



Zoning Map Change: REZ-26-02-19-00242, Clifton Kerr Foy (Applicant); Property Parcel: 319056, Located on Camp Rotary Rd., Gastonia, NC, Rezone from the (R-1) Single Family Limited Zoning District with (US) Overlay to the (R-2) Single Family Moderate 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:

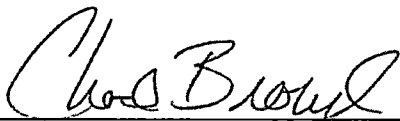
- a. Grant the rezoning as requested.
- b. Grant the rezoning with a reduction of the area requested.
- c. Grant the rezoning to a more restrictive general zoning district or districts.
- d. Grant the rezoning with a combination of Subsections (b) and (c) above.
- e. Deny the rezoning.

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 with the County's approved Comprehensive Land Use Plan as it will keep the parcel residential in nature as envisioned by the rural future land use designation.

The Commission considers this action to be 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 parcel 319056, is hereby approved, effective with the passage of this Ordinance to be rezoned to the (R-2) Single Family Moderate Zoning District with (US) Overlay.

- 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-26-02-19-00242)

## STAFF REPORT

APPLICATION SUMMARY	
<b>Request:</b>	
To generally rezone the property from the (R-1) Single Family Limited Zoning District with (US) Urban Standards Overlay to the (R-2) Single-Family Moderate with (US) Urban Standards Overlay	
<b>Applicant(s):</b>	<b>Property Owner(s):</b>
Clifton Kerr Foy	Clifton Kerr Foy
<b>Parcel Identification (PID):</b>	<b>Property Location:</b>
PID #319056	Camp Rotary Rd, Gastonia
<b>Total Property Acreage:</b>	<b>Acreage for Map Change:</b>
1.1 acres	1.1 acres
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
(R-1) Single-Family Limited with (US) Urban Standards Overlay	(R-2) Single-Family Moderate with (US) Urban Standards Overlay
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
Vacant	Residential

COMPREHENSIVE LAND USE PLAN
<b>Area 5: Scenic Gaston/Southwest Gaston</b>
Key issues for citizens in this area include the preservation of open space, road improvements and better connectivity to other areas of the County, preservation of existing conditions while allowing low to moderate growth, repurpose vacant buildings and facilities for new economic opportunities, increased commercial opportunities along existing major thoroughfares.
<b>Comprehensive Plan Future Land Use: Rural</b>
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.
<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>
Camp Rotary Rd – Public / NCDOT

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

This request went before the Gaston County Technical Review Committee on March 23rd, and the following departments had no comments at this time:

- Building Inspections

The GCLMPO provided the following comments. The full letter is included as an attachment to this staff report.

**STAFF SUMMARY**

**Prepared By: Peyton Wiggins, Land Development Manager**

The subject site is 1.1 acres in the southwestern portion of the county off Camp Rotary Road. In February 2026, Planning Staff approved a subdivision plat to subdivide the subject parcel out of the original mother parcel. The recorded plat is in Deed Book 111, Page 119.

This property of the county is primarily residential, with a variety of housing types throughout the surrounding area.

If approved, any uses permitted within the (R-2) Single-Family Moderate Zoning District would be allowed in accordance with the standards and regulations of the Gaston County Unified Development Ordinance (UDO).

**PLANNING & ZONING BOARD RECOMMENDATION**

The Planning & Zoning Board met on April 13th, 2026, and recommended approval of the request by a unanimous 10 to 0 vote based on:

- 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 as envisioned by the rural future land use designation.



## GASTON COUNTY PLANNING & ZONING BOARD

### Statement of Consistency

In considering the general rezoning case REZ-26-02-19-00242, the Planning & Zoning 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 as envisioned by the rural future land use designation.

These findings are supported by a 10 - 0 vote by the Gaston County Planning & Zoning Board during its April 13, 2026, meeting.



# 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: Z

Applicant  Planning and Zoning Board (Administrative)  Board of Commission (Administrative)  ETJ

### A. \*APPLICANT INFORMATION

Name of Applicant: Clifton Kerr Foy  
(Print Full Name)

Mailing Address: 349 Camp Rotary Gastonia NC 28053  
(Include City, State and Zip Code)

Telephone Numbers: 704-675-1344  
(Area Code) Business (Area Code) Home

Email: Hazmatts@icloud.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: Clifton Kerr Foy  
(Print Full Name)

Mailing Address: 349 Camp Rotary Rd Gastonia NC 28052  
(Include City, State and Zip Code)

Telephone Numbers: 704-675-1344  
(Area Code) Business (Area Code) Home

Email: Hazmatts@icloud.com

### C. PROPERTY INFORMATION

Physical Address or General Street Location of Property: 335 Camp Rotary Gastonia NC 28052

