

Conditional District Zoning Application (CD21-01)

STAFF REPORT

APPLICATION SUMMARY

Request:

To rezone properties from the (R-1) Single Family Limited and (I-2) General Industrial Zoning Districts with (US) Urban Standards Overlay to the (CD/RS-8) Conditional District/Single Family 8,000 sq ft Zoning District with (US) Urban Standards Overlay, in order to allow a (315) lot residential development

Applicant:

DR Horton

Property Owner(s):

Highway 321 Forbes Rd LLC, Durboraw Irrev Trust

Parcel Identification (PID):

146377, 146376, 147285 (part of), 147284 (part of)

Property Location:

Forbes Rd. (Gastonia)

Total Property Acreage:

231.03 ac

Acreage for Map Change:

163.02 ac

Current Zoning:

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

Proposed Zoning:

(CD/RS-8) Conditional District/Single Family 8,000 sq ft

Existing Land Use:

Undeveloped

Proposed Land Use:

(315) lot residential development

COMPREHENSIVE LAND USE PLAN

Area 4: The Garden Gaston / Southeast Gaston

Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and, maintaining enhanced quality of life.

Comprehensive Plan future Land Use:

Rural Community – areas in the largely Rural areas where there is a number of residential buildings on smaller lots, built closer to the roadway. Driving through these areas, you feel like you are in a neighborhood. These areas may not serve a purpose other than providing homes, but still maintain a neighborhood look and feel.

Staff Recommendation:

Application, as presented, is consistent with the Comprehensive Land Use Plan. Should the Board approve the request, staff recommends that the attached conditions are adopted, as the conditions are designed to mitigate some of the effects of the development.

UTILITIES AND ROAD NETWORK INFRASTRUCTURE

Water/Sewer Provider:

Two Rivers Utilities (City of Gastonia)

Road Maintenance:

North Carolina Department of Transportation

AREA SALES DATA

Sales Summary (Valid Sales from January 2017):

Source: Gaston County Tax Department

Total Number of Sales: **22**

Total Value of Sales: **\$3.92 m**

Low Sale

High Sale

Average Sale

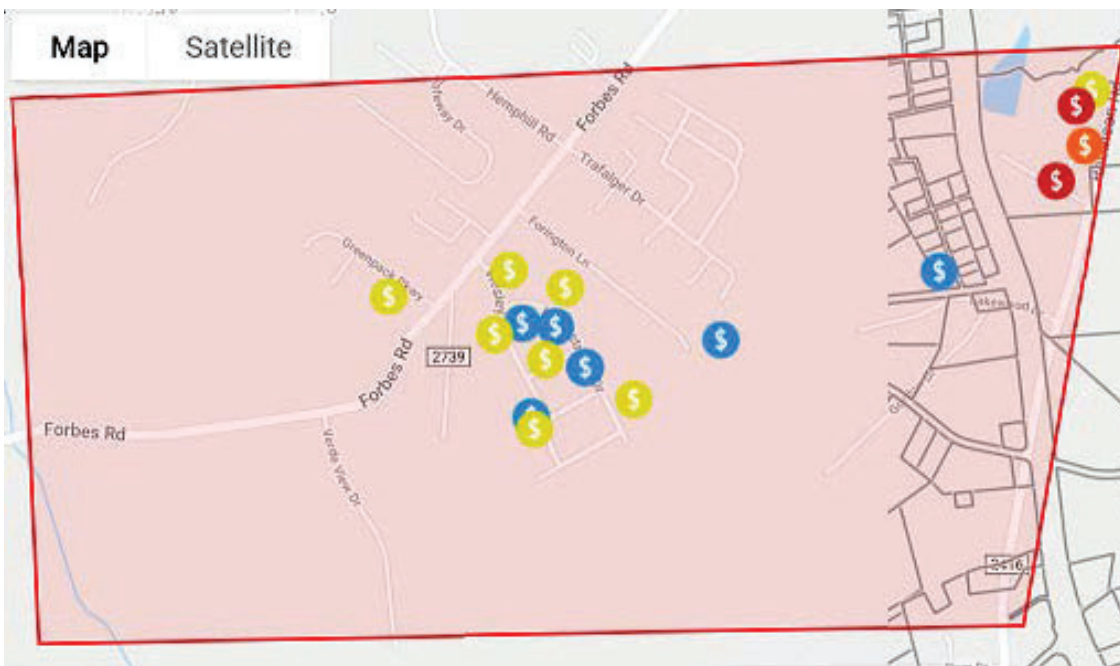
\$105,500

\$412,000

\$155,000

AREA SALES MAP

Source: Gaston County Tax Department (GIS Website)



PUBLIC INFORMATION MEETINGS (Required)

December 2, 2020 and December 3, 2020

- Seven (7) citizens were in attendance
- Highlights covered by applicant included: area of concern to the most immediate adjacent owner on Forbes Rd is no longer at an angle but still provides a one hundred (100) ft buffer; all lots are a minimum of 8,000 sq ft or more; maximum number of lots allowed is 315 (a reduction from 350); one area designated as COS has been relocated from the entrance area to deeper within the neighborhood and will include an amenity area; two (2) retention ponds have been combined into one (1); DR Horton will be upgrading the product to exclude vinyl siding with the exception of trim and soffits, and include other materials such as hardy plank, stone, et cetera; road improvements to include new asphalt and widening of Forbes Rd; developer will be extending water line from US 321 Hwy to the site and providing extension of sewer which will be accessed from the creek side of the property; and, housing types will include (4-5) plans with each plan having (7-8) different designs.
- Notes of concern by attendees: schools, traffic, adjacent property owner on Forbes Rd would like a fence in addition to a 100' buffer
- Staff observation: The attendees were the same as the previous PIMs, and did not outwardly oppose the development. Conversation was cordial and flowed freely between the applicant and the attendees.

SCHOOL PLANNING INFORMATION

Provided by Gaston County Schools

The proposed development would be served by H. H. Beam Elementary, Southwest Middle, and Forestview High School.

