



TERRELL TOWN CENTER

*PROPOSED COMMUNITY
MASTER PLAN + CONCEPTUAL
IMAGE BOOKLET*

Overview:

Terrell Town Center consists of three corners (referenced as Areas 1, 2, and 3 in this booklet) at the intersection of Sherrills Ford Road and NC-150.

BBC Terrell Park, LLC is a subsidiary of Prestige Corporate Development.

Commercial/Residential (Area 1) – 41 Acres

- **Max. 59 Single Family Lots (52' x 120')**
- **Max. 141,000 SF Commercial Space**
- **Max. 400 2nd/3rd Floor Multi-Family Units**

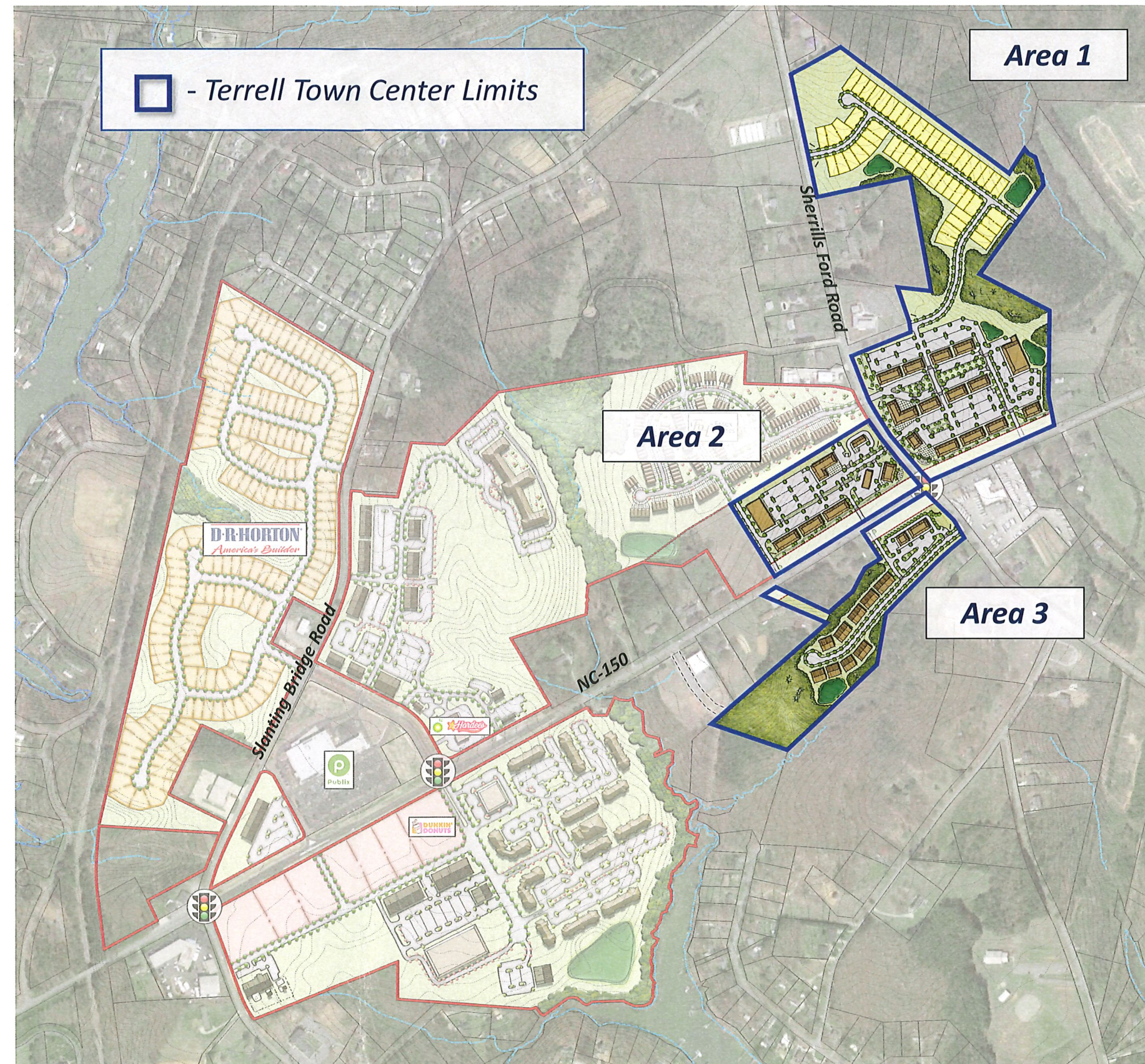
Commercial (Area 2) – 10 Acres

- **Max. 76,000 SF Commercial Space**

Commercial/Residential (Area 3) – 14 Acres

- **Max. 50 Townhome Units**
- **Max. 11,000 SF Commercial Space**

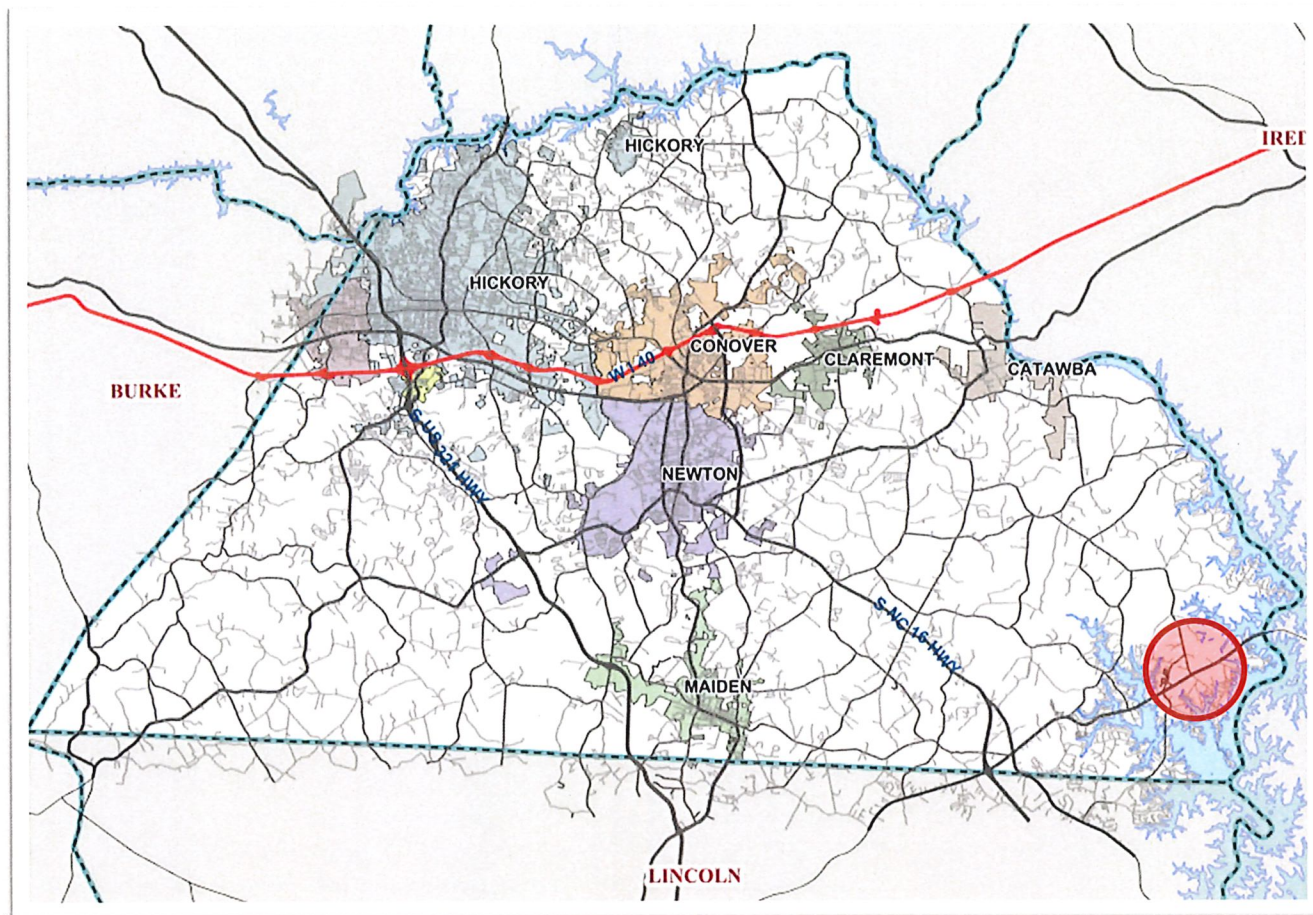
* "Commercial" shall include office, retail and other miscellaneous commercial uses not specifically outlined herein.










