





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

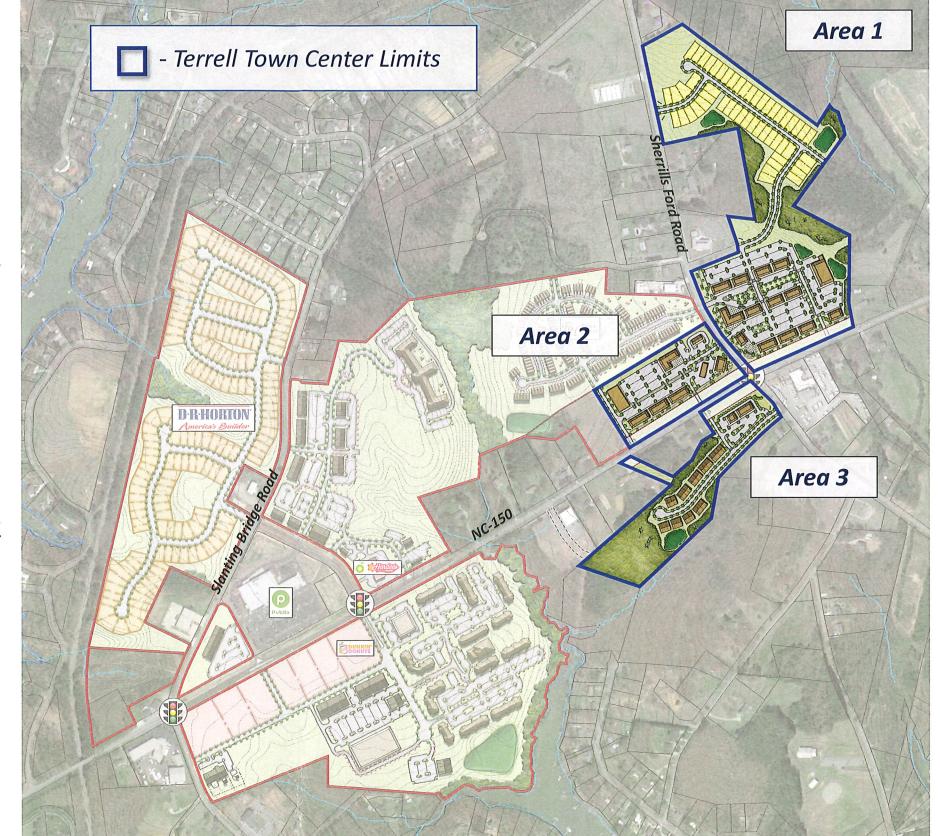
- Max. 59 Single Family Lots (52' x 120')
- Max. 141,000 SF Commercial Space
- Max. 400 2nd/3rd Floor Multi-Family Units

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



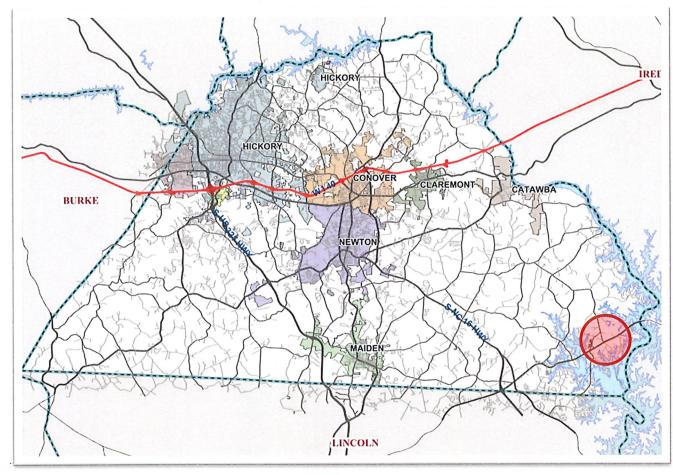


^{* &}quot;Commercial" shall include office, retail and other miscellaneous commercial uses not specifically outlined herein.

