

LAKE NORMAN

SEABORD COAST LINE RAILROAD

SLAYTONS BRIDGE ROAD

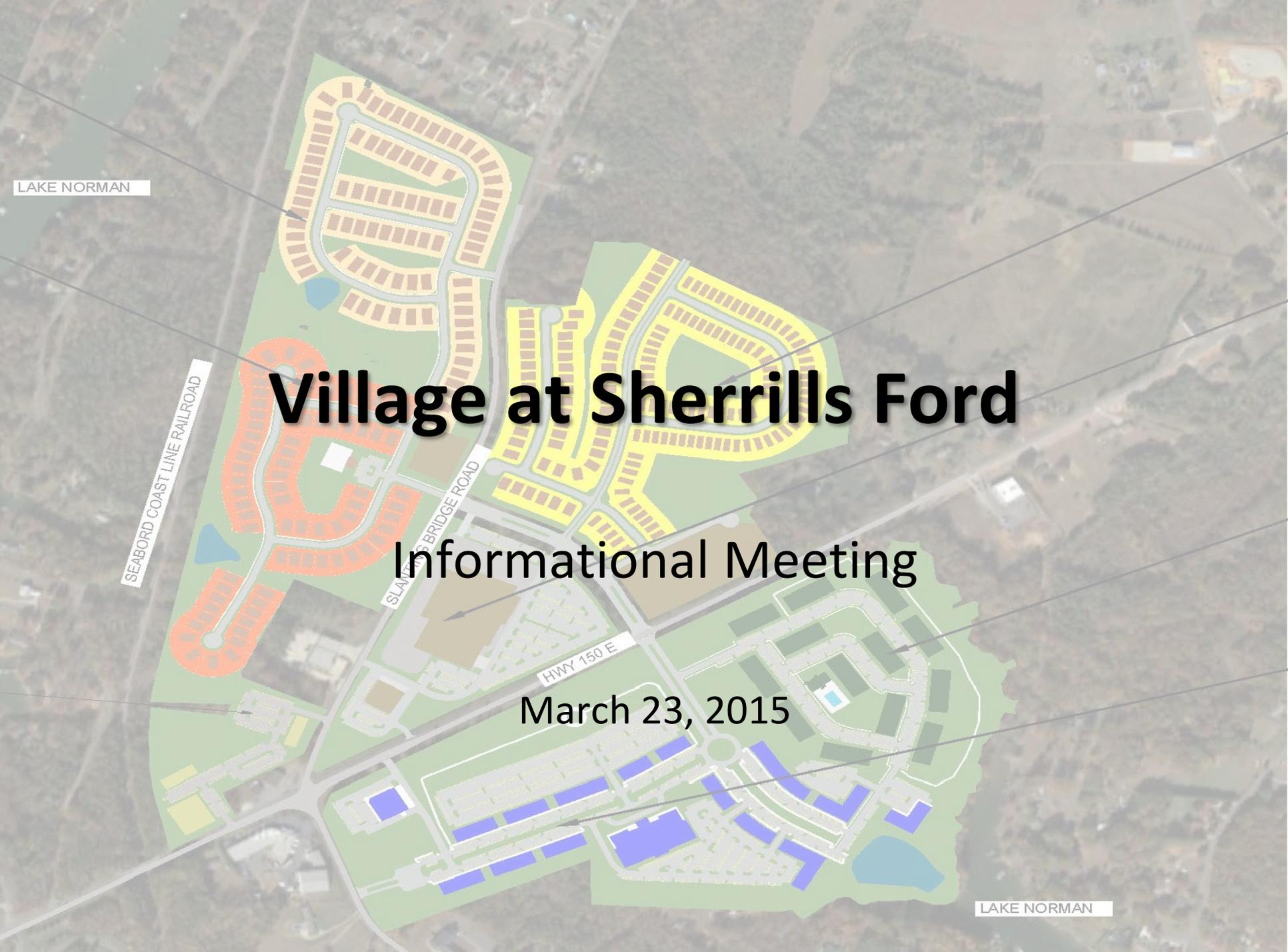
HWY 150 E

LAKE NORMAN

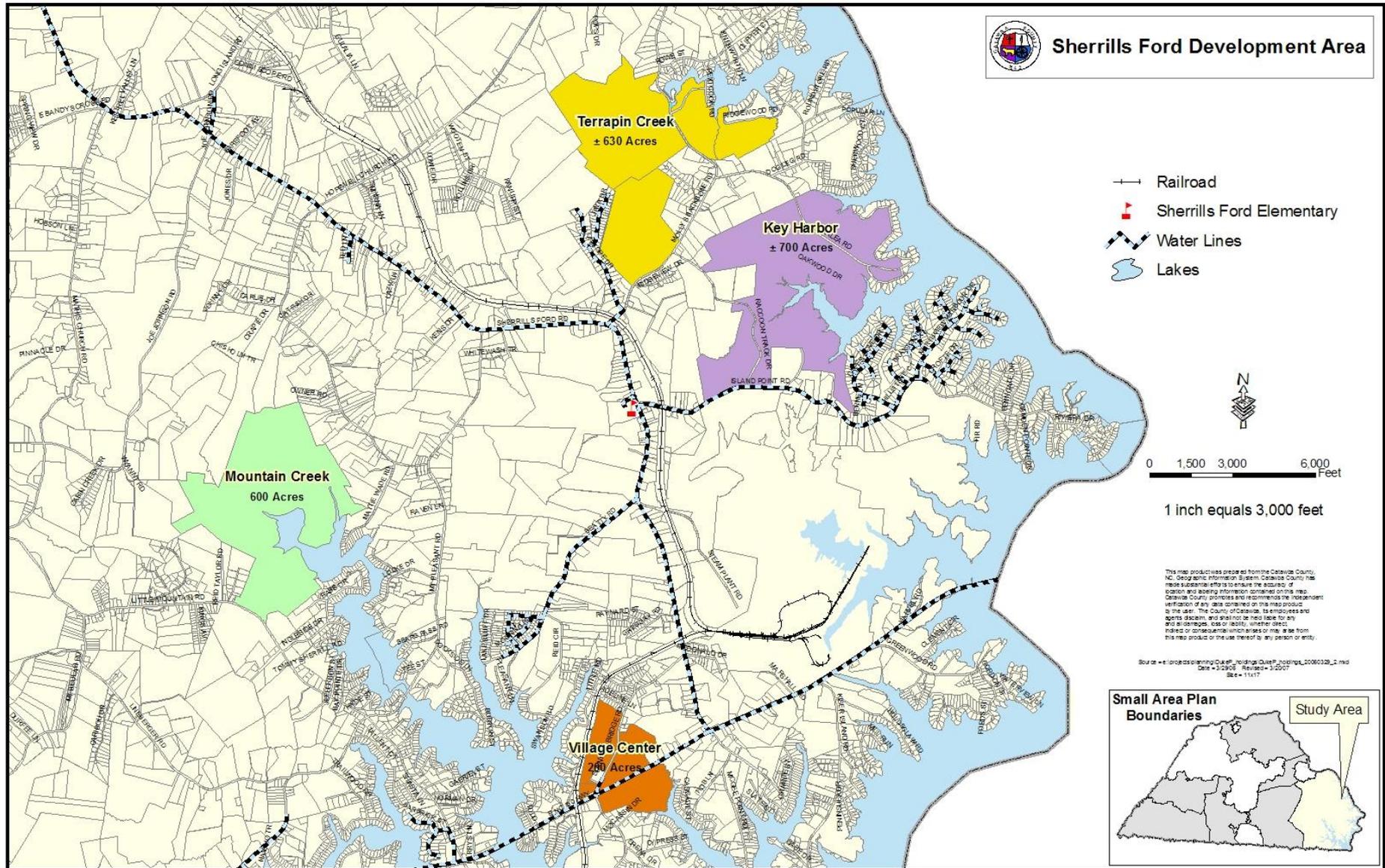
# Village at Sherrills Ford

## Informational Meeting

March 23, 2015



# Post 2007 – Development Proposal



# The Village at Sherrills Ford



2007



2015

# The Village at Sherrills Ford



128 Talbert Road  
Suite A  
Moorestville, NC 28117  
Tel: 704.662.0100

THE VILLAGE  
AT SHERRILL'S  
FORD

PROJECT NO.

