

Forbes Road Site

Single Family Residential Subdivision (CD20-03)



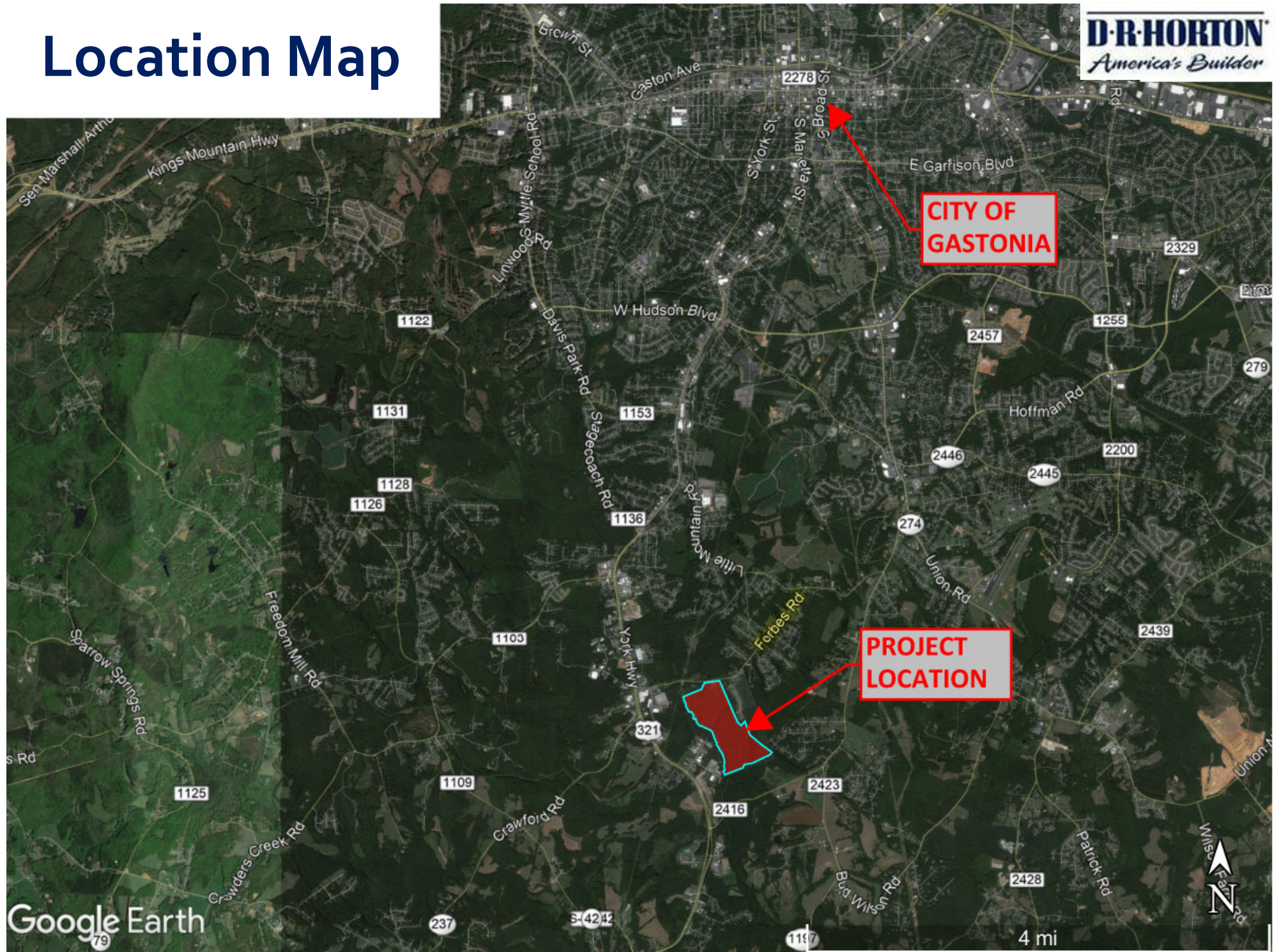
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Why are we here?

