



**TITLE: ZONING MAP CHANGE: REZ-25-01-21-00208, STEPHEN NEWMAN (APPLICANT); PROPERTY PARCEL: A PORTION OF 169894, LOCATED AT 160 EVANS LAKE RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH THE (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 March 25, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): A portion of 169894  
Applicant(s): Stephen Newman  
Owner(s): Stephen and Vanessa Newman  
Property Location: 160 Evans Lake Road, 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 Board recommended approval of the map change request for a portion of the parcel 169894, located at 160 Evans Lake Rd., 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 March 25, 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 and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

Motion: Crane Second: Marcantel Vote: 7-0  
Aye: Crane, Harris, Horne, Harvey, Hurst, Marcantel, Williams  
Nay: None  
Absent: Brooks, Magee, 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:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFrale	BHovis	TKeigher	SShehan	Vote
2025-064	03/25/2025	TK	BH	A	A	A	A	A	A	A	U

**DISTRIBUTION:**

Laserfiche Users

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

Zoning Map Change: REZ-25-01-21-00208, Stephen Newman (Applicant); Property Parcel: a Portion of 169894, Located at 160 Evans Lake Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with the (US) Urban Standards Overlay to the (R-2) Single Family Moderate Zoning District with (US) Urban Standards Overlay

Page 2

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

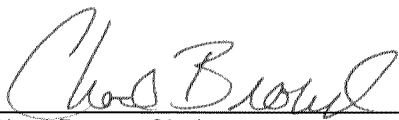
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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 and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

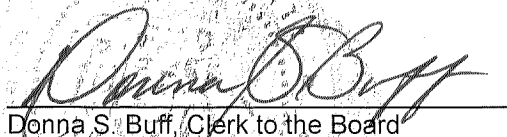
The Commission considers this action to be reasonable and in the public interest, based on: Planning Board recommendation and compatibility with existing land uses in the immediate area. Therefore, the map change request for property parcel: a portion of 169894, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District.

- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board

# GASTON COUNTY REZONING APPLICATION (REZ-25-01-21-00208)

## STAFF REPORT

### APPLICATION SUMMARY

**Request:**

To rezone the property 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

**Applicant(s):**

Stephen Newman

**Property Owner(s):**

Stephen and Vanessa Newman

**Parcel Identification (PID):**

A portion of 169894

**Property Location:**

160 Evans Lake Road, Dallas

**Total Property Acreage:**

1.5 acres

**Acreage for Map Change:**

0.73 acres

**Current Zoning:**

(R-1) Single-Family Limited with (US) Urban Standards overlay

**Proposed Zoning:**

(R-2) Single-Family Moderate with (US) Urban Standards overlay

**Existing Land Use:**

Residential

**Proposed Land Use:**

Residential

### COMPREHENSIVE LAND USE PLAN

**Area 2: North 321 Gaston/North Central Gaston**

Key issues for citizens in this area include the 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 and steering development towards existing infrastructure and areas immediately surrounding towns and cities.

**Comprehensive Plan Future Land Use: Rural**

Rural areas are areas characterized by green, rolling hills and plenty of open space, along with farmstead style housing, as well as agribusinesses. This designation exemplifies Gaston County and the existing natural resources that exist throughout the jurisdiction. 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, including farming, landscaping and associated nurseries, etc. It is understood that this is the default 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:**

North Carolina Department of Transportation

#### Technical Review Committee (TRC) comments provided by Gaston Lincoln Cleveland Metropolitan Planning Organization (MPO)

The Gaston County TRC reviewed this request on February 19<sup>th</sup> and the following departments had no comments at this time:

- Natural Resources
- EMS
- Building Plan Review

A letter from the Gaston Cleveland Lincoln MPO has been attached.

#### STAFF SUMMARY

**Prepared By: Peyton Wiggins, Planner II**

This property is in a residential area in the central portion of the county, northwest of Dallas town limits. The location is primarily residential, with different housing types and styles nearby. The subject parcel fronts Evans Lake Road, directly off Dallas Stanley Highway.