Project Narrative and Development Conditions:

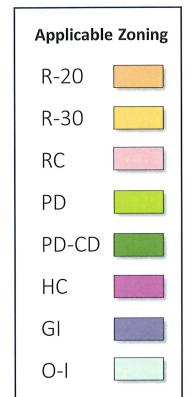
Rezoning Request: To eliminate the requirment for residential units in Area 2

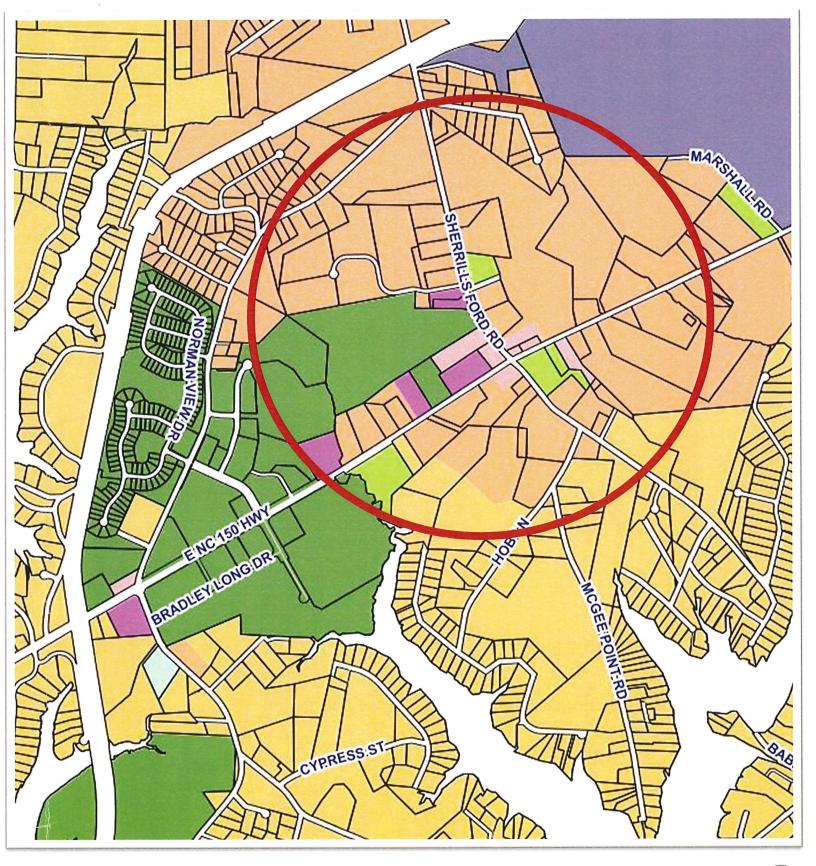
Traffic Study: This rezoning does not affect traffic as the density or uses of this project are not changing