Rezoning Process:

- **Rezoning Application**
- **Public Notification**
 - **Letter in the Mail**
 - **Advertisement in Gaston Gazette**
 - **Sign posted at project site**
 - **Public Information Meetings (PIMs)**
- **Public Hearing: Planning Board & Gaston County Board of Commissioners**

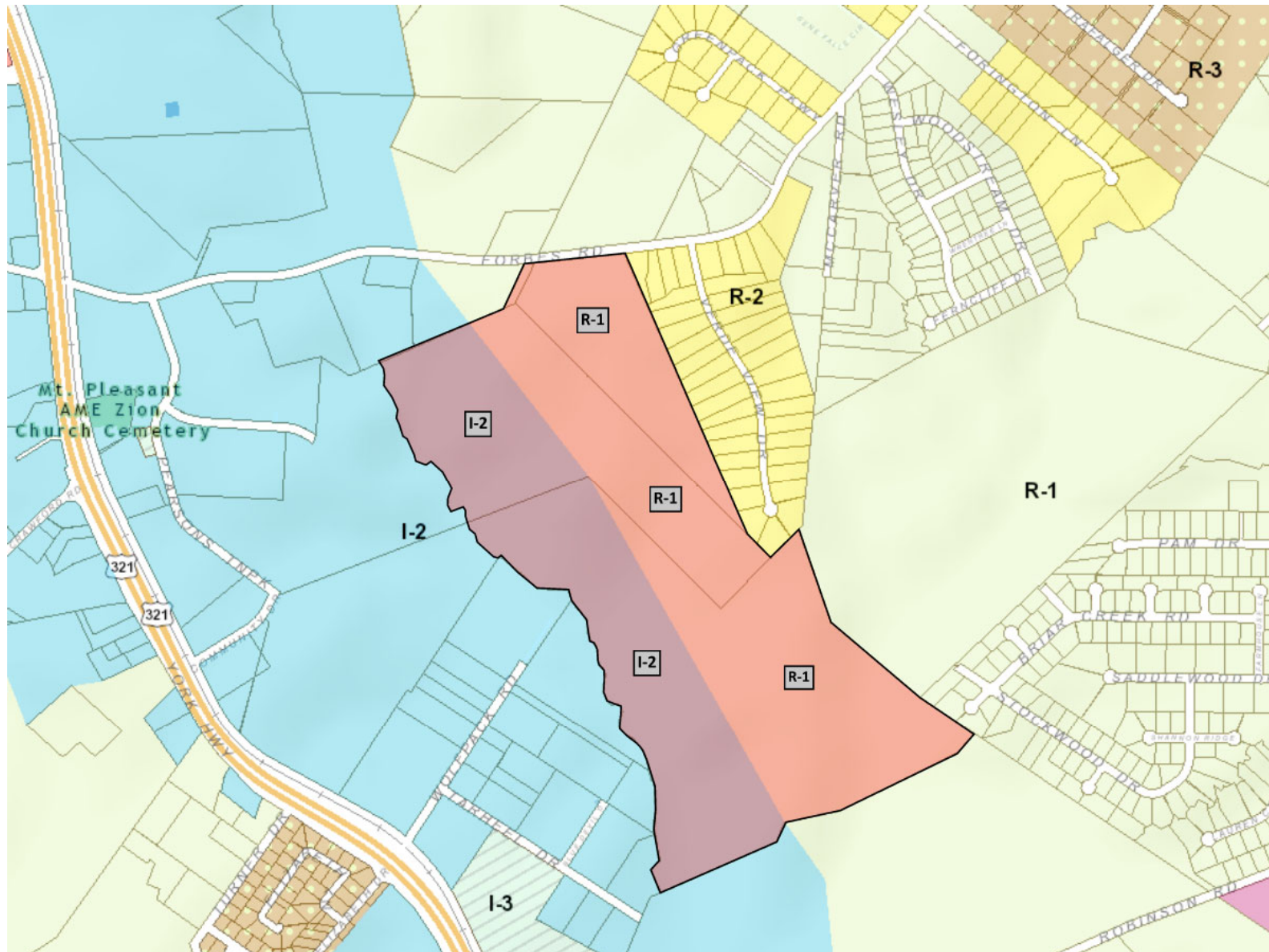
Location Map



Forbes Road Subdivision

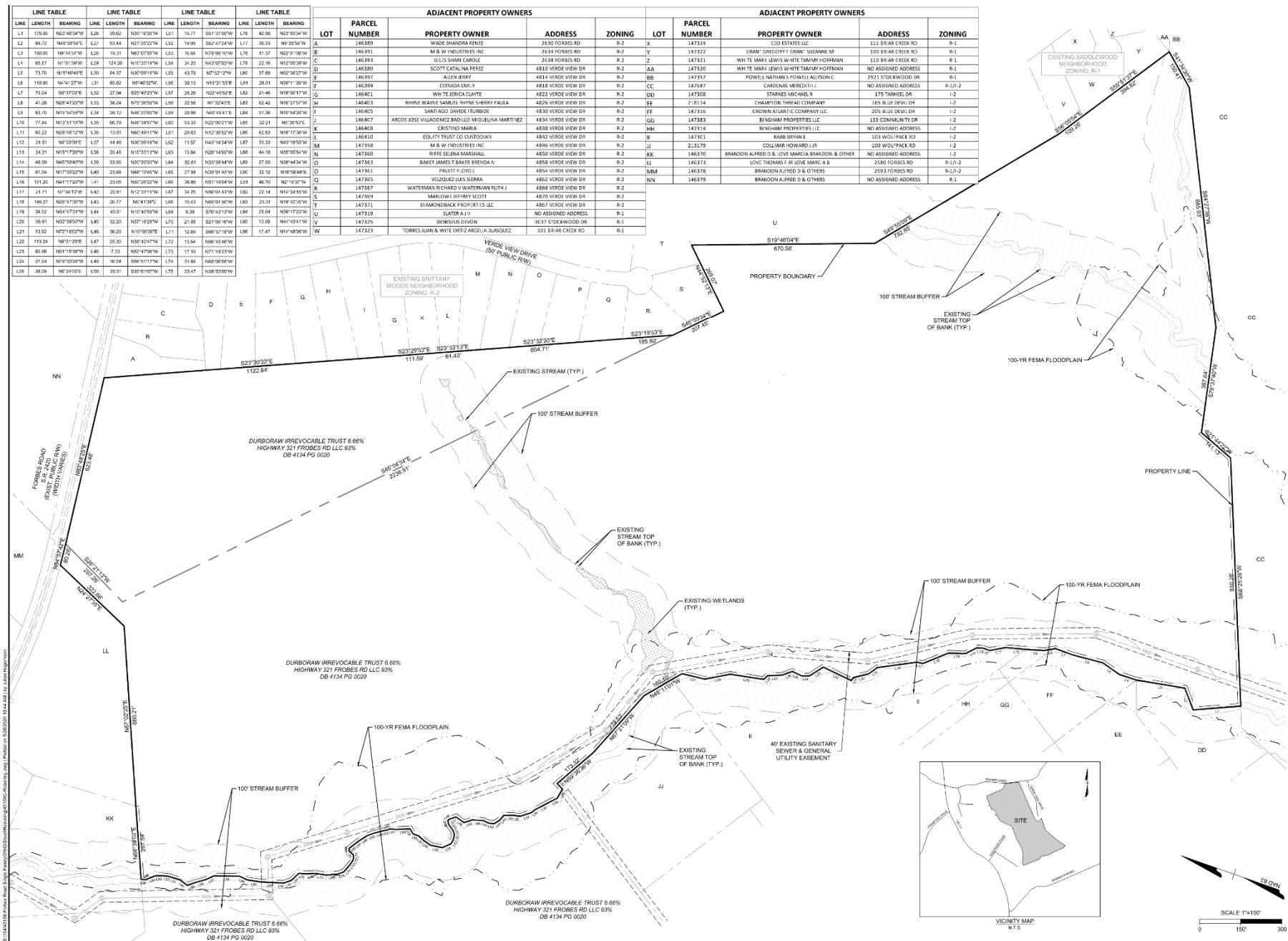
Existing Zoning:

- R-1 (Single Family Limited)
- I-2 (General Industrial)



Forbes Road Subdivision

Existing Conditions:

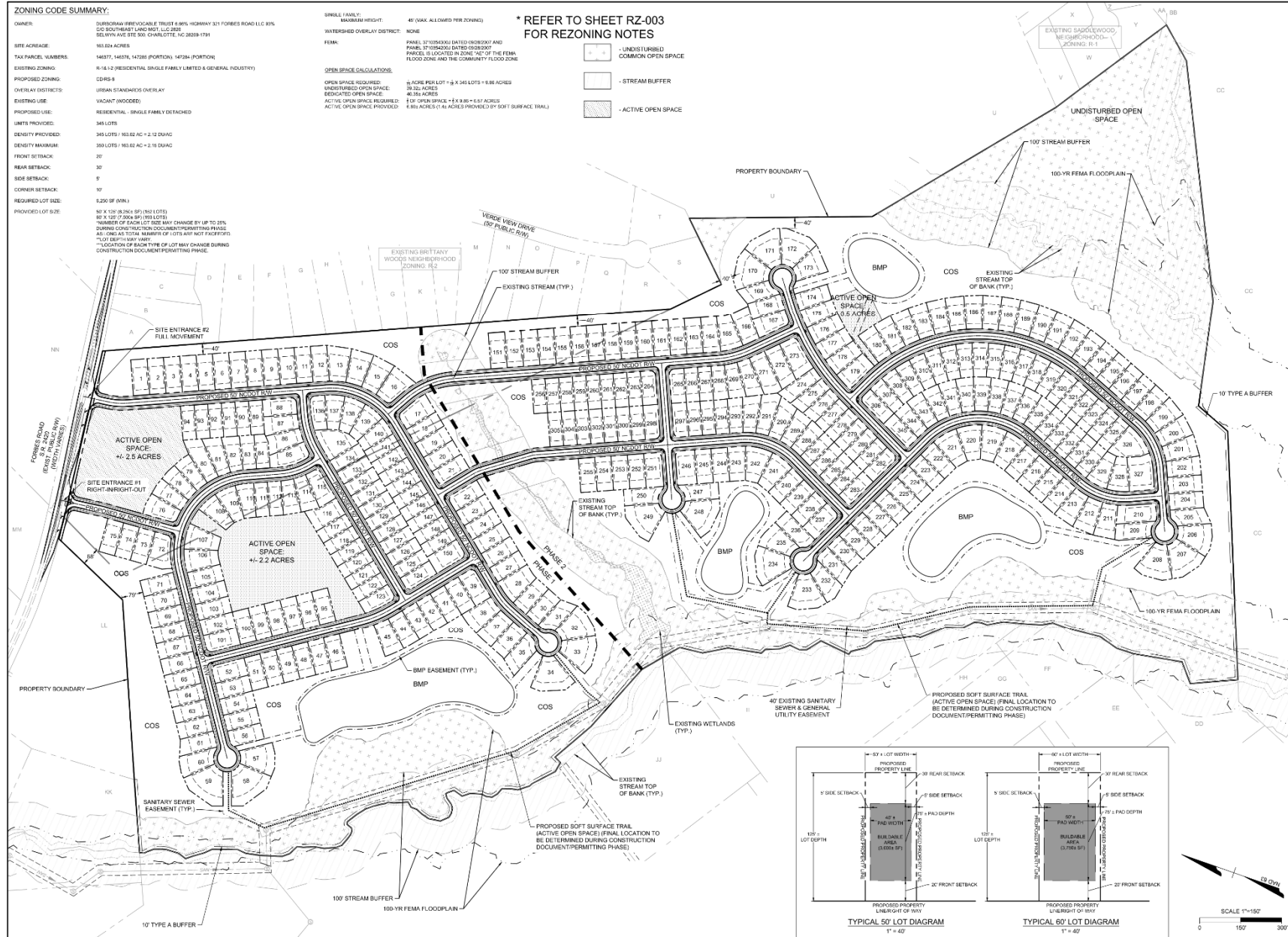


11-24-2025 10:00 AM Road Right Survey DWS/Staff/Map/Geo/1102-Resurvey/Day/Plotted on 11/24/2025 10:44 AM by John Ferguson

Forbes Road Subdivision

Proposed Zoning:

- CD/RS-8 (Conditional District – Single Family Residential – 8,000 SF min.)
- Up to 350 Lots



Forbes Road Subdivision

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FORBES ROAD SINGLE FAMILY

GASTON CO. | CONCEPTUAL PLAN RENDERING (REVISION NO. 1)