The parcel is 1.5 acres in total. However, earlier this year, the owner subdivided the property into two residential lots. The rezoning request is for the new parcel only, which is labeled "Lot 2" on the approved subdivision plat attached to the staff report. The new parcel is 0.73 acres. The remainder of the parcel is to keep the (R-1) Single-Family Limited zoning district.

Currently, the property has a nonconforming, single-wide manufactured home on site. According to tax records, this home has been on the property since 1980. This home will remain on "Lot 1," as shown on the approved subdivision plat, while "Lot 2" is vacant.

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 met in regular session on March 3, 2025, and recommended approval of the request by a unanimous 7 to 0 vote based on:

- This is a reasonable request and in the public interest; and
- It is consistent with the goals of the comprehensive land use plan as it will keep the parcel residential in nature and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-25-01-21-00208, 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 and maintain the rural "feel" of the community, as envisioned by the North 321 Gaston small area plan.

These findings are supported by a 7 - 0 vote by the Gaston County Planning Board during its March 3, 2025, meeting.



# GASTON COUNTY Department of Building & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052  
Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195  
Fax: (704) 866-3966

## GENERAL REZONING APPLICATION

Application Number: **Z REZ-25-01-21-00208**

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Stephen & Vanessa Newman - Stephen Anthony Newman  
(Print Full Name)

Mailing Address: 108 Delmont Court Bessemer City N.C. 28016  
(Include City, State and Zip Code)

Telephone Numbers: 704 685-1750 SAME  
(Area Code) Business (Area Code) Home

Email: sknewman18345@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: \_\_\_\_\_  
(Print Full Name)

Mailing Address: \_\_\_\_\_  
(Include City, State and Zip Code)

Telephone Numbers: \_\_\_\_\_  
(Area Code) Business (Area Code) Home

Email: \_\_\_\_\_

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 160 Evans Lake Rd  
DALLAS, N.C. 28034

Parcel Identification (PID): 169894

Acreage of Parcel: 1.5 +/- Acreage to be Rezoned: 0.73 +/- Current Zoning: R1

Current Use: VACANT Proposed Zoning: R2

### 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) 160 EVANS LAKE RD DALLAS N.C. 28034 hereby give STEPHEN ANTHONY NEWMAN consent to execute this proposed action.  
(Name of Applicant)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_  
State of North Carolina, hereby certify that \_\_\_\_\_  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
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.

Steph Anth Newman  
Signature of Property Owner or Authorized Representative

1/21/2025  
Date

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

### OFFICE USE ONLY

Date Received: 1/21/25

### OFFICE USE ONLY

Application Number: REF-209

### OFFICE USE ONLY

Fee: \_\_\_\_\_

Received by Member of Staff: PRW  
(Initials)

