



**TITLE: ZONING MAP CHANGE: CONDITIONAL DISTRICT REZ-24-09-20-00192, CENTURY COMMUNITIES SOUTHEAST, LLC (APPLICANT); PROPERTY PARCELS: 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, 169879, LOCATED ON DALLAS STANLEY HWY. BETWEEN EVANS LAKE RD. AND KISER DAIRY RD., DALLAS, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE CD/(RS-8) CONDITIONAL ZONING DISTRICT WITH (US) OVERLAY**

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on February 25, 2025, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 169881, 169933, 169880, 169883, 169934, 169945, 169884,  
169878, 169879

Applicant(s): Century Communities Southeast LLC

Owner(s): Kevin Evans, Elizabeth Evans, Roland Barnes, Elizabeth Barnes, Steven Barnes, Terry Barnes, and Becky Barnes

Property Location: Dallas Stanley Hwy. between Evans Lake Rd. and Kiser Dairy Rd., Dallas

Request: Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the CD/(RS-8) Conditional Zoning District with (US) 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, as conditioned, for parcels 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, and 169879 located on Dallas Stanley Hwy. between Evans Lake Rd. and Kiser Dairy Rd., Dallas, NC, to be rezoned from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the CD/(RS-8) Conditional Zoning District with (US) Overlay on February 3, 2025, based on: staff recommendation; as they felt it was consistent with the goals of the Comprehensive Land Use Plan as it will improve the image of Gaston County both to current and potential residents and provide housing options to young professionals and young families in Gaston County. It also emphasizes the importance of natural resources by retaining and protecting the natural environments and ponds that currently exist on site.

Motion: Crane

Second: Magee

Vote: 7-1

Aye: Brooks, Crane, Harris, Horne, Harvey, Magee, Williams

Nay: Hurst

Absent: Marcantel, 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:

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

Zoning Map Change: Conditional District REZ-24-09-20-00192, Century Communities Southeast, LLC (Applicant); Property Parcels: 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, 169879, Located on Dallas Stanley Hwy. between Evans Lake Rd. and Kiser Dairy Rd., Dallas, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the CD/(RS-8) Conditional Zoning District with (US) 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. 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)** 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. Therefore, the map change request for property parcels: 169881, 169933, 169880, 169883, 169934, 169945, 169884, 169878, and 169879, is **(hereby approved as conditioned {Exhibit A}, effective with the passage of this Ordinance)** of **(hereby disapproved)** to be rezoned to the CD/(RS-8) Conditional Zoning District with (US) Overlay.
- 2) The County Manager is authorized to make necessary notifications in this matter to appropriate parties.

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Chad Brown, Chairman  
Gaston County Board of Commissioners

ATTEST:

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Donna S. Buff, Clerk to the Board

Exhibit A  
Conditions of Approval  
REZ-24-09-20-00192

*"To be attached upon approval"*