

CD20-03 DR HORTON

Current Zoning District: (R-1) Single Family Limited and (I-2) General Industrial with (US) Urban Standards Overlay

Proposed Zoning District: (CD/RS-8) Conditional District/Single Family 8,000 sq ft with (US) Urban Standards Overlay, in order to allow a (350) lot residential development

Parcels: 146377, 146376, 147285 (part of), and 147284 (part of)

Location: Forbes Rd. (Gastonia)

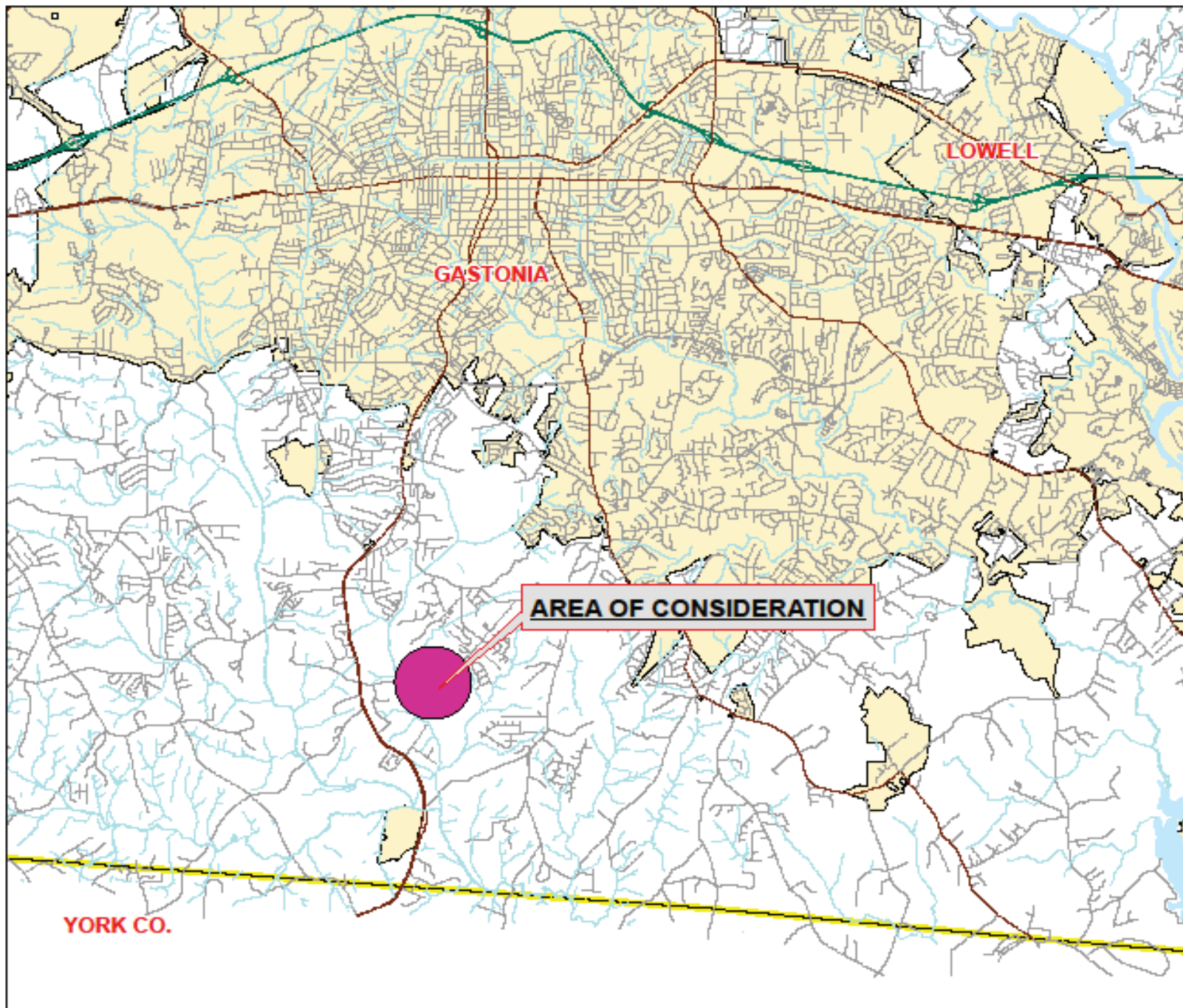
Property Owner: Highway 321 Forbes Rd LLC, Durboraw Irrev Trust

