



**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  
Request: 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  
Aye: 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:

[illegible]

**DISTRIBUTION:**

## Laserfiche Users

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

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 with the County's approved 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.

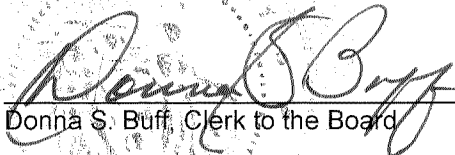
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: 310221, is hereby approved, effective with the passage of this Ordinance 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

# GASTON COUNTY REZONING APPLICATION (REZ-25-03-20-00221)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.

**Applicant(s):**

Ricky Allen Jr.

**Property Owner(s):**

Ricky Allen Jr.

**Parcel Identification (PID):**

310221

**Property Location:**

306 Colt Thornburg Rd.

**Total Property Acreage:**

24.22 acres

**Acreage for Map Change:**

24.22 acres

**Current Zoning:**

(R-1) Single Family Limited

**Proposed Zoning:**

(R-2) Single Family Moderate

**Existing Land Use:**

Vacant

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 2: North 321 Gaston**

Key issues for citizens in this area include: preservation of open space, road improvements and better connectivity to other areas of the County and throughout the region, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, steer development towards existing infrastructure and areas immediately surrounding towns and cities

**Comprehensive Plan future Land Use:**

Rural – Rural areas are characterized as having plenty of open space along with farmstead-style housing. 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. This is the default future land use designation for Gaston County.

**Staff Recommendation:**

Application, as presented, is consistent with the Comprehensive Land Use Plan.

### UTILITIES AND ROAD NETWORK INFRASTRUCTURE

**Water/Sewer Provider:**

Private well / private septic

**Road Maintenance:**

Colt Thornburg Road is owned and maintained by the North Carolina Department of Transportation.

### Technical Review Committee (TRC) Comments

GEMS – No concerns, requesting clear and visible address numbers from the street right-of-way

Emergency Management – No Concerns

Gaston Cleveland Lincoln MPO – Pending

- A formal letter has not yet been received. According to the interactive map tool on the GCLMPO’s website, there are identified bike improvements on a portion of Colt Thornburg Rd.

Environmental Health – No Comments

Natural Resources – A small portion of the lot is in the Special Flood Hazard Area  
Police – No comments

## STAFF SUMMARY

**Prepared By: Jamie Mendoza Kanburoglu, Director of Planning and Zoning**

This property is in a residential area in the northern region of the county. The location is primarily residential in nature with different housing types and styles throughout. The parcels in this area are large, and many are vacant. There is a wood waste grinding operation to the northeast of the property.

This lot was created by deed in June of 2023. The deed is recorded at book 5419, page 917. The deed effectively moved a lot line between 230 Colt Thornburg and 306 Colt Thornburg. The lot line adjustment transferred 0.5 acres from the subject parcel to 230 Colt Thornburg. Although this should have gone through the subdivision review process, the lots are still in compliance with the subdivision ordinance regarding bulk requirements.

This lot is located in the South Fork Protected Watershed. The following will apply to new developments:

- Max. of two dwelling units per acre
- Max. 24% built upon area
- Max of three dwelling units per acre or 36% built upon area allowed with a curb and gutter system/infrastructure

Normal subdivision regulations would apply. If the applicant wanted to create a family-exempt subdivision, the maximum number of lots that could be created is five. Anything over five lots would trigger a Major 1 subdivision review.

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).

## PLANNING BOARD MEETING DATE

**The Planning Board heard the case at their June 30, 2025, meeting and unanimously recommended approval of the request, 7-0.**

**Attachments: Application, Maps**



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-25-03-20-00221, the planning board finds:

1. This is a reasonable request and in the public interest; and
2. 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 have larger lots with homes that sit back from the roads they front upon.

These findings are supported by a 7-0 vote by the Gaston County Planning Board during its June 30, 2025, meeting.



# 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: REZ-

Applicant ☒ Planning Board (Administrative) ☐ Board of Commission (Administrative) ☐ ETJ ☐

### A. \*APPLICANT INFORMATION

Name of Applicant: Ricky Dale Allen Jr  
(Print Full Name)

Mailing Address: 417 E Virginia Ave Bessemer City  
(Include City, State and Zip Code)

Telephone Numbers: 704 842 4913  
(Area Code) Business (Area Code) Home

Email: rentolino69@gmail.com

\* 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: Ricky Dale Allen Jr  
(Print Full Name)

Mailing Address: 417 E. Virginia Bessemer City NC  
(Include City, State and Zip Code)

Telephone Numbers: 704 842 4913  
(Area Code) Business (Area Code) Home

Email: rentolino69@gmail.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 306 Colt Thornburg Road, Dallas NC 28034