2020 PUPIL ENROLLMENT BY SCHOOL		SCHOOL CAPACITY (Source: GCS 2018 Long Range Facility Plan)	
H. H. Beam Elementary	613	H. H. Beam Elementary	723
Southwest Middle	841	Southwest Middle	906
Forestview High	1,080	Forestview High	1,105

*When estimating the number of new school age children, it will be based upon a combination of Census data and school enrollment. The current estimation is **0.37 school age children** per household. (Number of households: 81,494 per Census. Number of school age children: 30,834 per Department of Public Education.)*

TRANSPORTATION PLANNING INFORMATION

Traffic Impact Analysis provided by Timmons Group

Capacity analyses were performed for 2020 Existing, 2023 Background, and 2023 Build (Background plus site trips) traffic volumes.

Based on the operational analyses, the following is offered:

- All approaches at the un-signalized intersection of Forbes Road / Site Driveway #1 are projected to operate at acceptable levels of service during both 2023 Build peak hours. Per NCDOT standards, the following improvements are recommended: (1) Eastbound right-turn lane (50-foot storage with appropriate taper).
- All approaches at the un-signalized intersection of Forbes Road / Site Driveway #2 are projected to operate at acceptable levels of service during both 2023 Build peak hours. Per NCDOT standards, the following improvements are recommended: (1) Eastbound right-turn lane (100-foot storage with appropriate taper); (2) Westbound left-turn lane (50-foot storage with appropriate taper).



- All approaches at the un-signalized intersection of Forbes Road / Little Mountain Road are projected to operate at acceptable levels of service during both 2023 Build peak hours. No improvements are recommended at this intersection due to the construction of the proposed development.



- The signalized intersection of US 321 / Forbes Road / Superior Stainless Road is projected to operate at acceptable levels of service during both 2023 Build peak hours. No improvements are recommended at this intersection due to the construction of the proposed development.



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

Highlights from the comments provided include a proposed freeway facility to the immediate east of the development site, currently unfunded, and a multi-use, soft surface, path along the creek corridor that is recommended that the developer work with staff to compose a plan. (See Item 13 – Conditions for Approval)

STAFF SUMMARY

Prepared By: Sarah Carpenter Penley, Senior Planner

Staff received this application for rezoning request in October 2020. Meetings with the engineers and representatives for DR Horton occurred on numerous occasions to discuss, among many topics: the Traffic Impact Analysis; status of negotiations with the NCDOT and Two Rivers Utilities; best use for common open space; consideration for citizen comment from Public Input Meetings; construction phasing; and, Conditions for Approval.

This property is located in a residential area of the central-southeast region of the county. While its location is primarily residential in nature, it is not far from the US 321 Highway corridor, with easy access to York County and Interstate 85. While typical projects of this size would encourage staff to request retail components in the plan, the location and access off of a secondary road (Forbes Road), discourages the promotion of commercial uses in a predominantly single family residential district. The proximity to the US 321 Highway corridor, however, is encouraging that new development might bring new growth to an area identified by distressed properties, often vacant after industrial businesses have departed.

Architectural standards were considered and relaxed due to the location being more rural in nature and not in close proximity to major urban developments or similar architectural standards. The developer, in turn, voluntarily proposes to forgo the use of vinyl products, aside from trim and soffits, and use a mixture of other materials to include hardy plank, stone, et cetera.

If approved, staff would recommend that the Conditions for Approval be implemented, as presented or modified by the Board, in order to ensure higher quality development, in addition to the (US) Urban Standards Overlay regulations.

PLANNING BOARD RECOMMENDATION

Scheduled Meeting Date: January 11, 2021

Meeting Summary / Points of Discussion: Staff provided Board members with a history of the application, which included a submittal in November. The applicant returns with a revised concept and significant changes to the site plan, which were noted as follows:

- + A reduction in lots from (350) to (315)
- + Minimum lot size of 8,000 square feet
- + Upgraded materials to include hardy plank, stone, brick, et cetera
- + Eliminate vinyl siding as a building material, with exception to trim and soffits
- + Provide a (100) ft buffer to adjoining property owner on Forbes Road
- + Provide extension of water and sewer utilities
- + Provide road improvement to Forbes Road, to include new asphalt and widening
- + Include/show an amenity center within the neighborhood
- + Include elevations and house designs as a Condition for Approval

The applicant provided a brief presentation, after which discussion ensued by Board members. Questions posed included price point, to which the applicant projected (at this point) an estimate of mid to high \$200,000's, noting that the market could change. One Board member questioned the inclusion of two (2) car garages with all homes, to which the applicant responded that most elevations and home designs included the two (2) car garage option, however, single car garage options were also available. When Board members questioned the impact on schools, particularly those close to capacity, staff addressed those concerns with data provided by Gaston County Schools, which indicates that the school district for this particular development would not be adversely affected, based upon the data presented and projected completion date. Concern was expressed regarding the entrance configuration, and representatives for DR Horton explained that the design was dictated by NCDOT standards and recommendations.

The Board voted to approve the application with modifications, with a vote of (8) to (1), based upon the following statement of consistency:

The proposed rezoning is in the Rural Community future land use plan. 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. The use, going from (R-1)(I-2) with (US) Overlay to (CD/RS-8) with (US) Overlay will make the subject parcel primarily residential in nature, which is consistent with the Rural Community designation and is in harmony with the uses of the surrounding neighborhood. The (CD) Conditional District designation will also help foster higher quality development for the parcel.

Modifications were made to Conditions for Approval, Item (12):

*12. The attached elevations, shown as Exhibit A, represent the selection of housing styles to be included within the development. Each elevation may or may not have more than one design. **No more than twenty five (25) percent shall have one (1) car garages.***

Attachments: Maps, MPO Comments



GASTON COUNTY

Department of Planning & 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

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: **CD 21-01**

A.

APPLICANT INFORMATION

Name of Applicant: **DR Horton**

Mailing Address: **8001 Arrowridge Blvd., Charlotte, NC 28273**

Telephone Numbers: **(980)966-0326**

(Area Code) Business

(Area Code) Home

B.

