



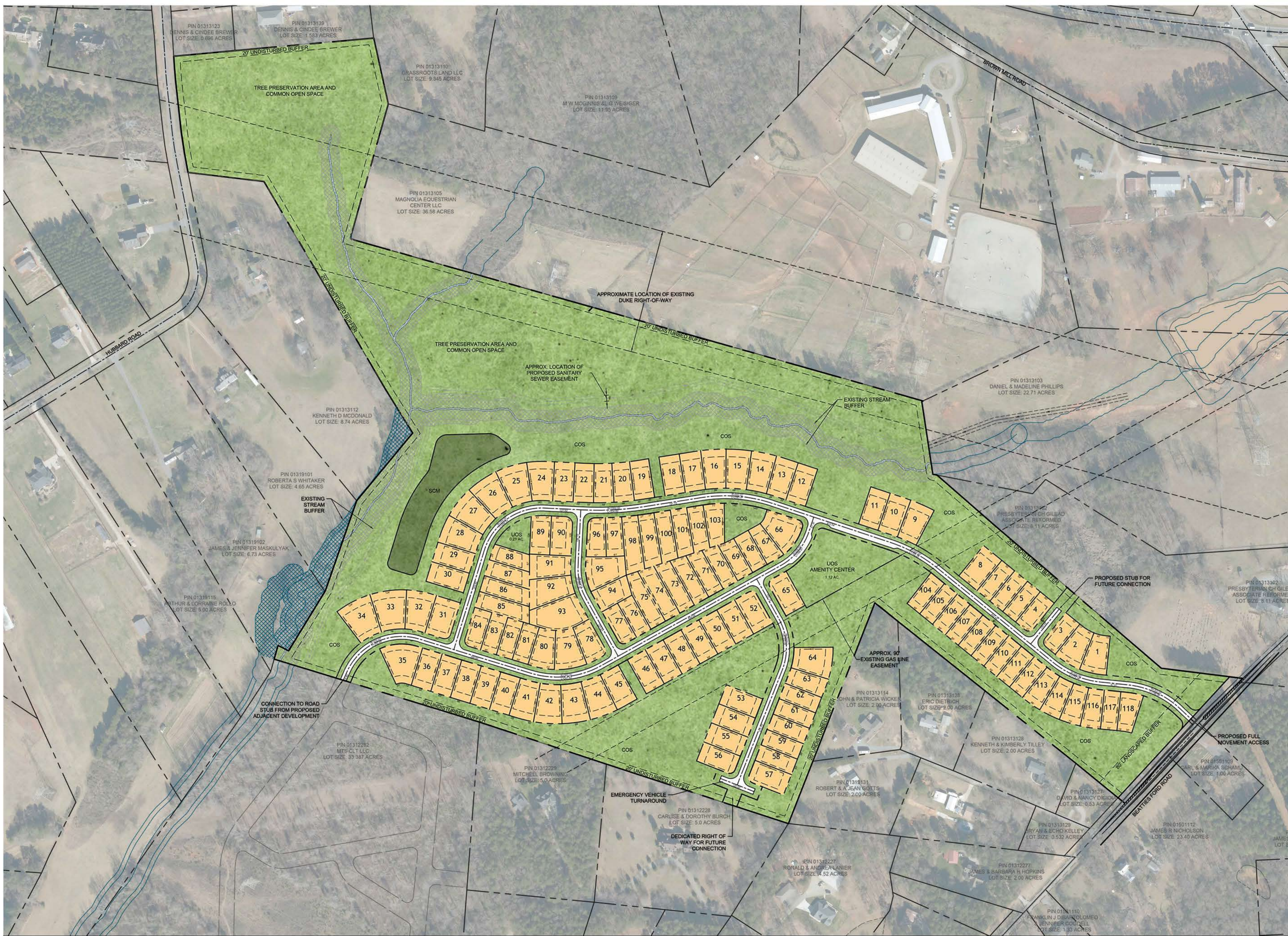
AGENDA
Predevelopment Meeting
February 15, 2023 - 3:30 PM
TOWN CENTER (105 GILEAD ROAD)

- 1. Call to Order/Roll Call**

- 2. Action Agenda**
 - 2.A. EPCON - 15131 Beatties Ford Road (PIN# 01313126, 01313125, 01313116); Proposal to rezone approximately 68.4 acres from Rural (R) to Transitional Residential - Conditional District (TR-CD) to build age-restricted, single-family homes. *(David Peete)*