Parcel Identification (PID): 305157 / 310221

Acreage of Parcel: 25 +/- Acreage to be Rezoned: 5ac +/- Current Zoning:

Current Use:  Proposed Zoning: mobile home

### 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: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Area Code) (\*Area Code)

Parcel: \_\_\_\_\_ Parcel: \_\_\_\_\_  
( If Applicable) ( If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

## E. AUTHORIZATION AND CONSENT SECTION

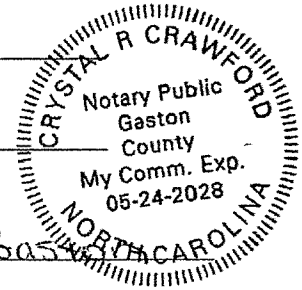
(I/We), being the property owner(s) or heir(s) of the subject property referenced on the **Gaston County Rezoning Application** and having authorization/interest of property parcel(s) Jill Costner Stillwell hereby give RICK ALLEN JR. consent to execute this proposed action.  
(Name of Applicant)

Jill Costner Stillwell  
(Signature)

6/27/25  
(Date)

Rick Allen Jr.  
(Signature)

6/27/25  
(Date)



I, Crystal R Crawford, a Notary Public of the County of GASTON State of North Carolina, hereby certify that Jill Costner Stillwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 27<sup>th</sup> day of June, 2025.

Crystal R Crawford  
Notary Public Signature

05-24-2028  
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.

Rick Allen Jr.  
Signature of Property Owner or Authorized Representative

6/27/25  
Date

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

### OFFICE USE ONLY

### OFFICE USE ONLY

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ Application Number: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by Member of Staff: \_\_\_\_\_ Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_  
(Initials)

- ☐ COPY OF PLOT PLAN OR AREA MAP  
☐ NOTARIZED AUTHORIZATION

- ☐ COPY OF DEED  
☐ PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Planning Board Review: \_\_\_\_\_ 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.

## Uses Allowed in the (R-2) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right	
Automobile Hobbyist	Xs
Bona Fide Farms	Xs
Botanical Garden	Xs
Church / Place of Worship	Xs
Day Care Center, Class A	Xs
Dwelling, Manufactured Home Class A	X
Dwelling, Single Family	X
Dwelling, Two Family	Xs
Essential Services Class 1	X
Essential Services Class 2	Xs
Flex Space	Xs
Group Home	Xs
Home Occupation, Customary	Xs
Home Occupation, Rural	Xs
Marina, Accessory	Xs
Private Residential Quarters (PRQ)	Xs
Produce Stand	Xs
Recycling Deposit Station, accessory	X
Restaurant, within other facilities	Xs
School, Elementary & Middle (public & private)	Xs
School, Senior High (public & private)	Xs
Taxidermy	X
Telecommunication Antennae & Equipment Buildings	Xs
Tourist Home	X

Uses Allowed By-Right or By SUP or CD	
Day Care Center, Class B	Xs/SPs
Essential Services Class 4	Xs/SPs
Family Care Home	Xs/SPs
Maternity Home	Xs/SPs
Park	Xs/SPs
Stadium	Xs/SPs
Planned Residential Development (PRD)	Xs/CDs
Planned Unit Development (PUD)	Xs/CDs
Traditional Neighborhood Development (TND)	Xs/CDs

Uses Allowed By SUP	
School for the Arts	SP
Animal Grooming Service for household pet (indoor kennels)	SP
Animal Hospital (Outdoor kennel)	SPs
Animal Hospital, (Indoor kennel)	SPs
Animal Kennel	SPs
Bed and Breakfast Inn	SPs
Camping and Recreational Vehicle Park	SPs
Cemetery	SPs
College / University	SP
Conference / Retreat / Event Center	SPs
Continuing Care Facility	SPs
Country Club	SPs
Day Care Center, Class C	SPs
Essential Services Class 3	SP
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft. GFA	SPs
Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft. GFA	SPs
Golf Course; Golf Driving Range; Golf Miniature	SPs
Library	SP
Marina, Commercial	SP
Military Reserve Center	SPs
Museum	SP
Nursery (Garden)	SPs
Nursing Home, Rest Home	SPs
Paint Ball / Laser Tag Facility	SPs
Parking Lot	SPs
Recreation Center and Sports Center	SPs
Recycling Deposit Station, principal use	SPs
Riding Stables	SPs
Rodeo / Accessory Rodeo	SPs
Small House Community	SP
Special Events Facility	SPs
Special Events Facility, Accessory	SPs
Telecommunication Tower & Facilities	SPs
Tower and/or Station, Radio & Television Broadcast	SPs
Wood Waste Grinding Operation	SPs
Zoo	SP