OWNER INFORMATION

Name of Owner: **Highway 321 Forbes Rd LLC, Durboraw Irrev. Trust**

Mailing Address: **C/O Southeast Land Mgt. LLC, 2820 Selwyn Ave. Ste. 500, Charlotte, NC 28209**

Telephone Numbers:

(Area Code) Business

(Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: **Forbes Rd. (Gastonia)**

Property Identification Number (PID): **146377, 146376, 147285 (part of), 147284 (part of)**

Acreage of Parcel: **231.03** +/- Acreage to be Rezoned: **163.02** +/-

Current Zoning: **(R-1)(I-2)(US)** Proposed Zoning: **(CD/RS-8)(US)**

Current Use: **Vacant / Undeveloped** Proposed Use(s): **Single Family Residential**

D.

ADDITIONAL INFORMATION REQUIRED

☒ Copy of Plot Plan or Area Map

☒ Copy of Deed

☒ Notarized Authorization

☒ Payment of Fee

☐ PIM 1st. Meeting Date: _____

☐ PIM 2nd. Meeting Date: _____

☐ PIM Comments to Planning _____

E.

CONDITIONS SET FORTH BY APPLICANT

See attached

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

W. Martin Davis

Signature of property owner or authorized representative

10/30/20

Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: _____ Application Number: PCUP: _____ Fee: _____

Received by Member of Staff: _____ Date of Payment: _____ Receipt Number: _____

(Initial)



GASTON COUNTY Department of Planning & Development Services

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Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Phone: (704) 866-3195
Fax: (704) 866-3908

Public Hearing Consent Form

To: Gaston County Board of Adjustment / Planning Board / Board of Commissioners

From: Highway 321 Forbes Rd LLC, Durboraw Irrev. Trust, C/O Southeast Land Mgt. LLC

2820 Selwyn Ave., Ste. 500, Charlotte, NC 28209

Subject:

☐ consent for variance / ☐ conditional use / ☐ appeal / ☐ subdivision variance / ☐ watershed variance / ☒ rezoning

Date: _____

I, _____, being the property owner of parcel(s) 146377, 146376, 146285, 147284, give consent to representatives of DR Horton to act on my behalf in applying for the **PUBLIC HEARING REQUEST** under consideration.

Signature (owner)

Date

North Carolina
Gaston County

I, Bennette Cornwell Hopper, a Notary Public for the said County and State, do hereby certify that Scott M Coldentz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 30th of October, 2020.

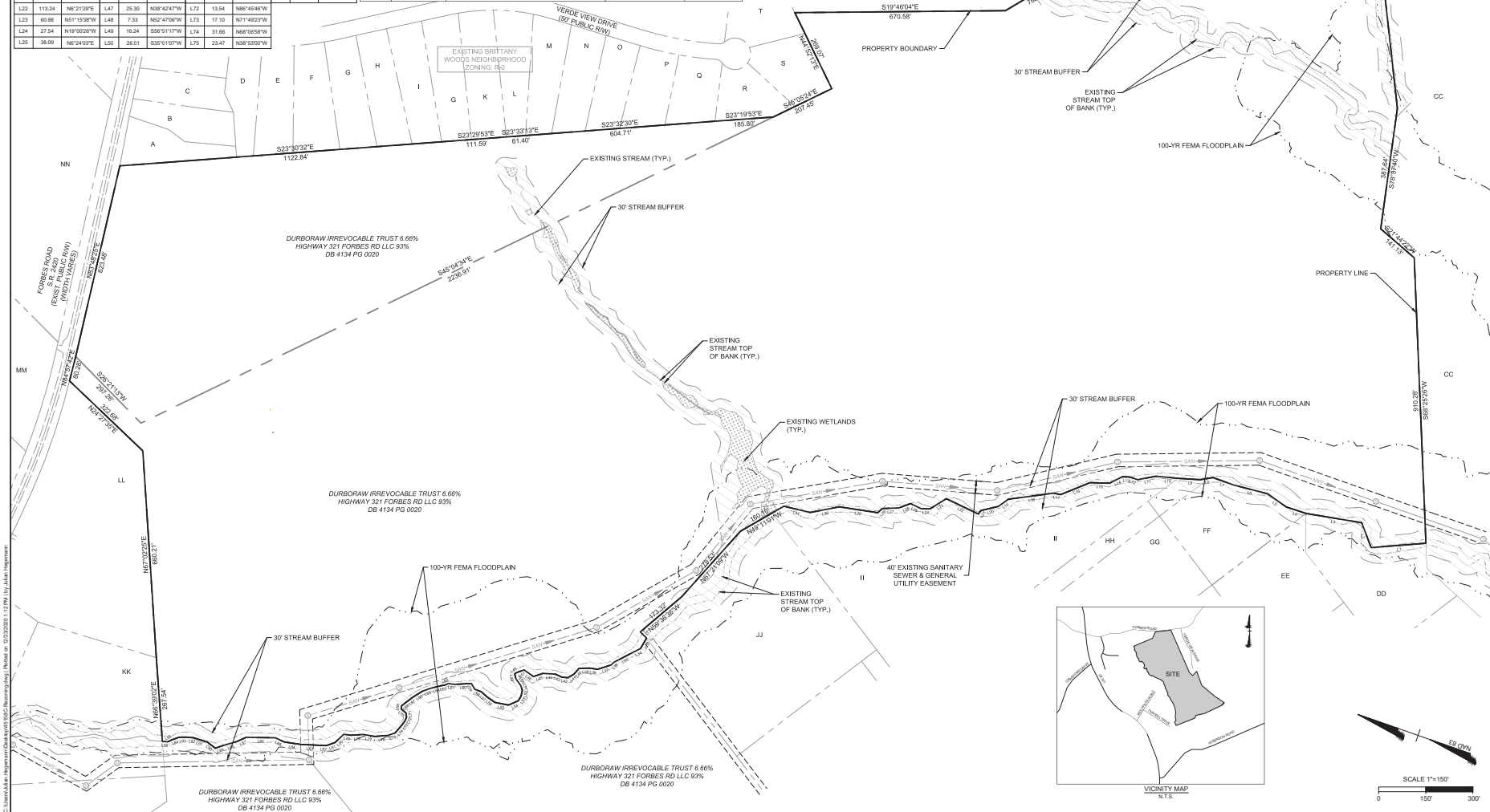
Bennette Cornwell Hopper
Notary Signature