DATE  
3.16.15  
DRAWING CREATED BY  
GB

CONCEPT PLAN



# The Village at Sherrills Ford - Residential

	Village Center (2007)	The Village at Sherrills Ford (2015)
<b>Residential - Dwelling Units</b>		
Single-family <b>(Section A &amp; B)</b>	145	175
Single-family/Townhomes <b>(Section C)</b>	135	150
Multi-family (North of Hwy 150)	400	0
Multi-family <b>(Section F)</b>	0	450
Multi-family <b>(Section G)</b>		300
<b>Total Residential Dwelling Units</b>	<b>680</b>	<b>1,075</b>

# The Village at Sherrills Ford

## Non-Residential

	Village Center (2007)	The Village at Sherrills Ford (2015)
<b>Non-Residential (square feet)</b>		
Medical Office/County Site <b>(Section D)</b>	120,000	150,000
Retail <b>(Section E &amp; G)</b>	500,000	465,000
Office <b>(Section G)</b>	300,000	50,000
<b>Total Non-residential</b>	<b>920,000</b>	<b>665,000</b>

# The Village at Sherrills Ford

## Lakeview and Pedestrian Focus

- Maximize utilization of waterfront with park and public amenities, such as pedestrian walkways and trails, open space, lake viewshed.
- Provide space for multiple types of businesses to draw public to waterfront on evenings and weekends such as:
  - Retail
  - Restaurants
  - Open space

# Overall Village at Sherrills Ford

## Development Conditions

- Consistent architectural theme and color scheme
- Signage and lighting to meet UDO standards
- Must meet Mixed-Use Corridor Overlay standards, with exceptions allowed by County
- External building materials – brick, stone, hardiplank, vinyl, etc.
- Outside storage to be screened, display of materials to be limited
- Buildings greater than 75,000 square feet must break up front of buildings with recessed sections and projections
- Buffers:
  - 50' Non-residential
  - 40' Residential

# Overall Village at Sherrills Ford Development Conditions

Villages at Sherrills Master Planned Community Planned Development (PD) Development Conditions							
	Phase 1			Phase 2	Phase 1	Phase 2	
	Section A	Section B	Section C	Section D	Section E	Section F	Section G
Total Acreage (Acres)	28	27	34	7.5	23	23	49
Proposed Use	95 Single Family Detached	80 Single Family Detached	150 Single Family Patio Detached or Attached Townhomes	150,000 SF Medical Office	165,000 SF Commercial/Retail	450 Units Attached MultiFamily	300,000 SF Retail 50,000 SF Office 300 Attached MultiFamily
Maximum Dwelling Units Per Acre	6	6	6	N/A	N/A	20	20
Minimum Lot Area (SF)	6000	6000	3000 SF for Detached N/A for Townhomes	N/A	N/A	11500	N/A
Minimum Lot Width (FT)	50	50	30' Single Family & Patio Homes 20' Townhomes	N/A	N/A	55	55
Front Setback (FT)	20	20	20	35' from highway, 20' external street, 15' internal streets	35' from highway, 20' external street, 15' internal streets	15	35' from highway, 20' external street, 15' internal streets
Side Setback (FT)	5	5	5' Single Family & Patio Homes N/A for Townhomes	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	10', Min. 15' Building Separation, 50' when adjoining single family use or zoning	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development
Rear Setback (FT)	20', 40' from any exterior property line that adjoins single family use or zoning	20', 40' from any exterior property line that adjoins single family use or zoning	20', 40' from any exterior property line that adjoins single family use or zoning	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development	40	50' from any exterior property line that adjoins single family use or zoning, 20' along other perimeter property lines, 0' on interior of development

