

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
Page 2

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 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

The Commission considers this action to be 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, 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

ATTEST


Donna S. Buff, Clerk to the Board

GASTON COUNTY REZONING APPLICATION (REZ-25-05-22-00229)

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)	Property Owner(s)
Clayton Homes of Conover	Ricky and Chrystal Stroupe
Parcel Identification (PID)	Property Location:
315338	135 Hillside Dr, Dallas
Total Property Acreage:	Acreage for Map Change:
1.64	1.64
Current Zoning:	Proposed Zoning:
R-1 with (US) Urban Standards Overlay	R-2 with (US) Urban Standards Overlay
Existing Land Use	Proposed Land Use:
Residential	Residential

COMPREHENSIVE LAND USE PLAN
Area 3. Northeast Riverfront 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, increased job opportunities, maintaining the rural “feel” of the area, increased commercial opportunities
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 TRC reviewed this project on Monday, September 15th and the following departments had no comments.

- Gaston County Building Plan Review

Environmental Health Department has issued a septic permit and the well permit is in process. A copy of the septic permit is attached.

The GCLMPO stated there are no funded transportation projects in the immediate vicinity. This letter is included in the staff packet.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is in a residential area in the north central region of the county. The location is primarily residential in nature, with different housing types and styles included, with commercial pockets throughout.

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 AND ZONING BOARD MEETING DATE

The Planning and Zoning Board met on October 6, 2025 and recommended approval (10-0) of the request as they found it to be consistent with the goals of the Comprehensive Land Use Plan.

Attachments: Application, Maps, GCLMPO letter, Use Table



GASTON COUNTY PLANNING & ZONING BOARD

Statement of Consistency

In considering the general rezoning case REZ-25-05-22-00229, the Planning & Zoning 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.

These findings are supported by a _10_ - _0_ vote by the Gaston County Planning & Zoning Board during its October 6, 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: CLAYTON HOMES OF CONOVER

(Print Full Name)

Mailing Address: 1230 CONOVER BLVD W, CONOVER NC 28613

(Include City, State and Zip Code)

Telephone Numbers: 828-465-3450

(Area Code) Business

(Area Code) Home

Email: HC081@CLAYTONHOMES.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 & CHRYSTAL STROUPE

(Print Full Name)

Mailing Address: 120 HILLSIDE DR, DALLAS NC 28034

(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: 120 HILLSIDE DR, DALLAS NC 28034

RE-ZONING PROPOSED 1.64 ACRE CUT OUT OF THIS PROPERTY

Parcel Identification (PID): 169708

Acreage of Parcel: 1.64 +/- Acreage to be Rezoned: 1.64 +/- Current Zoning: R-1

Current Use: RESIDENTIAL

Proposed Zoning: RESIDENTIAL / MANUFACTURED

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:

(Area Code)

Telephone:

(Area Code)

Parcel:

(If Applicable)

Parcel:

(If Applicable)

(Signature)

(Signature)

See Reverse Side For Completion of Additional Sections

AUTHORIZATION AND CONSENT SECTION

I, 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) 1169708 CUT OUT give CLAYTON HOMES OF CONOVER consent to execute this proposed action.

Ricky R. Stroupe
(Signature)
Christal M. Stroupe
(Signature)

5-9-25
(Date)
5/9/25
(Date)

Jason E. Edwards, a Notary Public of the County of Lincoln State of North Carolina, hereby certify that Ricky R. Stroupe & Christal M. Stroupe personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 9th day of May, 2025.

Jason E. Edwards
Notary Public Signature

10-16-27
Commission Expiration

(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.

Jason E. Edwards FOR CLAYTON HOMES OF CONOVER
Signature of Property Owner or Authorized Representative Date 5-8-25

