

GASTON COUNTY REZONING APPLICATION (REZ-25-07-11-00232)

STAFF REPORT

APPLICATION SUMMARY

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):

House Buyers, LLC & Jayme Infanzon

Property Owner(s):

House Buyers, LLC

Parcel Identification (PID):

316422, 316423, 316424

Property Location:

Summerow Rd. Stanley, NC

Total Property Acreage:

.68, .69, .69 = 2.08 acres

Acreage for Map Change:

.68, .69, .69 = 2.08 acres

Current Zoning:

R-1

Proposed Zoning:

R-2

Existing Land Use:

Residential/Vacant

Proposed Land Use:

Residential

COMPREHENSIVE LAND USE PLAN

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 Community – Rural communities are areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. These areas have a neighborhood look and feel. The lots were relinquished from Stanley’s ETJ and does not have a formal small use plan designation. Staff is comfortable using the rural community designation as it is consistent with surrounding properties.

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 Gaston County TRC reviewed this request on Monday, December, 29th, and the following departments had no comments at this time:

- Building Inspections
- Emergency Services

The Environmental Health Department provided the septic permits. The applicant will apply for well permits later in the building process.

The GLCMPO comment letter is included. It states that according to NCDOT's 2026-2035 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this site.

STAFF SUMMARY

Prepared By: Jaime Lisi, Planner I

This property is in a residential area in the northeast region of the county. The location is primarily residential in nature with different types and styles included. These vacant lots were subdivided by approved subdivision plat in 2025.

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 BOARD MEETING DATE

The Planning and Zoning Board met on January 5th, 2026, and recommended approval of the request by a unanimous 7 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 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.