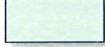
Project Narrative and Development Conditions:

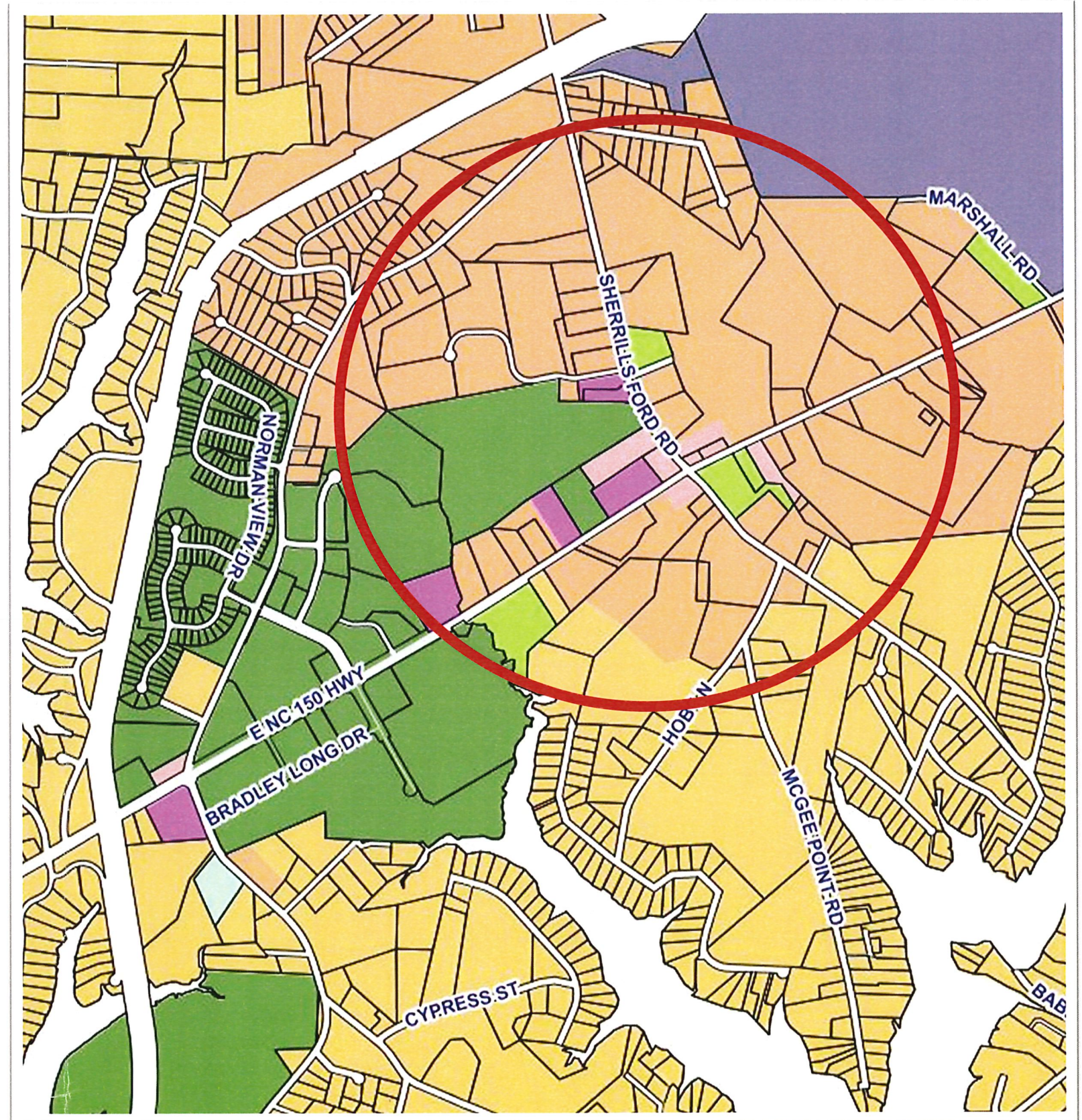
Rezoning Request: To eliminate the requirment for residential units in Area 2