My commission expires: 4-25-2024



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	175.00	N23°46'34"W	L26	39.62	N59°16'55"W	L51	15.77	S57°31'00"W	L76	42.55	N23°55'54"W
L2	84.72	N49°58'54"E	L27	53.44	N21°25'22"W	L52	19.95	S82°47'24"W	L77	36.33	N07°28'54"W
L3	180.00	N07°44'34"W	L28	19.31	N63°10'55"W	L53	16.84	N76°06'10"W	L78	41.37	N22°01'03"W
L4	65.67	N1°01'39"W	L29	124.20	N1°33'19"W	L54	34.30	N43°07'03"W	L79	22.15	N12°05'38"W
L5	73.70	N10°46'46"E	L30	34.37	N10°18'19"W	L55	43.79	N7°52'12"W	L80	37.80	N42°06'27"W
L6	110.80	N4°41'27"W	L31	85.62	N2°46'32"W	L56	35.15	N1°57'13"E	L81	28.91	N09°11'28"W
L7	73.04	N07°10'07"E	L32	37.94	N2°46'22"W	L57	25.26	N2°49'52"E	L82	21.46	N18°09'17"W
L8	41.26	N28°41'25"W	L33	38.24	N2°38'59"W	L58	22.56	N1°32'45"E	L83	62.42	N10°27'57"W
L9	63.70	N1°04'59"W	L34	28.12	N47°23'00"W	L59	20.98	N49°40'41"E	L84	51.38	N1°04'00"W
L10	77.44	N13°11'15"W	L35	66.79	N46°34'57"W	L60	63.33	N22°02'11"W	L85	32.21	N0°36'53"E
L11	60.22	N29°46'12"W	L36	13.81	N60°48'41"W	L61	20.63	N12°36'52"W	L86	32.83	N18°17'36"W
L12	24.51	N0°33'03"E	L37	44.48	N26°56'49"W	L62	11.57	N43°14'34"W	L87	33.33	N43°19'55"W
L13	24.21	N19°17'26"W	L38	25.46	N1°33'13"W	L63	13.84	N26°14'55"W	L88	44.18	N26°58'54"W
L14	46.90	N42°39'49"W	L39	33.95	N42°39'49"W	L64	32.31	N27°58'44"W	L89	27.55	N29°44'54"W
L15	61.94	N17°20'22"W	L40	20.68	N68°19'42"W	L65	27.99	N59°01'02"W	L90	32.13	N18°56'45"E
L16	102.26	N41°17'25"W	L41	23.05	N61°28'22"W	L66	36.86	N51°18'04"W	L91	46.70	N2°16'37"W
L17	21.71	N2°04'13"W	L42	20.81	N12°31'15"W	L67	34.25	N56°01'43"W	L92	22.14	N14°34'15"W
L18	146.27	N26°47'36"W	L43	20.77	N1°47'39"E	L68	10.43	N60°01'46"W	L93	23.31	N19°42'35"W
L19	36.52	N54°47'31"W	L44	40.01	N10°45'59"W	L69	9.39	S76°43'13"W	L94	25.54	N39°17'23"W
L20	56.81	N32°39'50"W	L45	32.20	N27°18'28"W	L70	21.05	S1°05'10"W	L95	13.69	N44°43'41"W
L21	13.62	N72°18'02"W	L46	36.20	N15°56'38"E	L71	12.80	S66°37'18"W	L96	17.47	N14°48'09"W
L22	113.24	N42°21'29"E	L47	25.30	N26°42'47"W	L72	13.54	N46°46'46"W			
L23	60.85	N41°13'39"W	L48	7.33	N22°47'49"W	L73	17.10	N1°49'22"W			
L24	27.54	N19°05'25"W	L49	16.24	S56°57'17"W	L74	31.56	N46°09'58"W			
L25	38.69	N49°43'03"E	L50	26.61	S36°16'18"W	L75	23.47	N38°53'00"W			