Existing Uses with Limitations	
Dwelling, Manufactured Home Class C	Es
Dwelling, Manufactured Home Class D	Es
Manufactured Home Park	Es



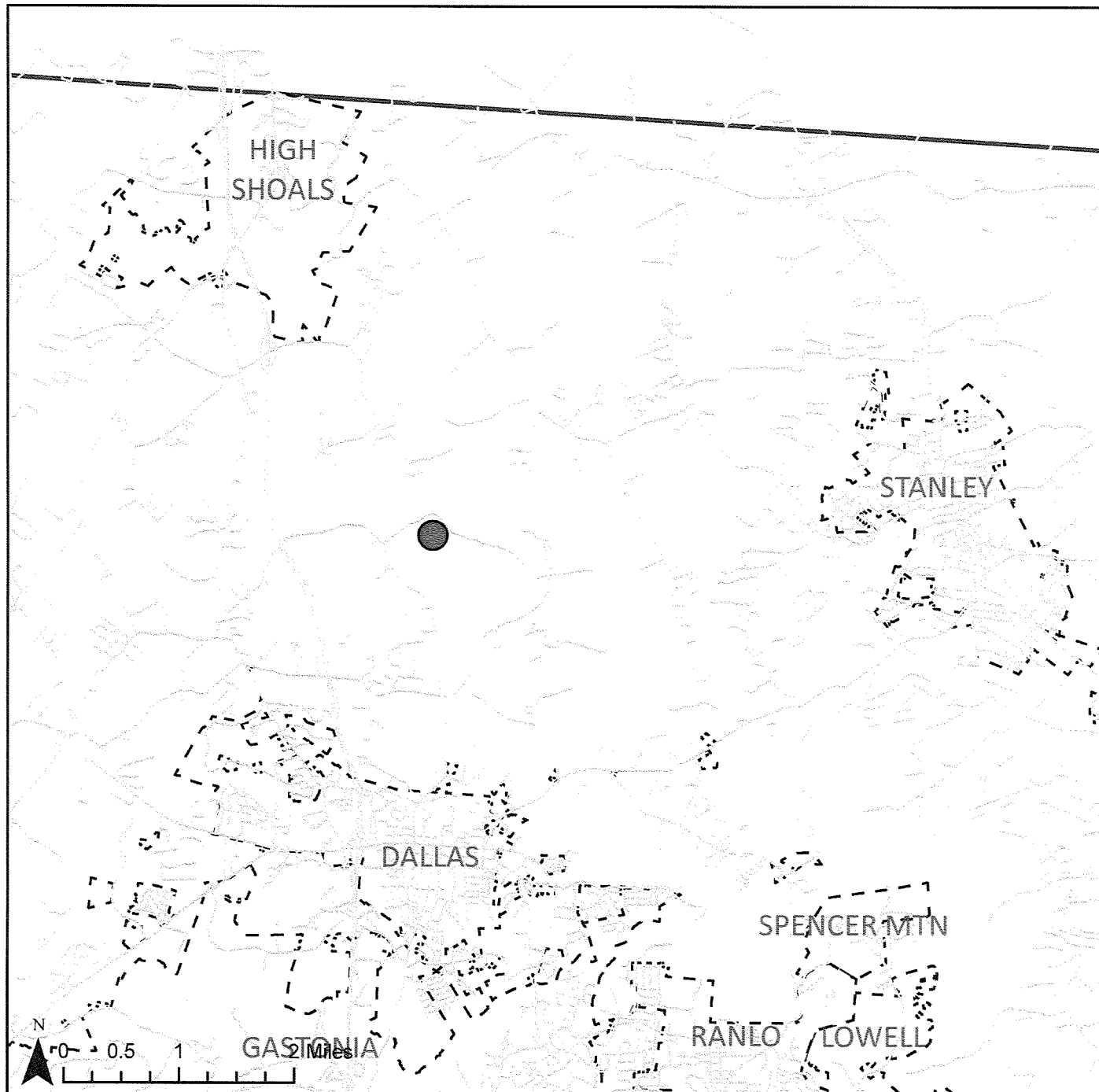
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-25-03-20-00221**

**Legend**

-  Municipal Zoning District
-  Roads
-  Gaston County Line
-  Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ZONING MAP**  
**REZ-25-03-20-00221**