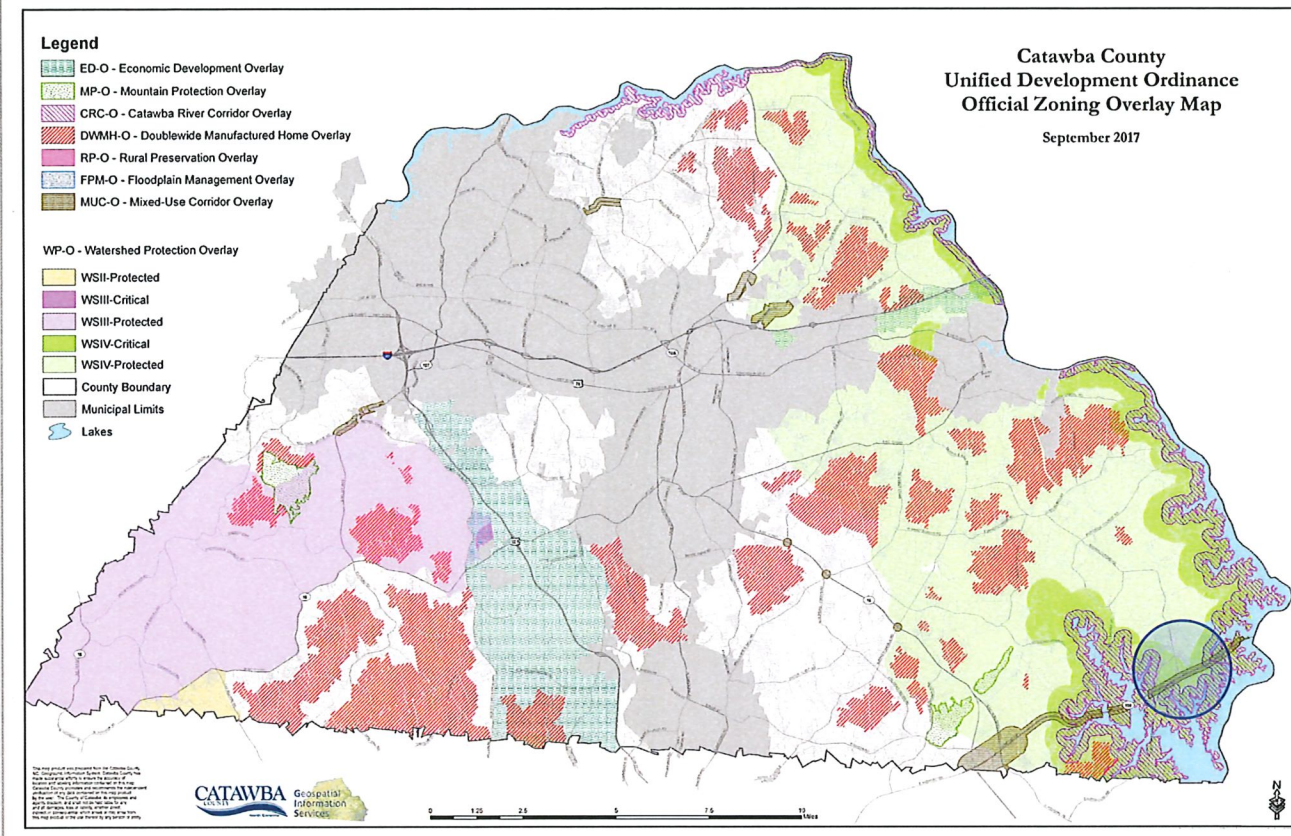
Traffic Study: This rezoning does not affect traffic as the density or uses of this project are not changing