ADJACENT PROPERTY OWNERS					ADJACENT PROPERTY OWNERS				
LOT	PARCEL NUMBER	PROPERTY OWNER	ADDRESS	ZONING	LOT	PARCEL NUMBER	PROPERTY OWNER	ADDRESS	ZONING
A	146389	WADE SHANDRA RENEE	2630 FORBES RD	R-2	X	147324	CEO ESTATES LLC	111 BRIAR CREEK RD	R-1
B	146391	M & W INDUSTRIES INC	2634 FORBES RD	R-2	Y	147322	GRANT GREGORY F GRANT SUZANNE M	100 BRIAR CREEK RD	R-1
C	146393	OLUS SHAI CAROLE	2638 FORBES RD	R-2	Z	147321	WHITE MARK LEWIS WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	R-1
D	146390	SCOTT CATALINA PEREZ	4810 VERDE VIEW DR	R-2	AA	147320	WHITE MARK LEWIS WHITE TAMMY HOFFMAN	NO ASSIGNED ADDRESS	R-1
E	146397	ALLEN JERRY	4814 VERDE VIEW DR	R-2	BB	147325	POWELL NATHAN S POWELL ALYSSON C	2921 STOCKWOOD DR	R-1
F	146399	ESTRADA EMILY	4818 VERDE VIEW DR	R-2	CC	147687	CARDENAS MEREDITH J	NO ASSIGNED ADDRESS	R-1/2
G	146401	WHITE JENICA CARYL	4822 VERDE VIEW DR	R-2	DD	147308	STANIS MICHAEL R	175 TARNIEL DR	I-2
H	146403	RHYNE WAYNE SAMUEL RHYNE SHERRY PAULA	4826 VERDE VIEW DR	R-2	EE	218114	CHAMPION THREAD COMPANY	165 BLUE DEVIL DR	I-2
I	146405	SANTIAGO DAVIDE ITURIBE	4830 VERDE VIEW DR	R-2	FF	147316	CROWN ATLANTIC COMPANY LLC	205 BLUE DEVIL DR	I-2
J	146407	ARCOS JOSE VILLAGOMEZ BADILLO MIGUELINA MARTINEZ	4834 VERDE VIEW DR	R-2	GG	147383	BINGHAM PROPERTIES LLC	133 COMMUNITY DR	I-2
K	146408	CRISTINO MARIA	4838 VERDE VIEW DR	R-2	HH	147314	BINGHAM PROPERTIES LLC	NO ASSIGNED ADDRESS	I-2
L	146410	EQUITY TRUST CO CUSTODIAN	4842 VERDE VIEW DR	R-2	II	147301	RABB BRYAN E	103 WOULPACK RD	I-2
M	147358	M & W INDUSTRIES INC	4846 VERDE VIEW DR	R-2	JJ	213179	COLLAMAN HOWARD J JR	100 WOULPACK RD	I-2
N	147360	RIFFE SELENA MARSHALL	4850 VERDE VIEW DR	R-2	KK	146370	BRANDON ALFRED D & LOVE MARCIA BRANDON & OTHER	NO ASSIGNED ADDRESS	I-2
O	147363	BAKER JAMES T BAKER BRENDA W	4858 VERDE VIEW DR	R-2	LL	146373	LOVE THOMAS J JR LOVE MARCIA S	2548 FORBES RD	R-1/2
P	147361	PRUITT FLOYD L	4854 VERDE VIEW DR	R-2	NN	146376	BRANDON ALFRED D & OTHERS	2553 FORBES RD	R-1/2
Q	147365	VELQUEZ LUIS SIERRA	4862 VERDE VIEW DR	R-2	NN	146379	BRANDON ALFRED D & OTHERS	NO ASSIGNED ADDRESS	R-1
R	147367	WATERMAN RICHARD Y WATERMAN RUTH J	4866 VERDE VIEW DR	R-2					
S	147369	MARLOWE JEFFREY SCOTT	4870 VERDE VIEW DR	R-2					
T	147371	DIAMONDBACK PROPERTIES LLC	4867 VERDE VIEW DR	R-2					
U	147373	SLATER A J II	NO ASSIGNED ADDRESS	R-1					
V	147325	DENESES DEVON	3037 STOCKWOOD DR	R-1					
W	147323	TORRES JUAN & WIFE ORTIZ ARGELIA BLASQUEZ	101 BRIAR CREEK RD	R-1					



FOR REZONING ONLY

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
801 ARCADE BLVD.
CHARLOTTE, NC 28203
TEL: 704.602.8600 FAX: 704.746.1071 WWW.TIMMONSGROUP.COM

D.D. JORDON
801 ARCADE BLVD.
CHARLOTTE, NC 28203

DATE
11/21/2020

REVISION DESCRIPTION
REVISED PER GASTON COUNTY COMMENTS

10/30/2020
DRAWN BY
J. HEGEMANN
DESIGNED BY
J. HEGEMANN
CHECKED BY
M. SINKOVITZ
SCALE
1" = 150'

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

FORBES ROAD SUBDIVISION
NORTH CAROLINA LICENSE NO. C-1652
GASTON COUNTY, NORTH CAROLINA
EXISTING SITE PLAN

JOB NO.
45158
SHEET NO.
RZ-001

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE SOLE PROPERTY OF TIMMONS GROUP AND MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TIMMONS GROUP.

(CD21-01) 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(I) 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.
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).

12. The attached elevations, shown as Exhibit A, represent the selection of housing styles to be included within the development. Each elevation may or may not have more than one design.
No more than twenty five (25) percent shall have one (1) car garages.
13. The proposed soft surface walking trail, located along the southern most property line, is to be designated as private and maintained by an established Homeowner's Association (HOA).

NOTE: Items denoted in red indicate changes recommended by the Planning Board.

Exhibit A

























Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

Memorandum

To: Sarah Carpenter Penley, Senior Planner, Subdivision Administrator, Gaston County Planning & Development Services
From: Julio Paredes, Planner, Gaston—Cleveland—Lincoln MPO
Date: November 17, 2020
Subject: Forbes Rd - CD21-01—GCLMPO Comments

Thank you for the opportunity to provide transportation comments on a proposed subdivision within the Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) planning area. My comments are based on review of the proposed subdivision in accordance with the adopted Comprehensive Transportation Plan (CTP), the adopted 2045 Metropolitan Transportation Plan (MTP), and the current State Transportation Improvement Program (STIP).

On behalf of the GCLMPO, I offer the following comments:

1. According to NCDOT's 2020-2029 State Transportation Improvement Program (STIP), there are no funded transportation improvement projects in the immediate vicinity of this project.
2. The CTP shows a recommended multi-use path along the creek corridor. The developer should work with the Gaston County Planning and Development Services on any requirements to reserve an easement for a future greenway.
3. Just north of this site, a proposed 4-lane freeway from US 321 north of Dallas to NC 279 is included in the MPO's CTP. The proposed thoroughfare is an unfunded project. The CTP does not include specific transportation projects or improvement schedules, but instead represents the status or completeness of the comprehensive transportation system that may be required to support anticipated growth and development.

By establishing the region's future transportation needs, the CTP offers an organized way to identify, and eventually prioritize, the transportation projects that may be built in the communities within the GCLMPO area.

CTP projects shown as "Needs Improvement" or "Recommended" could become a funded project in the future, part of a development project, or may never become a funded project.

