



**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, Lové, Magee, Shires, Williams, Wray  
Nay: 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.

NO. DATE M1 M2 JBailey CBrown CCloninger AFraley BHovis TKeligher SShahan Vote

2025-333 10/28/2025 JB AF A A A A A A A A U

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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

Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST



\_\_\_\_\_  
Donna S. Butt, Clerk to the Board

Donna S. Butt, Clerk to the Board

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

## **STAFF REPORT**

<b>APPLICATION SUMMARY</b>	
<b>Request:</b>	
To rezone the property from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District.	
<b>Applicant(s)</b>	<b>Property Owner(s)</b>
Clayton Homes of Conover	Ricky and Chrystal Stroupe
<b>Parcel Identification (PID)</b>	<b>Property Location:</b>
315338	135 Hillside Dr, Dallas
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.64	1.64
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
R-1 with (US) Urban Standards Overlay	R-2 with (US) Urban Standards Overlay
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Residential	Residential

<b>COMPREHENSIVE LAND USE PLAN</b>	
<b>Area 3. Northeast Riverfront Gaston</b>	
	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
<b>Comprehensive Plan future Land Use:</b>	
	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
<b>Staff Recommendation.</b>	
	Application, as presented, is consistent with the Comprehensive Land Use Plan

<b>UTILITIES AND ROAD NETWORK INFRASTRUCTURE</b>	
<b>Water/Sewer Provider:</b>	
Private well / private septic	
<b>Road Maintenance:</b>	
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 15<sup>th</sup> 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

Mailing Address: 1230 CONOVER BLVD W, CONOVER NC 28613 (Print Full Name)

Telephone Numbers: 828-465-3450 (Include City, State and Zip Code)

(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 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 & CHRYSAL STROUPE

Mailing Address: 120 HILLSIDE DR, DALLAS NC 28034 (Print Full Name)

Telephone Numbers: (Include City, State and Zip Code)

(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:

Telephone:

(Area Code)

(Area Code)

Parcel:

Parcel:

(If Applicable)

(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) 1169 108 (LOT 108) give CLAYTON HOMES OF CONOVER (Name of Applicant) consent to execute this proposed action.

Ricky R. Stoupe  
(Signature)

5-9-25  
(Date)

Christal M. Stoupe  
(Signature)

5/9/25  
(Date)

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

Notary Public Signature

10-16-2025  
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.

John L. Stoupe For CLAYTON HOMES OF CONOVER  
Signature of Property Owner or Authorized Representative

5-8-25  
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

COPY OF DEED

NOTARIZED AUTHORIZATION

PAYMENT OF FEE

Date of Staff Review:

Date of Public Hearing:

Planning Board Review:

Recommendation:

Date:

Commissioner's Decision:

Date:

**Mission Statement**

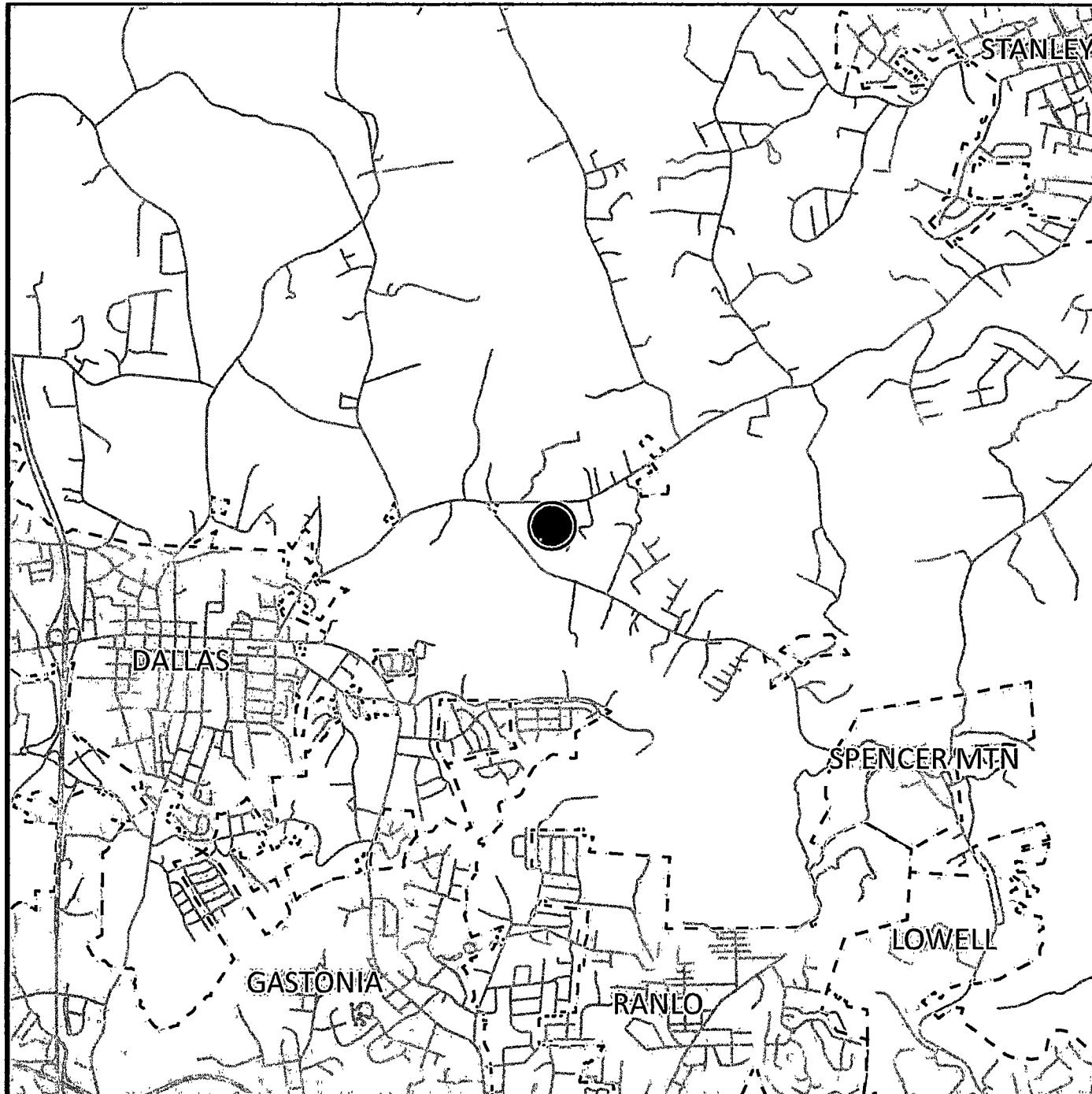
Gaston County seeks to be among the finest counties in North Carolina. It will provide effective, efficient and affordable services leading to a safe, secure and healthy community, an environment for economic growth, and promote a favorable quality of life.



## **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

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

0 0.25 0.5 1 Miles





GASTON COUNTY  
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP  
REZ-25-05-22-00229