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: _____

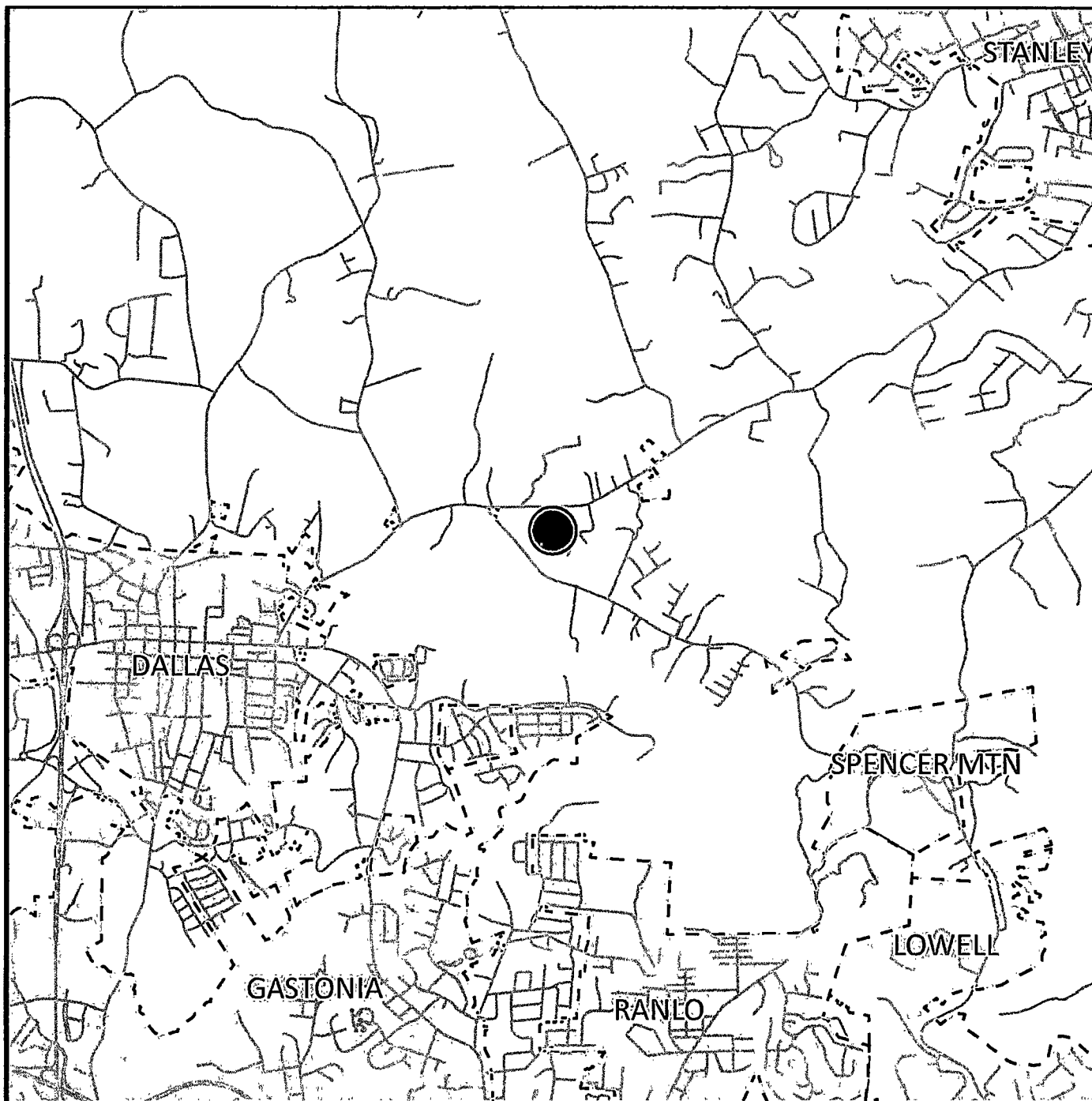
Planning Board Review: _____ Recommendation: _____ Date: _____

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							
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-25-05-22-00229

LEGEND

— Roads

--- Municipalities

● 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.

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GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
REZ-25-05-22-00229