 - 2.B. Wood Partners - Old Statesville Road (PIN# 01103213 & 01121101); Proposal to rezone approximately 19.5 acres along Old Statesville Road from Corporate Business (CB) to Traditional Neighborhood Development - Urban (TND-U-CD) for 337 multi-family units. *(David Peete)*

- 3. Adjourn**



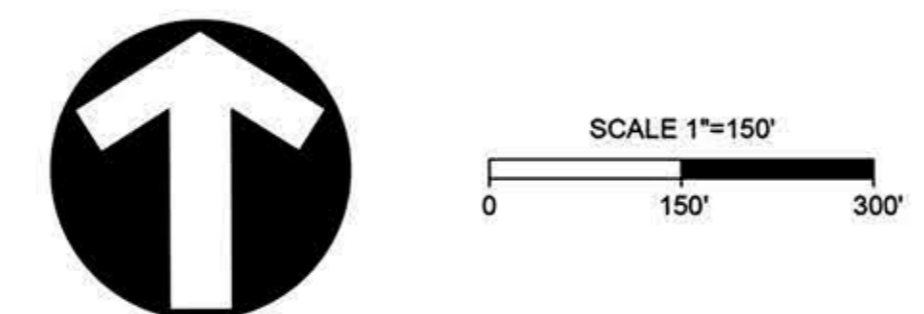
ZONING SUMMARY

PARCEL NUMBERS	01313125, 01313126, 01313142, 01313143, 01313144, 01313116
EXISTING ZONING	R
PROPOSED ZONING	TR
PARCEL AREA	78.7± AC
TOTAL PROPOSED LOTS	118 LOTS
55' LOTS	58 LOTS (49.2%)
68' LOTS	52 LOTS (44.1%)
78' LOTS	8 LOTS (6.8%)
MAXIMUM DENSITY	1.5 DUA (WITH 40% OPEN SPACE)
PROVIDED DENSITY	1.5 DUA
MINIMUM REQUIRED LOT SIZE	6,000 SF
MINIMUM PROVIDED LOT SIZE	7,150± SF
AVERAGE REQUIRED LOT SIZE	7,500± SF
AVERAGE PROVIDED LOT SIZE	8,097± SF
MINIMUM LOT WIDTH REQUIRED	50'
MINIMUM LOT WIDTH PROVIDED	55'
AVERAGE LOT WIDTH REQUIRED	60'
AVERAGE LOT WIDTH PROVIDED	62.9'
REQUIRED SETBACKS	
SIDE SETBACK	6'
FRONT SETBACK	20'
REAR SETBACK	25'
CORNER SETBACK	10' (50% OF FRONT SETBACK)
ROADWAY MINIMUM RADIUS	200'
REQUIRED BUFFER	20' UNDISTURBED
OPEN SPACE REQUIRED	31.48± ACRES (40%)
OPEN SPACE PROVIDED	MINIMUM 31.50 ACRES (40%)
REQUIRED TREE PRESERVATION*	
	50% OF EXISTING TREE CANOPY
	100% EXISTING HERITAGE TREES
	50% EXISTING SPECIMEN TREES

*WHERE CIRCUMSTANCES PREVENT LOCATING THE REQUIRED TREE PLANTINGS OR PRESERVATION STANDARDS ON SITE AND APPROVAL BY THE PLANNING BOARD IS GRANTED, THE DEVELOPER MAY MITIGATE PROTECTED TREE CANOPY REMOVAL BY PLANTING NEW TREES ON THE SITE WHOSE CANOPY EQUALS THAT OF THE CANOPY TO BE REMOVED