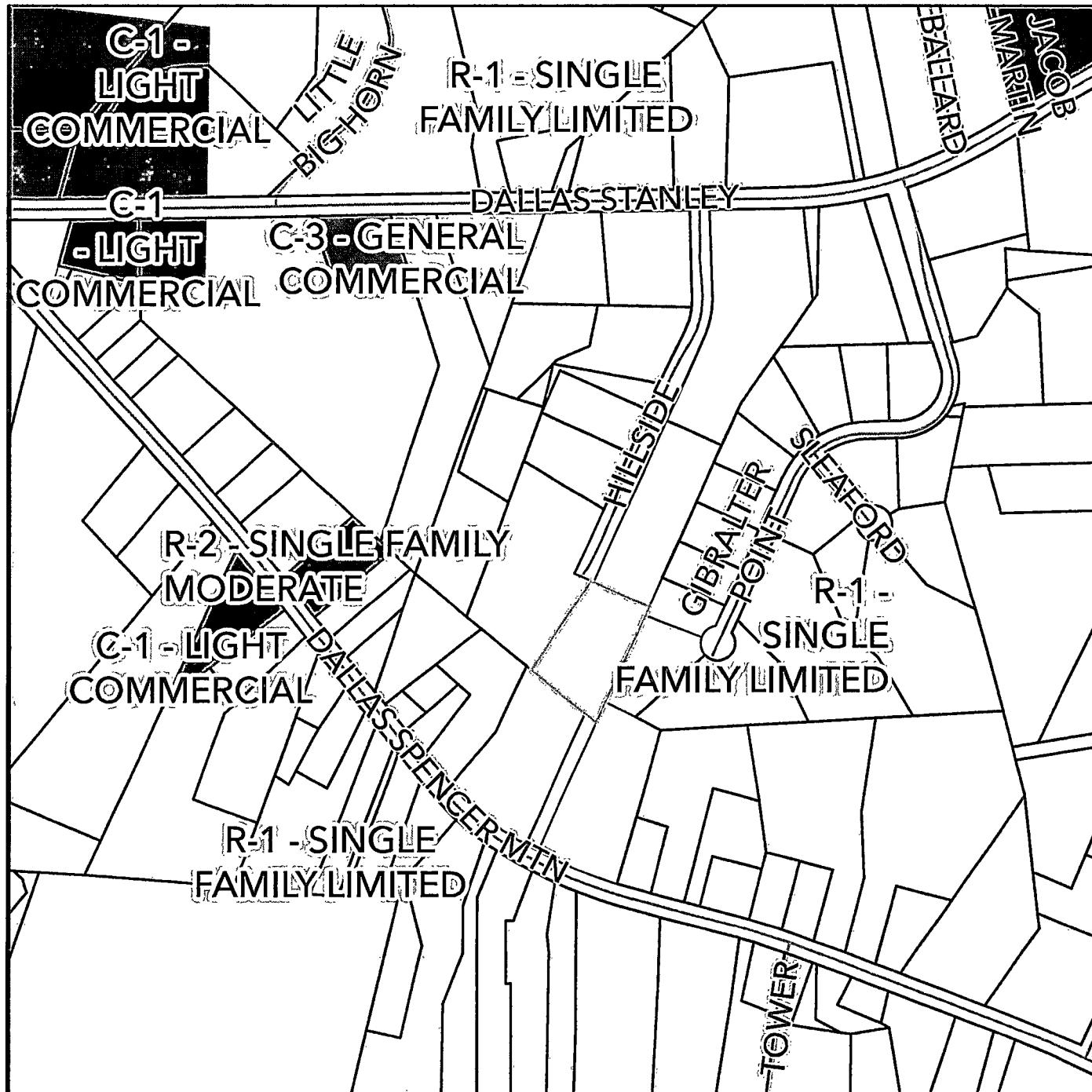
#### LEGEND

- Roads
- Parcels
- Subject Parcel

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N

0 0 020.04 0 07 Miles  
A scale bar with markings for 0, 0, 020.04, 0, and 07 Miles.



