



**RESOLUTION TITLE: ZONING MAP CHANGE: REZ-23-03-24-00147 HANNA AND JOSEPH WESTON (APPLICANTS); PROPERTY PARCEL: 307957, OFF WILL RHYNE ROAD, DALLAS, NC, REZONE FROM (C-3) GENERAL COMMERCIAL ZONING DISTRICT WITH (US) URBAN STANDARDS OVERLAY TO THE (R-1) SINGLE FAMILY LIMITED 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 June 13, 2023 by the County Commission, to take citizen comment into a map change application, as follows:

Tax Parcel Number(s): 307957  
Applicant(s): Hanna and Joseph Weston  
Owner(s): Hanna and Joseph Weston  
Property Location: Off Will Rhyne Road, Dallas, NC  
Request: Rezone from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited 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 for parcel 307957, located off Will Rhyne Road, Dallas, NC, from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Zoning District with (US) Urban Standards Overlay on June 5, 2023 based on: staff recommendation and the request is reasonable and in the public interest and the request is in accordance with the County's Comprehensive Land Use Plan. 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 area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use Plan.

Motion: Houchard Second: Horne Vote: 8-0  
Aye: Brooks, Crane, Harris, Horne, Houchard, Hurst, Magee, Vinson  
Nay: None  
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:

| NO.      | DATE       | M1 | M2 | CBrown | CCloninger | AFraley | BHovis | KJohnson | TKeigher | RWarley | Vote |
|----------|------------|----|----|--------|------------|---------|--------|----------|----------|---------|------|
| 2023-186 | 06/13/2023 | BH | CC | A      | A          | A       | A      | A        | AB       | A       | U    |

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Zoning Map Change: REZ-23-03-24-00147 Hanna and Joseph Weston (Applicants); Property Parcel: 307957, off Will Rhyne Road, Dallas, NC, Rezone from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay  
Page 2

NOW, THEREFORE, BE IT RESOLVED 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. 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 area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use 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: 307957, is hereby approved, effective with the passage of this Resolution.

- 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-23-03-24-00147)

## STAFF REPORT

| APPLICATION SUMMARY  |   |
|--|---|
| <b>Request:</b>  |   |
| To rezone the property from the (C-3) General Commercial zoning district with (US) Urban Standards overlay to (R-1) Single Family Limited zoning district with (US) Urban Standards overlay. |   |
| <b>Applicant(s):</b>   | <b>Property Owner(s):</b>                                     |
| Hanna and Joseph Weston  | Hanna and Joseph Weston                                       |
| <b>Parcel Identification (PID):</b>  | <b>Property Location:</b>                                     |
| 307957   | Off Will Rhyne Road, Dallas                                   |
| <b>Total Property Acreage:</b>   | <b>Acreage for Map Change:</b>                                |
| 1.5 acres  | 1.5 acres   |
| <b>Current Zoning:</b>   | <b>Proposed Zoning:</b>                                       |
| (C-3) General Commercial with (US) Urban Standards overlay   | (R-1) Single Family Limited with (US) Urban Standards overlay |
| <b>Existing Land Use:</b>  | <b>Proposed Land Use:</b>                                     |
| Vacant   | Residential (Single Family)                                   |

| COMPREHENSIVE LAND USE PLAN   |
|---|
| <b>Area 2: North 321 Gaston/North Central 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, more transportation alternatives, preservation of agriculture and maintaining the rural “feel” of the community, and steer development toward existing infrastructure and areas immediately surrounding towns and cities. |
| <b>Comprehensive Plan future Land Use:</b>  |
| Rural – Rural areas are characterized by green, rolling hills and plenty of open space, along with farmstead-style housing, as well as agribusiness. 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.                               |
| <b>Staff Recommendation:</b>  |
| Application, as presented, is consistent with the Comprehensive Land Use Plan.  |

| UTILITIES AND ROAD NETWORK INFRASTRUCTURE |
|---|
| <b>Water/Sewer Provider:</b>              |
| Private well / private septic             |
| <b>Road Maintenance:</b>                  |
| Private Drive – Will Rhyne Road           |

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

The following departments did not have any comments at this time:

- Building and Development Services Plan Review Team
- Natural Resources Department
- GEMS

A letter from the GCLMPO has been included in the staff packet.

**STAFF SUMMARY**

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

This property is in the north central region of the county, just outside Dallas' town limits. Adjacent properties under county jurisdiction are zoned (R-1) Single Family Limited and (C-3) General Commercial. Other adjacent properties fall under the Town of Dallas' zoning. Surrounding uses within the area include a mix of residential and commercial properties.

