

CD21-01 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 (315) 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: 231.03 ac

Acreage for Map Change: 163.02 ac









**Gaston County
North Carolina**

Vicinity Map

CD21-01

Legend

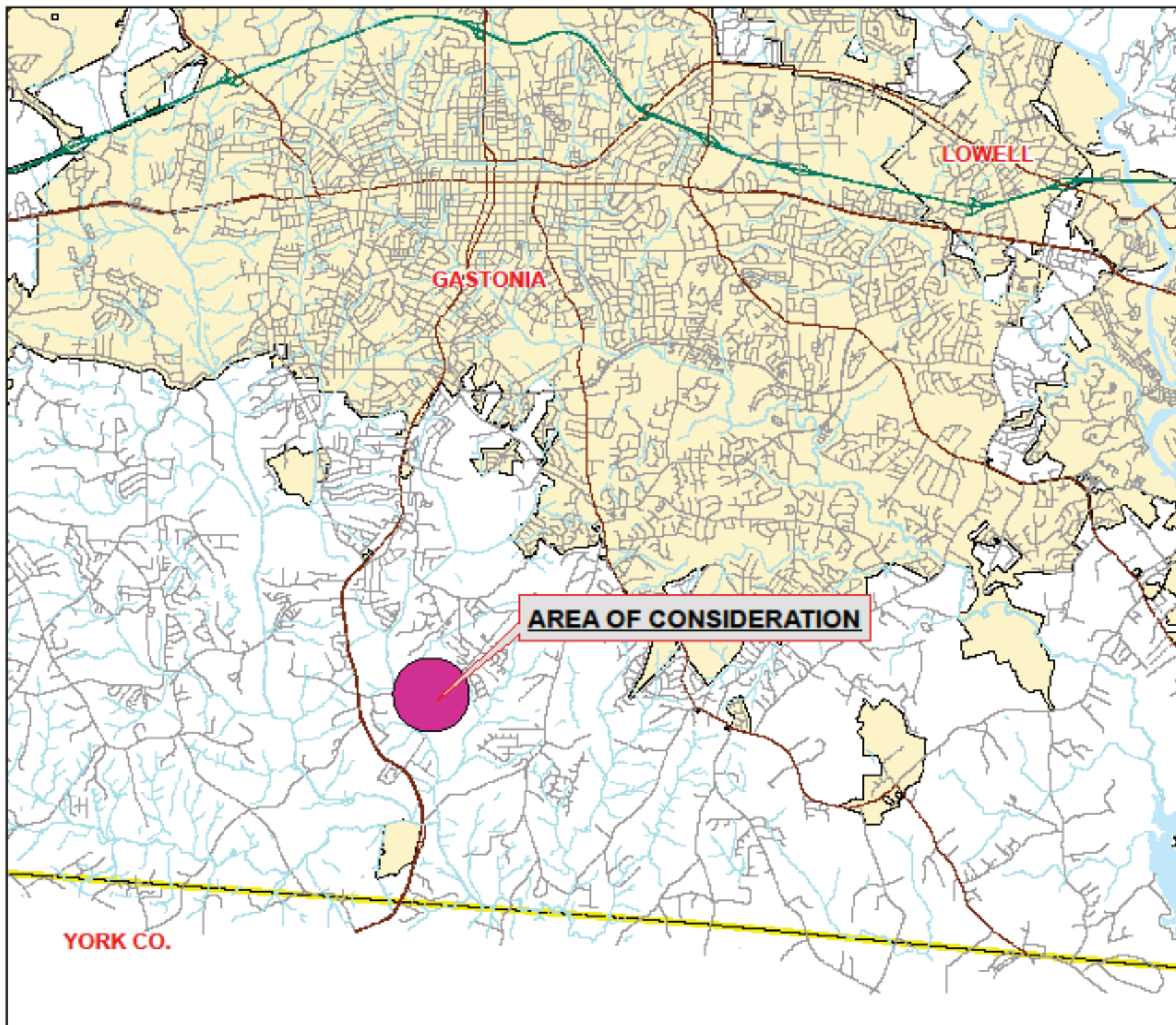
-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

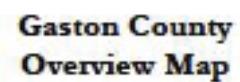
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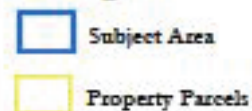
0 1
Miles





2019 Orthophoto
CD21-01

Legend



This map is intended for use by the Export Country Board of Manufacturers of the United States Association of Banks.