The centerline for this proposed thoroughfare as currently shown on the CTP is from the once funded Garden Parkway. The proposed thoroughfare, if re-established as a funded



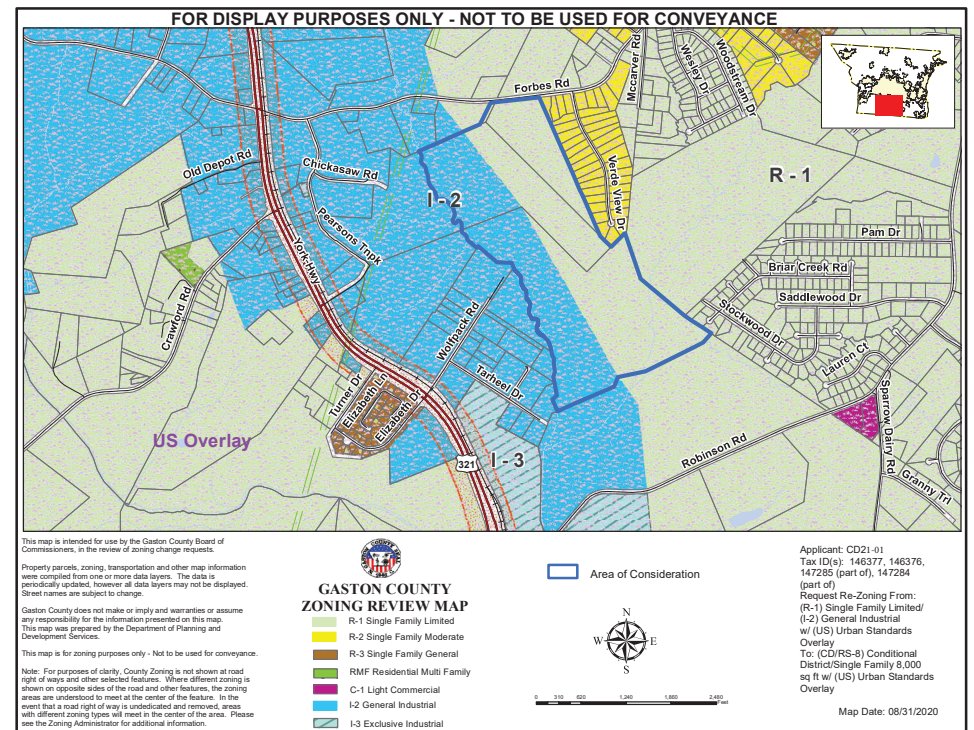
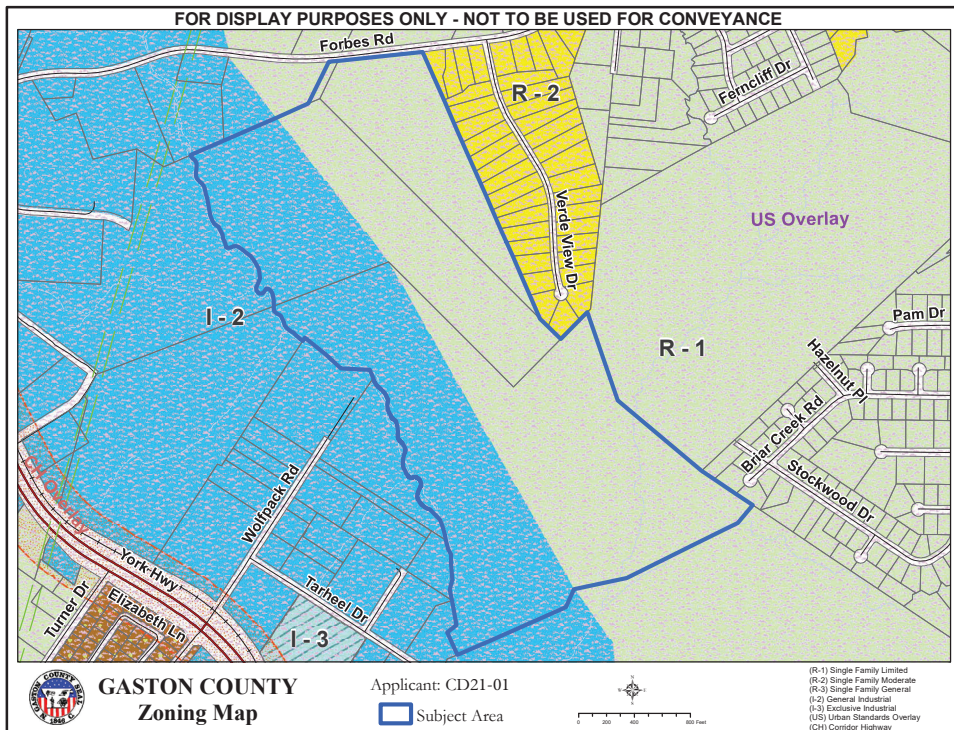
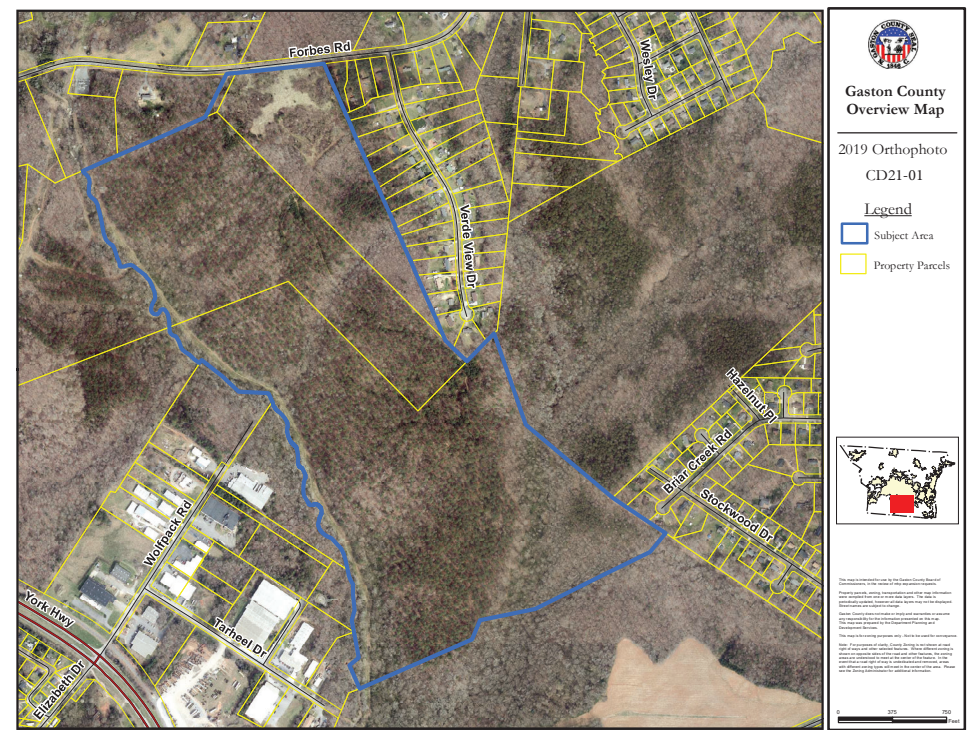
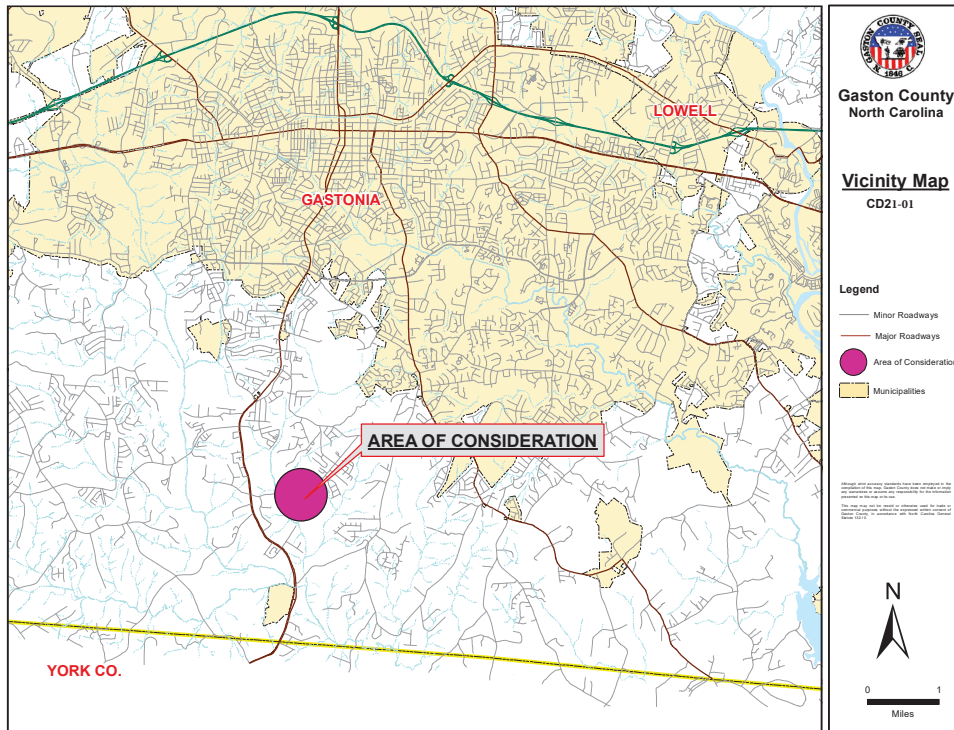
Post Office Box 1748
Gastonia, North Carolina 28053
Phone (704) 866-6980