Date of Payment: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

- ☐ 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

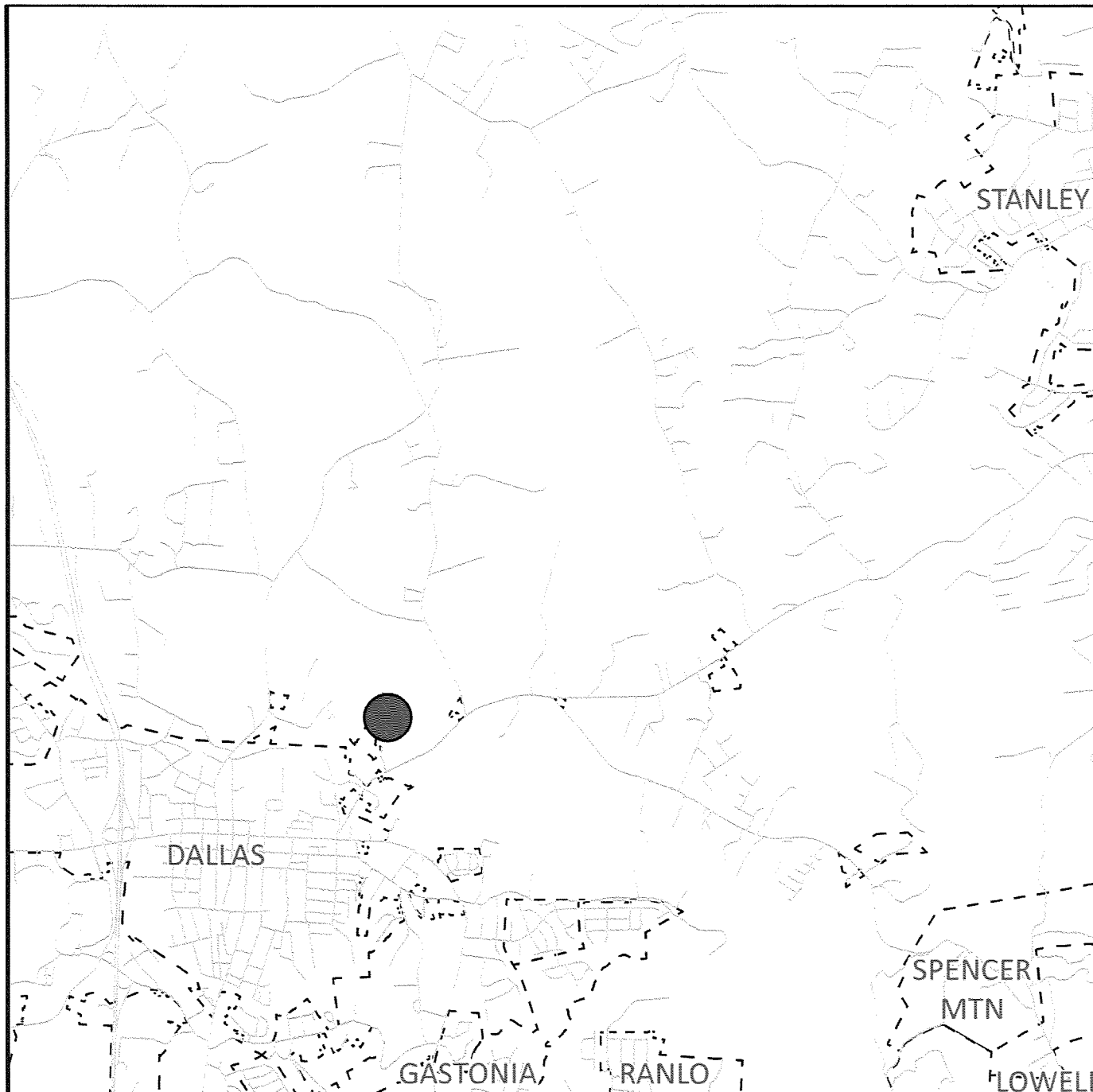
Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.