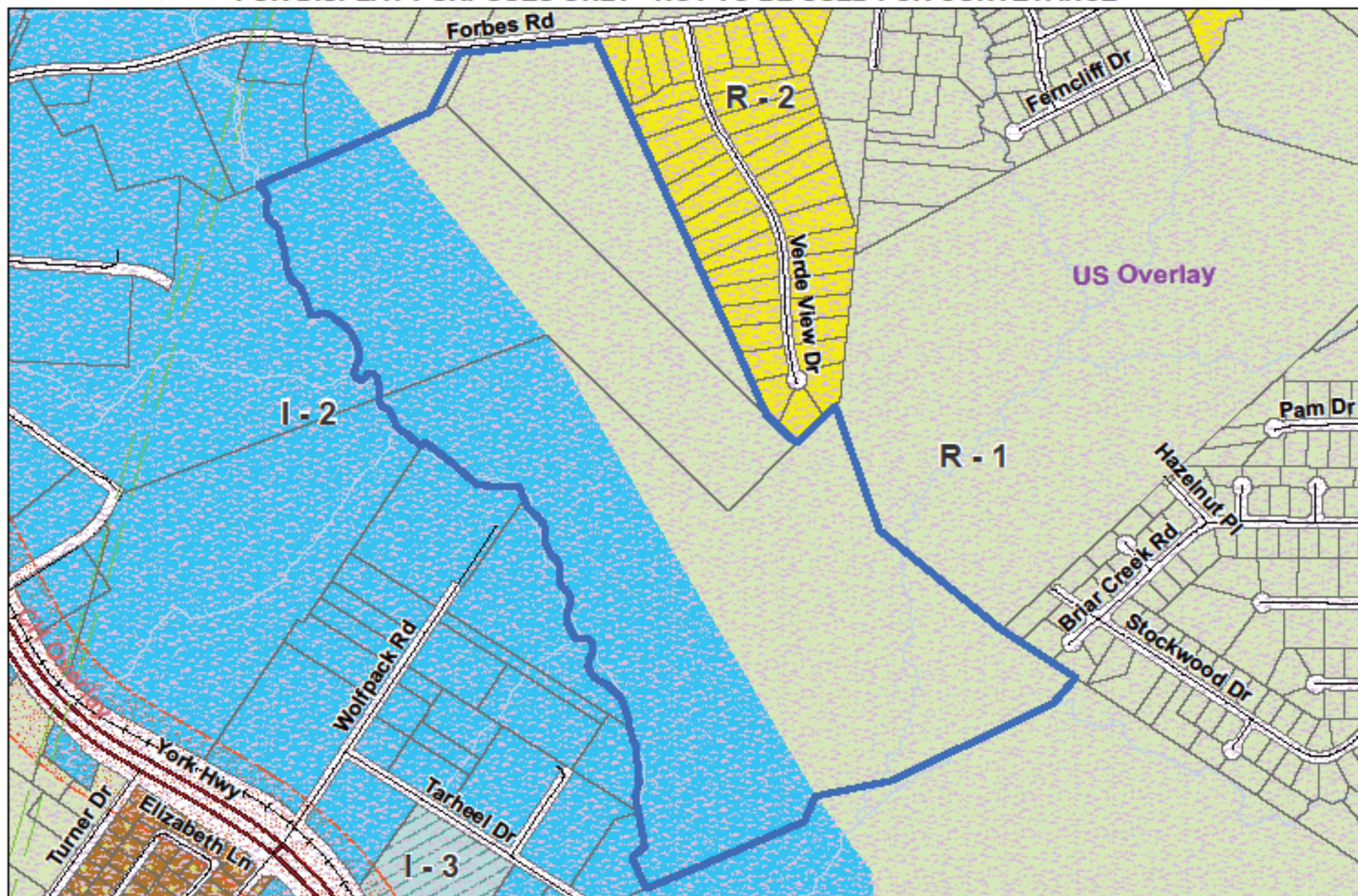
Property values, zoning regulations and other map information were adopted from our public databases. This data is preliminary; zoning, ownership and other data may not be displayed accurately and is subject to change.

Students strongly disagree that there is little or no opportunity to receive any supervision during the orientation presentation on the train. This is largely played by the department training and supervision techniques.