If approved, any uses allowed in the (R-1) Single Family Limited Zoning District would be permitted in accordance with standards and regulations as adopted in the Gaston County Unified Development Ordinance (UDO).

**PLANNING BOARD RECOMMENDATION**

The Planning Board met in regular session on June 5, 2023, and recommended approval of the request by a unanimous 8-0 vote based on the following:

- 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 area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use Plan.



## GASTON COUNTY PLANNING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-23-03-24-00147, 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 area, which is consistent with the rural future land use designation of the parcel and Comprehensive Land Use Plan.

These findings are supported by an 8 - 0 vote by the Gaston County Planning Board during its June 5, 2023, meeting.



# GASTON COUNTY

Department of Planning & 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**

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

### A. \*APPLICANT INFORMATION

Name of Applicant: Hanna Elizabeth Weston Joseph Matthew Weston

(Print Full Name)

Mailing Address: 440 Thornburg Road Dallas, NC 28034

(Include City, State and Zip Code)

Telephone Numbers: 704-689-1346

(Area Code) Business

(Area Code) Home

Email: hweston26@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: Hanna Elizabeth Weston Joseph Matthew Weston

(Print Full Name)

Mailing Address: 440 Thornburg Road Dallas, NC 28034

(Include City, State and Zip Code)

Telephone Numbers: 704-689-1346

(Area Code) Business

(Area Code) Home

Email: hweston26@gmail.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: Will Rhyne Road Dallas NC

Parcel Identification (PID): 307957

Acreage of Parcel: 1.5 +/- Acreage to be Rezoned: 1.5 +/- Current Zoning: C-3

Current Use: Vacant Proposed Zoning: R-1

### D. PROPERTY INFORMATION ABOUT MULTIPLE OWNERS

Name of Property Owner: Hanna E. Weston

Mailing Address: 440 Thornburg Road

Dallas, NC 28034

(Include City, State and Zip Code)

Telephone: 704-689-1346

(Area Code)

Parcel: 307957

(If Applicable)

Hanna E Weston

(Signature)

Name of Property Owner: Joseph M. Weston

Mailing Address: 440 Thornburg Road

Dallas, NC 28034

(Include City, State and Zip Code)

Telephone: 704-914-7132

(Area Code)

Parcel: 307957

(If Applicable)

Joseph M Weston

(Signature)

## 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) 307 951  
hereby give Silverpoint Homes (Name of Applicant) consent to execute this proposed action.

[Signature]  
(Signature)

3/14/2023  
(Date)

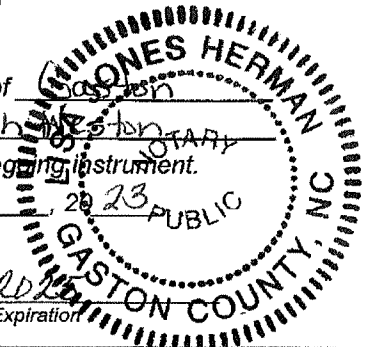
Hanna Weston  
(Signature)

3/14/2023  
(Date)

I, Lisa Jones Herman, a Notary Public of the County of Gaston  
State of North Carolina, hereby certify that Hanna Weston and Joseph Weston  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this the 14th day of March, 2023

Lisa Jones Herman  
Notary Public Signature

August 9, 2025  
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.

[Signature]  
Signature of Property Owner or Authorized Representative

3/14/2023  
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  
☐ 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.



**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP  
REZ-23-03-24-00147

## Legend

- Roads
- - - Municipalities
- Subject Property

Although strict standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be resold or otherwise used for trade of commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.







**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**ORTHOPHOTO MAP**  
**REZ-23-03-24-00147**

**LEGEND**

-  Subject Parcels
-  Property Parcels


This map is intended for use by the Gaston County Board of Commissioners, in the review of rezoning requests.

Property parcels, zoning, transportation, and other map information were compiled from one or more data layers. The data is periodically updated, however, all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.



