

# Forbes Road Site

## Single Family Residential Subdivision

(Rezoning CD21-01)



**D·R·HORTON®**  
*America's Builder*



## Previous Rezoning:

- **CD/RS-8 (Conditional District – Single Family Residential – 6,250 SF Min.)**
- **Up to 350 Lots (2.15 DU / Acre)**
- **50' and 60' Wide Lots**





- **CD/RS-8 (Conditional District – Single Family Residential – 8,000 SF min.)**
- **Up to 315 Lots (1.93 DU / Acre)**
- **60' and 65' Wide Lots**

[illegible]



# Conceptual Rendering

**D·R·HORTON**  
*America's Builder*





# Amenity Center / Area

Conceptual Rendering:

**D·R·HORTON**  
*America's Builder*





# Amenity Area

**D·R·HORTON**  
*America's Builder*

## Sample Photos:





# House Elevations

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**Brookechase – 2,060 SF**



**Elston – 2,174 SF**



**Holly – 2,546 SF**

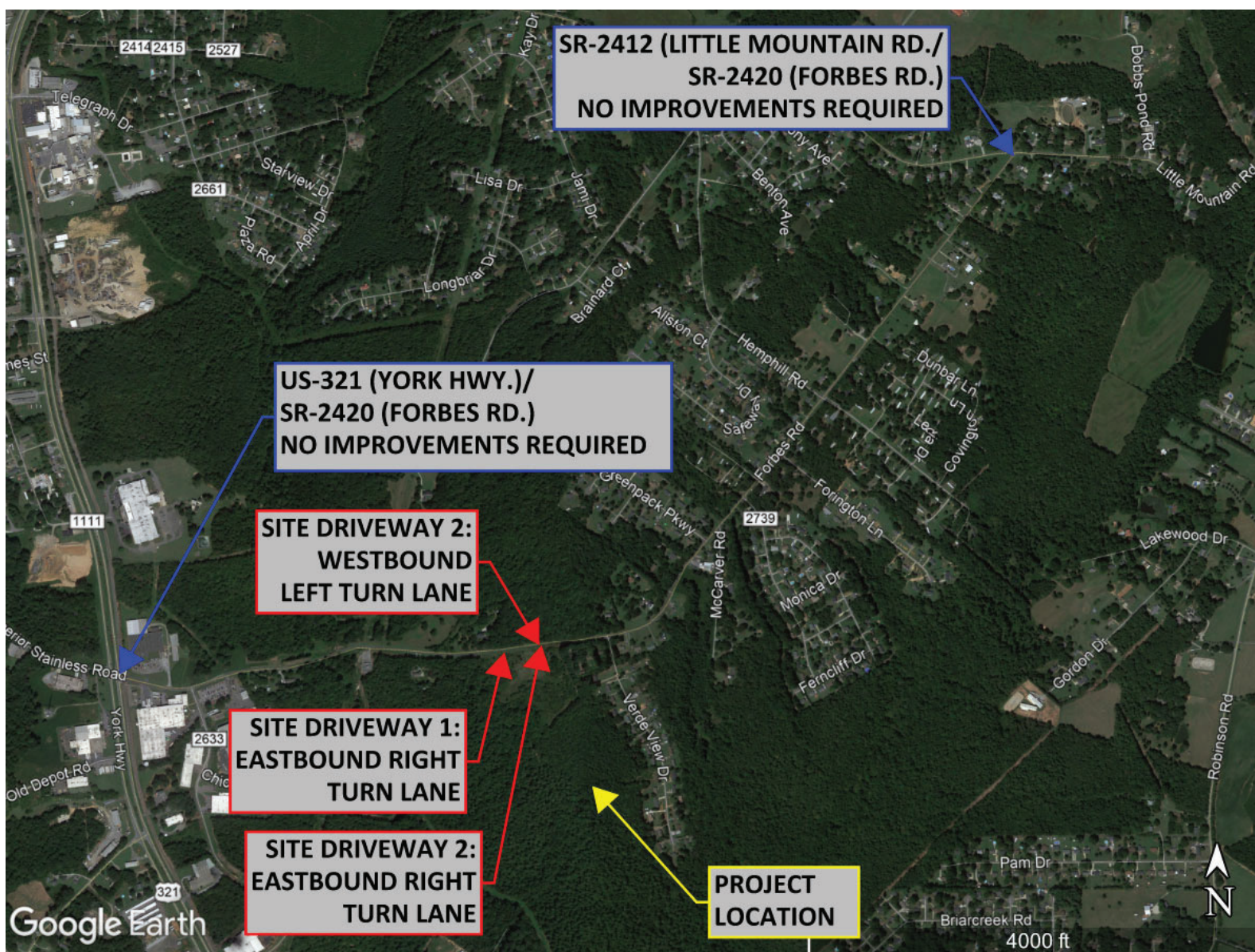


**Vivian – 2,231 SF**



# Traffic Impact Analysis (TIA)

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