Parcel Identification (PID): 154737

Acreage of Parcel: 9.23 +/- Acreage to be Rezoned: 1.1 +/- Current Zoning: R1

Current Use: Undeveloped Proposed Zoning: R2

### 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)

**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) \_\_\_\_\_ hereby give \_\_\_\_\_ consent to execute this proposed action.  
 \_\_\_\_\_  
 (Name of Applicant)

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

I, \_\_\_\_\_, a Notary Public of the County of \_\_\_\_\_ State of North Carolina, hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public Signature \_\_\_\_\_ 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 of Property Owner or Authorized Representative \_\_\_\_\_ 2-18-2026  
 \_\_\_\_\_ 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)

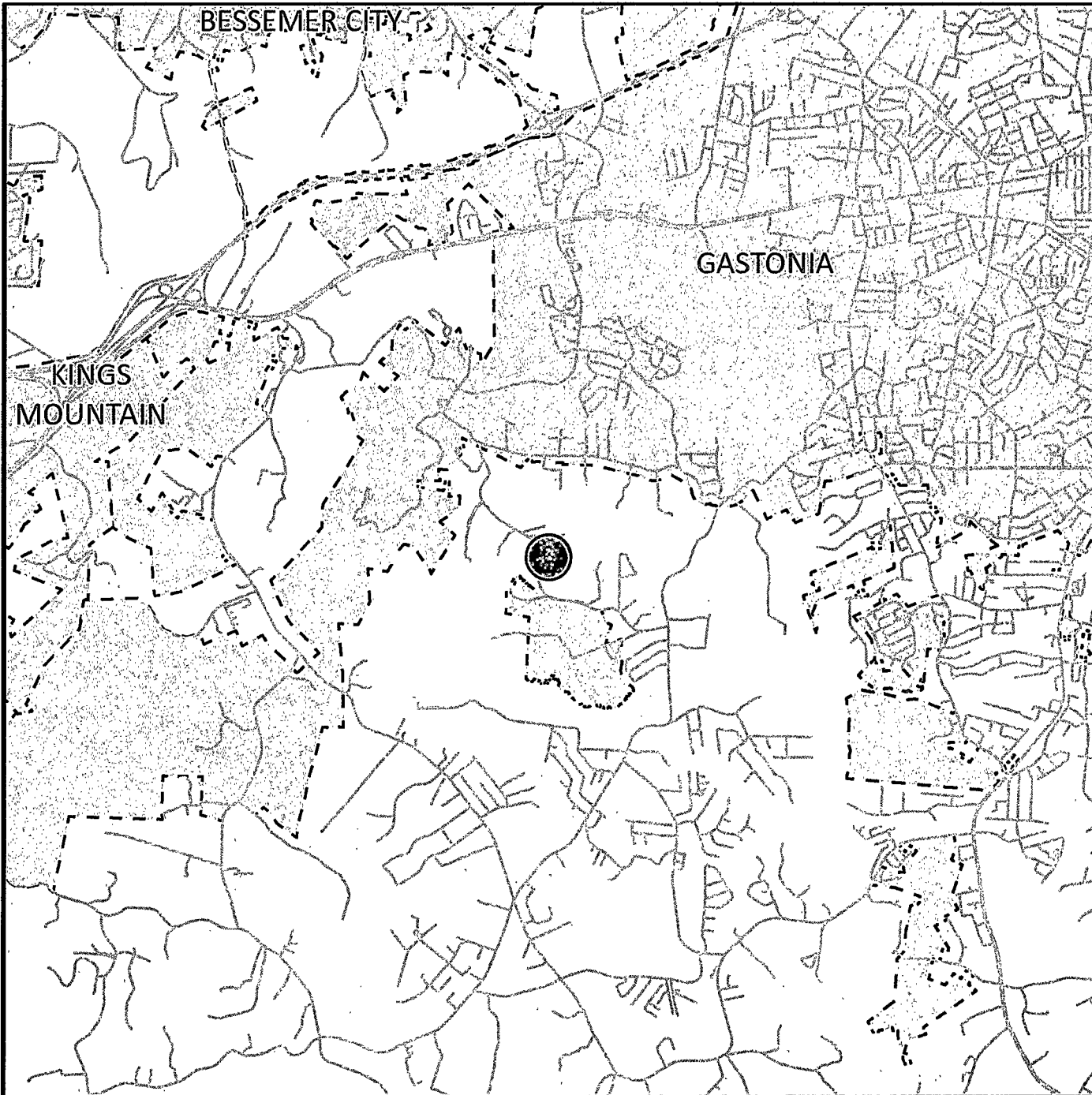
- COPY OF PLOT PLAN OR AREA MAP
- COPY OF DEED
- NOTARIZED AUTHORIZATION
- PAYMENT OF FEE

