

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

STAFF REPORT

| APPLICATION SUMMARY | |
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| 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 |
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| 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