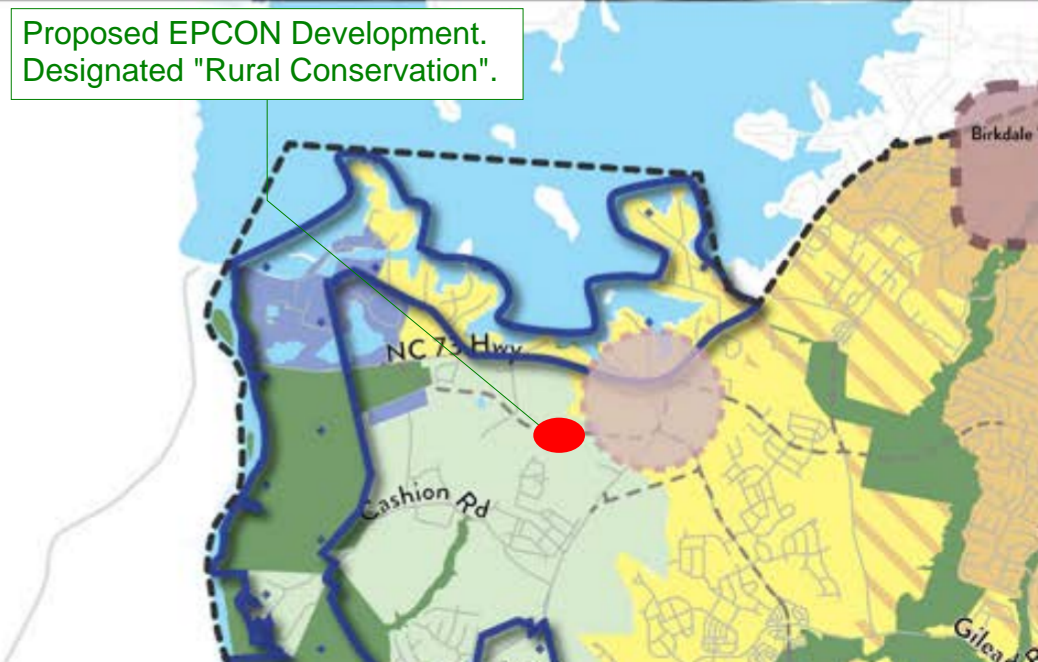
CONCEPTUAL SITE PLAN

BEATTIES FORD SUBDIVISION - JANUARY 27TH, 2023



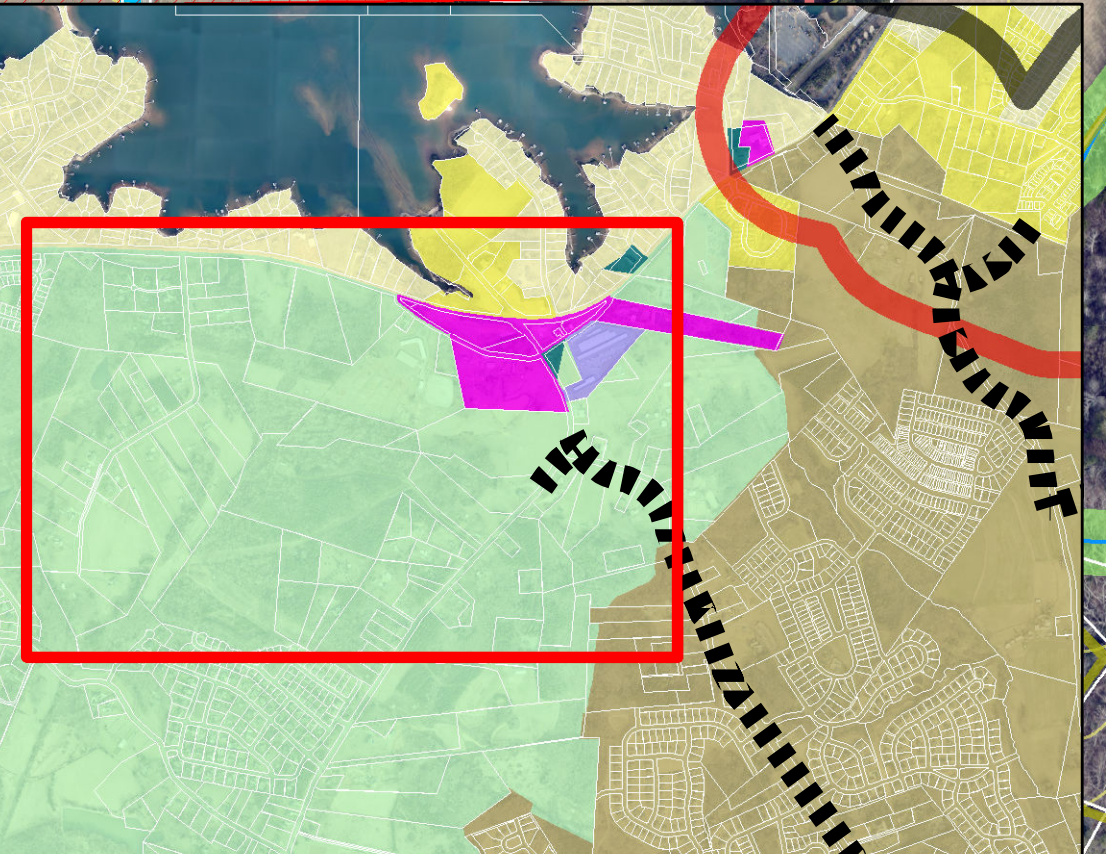
TOWN OF HUNTERSVILLE FUTURE LAND USE MAP

Proposed EPCON Development.
Designated "Rural Conservation".