Date of Staff Review: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_  
 Planning Board Review: \_\_\_\_\_ Recommendation: \_\_\_\_\_ Date: \_\_\_\_\_  
 Commissioner's Decision: \_\_\_\_\_ Date: \_\_\_\_\_

### Uses Allowed in the (R-2) Zoning District

X = Permitted use by right; CD = Conditional Zoning required; E = Existing use subject to limitations; SP = Special Use Permit required; s = Supplemental regulations listed in addition to X, CD, E, SP

Uses Allowed By-Right		Uses Allowed By-Right or By SUP or CD		Uses Allowed By SUP		Existing Uses with Limitations	
Automobile Hobbyist	Xs	Day Care Center, Class B	Xs/SPs	School for the Arts	SP	Dwelling, Manufactured Home Class C	Es
Bona Fide Farms	Xs	Essential Services Class 4	Xs/SPs	Animal Grooming Service for household pet (indoor kennels)	SP	Dwelling, Manufactured Home Class D	Es
Botanical Garden	Xs	Family Care Home	Xs/SPs	Animal Hospital (Outdoor kennel)	SPs	Manufactured Home Park	Es
Church / Place of Worship	Xs	Maternity Home	Xs/SPs	Animal Hospital, (Indoor kennel)	SPs		
Day Care Center, Class A	Xs	Park	Xs/SPs	Animal Kennel	SPs		
Dwelling, Manufactured Home Class A	X	Stadium	Xs/SPs	Bed and Breakfast Inn	SPs		
Dwelling, Single Family	X	Planned Residential Development (PRD)	Xs/CDs	Camping and Recreational Vehicle Park	SPs		
Dwelling, Two Family	Xs	Planned Unit Development (PUD)	Xs/CDs	Cemetery	SPs		
Essential Services Class 1	X	Traditional Neighborhood Development (TND)	Xs/CDs	College / University	SP		
Essential Services Class 2	Xs			Conference / Retreat / Event Center	SPs		
Flex Space	Xs			Continuing Care Facility	SPs		
Group Home	Xs			Country Club	SPs		
Home Occupation, Customary	Xs			Day Care Center, Class C	SPs		
Home Occupation, Rural	Xs			Essential Services Class 3	SP		
Marina, Accessory	Xs			Fraternal & Service Organization Meeting Facility (non- or not- for profit), 0 - 9,999sqft GFA	SPs		
Private Residential Quarters (PRQ)	Xs			Fraternal & Service Organization Meeting Facility (non- or not- for profit), 10,000+sqft GFA	SPs		
Produce Stand	Xs			Golf Course; Golf Driving Range; Golf Miniature	SPs		
Recycling Deposit Station, accessory	X			Library	SP		
Restaurant, within other facilities	Xs			Marina, Commercial	SP		
School, Elementary & Middle (public & private)	Xs			Military Reserve Center	SPs		
School, Senior High (public & private)	Xs			Museum	SP		
Taxidermy	X			Nursery (Garden)	SPs		
Telecommunication Antennae & Equipment Buildings	Xs			Nursing Home, Rest Home	SPs		
Tourist Home	X			Paint Ball / Laser Tag Facility	SPs		
				Parking Lot	SPs		
				Recreation Center and Sports Center	SPs		
				Recycling Deposit Station, principal use	SPs		
				Riding Stables	SPs		
				Rodeo / Accessory Rodeo	SPs		
				Small House Community	SP		
				Special Events Facility	SPs		
				Special Events Facility, Accessory	SPs		
				Telecommunication Tower & Facilities	SPs		
				Tower and/or Station, Radio & Television Broadcast	SPs		
				Wood Waste Grinding Operation	SPs		
				Zoo	SP		



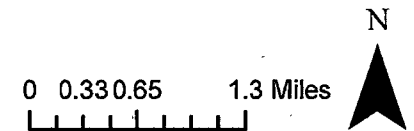
**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**VICINITY MAP**  
**REZ-26-02-19-00242**

**LEGEND**

- Roads
- Municipalities
- Subject Parcel

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.








**GASTON COUNTY**  
BUILDING AND DEVELOPMENT SERVICES

**REZONING MAP**  
**REZ-26-02-19-00242**

**LEGEND**

-  Parcels
-  Roads
-  Subject Property

The information provided on this map is not intended to be considered as a legal document or description. The GIS data provided by Gaston County is made without warranty. Primary sources from which this data was compiled must be consulted for verification of the information contained within. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

0 0.01 0.02 0.04 Miles