## 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

Animal Grooming Service for household pet (indoor kennels)	SP	Dwelling, Manufactured Home Class A	X	Manufactured Home Park	Es	Restaurant, within other facilities	Xs
Animal Hospital (Outdoor kennel)	SPs	Dwelling, Manufactured Home Class C	Es	Marina, Accessory	Xs	Riding Stables	SPs
Animal Hospital, (Indoor kennel)	SPs	Dwelling, Manufactured Home Class D	Es	Marina, Commercial	SP	Rodeo / Accessory Rodeo	SPs
Animal Kennel	SPs	Dwelling, Single Family	X	Maternity Home	Xs/SPs	School for the Arts	SP
Automobile Hobbyist	Xs	Dwelling, Two Family	Xs	Military Reserve Center	SPs	School, Elementary & Middle (public & private)	Xs
Bed and Breakfast Inn	SPs	Essential Services Class 1	X	Museum	SP	School, Senior High (public & private)	Xs
Bona Fide Farms	Xs	Essential Services Class 2	Xs	Nursery (Garden)	SPs	Small House Community	SP
Botanical Garden	Xs	Essential Services Class 3	SP	Nursing Home, Rest Home	SPs	Special Events Facility	SPs
Camping and Recreational Vehicle Park	SPs	Essential Services Class 4	Xs/SPs	Paint Ball / Laser Tag Facility	SPs	Special Events Facility, Accessory	SPs
Cemetery	SPs	Family Care Home	Xs/SPs	Park	Xs/SPs	Stadium	Xs/SPs
Church / Place of Worship	Xs	Flex Space	Xs	Parking Lot	SPs	Taxidermy	X
College / University	SP	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 - 9,999sqft GFA	SPs	Planned Residential Development (PRD)	Xs/CDs	Telecommunication Antennae & Equipment Buildings	Xs
Conference / Retreat / Event Center	SPs	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 10,000+sqft GFA	SPs	Planned Unit Development (PUD)	Xs/CDs	Telecommunication Tower & Facilities	SPs
Continuing Care Facility	SPs	Golf Course; Golf Driving Range; Golf Miniature	SPs	Private Residential Quarters (PRQ)	Xs	Tourist Home	X
Country Club	SPs	Group Home	Xs	Produce Stand	Xs	Tower and/or Station, Radio & Television Broadcast	SPs
Day Care Center, Class A	Xs	Home Occupation, Customary	Xs	Recreation Center and Sports Center	SPs	Traditional Neighborhood Development (TND)	Xs/CDs
Day Care Center, Class B	Xs/SPs	Home Occupation, Rural	Xs	Recycling Deposit Station, accessory	X	Wood Waste Grinding Operation	SPs
Day Care Center, Class C	SPs	Library	SP	Recycling Deposit Station, principal use	SPs	Zoo	SP








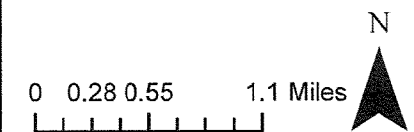
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-25-01-21-00208**