This map is for touring purposes only - it is not a road for navigation.
Note: For purposes of safety, security, timing and to protect at least
eight creeks and other natural features, **timber harvest** is being
suspended on riparian areas of the head and other features. The riparian
areas are indicated to be at the border of the riparian area. It is
the intent that a riparian area is undisturbed and protected areas
with riparian forest are adjacent to the border of the area. These
are the riparian areas and the riparian areas.


Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
18-24	~15	~15	~15	~15
25-34	~25	~25	~25	~25
35-44	~35	~35	~35	~35
45-54	~45	~45	~45	~45
55-64	~55	~55	~55	~55
65+	~65	~65	~65	~65

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



GASTON COUNTY Zoning Map

Applicant: CD21-01

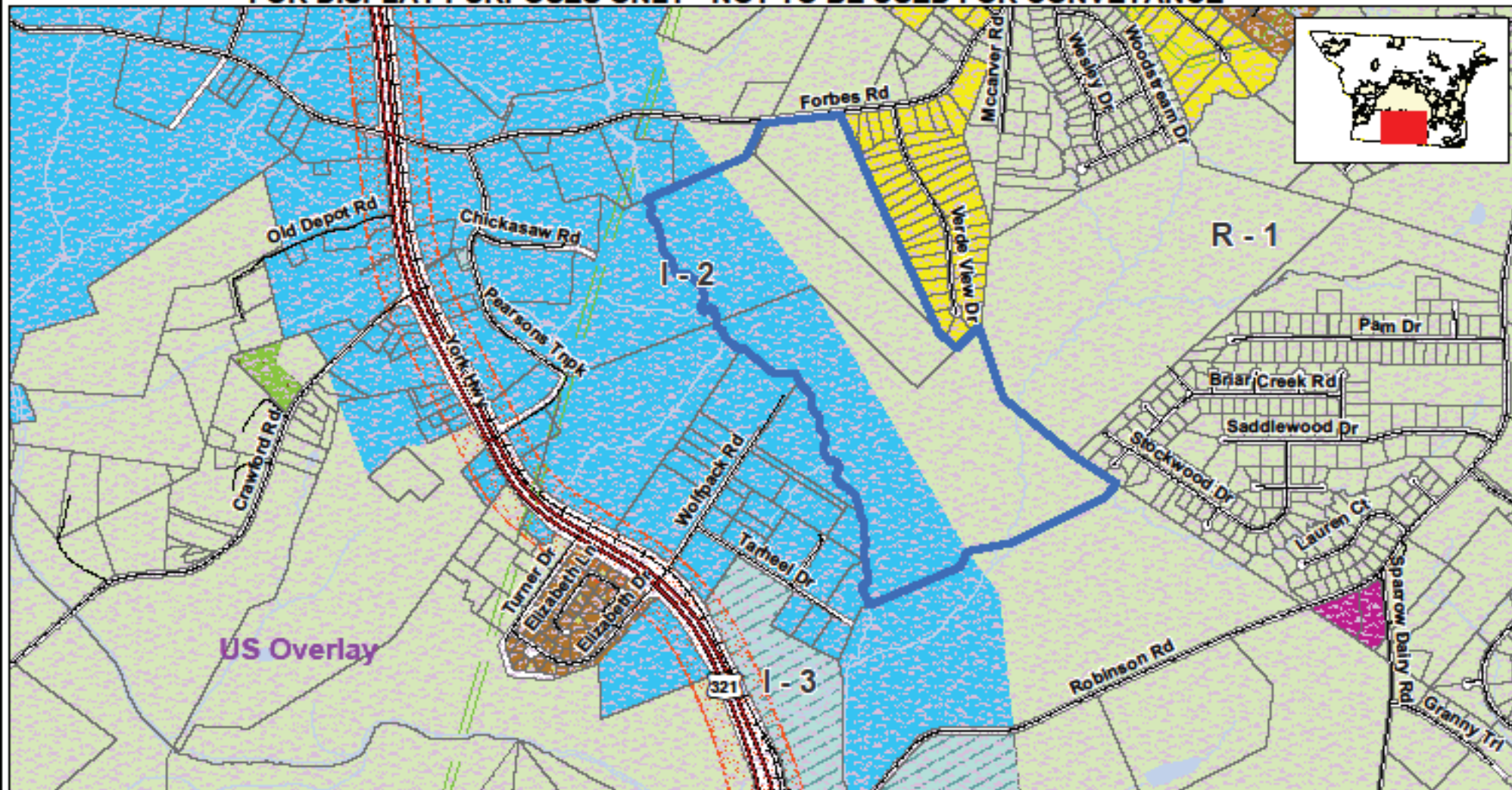
 Subject Area



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.

