



# 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 & CHRYSAL 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: \_\_\_\_\_ Telephone: \_\_\_\_\_  
(Area Code) (Area Code)

Parcel: \_\_\_\_\_ Parcel: \_\_\_\_\_  
(If Applicable) (If Applicable)

\_\_\_\_\_  
(Signature) (Signature)

See Reverse Side For Completion of Additional Sections



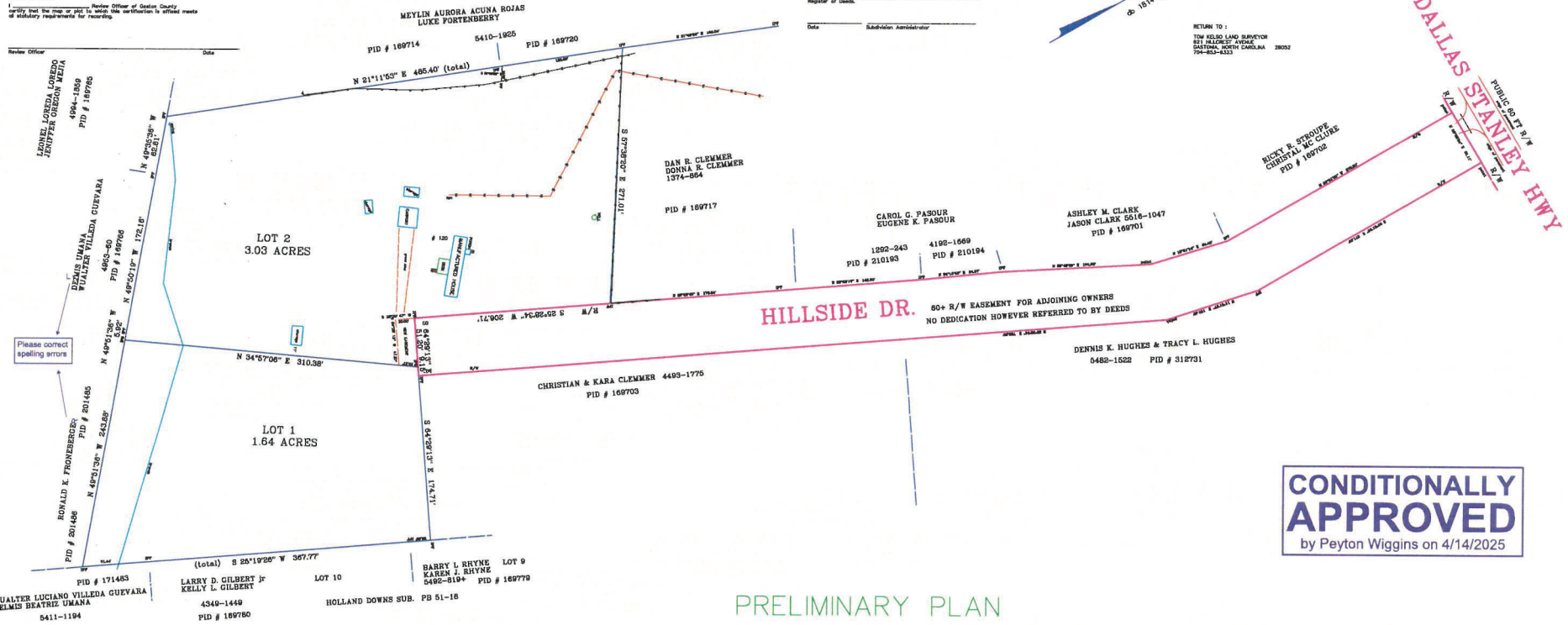
**REGISTER OF DEEDS CERTIFICATION**

Jonathan L. Fletcher  
 Register of Deeds  
 Gaston County, North Carolina  
 North Carolina, Gaston County  
 I, Jonathan L. Fletcher, Register of Deeds in and for the aforesaid county and state, hereby certify this to be a true copy of document which is recorded in  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By: Jonathan L. Fletcher Register of Deeds Assistant/Deputy  
 State of North Carolina  
 County of Gaston

I certify that the plat shown herein complies with the Watershed Protection Regulations and is prepared by the Watershed Administrator for recording in the Gaston County Register of Deeds Office.  
 Watershed Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 Notice: This property is located within Watershed Protection Regulations may apply. 50336 FDR 1/20/17  
 FLOOD PLAN  
 I hereby certify that the plat shown herein or a portion of it is not located in a Special Flood Hazard Area and that such areas have been appropriately delineated. The area is shown where on FEMA Flood Insurance Rate Map (FIRM) Flood 3710260002, dated as of September 28, 2007.  
 3-31-2025  
 MEYLIN AURORA ACUNA ROJAS  
 LUKE PORTENBERRY  
 Surveyor

One of them by these presents, that I hereby certify that I am the owner of the property shown herein, and that I hereby acknowledge this plat and document to be my free act and deed.  
 Owner: RICKY E. STROUP  
 1500 DALLAS STANLEY HWY.  
 DALLAS, NC  
 Date \_\_\_\_\_  
 Approved for Recording  
 I, \_\_\_\_\_, hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Gaston County, NC, and is approved for recording in the Office of the Register of Deeds.  
 Date \_\_\_\_\_ Subdivision Administrator \_\_\_\_\_

One of them by these presents, that I hereby certify that I am the owner of the property shown herein, and that I hereby acknowledge this plat and document to be my free act and deed.  
 Owner: CRYSTAL M. STROUP  
 1500 DALLAS STANLEY HWY.  
 DALLAS, NC  
 Date \_\_\_\_\_

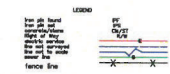


**CONDITIONALLY APPROVED**  
 by Peyton Wiggins on 4/14/2025

**Floodplain and Watershed Approved by Cindy Safrif On 04/14/2025**  
 Contact at 704-922-2154 or cindy.safrif@gastongov.com

**HILLSIDE FAMILY SUBDIVISION**

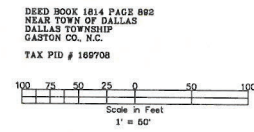
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 Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 By: Jonathan L. Fletcher Register of Deeds Assistant/Deputy  
 State of North Carolina  
 County of Gaston



Please remove duplicate text



CLIENT RESPONSIBLE FOR MAINTENANCE  
 ALTHOUGH R/W IS 60 + FT, ONLY 20 FT IS USED



DL169780