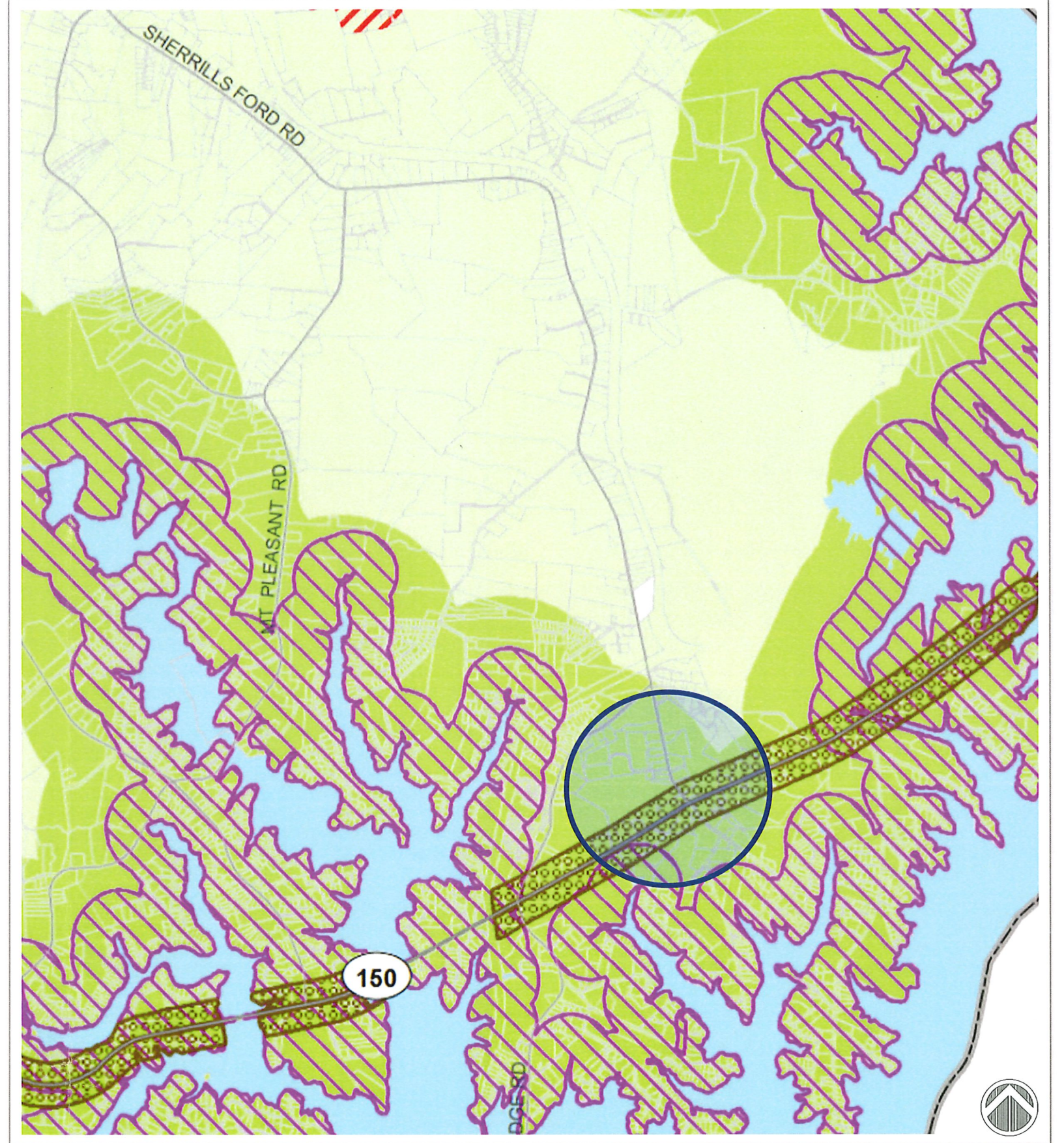
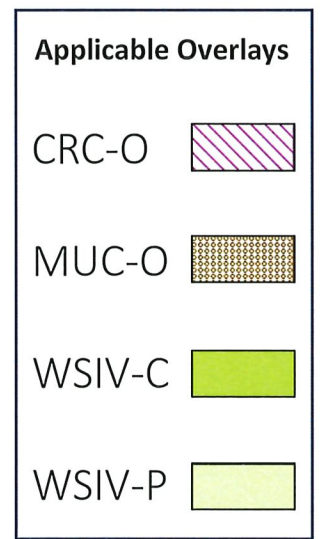
 - Terrell Town Center