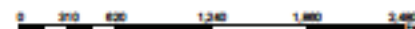
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is 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

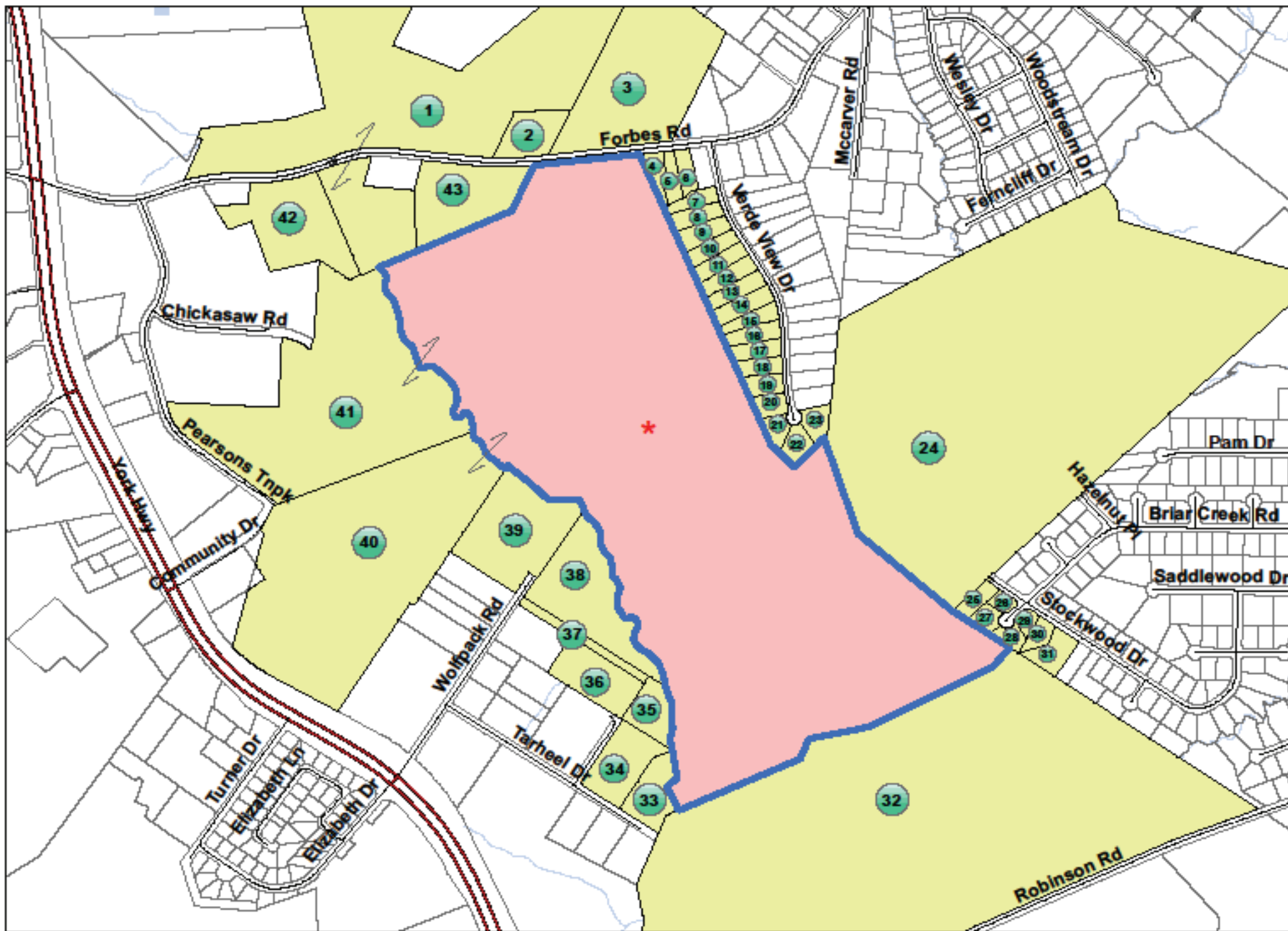
- R-1 Single Family Limited
- R-2 Single Family Moderate
- R-3 Single Family General
- RMF Residential Multi Family
- C-1 Light Commercial
- I-2 General Industrial
- I-3 Exclusive Industrial