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PARCEL #: 146378  
 ALFRED D BRANDON & OTHERS  
 DB 4659 PG 0424

PARCEL #: 146379  
 ALFRED D BRANDON & OTHERS  
 DB 4660 PG 0424

PARCEL #: 146373  
 MARCIA B LOVE & THOMAS F LOVE  
 DB 1220 PG 0687

PARCEL #: 146376  
 HIGHWAY 321 FORBES  
 RD LLC 50% &  
 DUBSORAW IRREV  
 TRUST 5.66%  
 DB 4033 PG 0495

PARCEL #: 146389  
 SHANDRA RENEE WADE  
 DB 4104 PG 0627

PARCEL #: 146392  
 SHARI CAROLE GILES  
 DB 4681 PG 0970

PARCEL #: 146393  
 M & W INDUSTRIES INC  
 DB 4406 PG 1687

PARCEL #: 146395  
 HOWARD E & ROSHEL D GILLESPIE  
 DB 4412 PG 2054

PARCEL #: 202738  
 WILSON A & LORETTA S FORBES  
 DB 3663 PG 308

**PROPOSED CONCRETE MEDIAN**  
 PROPOSED RIGHT-IN/RIGHT-OUT  
 SITE ACCESS #1

**PROPOSED STRIPED MEDIAN**

**PROPOSED 100 LF DEDICATED LEFT TURN LANE**

**PROPOSED 100 LF DEDICATED RIGHT TURN LANE**

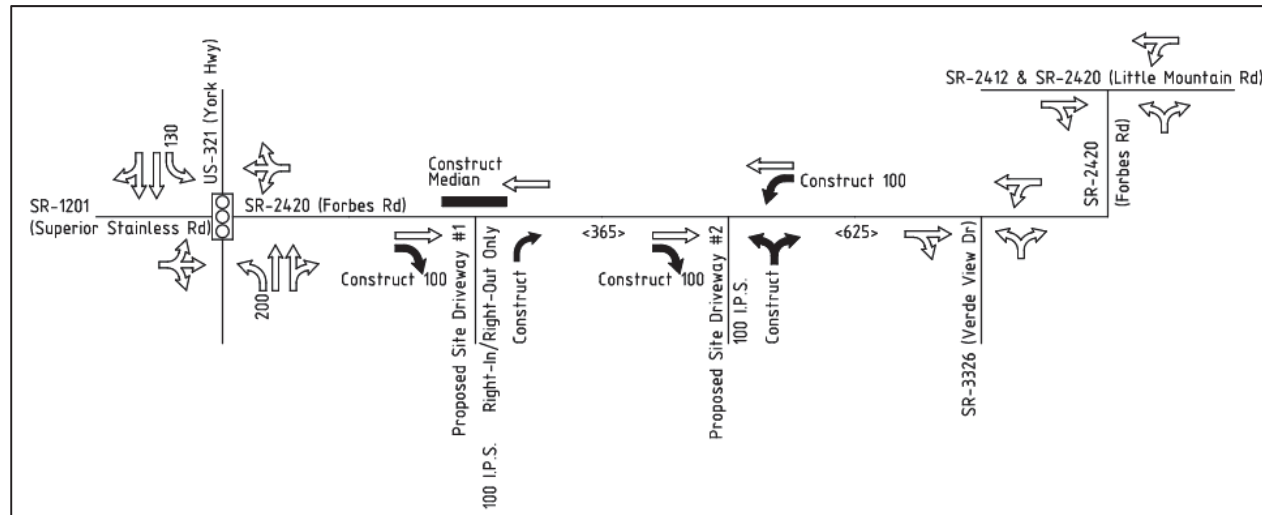
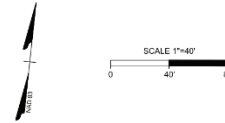
**PROPOSED 100 LF DEDICATED RIGHT TURN LANE**