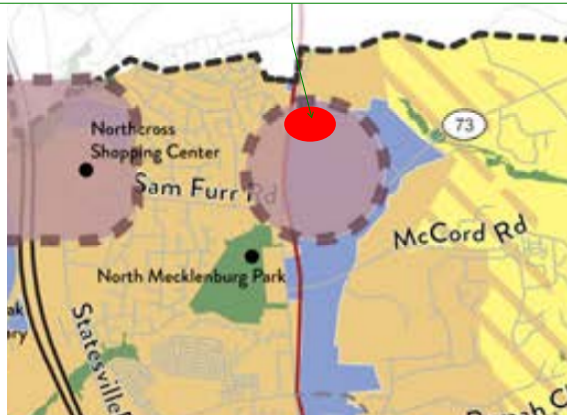




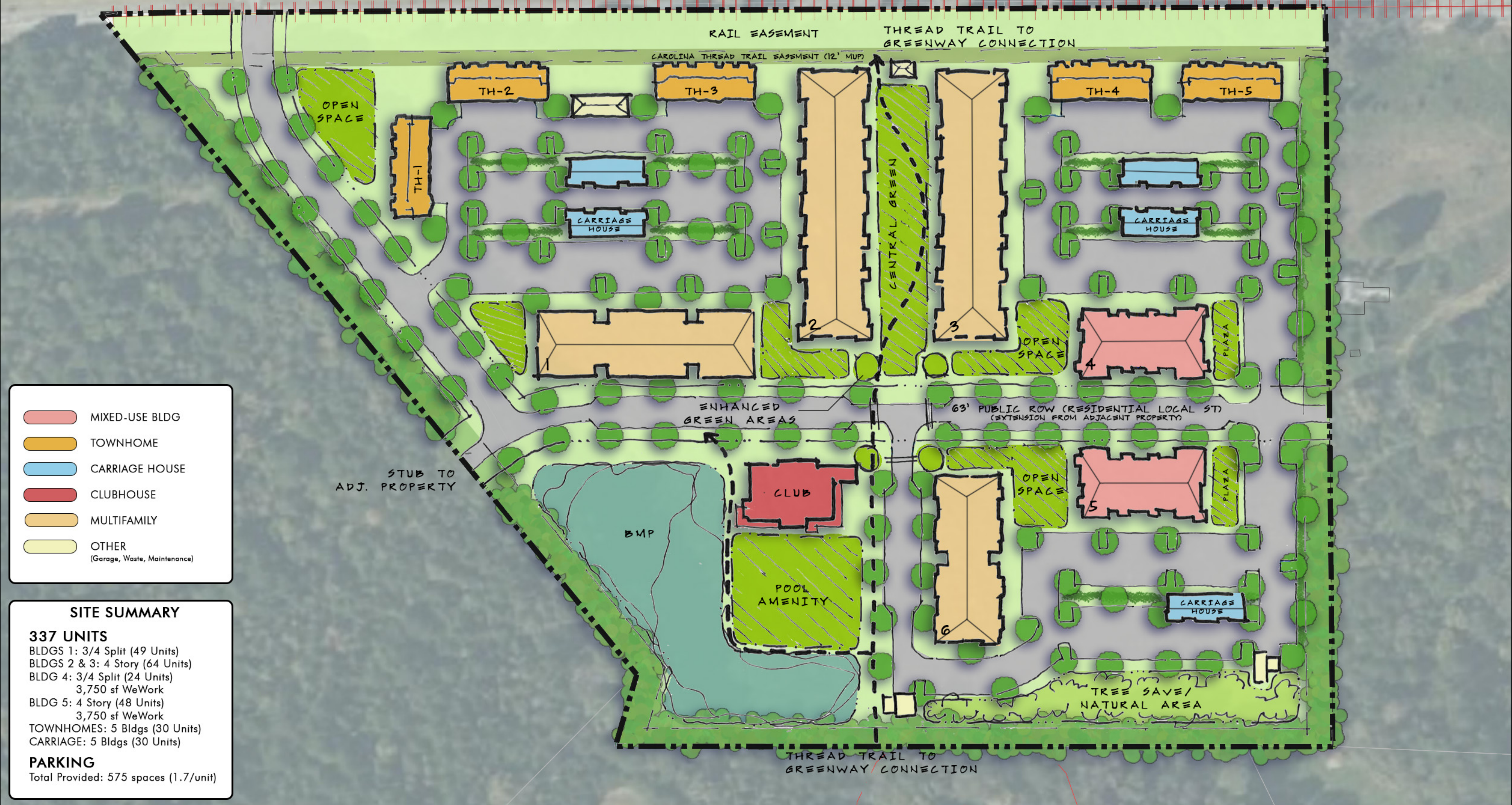
- Roads**
- Name**
- Everette Keith Road
 - Hambright Road
 - Verhoeff Drive
 - Activity Nodes
 - GarCreek_PermanentlyProtected
 - RamahCreek_PermanentlyProtected
 - Main Street Improvements
 - 80' Buffer
- Natural Heritage Elements**
- Natural Heritage Area
- Greenways**
- STATUS**
- Existing
 - Under Construction
 - Proposed
 - Mooresville to Charlotte Trail (Proposed)
- Bikeways**
- Bike Lanes - Existing
 - Wide Outside Lane - Existing
 - Bike Lanes - Proposed
 - Wide Paved Shoulder - Proposed
 - Bike Lanes - Future Road
 - Wide Paved Shoulder - Future Road
 - Side Path - Proposed
 - Side Path - Future Road
 - Lake Norman Bike Route
 - Carolina Thread Trail (Proposed)
 - Greenways
 - Carolina Thread Trail (Proposed)
 - Utility ROW
 - Residential Subdivision
 - Farmhouse Cluster
 - Wetlands
 - Stream
- SWIM - Post Const Buffers**
- 0
 - 30'
 - 35'
 - 50'
 - 100'
 - FEMA Flood Zone
- BFRC Study Area Proposed Road Network**
- Proposed Collector Street
 - URCSAP Potential Road Network
 - Potential DTSP Connections
 - All_Road_Extension_-_Alternate_Alignments
- Thoroughfares**
- Proposed Thoroughfare**
- Defined
 - Undefined
 - Watershed Boundary
- % Slope**
- 25 - 50
 - 51 - 75
 - 76 - 150