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

Elevations

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Chelsea – 2,495 SF



Brookchase – 2,060 SF



Holly – 2,546 SF



Macon – 1,343 SF

Elevations

D·R·HORTON
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Cali – 2,060 SF



Robie – 2,361 SF



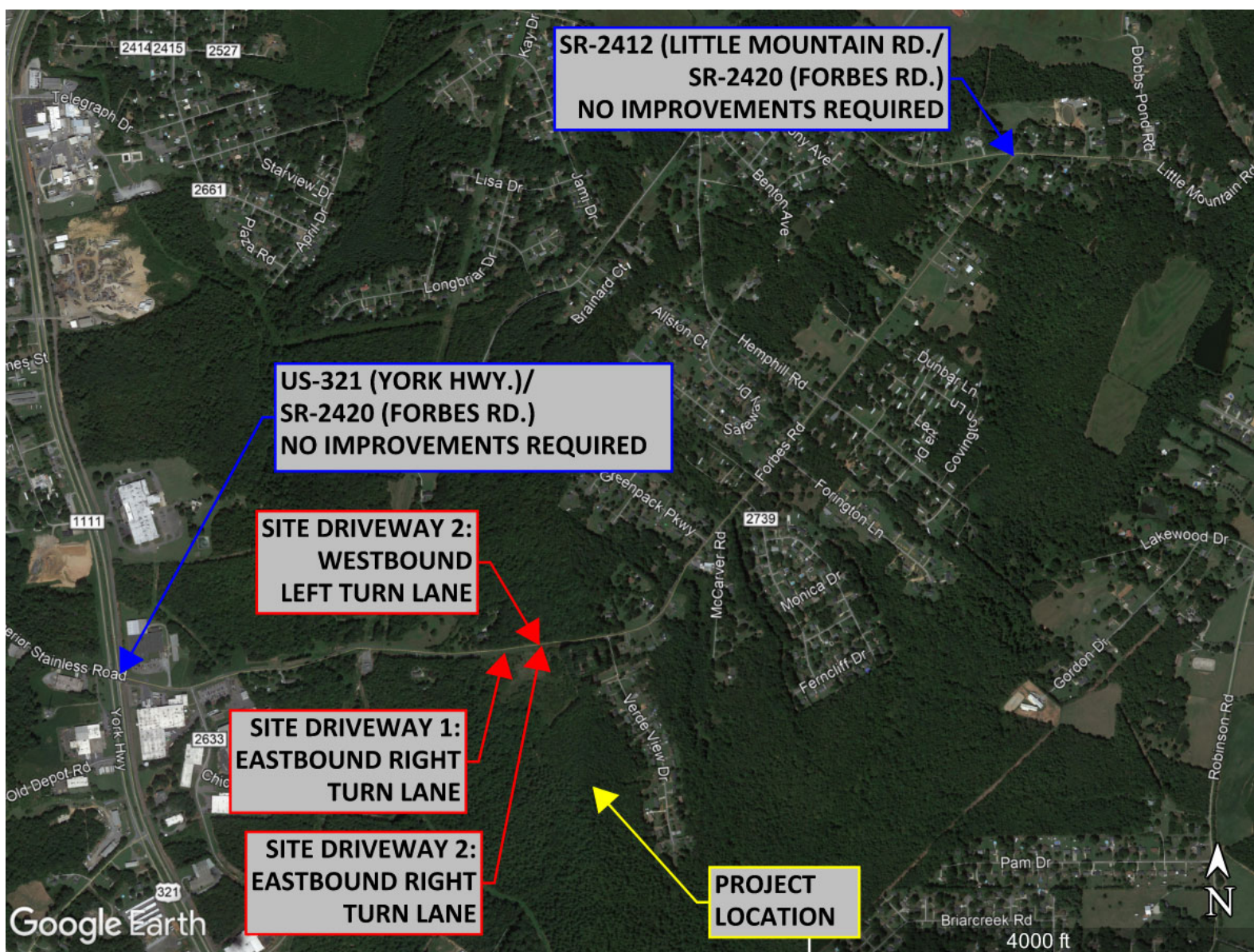
Shane – 1,890 SF



Vivian – 2,231 SF

Traffic Impact Analysis (TIA)

- Completed and Approved by the North Carolina Department of Transportation (NCDOT) and Gaston County (April, 2020)