**ZONING MAP**  
REZ-25-05-22-00229

## LEGEND

- Roads
- Parcels

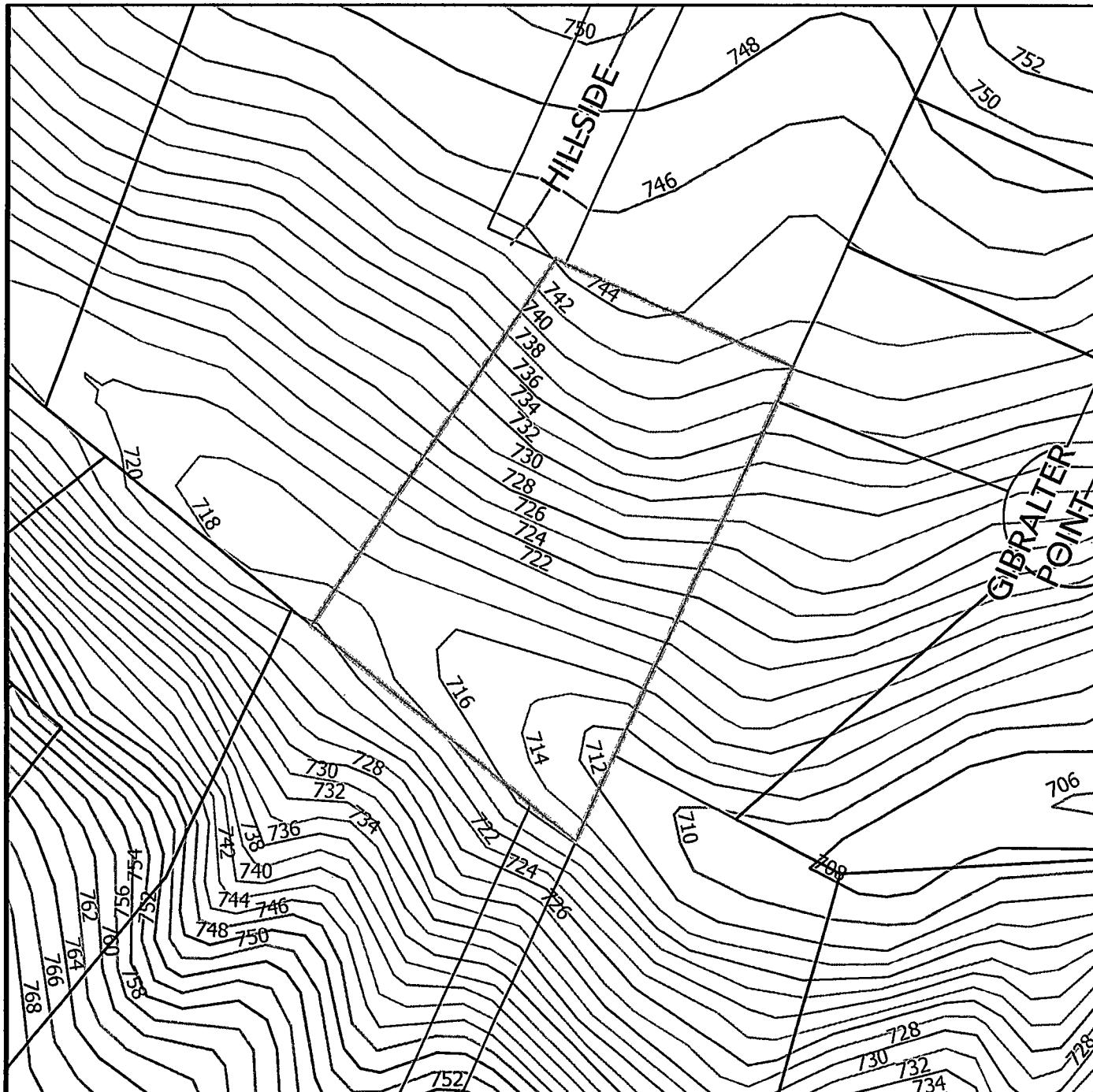
### ZONE TYPE

- C-1
- C-3
- R-1
- R-2

### Subject Parcel

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## ENVIRONMENTAL MAP REZ-25-05-22-00229