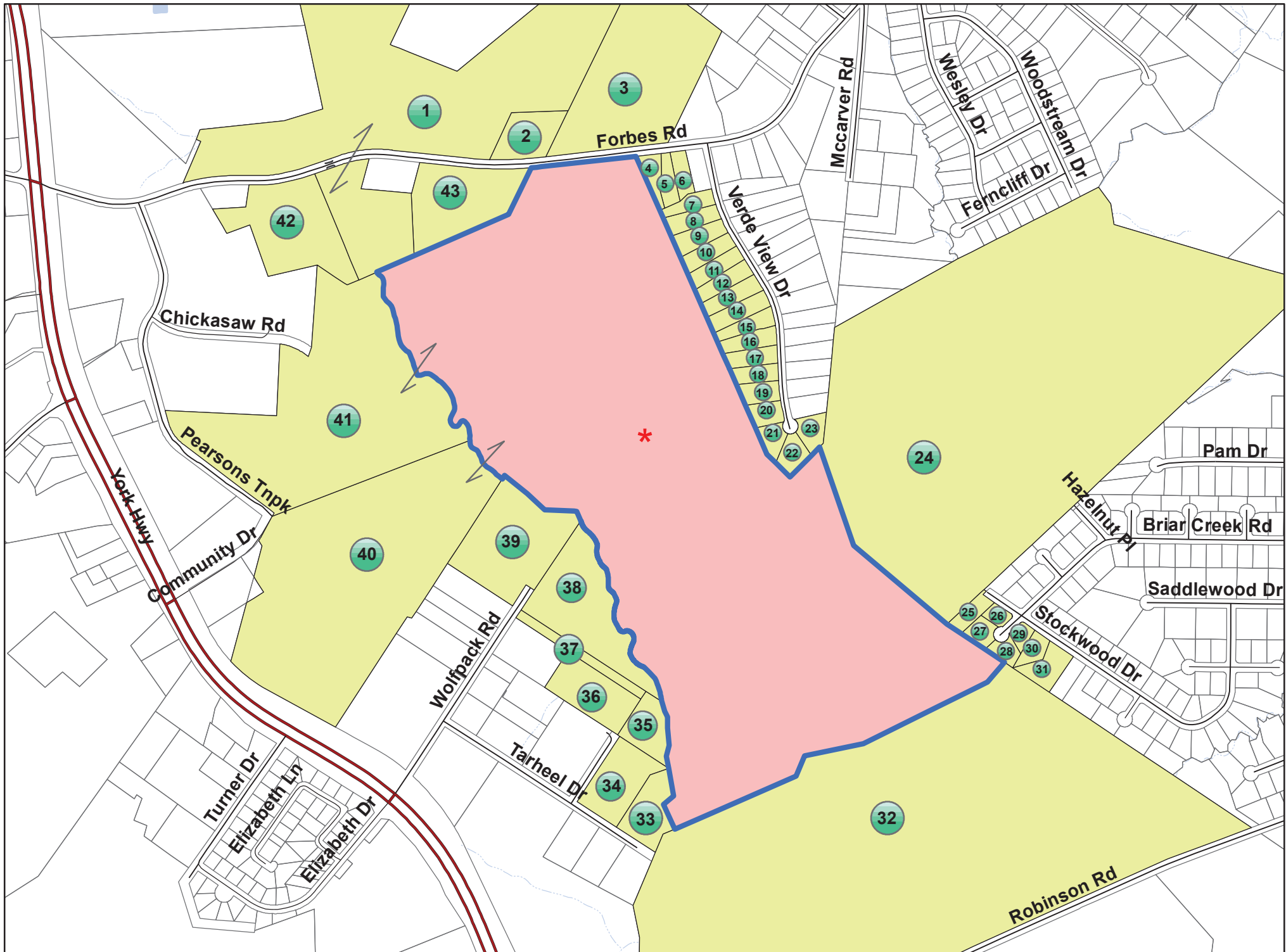
150 South York Street
Gastonia, North Carolina 28052
Fax (704) 869-1960