Area of Consideration



Applicant: CD21-01
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



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

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			
	146376			2820 SELWYN AVE STE 300	CHARLOTTE	NC	28209
	147285						
	147284						
1	146370	BRANDON ALFRED D	LOVE MARCIA BRANDON & OTHER	2380 FORBES RD	GASTONIA	NC	28056
2	146378	BRANDON ALFRED D	CLARK JANET BRANDON	2380 FORBES RD	GASTONIA	NC	28056
3	146369	BRANDON ALFRED D	LOVE MARCIA BRANDON	2380 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 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	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	28638
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	147908	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 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	28056
43	146373	LOVE THOMAS F JR	LOVE MARCIA B	2380 FORBES RD	GASTONIA	NC	28056

ZONING CODE SUMMARY:

OWNER: DUNSPLOFF IRREVOCABLE TRUST 5.8% HIGHWAY 321 FORBES ROAD LLC 5%
C/O SOUTHWEST LAND MGMT. LLC 25%
SOUTHWEST LAND MGMT. LLC 25%
SOUTHWEST LAND MGMT. LLC 25%
SOUTHWEST LAND MGMT. LLC 25%

SITE ADDRESS: 103.05 ACRES

TAX PARCEL NUMBERS: 1A107, 1A207, 1A208 (PORTION), 1A209 (PORTION)

EXISTING ZONING: R 181.2 (RESIDENTIAL SINGLE FAMILY LIMITED & GENERAL INDUSTRY)

PROPOSED ZONING: COS-6

OVERLAY DISTRICTS: URBAN STANDARDS OVERLAY

EXISTING LOT: VACANT (WOODS)

PROPOSED USE: RESIDENTIAL - SINGLE FAMILY DETACHED

UNITS PROVIDED: 219 LOTS

DENSITY PROVIDED: 319 LOTS / 103.05 AC = 3.10 DUA/AC

DENSITY MAXIMUM: 319 LOTS / 103.05 AC = 3.10 DUA/AC

FRONT SETBACK: 30'

REAR SETBACK: 30'

SIDE SETBACK: 7'

CORNER SETBACK: 10'

REQUIRED LOT SIZE: 8,000 SF (MIN.)

TYPICAL LOT SIZE: 60' X 120' (5,100 SF) - 140 LOTS
60' X 120' (5,100 SF) - 172 LOTS

SINGLE FAMILY: MAXIMUM HEIGHT: 40' (MAX. ALLOWED PER ZONING)

WATER-RELATED DISTRICT: NONE

FEMA: PANEL 17103AAS00 (DATED 09/03/2007) AND PANEL 17103AAS00 (DATED 09/03/2007)
PANEL 17103AAS00 IS LOCATED IN ZONE "AE" OF THE FEMA FLOOD ZONE AND THE COMMUNITY FLOOD ZONE

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED: 4.00 ACRES PER LOT = 4.00 X 219 LOTS = 8.76 ACRES

