TITLE: **ZONING MAP CHANGE: REZ-26-03-26-00244, SARAH WOOTEN (APPLICANT); PROPERTY PARCEL: 168347, LOCATED ON RED YAM FARM RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) OVERLAY TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT WITH (US) OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on May 26, 2026, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s):	168347
Applicant(s):	Sarah Wooten
Owner(s):	Sarah Wooten
Property Location:	Red Yam Farm Rd., Dallas
Request:	Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) 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 and Zoning Board recommended approval of the map change request for parcel 168347, located on Red Yam Farm Rd., Dallas, NC to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate Zoning District with (US) Overlay on May 5, 2026, based on staff recommendation, and the request is reasonable and in the public interest and it is consistent with the goals of the Comprehensive Land Use Plan as it will maintain the rural “feel” of the community, as envisioned by the North 321 Gaston small area plan.

Motion: Crane Second: Williams Vote: 9-0
Aye: Ballard, Crane, Harvey, Horne, Hurst, Love, Shires, Williams, Wray
Nay: None
Absent: Brooks, Franks, Magee
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:

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

WHEREAS, the Unified Development Ordinance allows the Planning and Zoning Board and the Board of Commissioners to do one of the following:

a. Grant the rezoning as requested.
b. Grant the rezoning with a reduction of the area requested.
c. Grant the rezoning to a more restrictive general zoning district or districts.
d. Grant the rezoning with a combination of Subsections (b) and (c) above.
e. Deny the rezoning.

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 and Zoning 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 and Zoning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel 168347, is **(hereby approved, effective with the passage of this Ordinance)** or **(hereby disapproved)** to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Overlay.

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