# Schedule for Village at Sherrills Ford

- Residential:
  - Roof tops – essential to future retail
  - Must begin and complete within 10 years
- Retail:
  - Must begin and complete within 10 years
- Office:
  - Must begin and complete within 10 years

# Village at Sherrills Ford - Amenities

	Village Center (2007)	The Village at Sherrills Ford (2015)
<b>Amenities/Donations</b>		
<b>County Service Sites</b>	2 acre (County service site) Library	Space in Section D (approximately 1.5 acres)
<b>Emergency Equipment</b>	\$750,000 (emergency equipment)	N/A
<b>YMCA</b>	YMCA - Reserve 10 acres, at fair market or \$50k/acre, whichever is less	Space available if desired.
<b>Medical Center</b>	Cat. Co. Med. Center - Reserve 10 acres, at fair market or \$50k/acre, whichever is less	Three (3) acres in Section D for CVMC if desired (based on fair market).

# Village at Sherrills Ford - Amenities

	Village Center (2007)	The Village at Sherrills Ford (2015)
<b>Amenities/Donations</b>		
<b>School Site</b>	Up to 25 acres for a school site - no cost, or fair market value of 25 acres for another location	No School Site - All schools within Bandy's High School District are projected to operate at or below capacity for the next 7-10 years based on Growth Estimation Model 2014.
<b>Park Development</b>	N/A	\$500,000 paid in 4 equal installments of \$125,000 over 3 year period toward the development of Mountain Creek Park
<b>Utilities</b>	Cap Fees paid according to a set schedule	Developer to pay cap fees in accordance with County and City of Hickory policy at time of permit issuance.

# Village at Sherrills Ford - Transportation

## PROPOSED NC 150 WIDENING

PRELIMINARY DESIGN AND BYPASS ALTERNATIVES

CATAWBA AND IREDELL COUNTIES

### DESIGN DATA

Functional Class. = Rural Principal Arterial  
 Var. Design Speed = 50 mph - 60 mph  
 Max. Superelev. = 0.08