Total Property Acreage: 163.02 ac

Acreage for Map Change: 163.02 ac



*Gaston County Department of Planning & Development Services
128 West Main Avenue, Gastonia, NC 28053 (704)866-3195*



Gaston County
North Carolina

Vicinity Map
CD20-03

Legend

- Minor Roadways
- Major Roadways
- Area of Consideration
- Municipalities

Although every accuracy statement has been prepared in the preparation of this map, Gaston County does not make or imply any guarantee or warranty of accuracy for the information presented on this map or for any other purpose.

This map may not be used or otherwise used for title or other purposes without the express written consent of Gaston County, or otherwise with written consent of Gaston County.



0 1
Miles

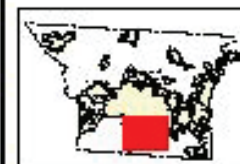


Gaston County Overview Map

2019 Orthophoto
CD20-03

Legend

- Subject Area
- Property Parcels



This map is for informational purposes only. It is not to be used for legal or financial purposes.

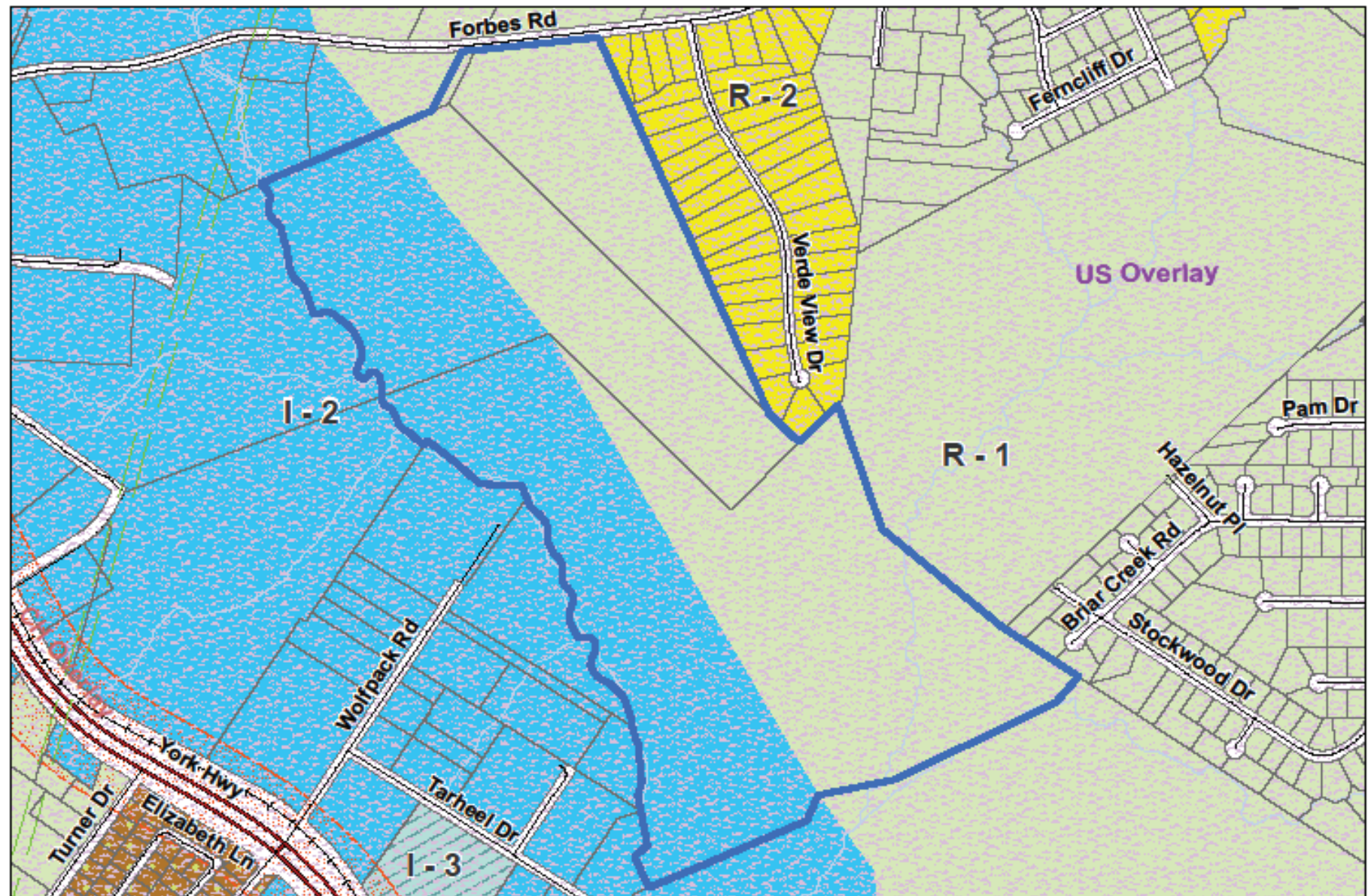
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0 375 750 Feet

