROPERTY ADDRESS:</b>		<b>2251 RUFUS RATCHFORD ROAD</b>	
<b>PARCEL #</b>	<b>DEED REFERENCE:</b>		
193195	2205-352		
<b>COUNTY:</b>	<b>TOWNSHIP:</b>	<b>NORTH CAROLINA</b>	
GASTON	SOUTH POINT		
<b>SCALE:</b>	<b>CITY:</b>	<b>DATE:</b>	
1" = 60'		JULY 6, 2021	
<b>LATTIMORE &amp; PEELER SURVEYING</b>		<b>C.F. 193195G</b>	
105 LONDON ROAD		<b>D.F. 193195</b>	
LAWDALE, NORTH CAROLINA 28090		<b>(704) 538-3443</b>	
		<b>DRAWING #21-153B</b>	

**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

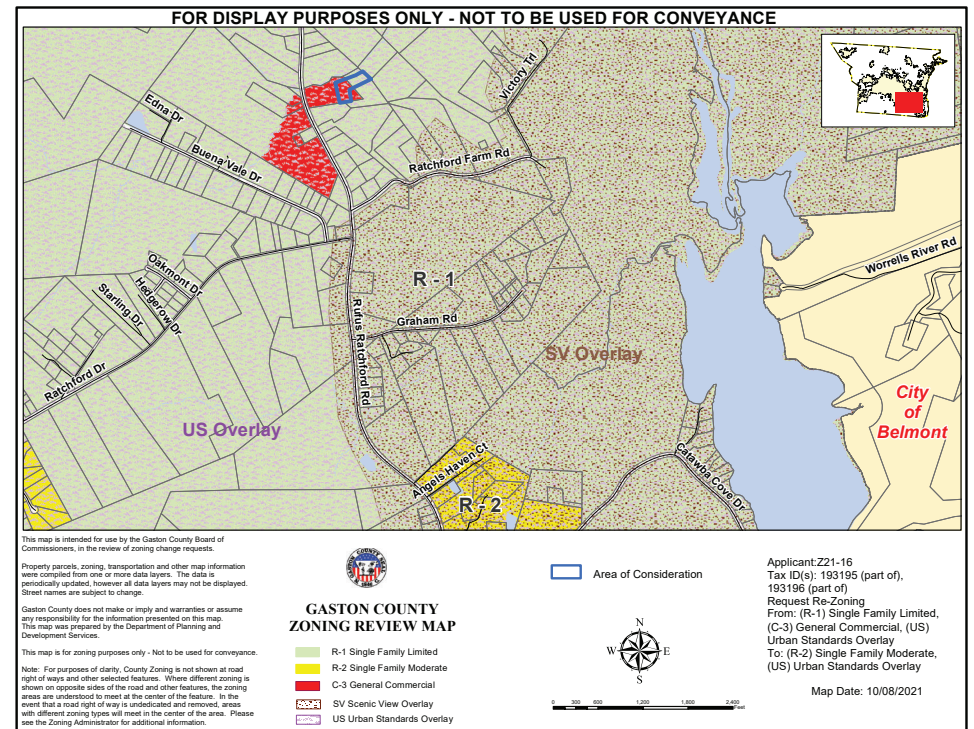
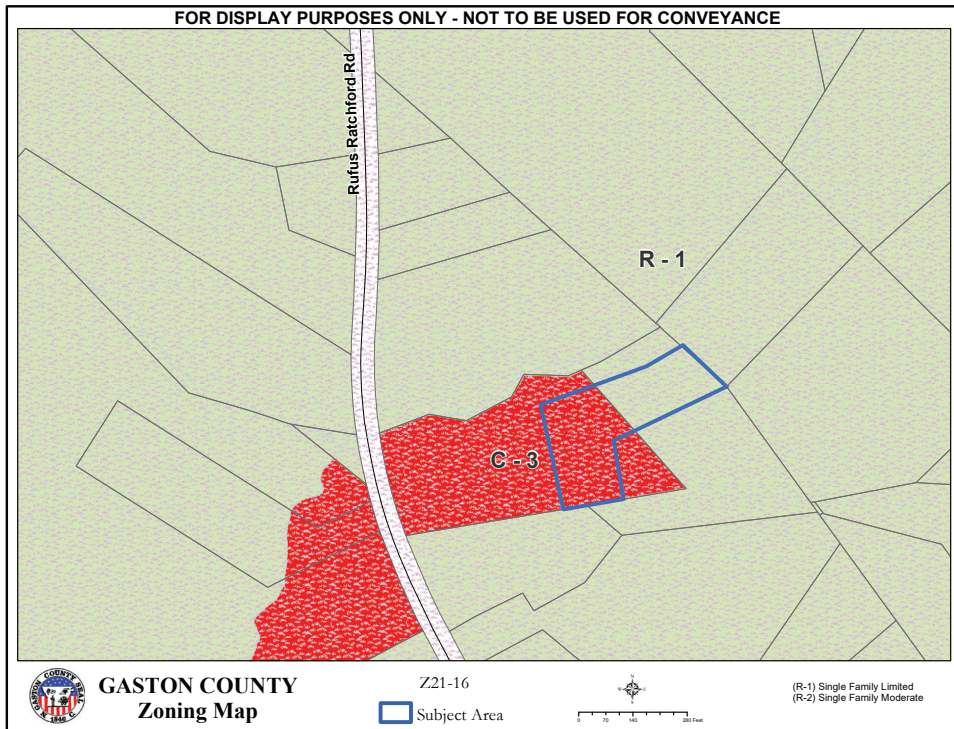
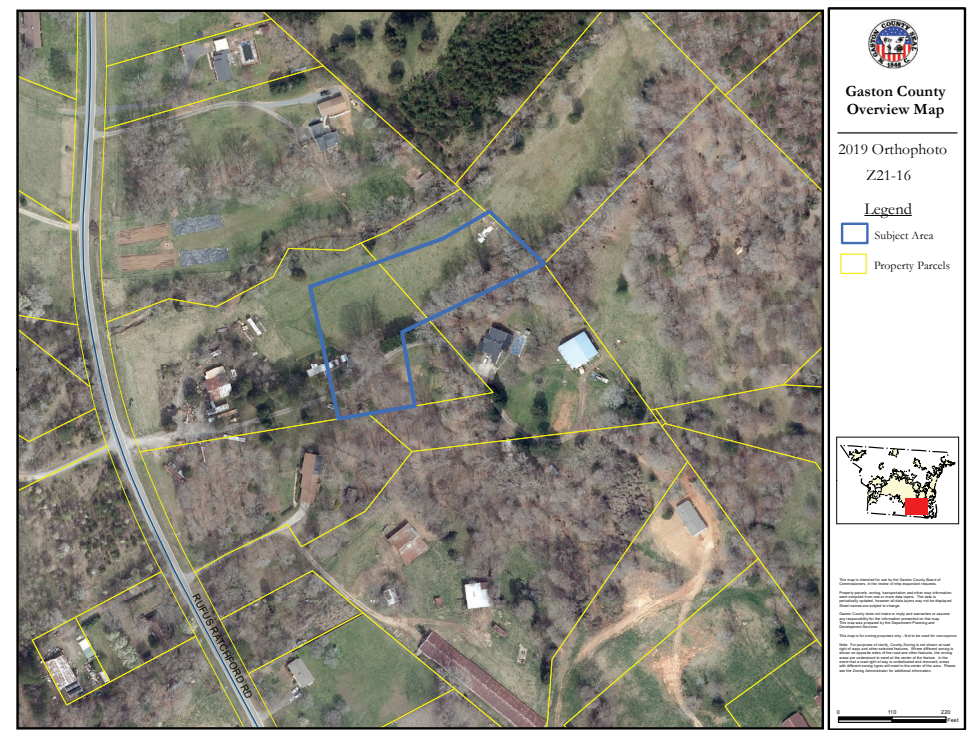
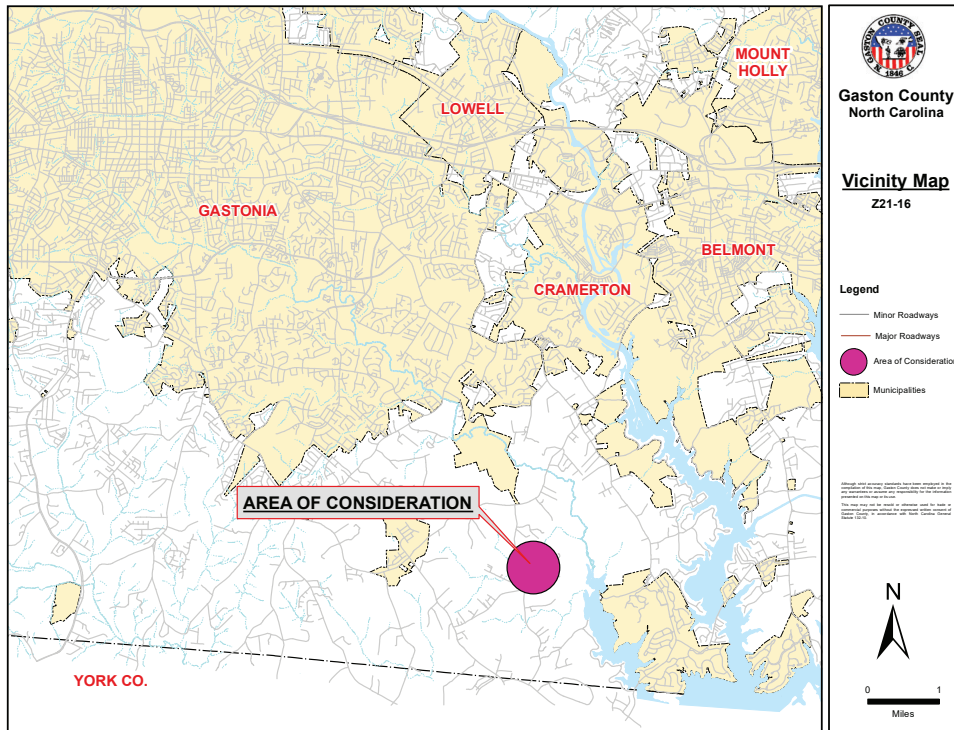
**(6) By Conditional Zoning:** None**(7) By Conditional Zoning with supplemental regulations:**