UNDISTURBED OPEN SPACE: 25.00 ACRES

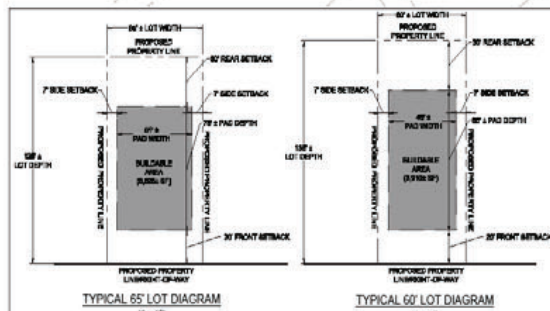
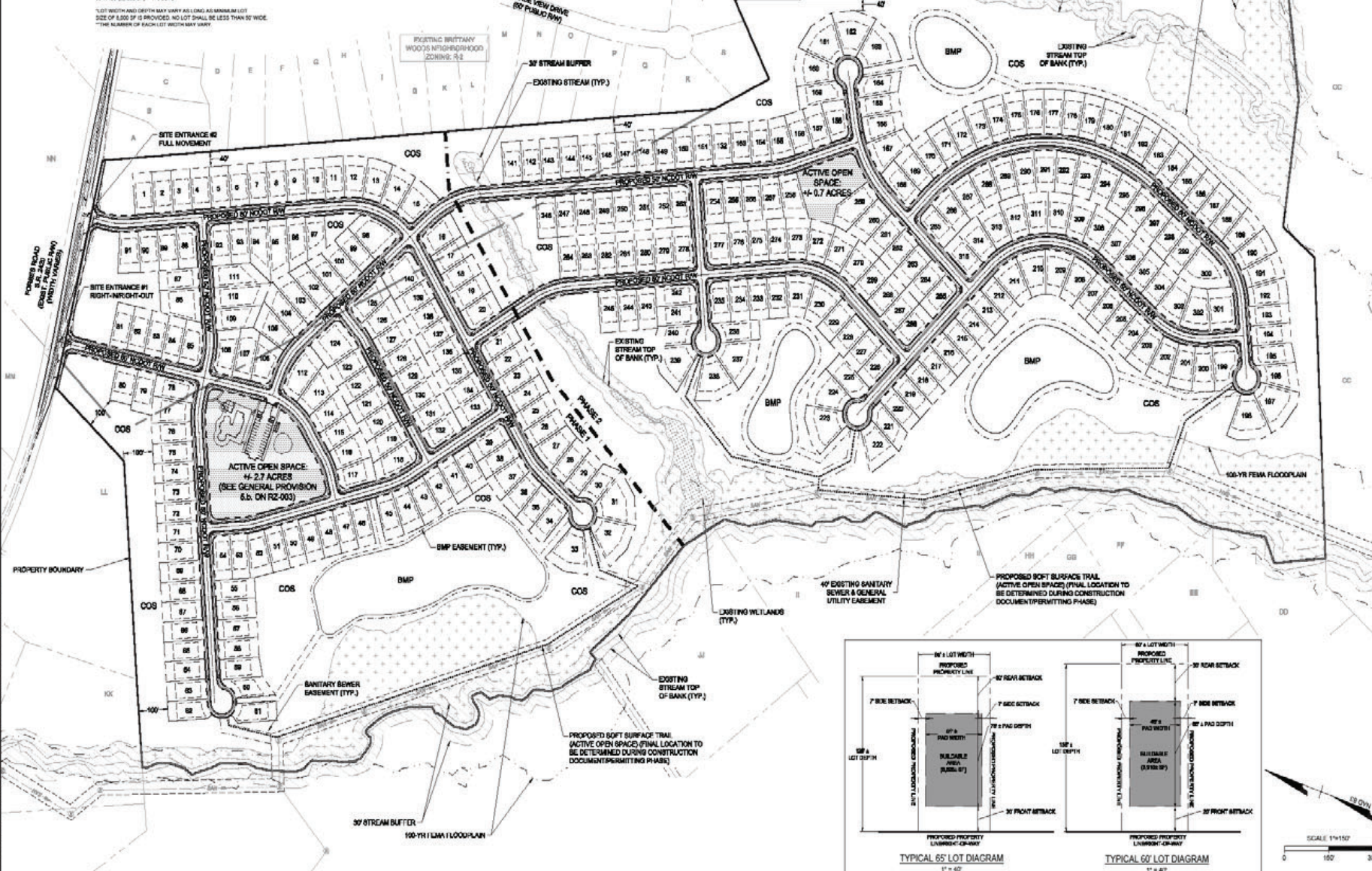
OPEN SPACE PROVIDED: 18.00 ACRES

ACTIVE OPEN SPACE REQUIRED: 0.00 ACRES (SEE GENERAL PROVISION 6.1.1)

ACTIVE OPEN SPACE PROVIDED: 0.00 ACRES (SEE GENERAL PROVISION 6.1.1)

- UNDISTURBED COMMON OPEN SPACE
- STREAM BUFFER
- ACTIVE OPEN SPACE

* REFER TO SHEET RZ-003 FOR REZONING NOTES



FOR REZONING ONLY

THESE CHANGES WERE MADE AT THE CHARLOTTE OFFICE

DATE: 10/30/2020

DESIGNED BY: J. HEGELMANN

CHECKED BY: M. SIMMONS

SCALE: 1" = 150'

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

FORBES ROAD SUBDIVISION

GASTON COUNTY, NORTH CAROLINA

REZONING PLAN

45158

RZ-002

(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(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.
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.