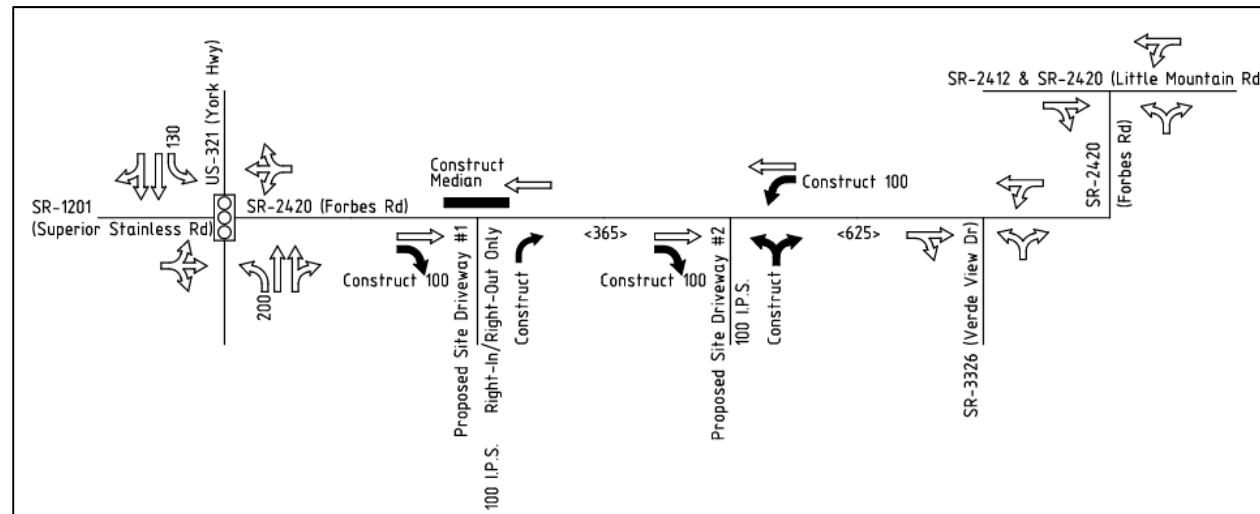


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The site plan illustrates a proposed road layout for Highway 321 Forbess Rd LLC 93% & Durboraw Irrev Trust 6.66% (DB 4134 PG 0008). The plan includes several key features and property boundaries:

- Proposed Road Layout:** The main road is shown with a 100' right turn lane, a 100' left turn lane, and a 100' dedicated right turn lane. A 100' dedicated left turn lane is also proposed. The road is flanked by 150' deceleration lanes and 100' storage areas.
- Proposed Concrete Median:** A concrete median is proposed to separate the road from the existing residential driveway. It is noted that this median should not impede full turn movements for existing residential driveways.
- Proposed Striped Median:** A striped median is proposed to separate the road from the existing residential driveway.
- Proposed 100 LF Dedicated Right Turn Lane:** A dedicated right turn lane is proposed, with a 10' x 70' right triangle (typ.) at the intersection.
- Proposed 100 LF Dedicated Left Turn Lane:** A dedicated left turn lane is proposed, with a 10' x 70' right triangle (typ.) at the intersection.
- Site Driveways:** Two site driveways are shown: Site Driveway 1 and Site Driveway 2.
- Property Boundaries:** The plan shows several property boundaries, including:
 - Parcel # 146373: Marcia B Love & Thomas F Love (DB 1220 PG 0687)
 - Parcel # 146378: Highway 321 Forbess Rd LLC 93% & Durboraw Irrev Trust 6.66% (DB 4033 PG 2459)
 - Parcel # 146379: Alfred D Brandon & Others (DB 4650 PG 0424)
 - Parcel # 146389: Shandra Renee Wade (DB 4104 PG 0627)
 - Parcel # 146393: Shari Carole Giles (DB 4661 PG 0970)
 - Parcel # 146391: M & W Industries Inc (DB 4406 PG 1667)
 - Parcel # 146395: Howard E & Rosshell D Gillespie (DB 4412 PG 2054)
- Other Features:** The plan includes a 5' temporary construction easement, a 150' temporary construction easement, and a 5' temporary construction easement. It also shows the existing edge of pavement, the proposed edge of pavement, and the proposed right of way (width varies).

ROAD IMPROVEMENTS EXHIBIT - SEPTEMBER 21, 2020



Project Timeline

- **Public Information Meetings (PIMs)**
 - **August 18 & 19, 2020**

- **Planning Board and Board of Commissioners
Public Hearing**
 - **September 22, 2020**

- **Construction Start**
 - **October 2021 (approximate)**

Authorities Having Jurisdiction (AHJs)

AHJ	Project Portion
Gaston County	Planning and Zoning
NCDOT	Subdivision Streets and Forbes Rd. Improvements
Gaston Natural Resources Department	Sediment & Erosion Control Stormwater
Two Rivers Utilities & City of Gastonia	Sanitary Sewer System Water System



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