**LEGEND**

-  Roads
-  Municipalities
-  Subject Parcel

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





**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-25-01-21-00208**

### LEGEND

— Roads

□ Parcels

□ Subject Parcel

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0 0.010.03 0.05 Miles



N





## ZONING MAP REZ-25-01-21-00208

### LEGEND

— Roads

□ Parcels

#### ZONE TYPE

■ C-3

■ I-2

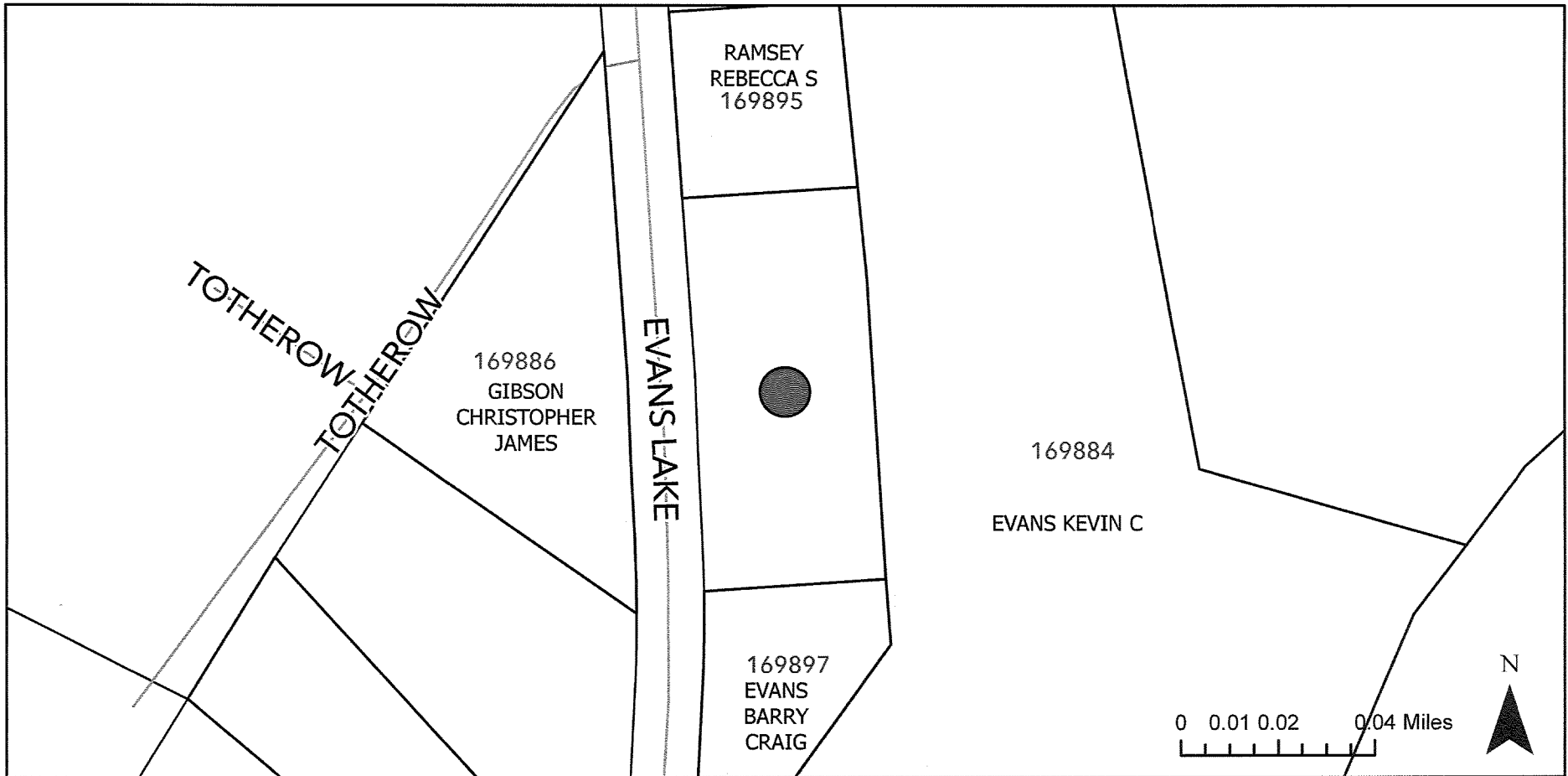
□ R-1

□ Subject Parcel

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.

0 0.05 0.1 0.2 Miles



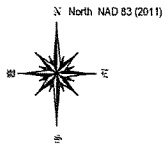


## SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-01-21-00208

### LEGEND

● Subject Parcel

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.



State of North Carolina  
County of Gaston

I, \_\_\_\_\_, Register of Deeds, in and for the  
aforesaid county and state hereby certify this to be a true copy of  
document which is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, WITNESS  
my hand and seal of office \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Register of Deeds

By \_\_\_\_\_  
Assistant/Deputy

State of North Carolina  
County of Gaston

I, \_\_\_\_\_, Review Officer of Gaston  
County certify that the map or plat to which this certification  
is affixed meets all statutory requirements for recording.