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY
Zoning Map

Applicant: CD20-03

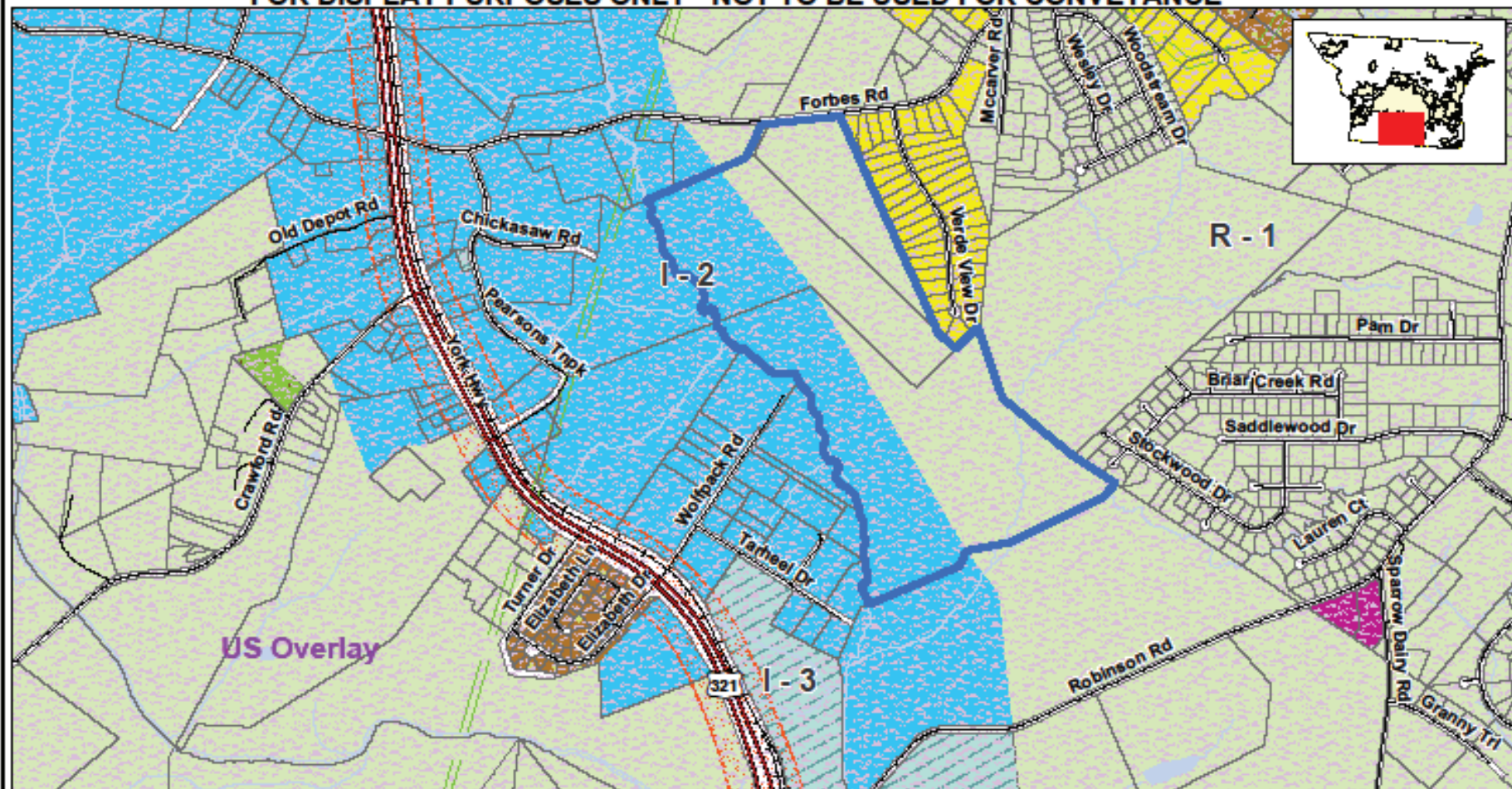
 Subject Area



0 200 400 600 Feet

(R-1) Single Family Limited
(R-2) Single Family Moderate
(R-3) Single Family General
(I-2) General Industrial
(I-3) Exclusive Industrial
(US) Urban Standards Overlay
(CH) Corridor Highway

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undedicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



GASTON COUNTY ZONING REVIEW MAP

- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- RMF Residential Multi Family
- C-1 Light Commercial
- I-2 General Industrial
- I-3 Exclusive Industrial