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

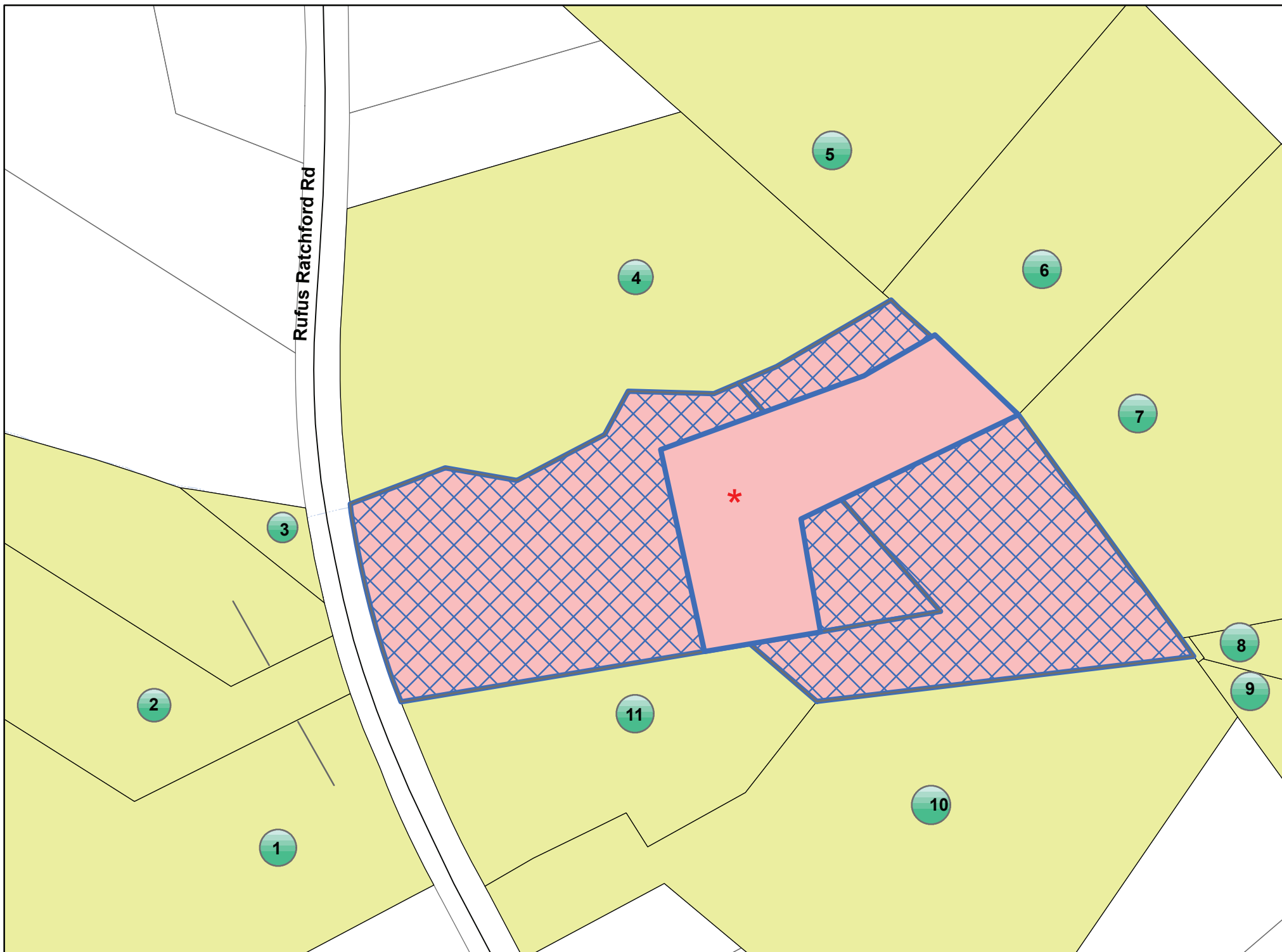
**(8) By Special exception:** None**(9) By Special exception with supplemental regulations:**

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