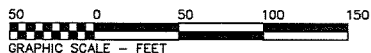
Review Officer \_\_\_\_\_ Date \_\_\_\_\_

A portion of this property lines within a voluntary agricultural district

LINE	BEARING	DISTANCE
L1	N 00°20'24" W	34.84
L2	N 01°42'13" W	100.05
L3	N 01°40'36" W	33.89
L4	N 01°40'36" W	21.10
L5	N 02°13'30" W	61.05
L6	N 02°38'41" W	99.84

Building Setbacks as follows:

Zoning: R-1 & US(Urban Standards Overlay)  
Front: 30' from right of way  
Side: 15'  
Rear: 25'



RETURN TO:  
STEPHEN NEWMAN & VANESSA NEWMAN  
160 EVANS LAKE RD.  
DALLAS, NC 28034

Subdivision for Stephen & Vanessa Newman

SURVEY FOR  
Stephen & Vanessa Newman

OWNER: Stephen and Vanessa Newman  
DEED BOOK 3599 PAGE 650  
ADDRESS: 160 Evans Lake Rd.  
Dallas, NC 28034  
TAX PARCEL ID: 169894  
COUNTY: Gaston  
STATE: NC  
TOWNSHIP: Dallas  
SCALE: 1" = 50'

C.F. 169894  
D.F. 169894  
DATE: Jan 7, 2025  
DRAWING NO. 25-0058



LATTIMORE & PEELER SURVEYING  
105 LONDON ROAD  
LAWDALE, NORTH CAROLINA 28090  
(704) 538-3443

The purpose of this plat is to create  
new lot

LEGEND	
	SURVEYED BOUNDARY LINES
	LINE NOT SURVEYED
	RIGHT OF WAY LINE
	FENCE LINE
	ELECTRIC LINE
	BURIED ELECTRIC LINE
	WATER LINE
	GAS LINE
	SAN SEWER LINE
	TELEPHONE LINE
	HYDRANT
	GAS METER
	WATER METER
	POWER POLE
	TELEPHONE BOX
	NEW IRON PIN (NIP)
	EXISTING IRON PIN (EIP)
	UNDOCUMENTED POINT
	MAG NAIL
	CONCRETE MONUMENT
	R.R. SPIKE SET
	R.R. SPIKE POUND
	(1) = FOUND
	(S) = SET
	STONE
	TREE
	WELL

**APPROVED**

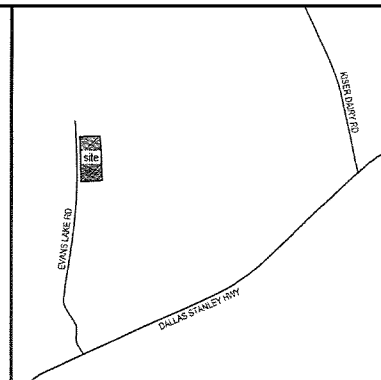
by: Peyton Wiggins  
01/23/2025 10:07:22 AM

Approval of Flood Plain

I hereby certify that the property shown on this plat is not located in a  
special flood hazard area. This area is further shown on FIRM Map  
#3710355806J Panel 3558 with revision date of Sept. 28, 2007

Date \_\_\_\_\_ Surveyor \_\_\_\_\_

- (1) Class of survey: A
- (2) Positional accuracy of Control Corners: 95% ±0.10'
- (3) Type of GPS field procedure: RTK/VRS
- (4) Date of survey, Dec. 2024
- (5) Datum/Epoch: NAVD 88 NAD(83)/2011
- (6) Published/Fixed-control used: VRS
- (7) Geoid model: 2018
- (8) Combined grid factor(s): 0.99994470
- (9) Units: U. S. Survey Foot



Vicinity Map no scale

#### NOTES:

1. AREA BY COORDINATE COMPUTATION.
2. ALL DISTANCES ARE HORIZONTAL GROUND, IN US FEET.
3. SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE REGISTER OF DEEDS OFFICE, CLERK OF COURT, TOWN OR COUNTY TAX OFFICE, OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.
4. PROPERTY LINES SHOWN ARE BASED ON EXISTING DEEDS, PLATS AND VISIBLE MONUMENTATION DISCOVERED ALONG THE PROJECT AREA.
5. NC GRID COORDINATES AS SHOWN HEREON ARE BASED ON GPS OBSERVATION UTILIZING NCOS NETWORK RTK SYSTEM AND OPUS AND ARE REFERENCED TO THE NAD 83(2011) DATUM.
6. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, LATTIMORE AND PEELER CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
7. NC DOT RIGHT OF WAYS ARE APPROXIMATE UNLESS OTHERWISE NOTED.
8. NO TITLE SEARCH BY LATTIMORE AND PEELER SURVEYING.
9. PROPERTY SHOWN SUBJECT TO EASEMENTS OF RECORD.