PRELIMINARY PLANS

INSTRUMENT PLANS

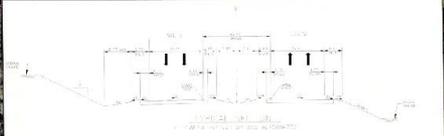
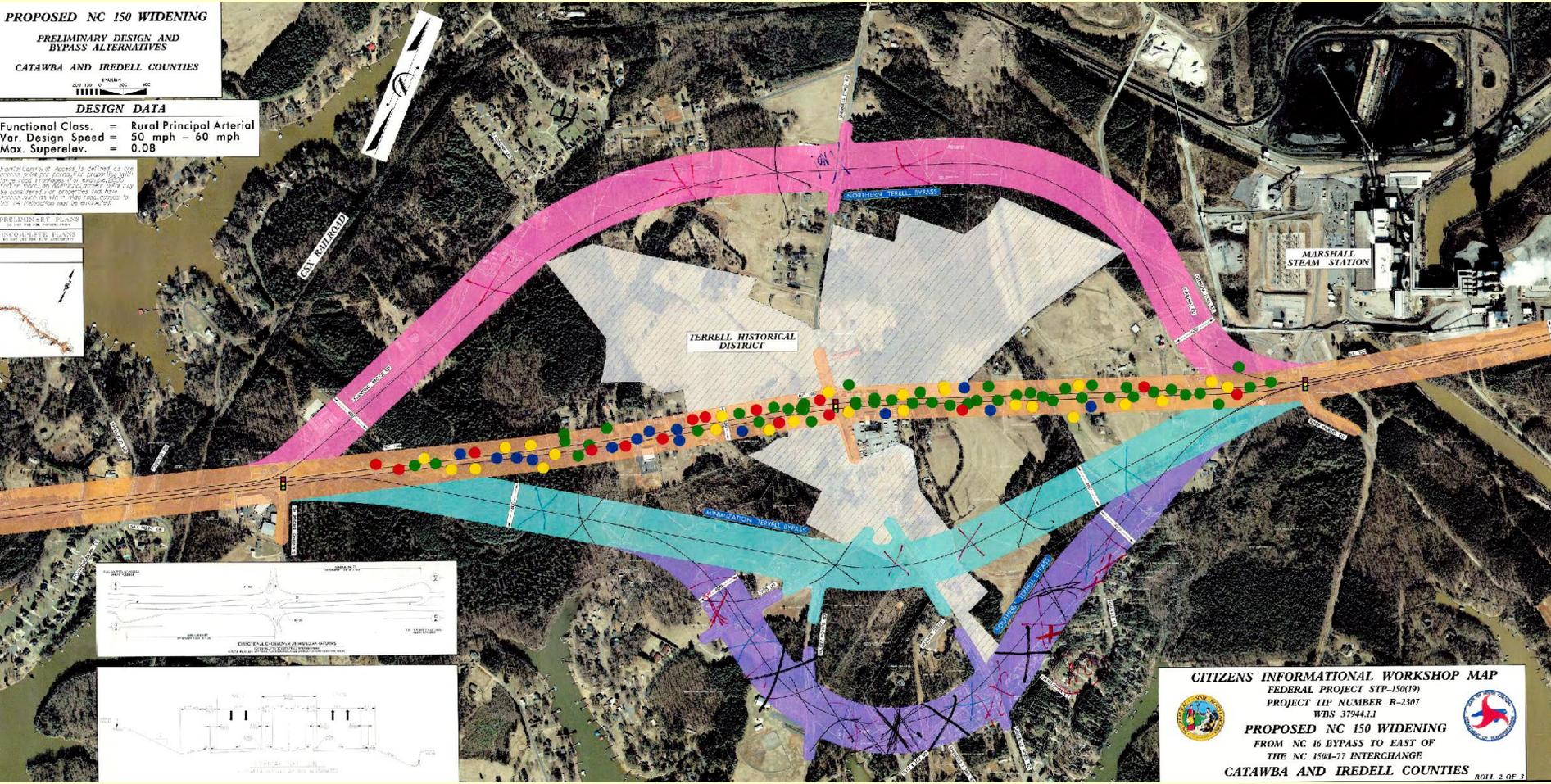
NOT TO SCALE

DATE

BY

CHECKED

DATE



**CITIZENS INFORMATIONAL WORKSHOP MAP**  
 FEDERAL PROJECT STP-150(19)  
 PROJECT TIP NUMBER R-2307  
 WBS 37944.1J

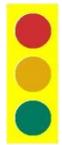
**PROPOSED NC 150 WIDENING**  
 FROM NC 16 BYPASS TO EAST OF  
 THE NC 150-77 INTERCHANGE  
 CATAWBA AND IREDELL COUNTIES