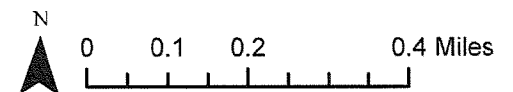
**Legend**

Subject Lot  
Gaston County UDO

**ZONE TYPE**

C-1  
 CD/R-2  
 R-1  
 R-2  
 R-3

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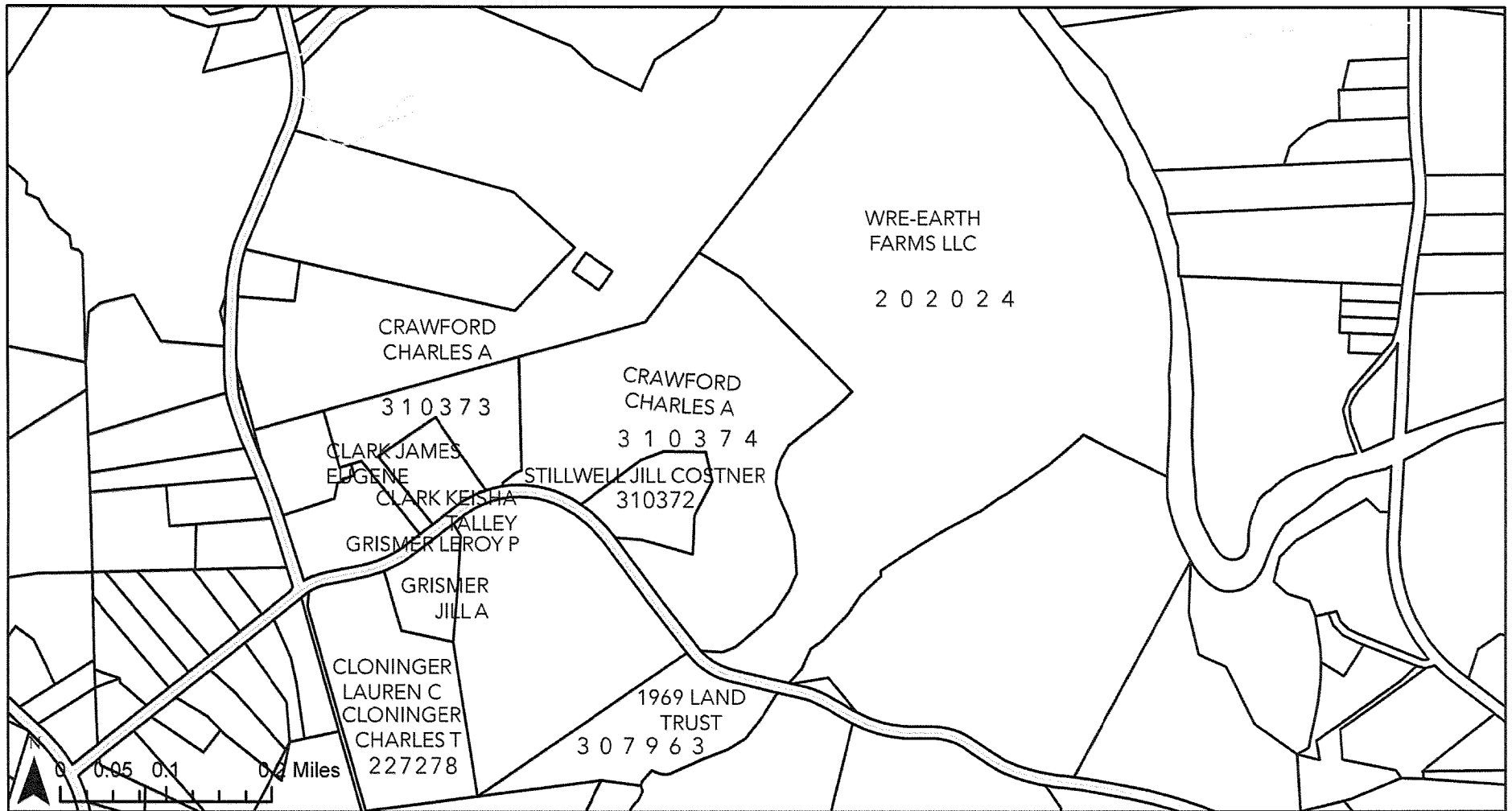
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHPHOTO MAP**  
**REZ-25-03-20-00221**

**Legend**

-  Subject Lot
-  Roads
-  Parcels

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## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-03-20-00221

### Legend

- Subject Lot
- Adjacent Parcels

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# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services Board Action

File #: 25-357

Commissioner Cloninger - Building & Development Services - 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

**STAFF CONTACT**

Jamie Kanburoglu - Director of Planning and Zoning - 704-862-5510

**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. 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. A public hearing was advertised and held on July 22, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 30, 2025, 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**

Ordinance, Staff Report, Application Packet, and Maps

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	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-235	07/22/2025	BH	CC	A	A	A	A	A	A	A	U

**DISTRIBUTION:**

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