#### Certificate of Ownership and Dedication

Know all men by these presents, that I hereby certify that I am the  
owner of the property shown hereon, and that I hereby acknowledge this  
plat and allotment to my free act and deed.

Date \_\_\_\_\_ Stephen A. Newman

Date \_\_\_\_\_ Vanessa H. Newman

#### Approval for Recording

I, \_\_\_\_\_, hereby certify that the subdivision plat  
shown hereon has been found to comply with the Subdivision Regulations for  
Gaston County, North Carolina, and is approved for recording in the Office of  
the County Register of Deeds.

Date \_\_\_\_\_ Subdivision Administrator

I, D. Dobbins Lattimore, Professional Land Surveyor No. L-3336 certify that this survey creates a subdivision of land  
within the area of a county or municipality that has an ordinance that regulates parcels of land and a certification of  
approval G.S. 47-30(f)(1)(A) is required by Gaston County before the plat is presented for recordation and also certify  
to the following: Certificate of Survey and Accuracy I, D. Dobbins Lattimore, certify that this plat was drawn under my  
supervision from an actual survey made under my supervision deed description recorded in Book 3599, Page 650; that  
the boundaries not surveyed are clearly indicated as drawn from information found in Book 3599, Page 650 and the  
surveys reference above; that the ratio of precision as calculated is 1:112,000; that this plat was prepared in  
accordance with G.S. 47-30 as amended. Witness my original signature, License number and seal this 7th day of  
January A.D., 2025.



**PRELIMINARY PLAT**  
**NOT FOR SALES OR CONVEYANCES**

Surveyor



Post Office Box 1748  
Gastonia, North Carolina 28053  
Phone (704) 866-6980

150 South York Street  
Gastonia, North Carolina 28052  
Fax (704) 869-1960

## Memorandum

**To:** Peyton Wiggins CZO, Planner II Building and Development Services  
**From:** Julio Paredes, AICP, Planner, Gaston—Cleveland—Lincoln MPO  
**Date:** February 24<sup>th</sup>, 2025  
**Subject:** TRC Review for REZ-208 – Evans Lake Rd – GCLMPO Site Plan Review

Thank you for the opportunity to provide transportation comments on a proposed rezoning request located within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on the review of the site in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2050 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

The site is located at 160 Evans Lake Road, Dallas, NC, 28034. PID# 169894. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2024-2033 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. Neither the GCLMPO 2050 Highway MTP nor Highway CTP include any proposed improvements to any streets adjacent to the subject property.
3. CTP projects shown as “Needs Improvement” or “Recommended” could become a funded project in the future, part of a development project, or may never become a funded project.
4. Please note that for any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the property owner/developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or [juliop@cityofgastonia.com](mailto:juliop@cityofgastonia.com).



# Gaston County

Gaston County  
Board of Commissioners  
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## Building and Development Services

### Board Action

File #: 25-110

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-25-01-21-00208, Stephen Newman (Applicant); Property Parcel: a portion of 169894, Located at 160 Evans Lake Rd., 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

#### STAFF CONTACT

Peyton Wiggins - Planner II - 704-866-3530

#### 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. Stephen Newman (Applicant); Property Parcel: a portion of 169894, Located at 160 Evans Lake Rd., 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. A public hearing was advertised and held on March 25, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on March 3, 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, Maps and GCLMPO Comments

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
2025-064	03/25/2025	TK	BH	A	A	A	A	A	A	A	U

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