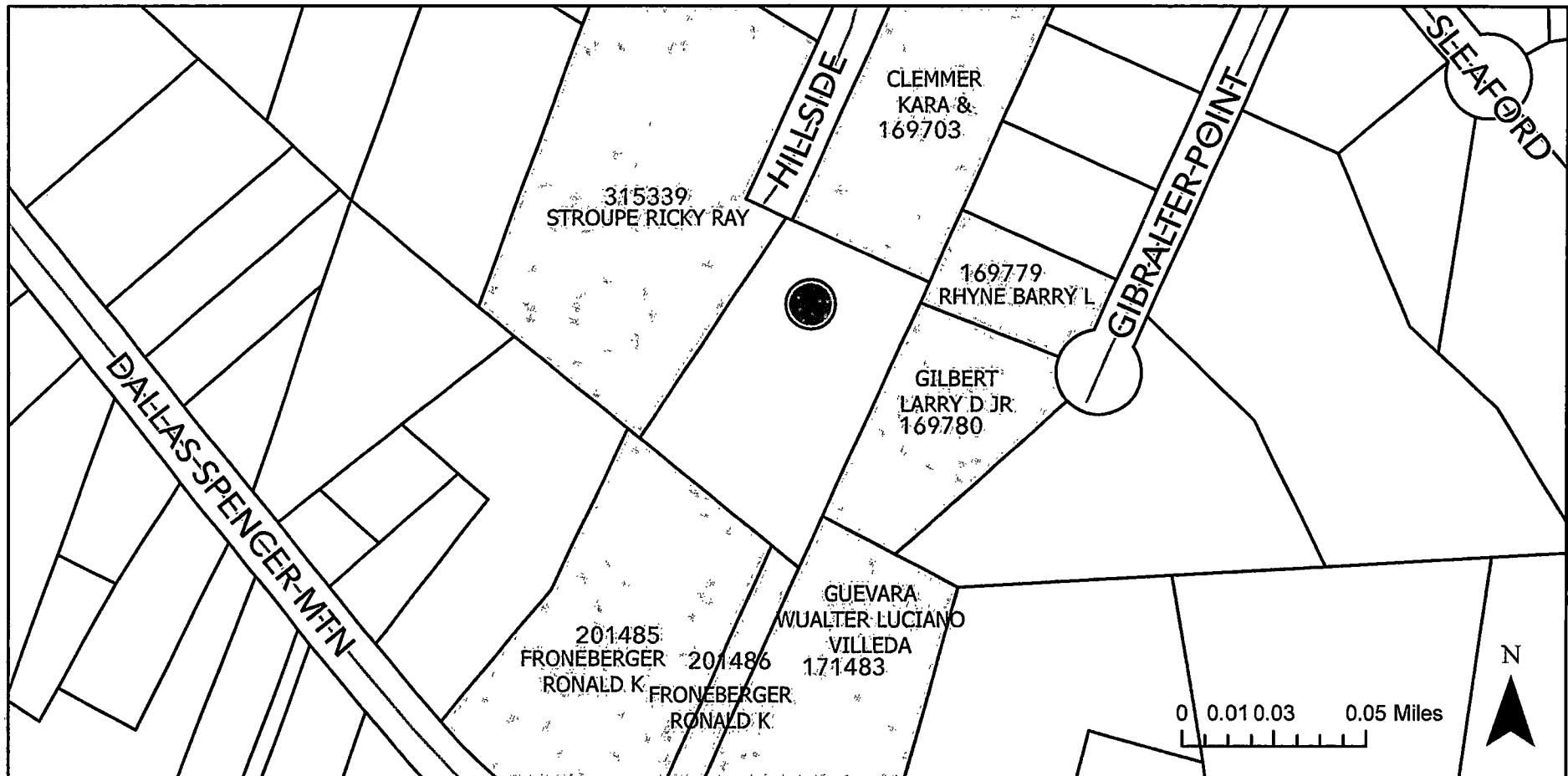
### LEGEND

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

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N

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 28052  
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](mailto:julio.paredes@gastonianc.gov)



# Gaston County

Gaston County  
Board of Commissioners  
[www.gastongov.com](http://www.gastongov.com)

## Building and Development Services Board Action

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File # 25-500

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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

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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	TKirchner	SSherman	Vote
2025-333	10/28/2025	JB	AF	A	A	A	A	A	A	A	U

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