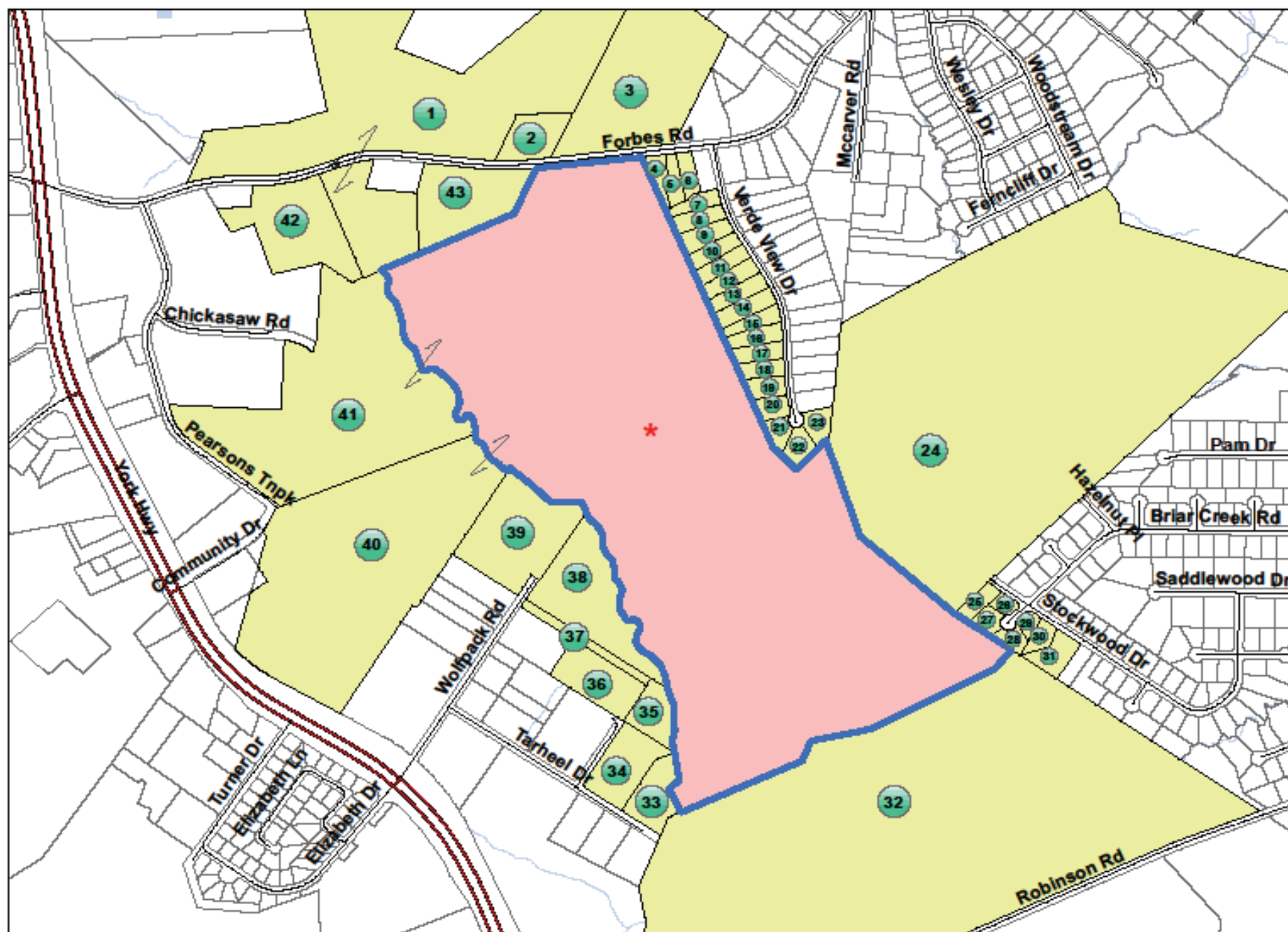
Area of Consideration



0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000

Applicant: CD20-03
Tax ID(s): 146377, 146376,
147285 (part of), 147284
(part of)
Request Re-Zoning From:
(R-1) Single Family Limited/
(I-2) General Industrial
w/ (US) Urban Standards
Overlay
To: (CD/RS-8) Conditional
District/Single Family 8,000
sq ft w/ (US) Urban Standards
Overlay

Map Date: 08/31/2020



CD20-03 Subject and Adjacent Properties Map
See reverse side for listing of property owners

 **Area of consideration**

CD20-03 Owner and Adjacent Property Listing

NO.	PARCEL	OWNER NAME	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
	146377	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	C/O SOUTHEAST LAND MGT LLC	CHARLOTTE	NC	28209
	146376			2820 SELWYN AVE STE 300			
	147285						
	147284						
1	146370	BRANDON ALFRED D	LOVE MARCIA BRANDON & OTHER	2380 FORBES RD	GASTONIA	NC	28036
2	146378	BRANDON ALFRED D	CLARK JANET BRANDON	2380 FORBES RD	GASTONIA	NC	28036
3	146369	BRANDON ALFRED D	LOVE MARCIA BRANDON	2380 FORBES RD	GASTONIA	NC	28036
4	146389	WADE SHANDRA RENEE		2630 FORBES RD	GASTONIA	NC	28036
5	146391	M & W INDUSTRIES		PO BOX 8	LITTLE RIVER	SC	29566
6	146393	GILES SHARI CAROLE		2638 FORBES RD	GASTONIA	NC	28036
7	146380	SCOTT CATALINA PEREZ		4810 VERDE VIEW DR	GASTONIA	NC	28036
8	146397	ALLEN JERRY		PO BOX 1388	SHELBY	NC	28151
9	146399	ESTRADA EMILY		316 CEDAR BROOK DR	KANNAPOLIS	NC	28081
10	146401	WHITE JERICA CLAYTE		4822 VERDE VIEW DR	GASTONIA	NC	28036
11	146403	RHYNE WAYNE SAMUEL	RHYNE SHERRY PAULA	4826 VERDE VIEW DR	GASTONIA	NC	28036
12	146405	SANTIAGO DAVIDE ITURBIDE		4830 VERDE VIEW DR	GASTONIA	NC	28036
13	146407	ARCOS JOSE VILLAGOMEZ	BADILLO MIGUELINA MARTINEZ	4834 VERDE VIEW DR	GASTONIA	NC	28036
14	146408	CRISTINO MARIA		727 N CALDWELL AVE	NEWTON	NC	28638
15	146410	EQUITY TRUST CO CUSTODIAN		PO BOX 43290	WESTLAKE	OH	44143
16	147338	MORALES ALFREDO B	BECERRIL ESMERALDA A	7819 LOWWOOD CIR	CHARLOTTE	NC	28214
