

TITLE: ZONING MAP CHANGE: REZ-25-03-20-00221, RICKY ALLEN JR.

(APPLICANT); PROPERTY PARCEL: 310221, LOCATED AT 306 COLT THORNBURG RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY

MODERATE ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held

on July 22, 2025, by the County Commission, to take citizen comments into a map change

application, as follows:

Tax Parcel Number(s): 310221
Applicant(s): Ricky Allen Jr.

Owner(s): Ricky Allen Jr.

Property Location: 306 Colt Thornburg Rd., Dallas

Reguest: Rezone from the (R-1) Single Family Limited Zoning District to the

(R-2) Single Family Moderate Zoning District

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 request for parcel 310221,

located at 306 Colt Thornburg Rd., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on June 30, 2025, based on: staff recommendation; and the request is reasonable and in the public interest and 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 have larger lots with homes that sit back from the roads they front upon.

Motion: Crane Second: Williams Vote: Unanimous

Ave: Brooks. Crane, Harris, Horne, Magee, Marcantel, Williams

Nay: None

Absent: Harvey, Hurst, Sadler

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:

Zoning Map Change: REZ-25-03-20-00221, Ricky Allen Jr. (Applicant); Property Parcel: 310221, Located at 306 Colt Thornburg Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District Page 2

WHEREAS,

the Unified Development Ordinance allows the Planning 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 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: 310221, is (hereby approved, effective with the passage of this Ordinance) or (hereby disapproved) to be rezoned to (R-2) Single Family Moderate Zoning District.
- 2) The County Manager is authorized to make necessary notifications in this matter to the appropriate parties.

Chad Brown, Chairman Gaston County Board of Commissioners
ATTEST:
Donna S. Buff, Clerk to the Board