

- TITLE: ZONING MAP CHANGE: REZ-23-11-22-00165, CHARLES MATTHEW BURRELL (APPLICANT); PROPERTY PARCEL: 193896, LOCATED AT 3117 RATCHFORD DR., GASTONIA, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT 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 February 27, 2024, by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):	193896
Applicant(s):	Charles Matthew Burrell
Owner(s):	Charles Matthew Burrell
Property Location:	3117 Ratchford Dr., Gastonia
Request:	Rezone from the (R-1) Single Family Limited Zoning District 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,

the Planning Board recommended approval of the map change for parcel ID 193896. WHEREAS, located at 3117 Ratchford Dr., Gastonia, NC from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay 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 as envisioned by the rural future land use designation. Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead style housing. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction, road improvements and better connectivity to other areas of the County and throughout the region, continued coordination amongst local government agencies, and maintaining the enhanced guality of life. Residential homes are located on large lots and are set back from the roads they front upon in The Garden Gaston / Southeast Gaston area of the Comprehensive Land Use Plan.

Motion: HorneSecond: BrooksVote: 9-0Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Marcantel, SadlerNay: NoneAbsent: VinsonAbstain: 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 Map Change: REZ-23-11-22-00165, Charles Matthew Burrell (Applicant); Property Parcel: 193896, Located at 3117 Ratchford Dr., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District 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 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: 193896, 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.

Chad Brown, Chairman Gaston County Board of Commissioners

ATTEST:

Donna S. Buff, Clerk to the Board