17	147360	RIFFE SELENA MARSHALL		4850 VERDE VIEW DR	GASTONIA	NC	28036
18	147361	PRUITT FLOYD L		4854 VERDE VIEW DR	GASTONIA	NC	28036
19	147363	BAKER BRENDA N	BAKER JAMES T	4858 VERDE VIEW DR	GASTONIA	NC	28036
20	147365	VELZQUEZ LUIS SIERRA	C/O LUIS SIERRA VALAZQUEZ	2607 CRESCENT LANE	GASTONIA	NC	28032
21	147367	WATERMAN RICHARD V	WATERMAN RUTH J	4866 VERDE VIEW DR	GASTONIA	NC	28036
22	147369	MARLOWE JEFFREY SCOTT		4300 BEDFORDSHIRE DR	GASTONIA	NC	28036
23	147371	DIAMONDBACK PROPERTIES LLC		PO BOX 8	LITTLE RIVER	SC	29566
24	147319	SLATER A J II		101 N SEWALLS POINT RD	STUART	FL	34996
25	147325	DENESEUS DEVON		3037 STOCKWOOD DR	GASTONIA	NC	28036
26	147324	MAULDIN DUSTIN ALEXANDER	STACY MADISON STOWE	111 BRIAR CREEK RD	GASTONIA	NC	28036
27	147323	TORRES JUAN & WIFE	ORTIZ ARGELIA BLASQUEZ	101 BRIAR CREEK RD	GASTONIA	NC	28036
28	147322	GRANT GREGORY F	GRANT SUZANNE M	100 BRIAR CREEK RD	GASTONIA	NC	28036
29	147321	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28036
30	147320	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28036
31	147357	PHERRERA ANDERSSON	HERRERA SINDRY	2921 STOCKWOOD DRIVE	GASTONIA	NC	28036
32	147687	CARDENAS MEREDITH J		96 POOLE RD E	NEW HILL	NC	27562
33	147308	STARNES MICHAEL R		101 BELWOOD DR	BELMONT	NC	28012
34	218114	CHAMPION THREAD COMPANY		163 BLUE DEVIL DR	GASTONIA	NC	28036
35	147316	CROWN ATLANTIC COMPANY LLC		4017 WASHINGTON RD PMB 333	MCMURRAY	PA	15317
36	207549	BINGHAM PROPERTIES LLC		323 DOVER RD	KINGS MTN	NC	28086
37	147314	BINGHAM PROPERTIES LLC		323 DOVER RD	KINGS MTN	NC	28086
38	147301	RABB BRYAN E		PO BOX 6009	GASTONIA	NC	28036
39	213179	COLLMAR HOWARD J JR		P O BOX 643	BOWLING GREEN	SC	29703
40	147284	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 300	CHARLOTTE	NC	28209
41	147285	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 300	CHARLOTTE	NC	28209
42	146375	BLACK JANET BRANDON		2522 FORBES RD	GASTONIA	NC	28036
43	146373	LOVE THOMAS F JR	LOVE MARCIA B	2380 FORBES RD	GASTONIA	NC	28036