LEGEND

— Roads

□ Parcels

□ Subject Parcel

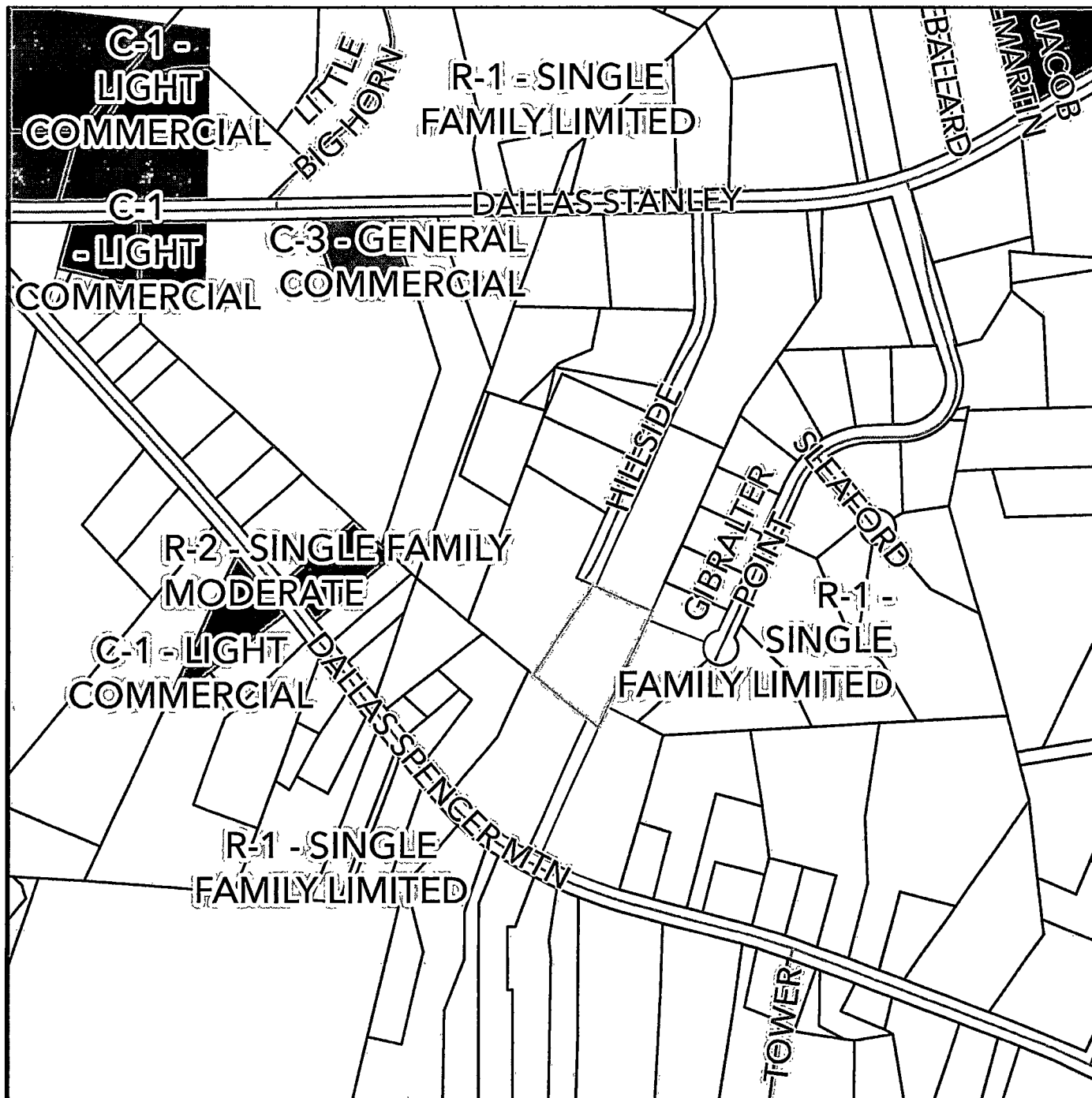
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N





GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ZONING MAP

REZ-25-05-22-00229

LEGEND

— Roads

□ Parcels

ZONE TYPE

■ C-1

■ C-3

□ R-1

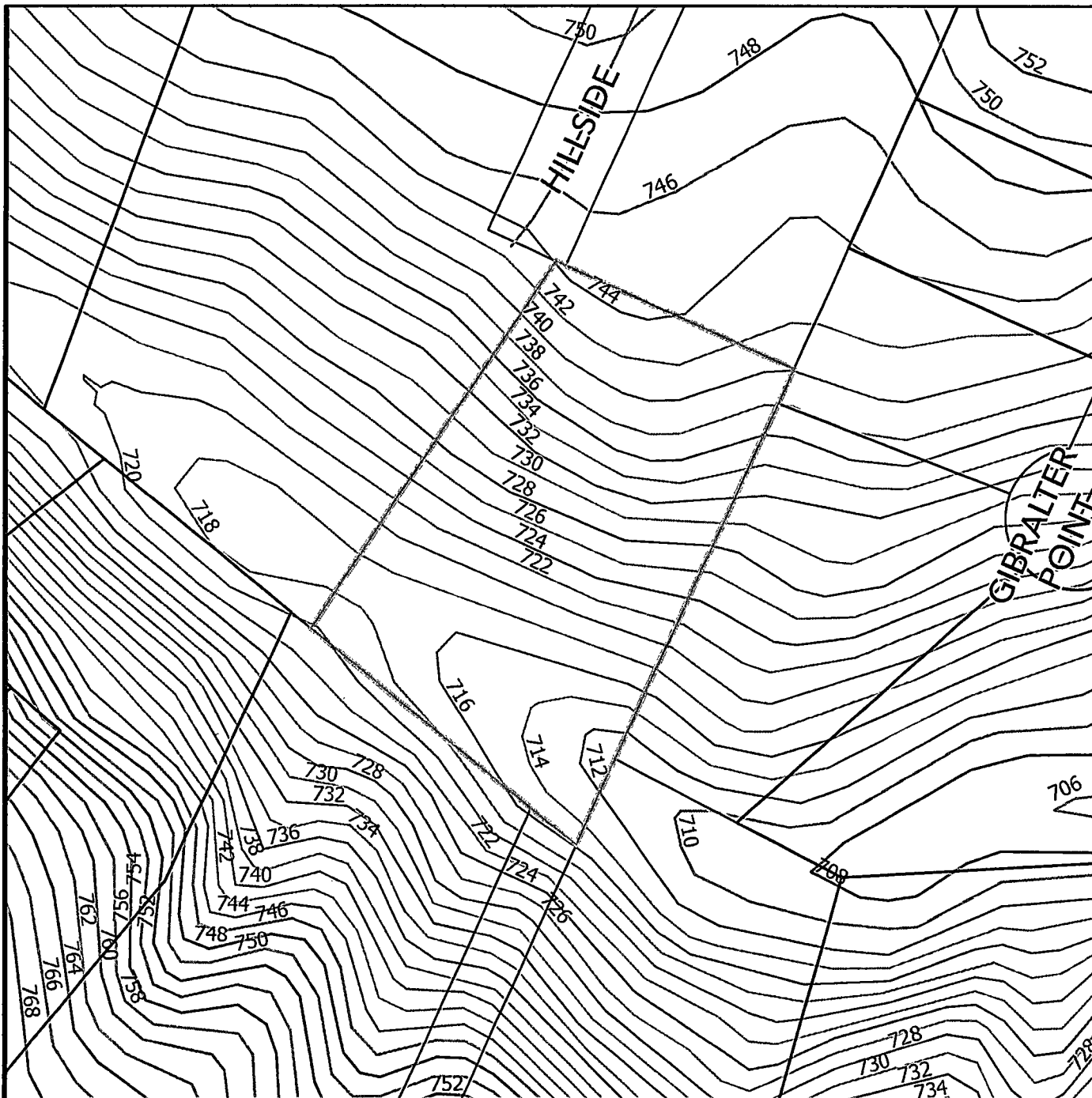
■ R-2

□ Subject Parcel

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ENVIRONMENTAL MAP REZ-25-05-22-00229