ROLL 2 OF 3

# Village at Sherrills Ford - Transportation

Improvements Subject to NCDOT Approval of TIA

## Road Improvements



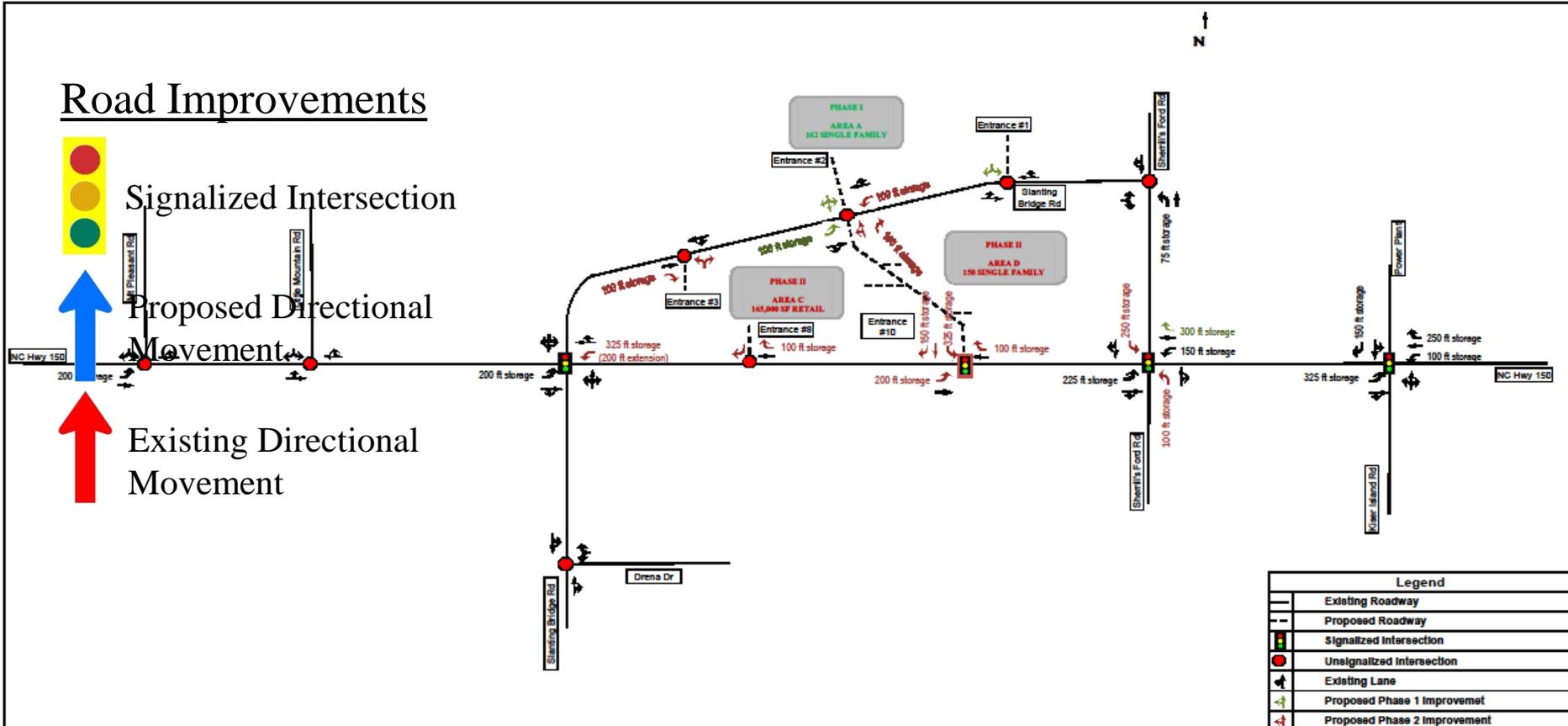
Signalized Intersection



Proposed Directional Movement



Existing Directional Movement



126 Talbert Road, Suite A  
 Mooresville, NC 28117  
 Tel: (704) 662-0100, Fax: (704) 662-0101  
[www.wspcorp.com](http://www.wspcorp.com)

The Village at Sherrill's Ford  
 Traffic Impact Analysis

Proposed Roadway Improvements  
 for Phase I and Phase II Development

# On-site Stormwater and Erosion Control

- State watershed regulations:
  - High-density option allows 50% imperviousness with stormwater facilities installed to treat first inch of rainfall, based on State's watershed and stormwater standards
  - 50-foot buffer along waterfront required by State law
  - Detailed engineering plans will address stormwater control measures
- State erosion control:
  - Plan to be submitted at the time developer expects to grade more than one acre

# **Village at Sherrills Ford**

**Questions**

**?????**