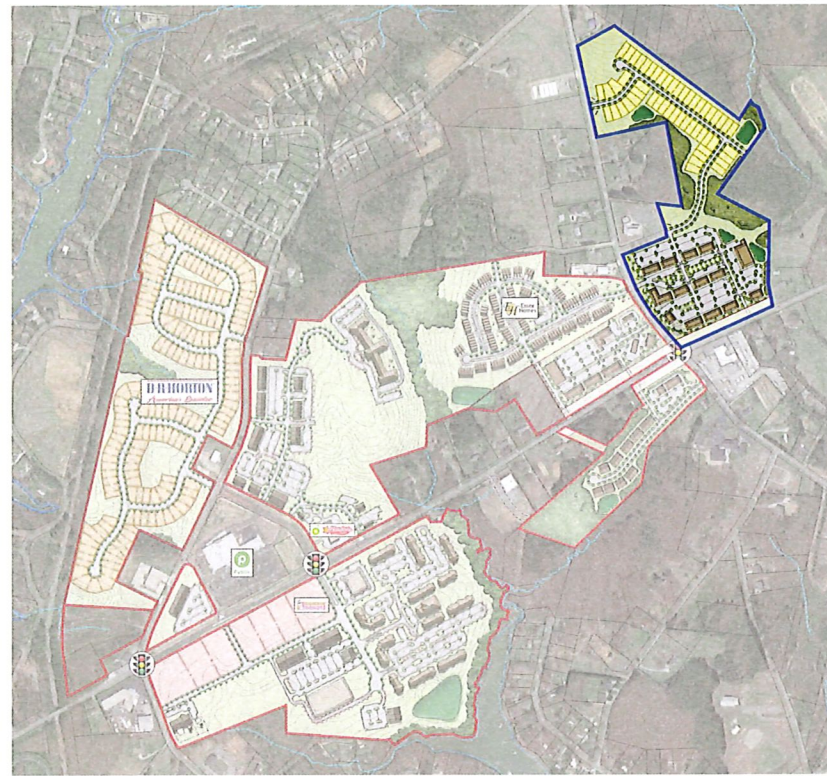
Applicable Zoning	
R-20	
R-30	
RC	
PD	
PD-CD	
HC	
GI	
O-I	