Miles  
0 0.010.01 0.03  




**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

## ZONING REVIEW MAP REZ-23-03-24-00147

### Legend

Property Parcels

Gaston County Overlays  
TYPE

US OVERLAY

Gaston County UDO

ZONE TYPE

C-1

C-3

I-2

R-1

RS-8

Parcels

Roads

Gaston County Line

Subject Property



Miles

0 0.03 0.06 0.11



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### Parcel #307957 Adjacent Parcels and Property Owners

| NAME 1                  | NAME 2          | ADDRESS              | CITY        | STATE | ZIPCODE |
|-------------------------|-----------------|----------------------|-------------|-------|---------|
| HOFFMAN JOHN C          |                 | 205 WILL RHYNE RD    | DALLAS      | NC    | 28034   |
| ALRAY TIRE HOLDINGS LLC |                 | 401 EAST MAIN STREET | CHERRYVILLE | NC    | 28021   |
| COLEMAN RICHARD C       | COLEMAN DONNA S | 606 BROOKGREEN DR    | DALLAS      | NC    | 28034   |
| WESTON HANNA E          | WESTON JOSEPH M | 440 THORNBURG RD     | DALLAS      | NC    | 28034   |
| MCCRAW ANTHONY R        |                 | 1015 CHEVIOT LN      | GASTONIA    | NC    | 28054   |



---

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 Ratchford, CZO. Planner II. Building & Development Services  
**From:** Julio Paredes, AICP, Planner  
**Date:** May 1, 2023  
**Subject:** TRC Review - Parcel #307957 – Will Rhyne Rd- GCLMPO Site Plan Review

---

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

The site is located at Parcel ID# 307957. On behalf of the GCLMPO, I offer the following comments:

1. According to the 2020-2029 STIP, there are no funded transportation improvement projects in the immediate vicinity of this site.
2. A proposed unfunded Boulevard Improvement to Lower Dallas Hwy is included in the MPO's CTP, to include bicycle and pedestrian facilities. The typical cross section for a five-lane divided road involves a minimum of 100 ft. right-of-way. The existing right-of-way along Lower Dallas Hwy is 60 ft.

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.



---

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

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

3. 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).

| X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = |         |
|---|---------|
| Use   | R-1     |
| Automobile Hobbyist   | Xs      |
| Bed and Breakfast Inn   | SPs     |
| Bona Fide Farms   | Xs      |
| Botanical Garden  | Xs      |
| Cemetery  | SPs     |
| Church / Place of Worship   | Xs      |
| Conference / Retreat / Event Center   | SPs     |
| Country Club  | SPs     |
| Day Care Center, Class A  | Xs      |
| Day Care Center, Class B  | Xs/ SPs |
| Dwelling, Manufactured Home Class C   | Es      |
| Dwelling, Manufactured Home Class D   | Es      |
| Dwelling, Single Family   | X       |
| Dwelling, Two Family  | Xs      |
| Essential Services Class 1  | X       |
| Essential Services Class 2  | Xs      |
| Essential Services Class 4  | Xs/SPs  |
| Family Care Home  | Xs/SPs  |
| Flex Space  | Xs      |
| Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA              | SPs     |
| Golf Course; Golf Driving Range; Golf Miniature   | SPs     |
| Home Occupation, Customary  | Xs      |
| Home Occupation, Rural  | Xs      |
| Library   | SP      |
| Manufactured Home Park  | Es      |
| Marina, Accessory   | Xs      |
| Marina, Commercial  | CD      |
| Maternity Home  | Xs/ SPs |
| Museum  | SP      |
| Paint Ball / Laser Tag Facility   | SPs     |
| Park  | Xs/SPs  |
| Parking Lot   | SPs     |
| Planned Residential Development (PRD)   | Xs/CDs  |
| Private Residential Quarters (PRQ)  | Xs      |
| Produce Stand   | Xs      |
| Recreation Center and Sports Center   | SPs     |
| Recycling Deposit Station, accessory  | X       |
| Recycling Deposit Station, principal use  | SPs     |
| Restaurant, within other facilities   | Xs      |
| 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

Gaston County  
Board of Commissioners  
www.gastongov.com

## Building and Development Services

### Board Action

File #: 23-256

Commissioner Cloninger - Building & Development Services - Zoning Map Change: REZ-23-03-24-00147, Hanna & Joseph Weston (Applicants); Property Parcel: 307957, Located off Will Rhyne Road in Dallas, NC, Rezone 1.5 Acres from the (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay

#### STAFF CONTACT

Peyton Ratchford - 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. Hanna & Joseph Weston (Applicants); Property Parcel: 307957, Located off Will Rhyne Road, Dallas, NC, The request is to rezone from (C-3) General Commercial Zoning District with (US) Urban Standards Overlay to the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay. A public hearing was advertised and held on June 13, 2023 with public hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on June 5, 2023, 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

Resolution, 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 | CBrown | CCloninger | AFrale | BHovis | KJohnson | TKelgher | RWorley | Vote |
|----------|------------|----|----|--------|------------|--------|--------|----------|----------|---------|------|
| 2023-186 | 06/13/2023 | BH | CC | A      | A          | A      | A      | A        | AB       | A       | U    |

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