project in the future, would go back through the Environmental Impact Study process with a new centerline defined. It could be a similar centerline, or it could be something different.

4. Please note that any site plan that requires a driveway permit on an NCDOT roadway, or is adjacent to NCDOT roadways, the developer should work with NCDOT on any required driveway permits or any TIA requirements.

If you have any questions regarding my comments, please do not hesitate to contact me at 704-866-6980 or juliop@cityofgastonia.com.





CD21-01 Subject and Adjacent Properties Map

See reverse side for listing of property owners

 **Area of consideration**

CD21-01 Owner and Adjacent Property Listing

<u>NO:</u>	<u>PARCEL</u>	<u>OWNER NAME</u>	<u>OWNER NAME 2</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
*	146377	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	C/O SOUTHEAST LAND MGT LLC			
	146376			2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
	147285						
	147284						
1	146370	BRANDON ALFRED D	LOVE MARCIA BRANDON & OTHER	2580 FORBES RD	GASTONIA	NC	28056
2	146378	BRANDON ALFRED D	CLARK JANET BRANDON	2580 FORBES RD	GASTONIA	NC	28056
3	146369	BRANDON ALFRED D	LOVE MARCIA BRANDON	2580 FORBES RD	GASTONIA	NC	28056
4	146389	WADE SHANDRA RENEE		2630 FORBES RD	GASTONIA	NC	28056
5	146391	M & W INDUSTRIES		PO BOX 8	LITTLE RIVER	SC	29566
6	146393	GILES SHARI CAROLE		2638 FORBES RD	GASTONIA	NC	28056
7	146380	SCOTT CATALINA PEREZ		4810 VERDE VIEW DR	GASTONIA	NC	28056
8	146397	ALLEN JERRY		PO BOX 1588	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	28056
11	146403	RHYNE WAYNE SAMUEL	RHYNE SHERRY PAULA	4826 VERDE VIEW DR	GASTONIA	NC	28056
12	146405	SANTIAGO DAVIDE ITURBIDE		4830 VERDE VIEW DR	GASTONIA	NC	28056
13	146407	ARCOS JOSE VILLAGOMEZ	BADILLO MIGUELINA MARTINEZ	4834 VERDE VIEW DR	GASTONIA	NC	28056
14	146408	CRISTINO MARIA		727 N CALDWELL AVE	NEWTON	NC	28658
15	146410	EQUITY TRUST CO CUSTODIAN		PO BOX 45290	WESTLAKE	OH	44145
16	147358	MORALES ALFREDO B	BECERRIL ESMERALDA A	7819 LOWWOOD CIR	CHARLOTTE	NC	28214
17	147360	RIFFE SELENA MARSHALL		4850 VERDE VIEW DR	GASTONIA	NC	28056
18	147361	PRUITT FLOYD L		4854 VERDE VIEW DR	GASTONIA	NC	28056
19	147363	BAKER BRENDA N	BAKER JAMES T	4858 VERDE VIEW DR	GASTONIA	NC	28056
20	147365	VELZQUEZ LUIS SIERRA	C/O LUIS SIERRA VALAZQUEZ	2607 CRESCENT LANE	GASTONIA	NC	28052
21	147367	WATERMAN RICHARD V	WATERMAN RUTH J	4866 VERDE VIEW DR	GASTONIA	NC	28056
22	147369	MARLOWE JEFFREY SCOTT		4300 BEDFORDSHIRE DR	GASTONIA	NC	28056
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	28056
26	147324	MAULDIN DUSTIN ALEXANDER	STACY MADISON STOWE	111 BRIAR CREEK RD	GASTONIA	NC	28056
27	147323	TORRES JUAN & WIFE	ORTIZ ARGELIA BLASQUEZ	101 BRIAR CREEK RD	GASTONIA	NC	28056
28	147322	GRANT GREGORY F	GRANT SUZANNE M	100 BRIAR CREEK RD	GASTONIA	NC	28056
29	147321	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28056
30	147320	WHITE MARK LEWIS	WHITE TAMMY HOFFMAN	110 BRIAR CREEK RD	GASTONIA	NC	28056
31	147357	PHERRERA ANDERSSON	HERRERA SINDRY	2921 STOCKWOOD DRIVE	GASTONIA	NC	28056
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		165 BLUE DEVIL DR	GASTONIA	NC	28056
35	147316	CROWN ATLANTIC COMPANY LLC		4017 WASHINGTON RD PMB 353	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	28056
39	213179	COLLMAR HOWARD J JR		P O BOX 645	BOWLING GREEN	SC	29703
40	147284	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
41	147285	HIGHWAY 321 FORBES RD	DURBORAW IRREV TRUST	2820 SELWYN AVE STE 500	CHARLOTTE	NC	28209
42	146375	BLACK JANET BRANDON		2522 FORBES RD	GASTONIA	NC	28056
43	146373	LOVE THOMAS F JR	LOVE MARCIA B	2580 FORBES RD	GASTONIA	NC	28056