**SITE DRIVEWAY 1**

**SITE DRIVEWAY 2**

EXISTING EDGE OF PAVEMENT (LOCATION APPROX.)  
 EXISTING RESIDENTIAL DRIVEWAY  
 145'  
 65'  
 115'  
 11'  
 61'  
 385±  
 100' RIGHT TURN LANE  
 2' PAVED SHOULDER (TYP.)  
 PROP. EDGE OF PAVEMENT (TYP.)  
 PROPOSED FULL MOVEMENT SITE ACCESS #2  
 100'  
 150'  
 183'  
 633±  
 11'  
 11'  
 11'  
 5' TEMPORARY CONSTRUCTION EASEMENT  
 150' DECELERATION LANE  
 100' STORAGE  
 150' DECELERATION LANE  
 190' STORAGE  
 10' X 70' SIGHT TRIANGLES (TYP.)  
 PROPOSED RIGHT OF WAY (WIDTH VARIES)  
 EXISTING EDGE OF PAVEMENT (LOCATION APPROX.)  
 2' PAVED SHOULDER (TYP.)  
 PROP. EDGE OF PAVEMENT (TYP.)  
 5' TEMPORARY CONSTRUCTION EASEMENT  
 EXISTING BRITTANY WOODS NEIGHBORHOOD  
 VERDE VIEW DRIVE  
 PROPOSED SITE: 315 SINGLE FAMILY RESIDENTIAL UNITS  
 PARCEL #: 146377  
 HIGHWAY 321 FORBES RD LLC 50% &  
 DUBSORAW IRREV TRUST 6.66%  
 DB 4134 PG 0008

## ROAD IMPROVEMENTS EXHIBIT - NOVEMBER 30, 2020





# Project Timeline

- **Public Information Meetings (PIMs)**
  - **December 2, 2020**
  - **December 3, 2020**
  
- **Public Meeting:**
  - **Planning Board – January 11, 2021**
  
- **Public Hearing:**
  - **Board of Commissioners - January 26, 2021**
  
- **Construction Start**
  - **November, 2021 (approximate)**



# Authorities Having Jurisdiction (AHJs)



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



# Contacts:



## **Marty Davis**

Land Development Manager

D.R. Horton

Mobile: (980) 666-0326

8001 Arrowridge Blvd.

Charlotte, NC 28273

[WMDavis@drhorton.com](mailto:WMDavis@drhorton.com)

## **Chris Micci**

Land Acquisition

D.R. Horton

Office: (704) 608-8967

Mobile: (704) 640-9967

8001 Arrowridge Blvd.

Charlotte, NC 28273

[CDMicci@drhorton.com](mailto:CDMicci@drhorton.com)



## **Matt Sinkovitz, PE**

Sr. Project Manager

Timmons Group

Office: (704) 790-2912

610 E. Morehead St., Suite 250

Charlotte, NC 28202

[matthew.sinkovitz@timmons.com](mailto:matthew.sinkovitz@timmons.com)

## **Chris Todd, PE**

Sr. Project Manager

Timmons Group

Office: (980) 215-8072

610 E. Morehead St., Suite 250

Charlotte, NC 28202

[chris.todd@timmons.com](mailto:chris.todd@timmons.com)