(CD20-03) DR HORTON
CONDITIONS FOR APPROVAL

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved (and/or modified) by the Board of Commissioners.
2. If any of the conditions affixed hereto or any part thereof is held invalid or void, then this zoning district shall be void and no effect.
3. Development shall meet all local, state, and federal requirements.
4. The zoning is conditioned upon the conceptual site plan.
5. In accordance with Section 5.16.5(l) of the Unified Development Ordinance, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's zoning classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Zoning Map. The Administrator may only make minor changes to the approved site plan administratively per Section 5.16.4(l)(2) of the Gaston County Unified Development Ordinance.
6. Before the preliminary subdivision plat will be approved, details of the water/sewer utility agreements must be provided by Two Rivers Utilities.
7. Before the preliminary subdivision plat will be approved, copies of 401/404 permits must be provided to the Floodplain Administrator.
8. Flood Development Permits must be obtained for any disturbance within the SFHA, including grading.
9. Outfall locations will not be allowed in the buffer areas and developer must allow for natural dissipation of water at outfall locations, when applicable.
10. The Subdivision Administrator shall be allowed flexibility not limited to, adjustments for location requirements and number of street trees required, and are at the sole discretion of the Subdivision Administrator.
11. Phasing shall be incorporated and limited as follows, in order to mitigate impacts on traffic, streams and wetlands, erosion control, and, the extension of public infrastructure, in a manner that promotes and enhances the community character: a) land construction and disturbance shall be permissible in two (2) parts, as indicated on the approved concept plan, which may occur simultaneously in order to allow for grading and the placement and installation of infrastructure; b) issuance of certificate of occupancy shall be limited to ninety percent (90%) of each phase, as indicated on the approved concept plan, prior to beginning the next phase. Building permits can be obtained in phase two (2) after ninety percent (90%) of the certificate of occupancies have been issued in phase one (1).