○ - *Terrell Town Center*

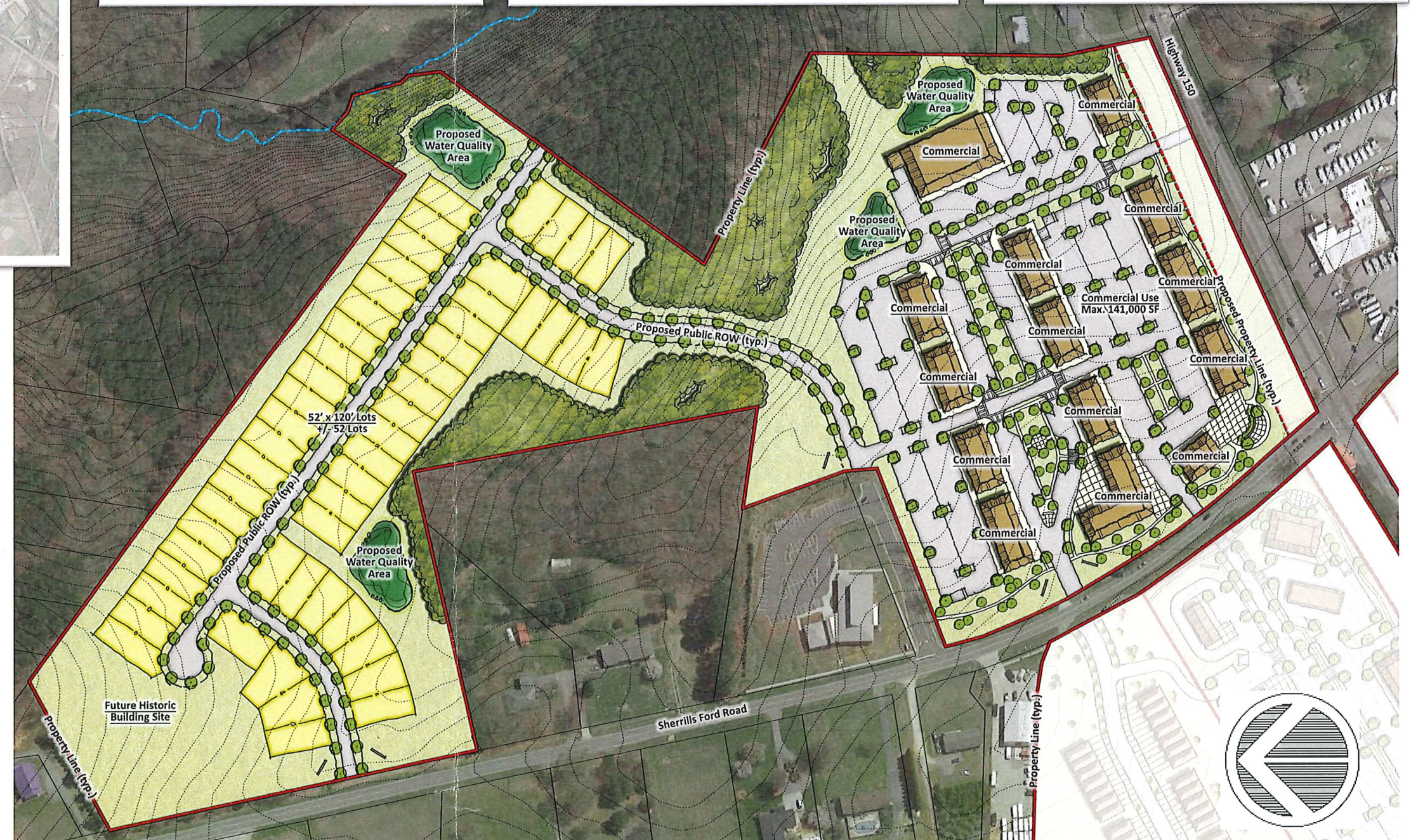


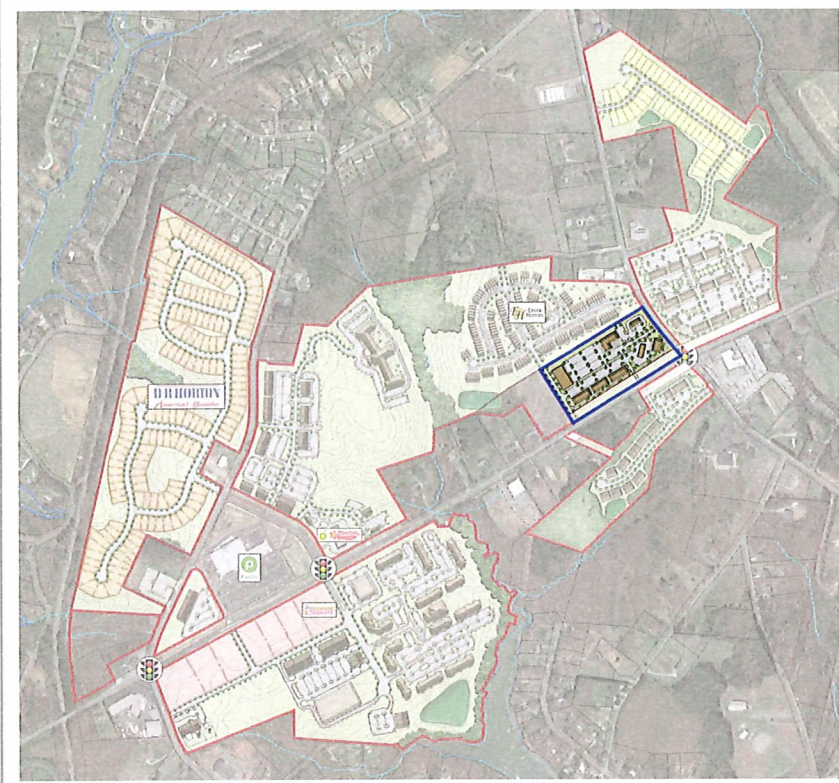


Site Context

Commercial/Residential (Area 1) **41 Acres**

- **Max. 59 Single Family Lots (52'x120')**
- **Max. 141,000 SF Commercial Space**
- **Max. 400 2nd/3rd Floor Multi-Family Units**

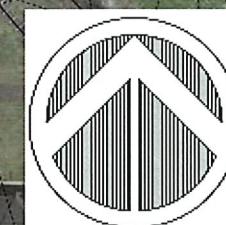