Proposed Wood Partners Development. Designated "Employment Center", with an "Activity Center" overlay.



OLD STATESVILLE ROAD



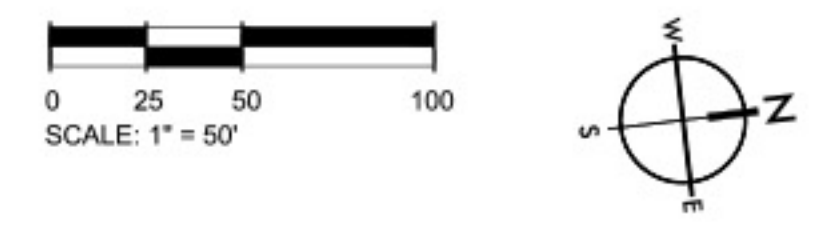
- MIXED-USE BLDG
- TOWNHOME
- CARRIAGE HOUSE
- CLUBHOUSE
- MULTIFAMILY
- OTHER
(Garage, Waste, Maintenance)

SITE SUMMARY

337 UNITS
 BLDGS 1: 3/4 Split (49 Units)
 BLDGS 2 & 3: 4 Story (64 Units)
 BLDG 4: 3/4 Split (24 Units)
 3,750 sf WeWork
 BLDG 5: 4 Story (48 Units)
 3,750 sf WeWork
 TOWNHOMES: 5 Bldgs (30 Units)
 CARRIAGE: 5 Bldgs (30 Units)

PARKING
 Total Provided: 575 spaces (1.7/unit)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



OLD STATESVILLE RD MF

WOOD PARTNERS
 HUNTERVILLE, NC
 CL1342 | TNC | 09.28.2022

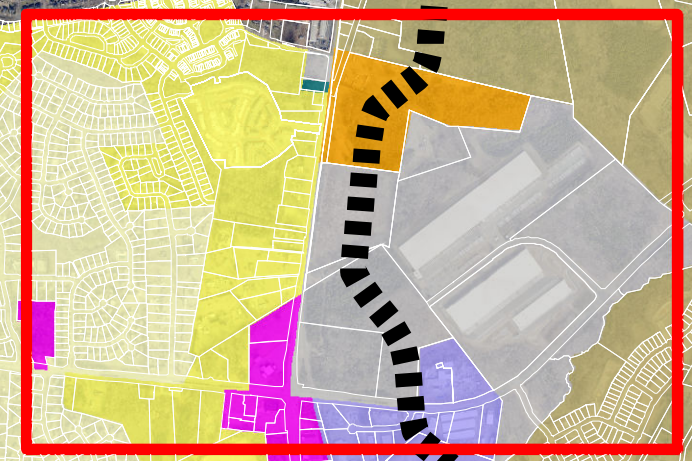
TND-O

CD

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