



**RESOLUTION TITLE:      ZONING MAP CHANGE: Z21-01 WILLIAM J. FRYE (APPLICANT);  
PROPERTY PARCEL: 167400 (PART OF), LOCATED AT 629 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 January 26, 2021 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s):      167400 (part of)  
Applicant:      William J. Frye  
Owner(s):      Mary S. Costner  
Property Location:      629 Colt Thornburg Rd.  
Request:      Rezone Parcel 167400 (part of) 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 for parcel: 167400 (part of), located at 629 Colt Thornburg Rd., Dallas, NC, from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on January 11, 2021 based on: staff recommendation; and the request is reasonable and in the public interest and in accordance with the County's Comprehensive Land Use Plan. The proposed rezoning is in the Rural future land use plan. Rural areas allow for residential homes located on large lots with opportunities for agribusiness ventures. The use, going from (R-1) to (R-2) will allow the subject parcel to continue as a residential use in nature, which is consistent with the Rural designation and is in harmony with other residential uses within the immediate vicinity.

Motion: Vinson      Second: Brooks      Vote: 8-1  
Ayes: Ally, Brooks, Fallon, Hollar, Houchard, Hurst, Sain, Vinson  
Nay: Horne  
Absent: Harris  
Abstain: None

Zoning Map Change: Z21-01 William J. Frye (Applicant); Property Parcel: 167400 (part of), Located at 629 Colt Thornburg Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

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NOW, THEREFORE, BE IT RESOLVED by the County Commission that after consideration of the map change application, public hearing comment and Planning Board recommendation:

- 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. Property parcel: 167400 (part of), 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.

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Tom Keigher, Chairman  
Gaston County Board of Commissioners

Attest:

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Donna S. Buff, Clerk to the Board