

# 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.