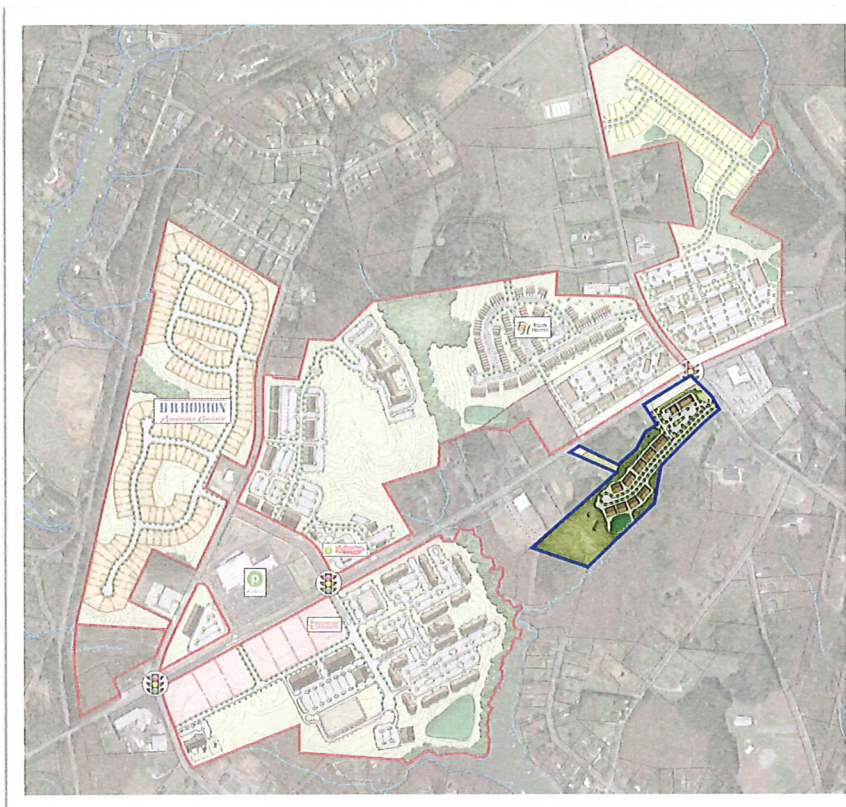


Site Context

Commercial (Area 2) – 10 Acres

- **Max. 76,000 SF Commercial Space**
- **Max. 48 2nd/3rd Floor Multi-Family Units**
- **Min. 0 multi-family units**





Site Context

Commercial/Residential (Area 3) 14 Acres

- +/- 50 Townhomes
- Max. 11,000 SF Commercial Space



Green Space/Pedestrian Space Inspiration