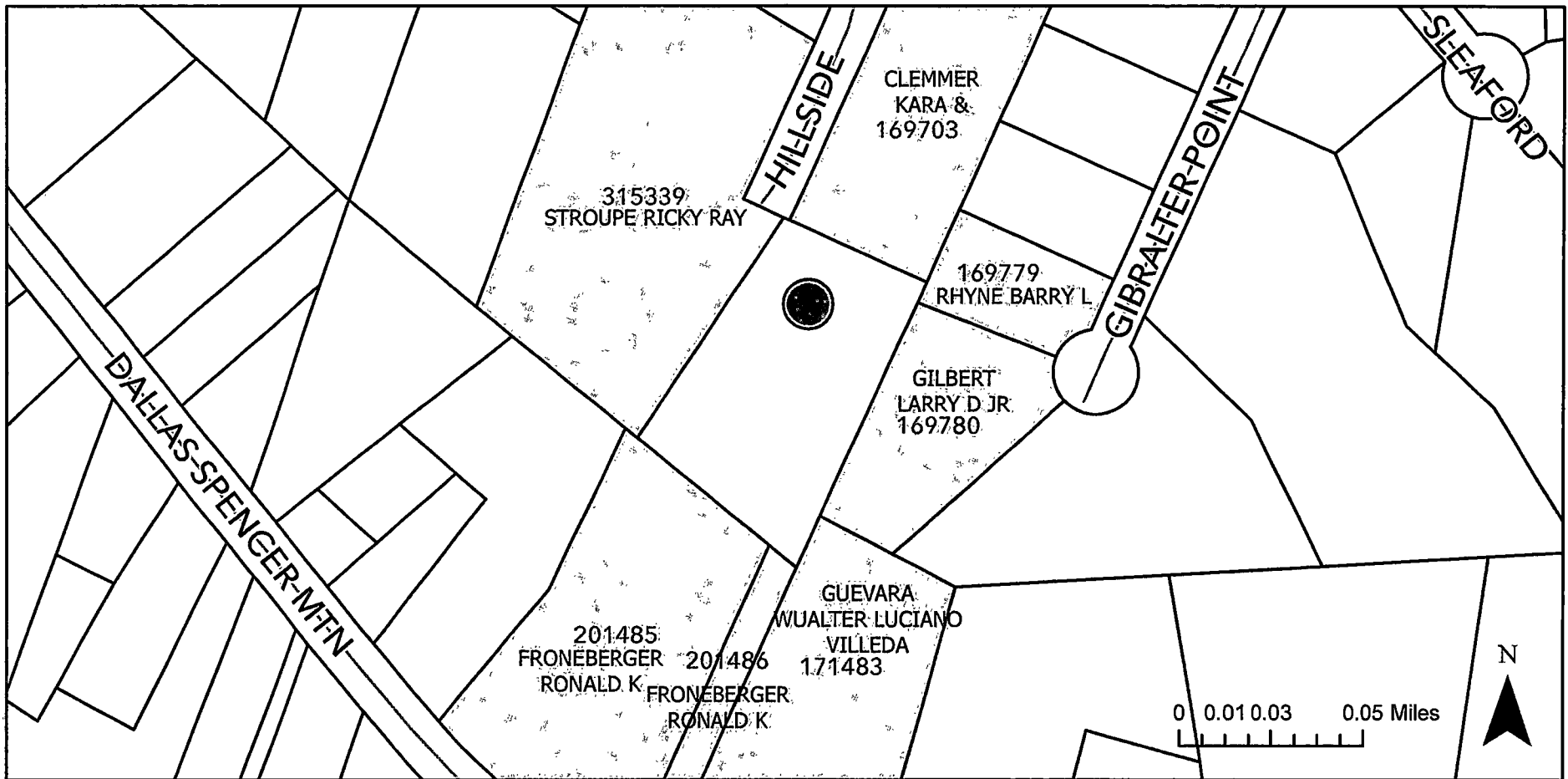
LEGEND

- Roads
- 2ft Contours
- 4ft Contours
- 20ft Contours
- Subject Parcel

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0 0 00.01 0 02 Miles





SUBJECT & ADJACENT PROPERTIES MAP | REZ-25-05-22-00229

LEGEND



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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 Jaime Lisi, Planner I, Building & Development Services
From Julio Paredes, Planner, AICP, Senior Planner Gaston—Cleveland—Lincoln MPO
Date September 24th, 2025
Subject: TRC for REZ-229 – Hillside Drive

Thank you for the opportunity to provide transportation comments on a general rezoning request within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the location 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 proposed site plan is located at 120 Hillside Drive, Dallas, NC, 28034 PIDs 315338. On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.
2. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.

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.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or julio.paredes@gastonianc.gov



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 25-500

Commissioner Cloninger - Building & Development Services - 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

STAFF CONTACT

Jaime Lisi - Planner I - 704-898-1342

BACKGROUND

Chapter 5 of the Unified Development Ordinance requires a public hearing by the Commission, with recommendation by the Planning and Zoning Board prior to consideration for final action by the Commission 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 A public hearing was advertised and held on October 28, 2025, with public hearing comments being on file in the Board of Commission Clerk's Office. Planning and Zoning Board recommendation was provided on October 6, 2025, and the Commission is requested to consider the public hearing comment, Planning and Zoning 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
2025-333	10/28/2025	JB	AF	A	A	A	A	A	A	A	U

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