



TITLE: ZONING MAP CHANGE: REZ-25-07-11-00232, HOUSE BUYERS, LLC/JAYME INFANZON (APPLICANT); PROPERTY PARCELS: 316422, 316423, 316424, LOCATED AT SUMMEROW RD., STANLEY, NC, REZONE FROM THE (R-1) SINGLE FAMILY LIMITED ZONING DISTRICT TO THE (R-2) SINGLE FAMILY MODERATE ZONING DISTRICT

WHEREAS, a County Zoning Ordinance was adopted on April 24, 2008, and a public hearing was held on January 27, 2026, by the County Commission, to take citizen comments into a map change application, as follows:

Tax Parcel Number(s): 316422, 316423, 316424
Applicant(s): House Buyers, LLC/Jayne Infanzon
Owner(s): House Buyers, LLC
Property Location: Summerow Rd., Stanley
Request: Rezone from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District

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 parcels 316422, 316423, 316424, located at Summerow Rd., Stanley, NC, to be rezoned from the (R-1) Single Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District on January 5, 2026, 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 community future land use designation. Rural community areas are in the largely rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway.

Motion: Brooks Second: Franks Vote: Unanimous
Aye: Brooks, Franks, Harvey, Love, Magee, Shires, Williams
Nay: None
Absent: Ballard, Crane, Horne, Hurst, Wray
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: REZ-25-07-11-00232, House Buyers, LLC/Jayne Infanzon (Applicant); Property
Parcels: 316422, 316423, 316424, Located at Summerow Rd., Stanley, NC, Rezone from the (R-1) Single
Family Limited Zoning District to the (R-2) Single Family Moderate Zoning District
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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. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. 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)** 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
and Zoning Board recommendation and compatibility with existing land uses in the
immediate area. Therefore, the map change request for property parcels: 316422,
316423, 316424, is **(hereby approved, effective with the passage of this
Ordinance)** or **(hereby disapproved)** to be rezoned to the (R-2) Single Family
Moderate Zoning District.
- 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