

TITLE:

ZONING MAP CHANGE: REZ-25-05-22-00229 CLAYTON HOMES OF CONOVER (APPLICANT); PROPERTY PARCEL: 315338, LOCATED AT 135 HILLSIDE DR., DALLAS, 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 October 28, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 315338

Applicant(s): Clayton Homes of Conover Owner(s): Ricky and Chrystal Stroupe Property Location: 135 Hillside Dr., Dallas

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,

WHEREAS,

the Planning and Zoning Board recommended approval of the map change request for parcel 315338, located at 135 Hillside Dr., Dallas, NC, to be rezoned 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 October 6, 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.

Motion: Crane Second: Hurst Vote: Unanimous Aye: Brooks, Crane, Franks, Harvey, Hurst, Love, Magee, Shires, Williams, Wray

Nav: None

Absent: Ballard, Horne

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-25-05-22-00229 Clayton Homes of Conover (Applicant); Property Parcel: 315338, Located at 135 Hillside Dr., Dallas, 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

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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. 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: 315338, 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) Urban Standards Overlay.
 - 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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