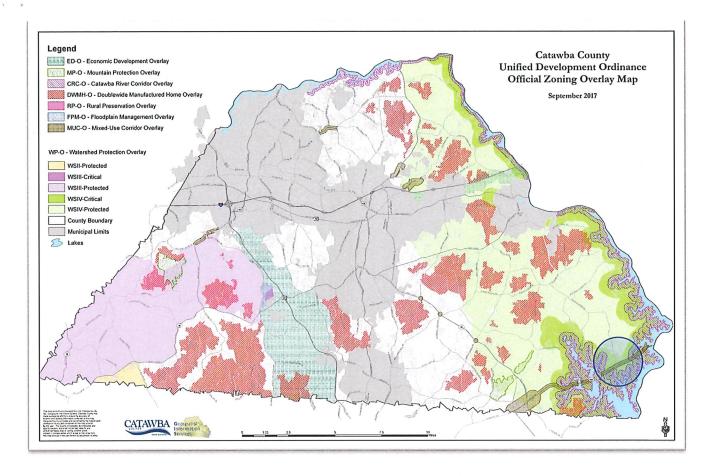


Terrell Town Center



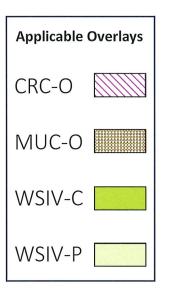


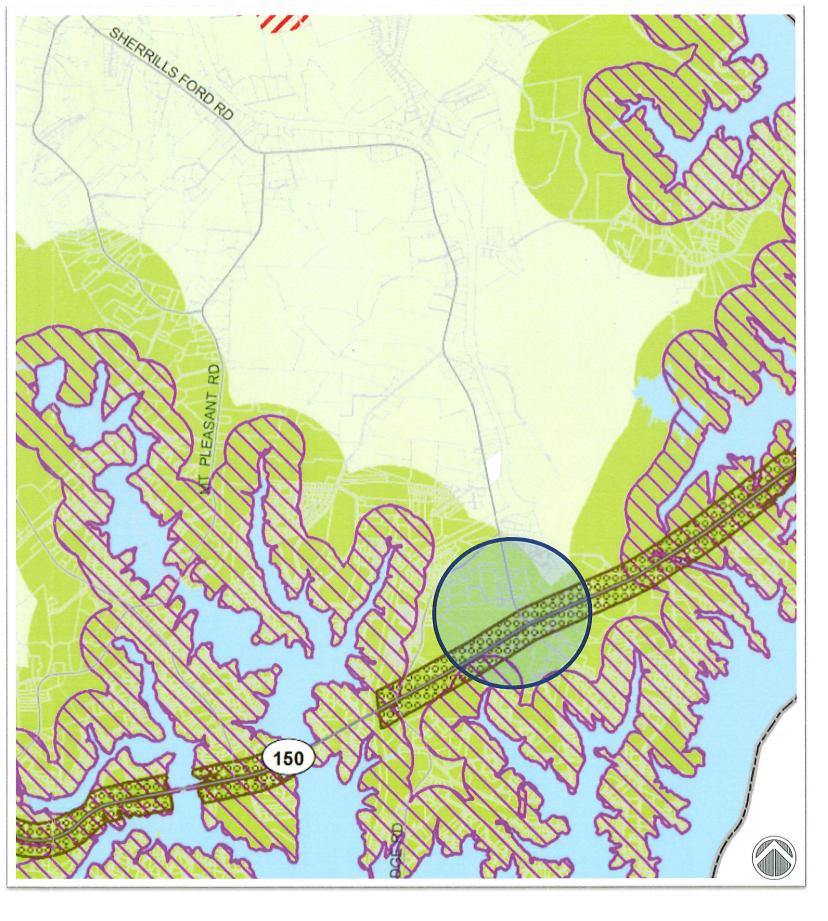


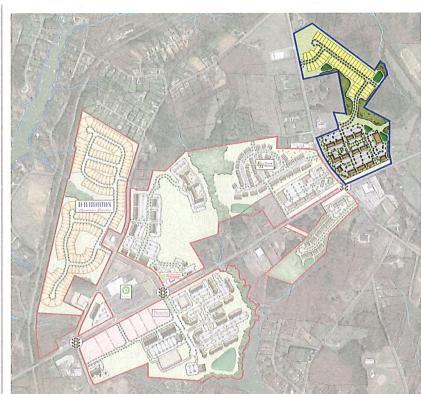


Legend ED-O - Economic Development Overlay MP-O - Mountain Protection Overlay CRC-O - Catawba River Corridor Overlay DWMH-O - Doublewide Manufactured Home Overlay RP-O - Rural Preservation Overlay FPM-O - Floodplain Management Overlay MUC-O - Mixed-Use Corridor Overlay WP-O - Watershed Protection Overlay WSII-Protected WSIII-Critical WSIII-Protected WSIV-Critical WSIV-Protected **County Boundary** Municipal Limits Lakes





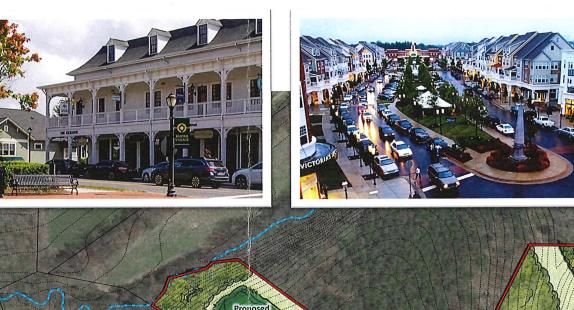




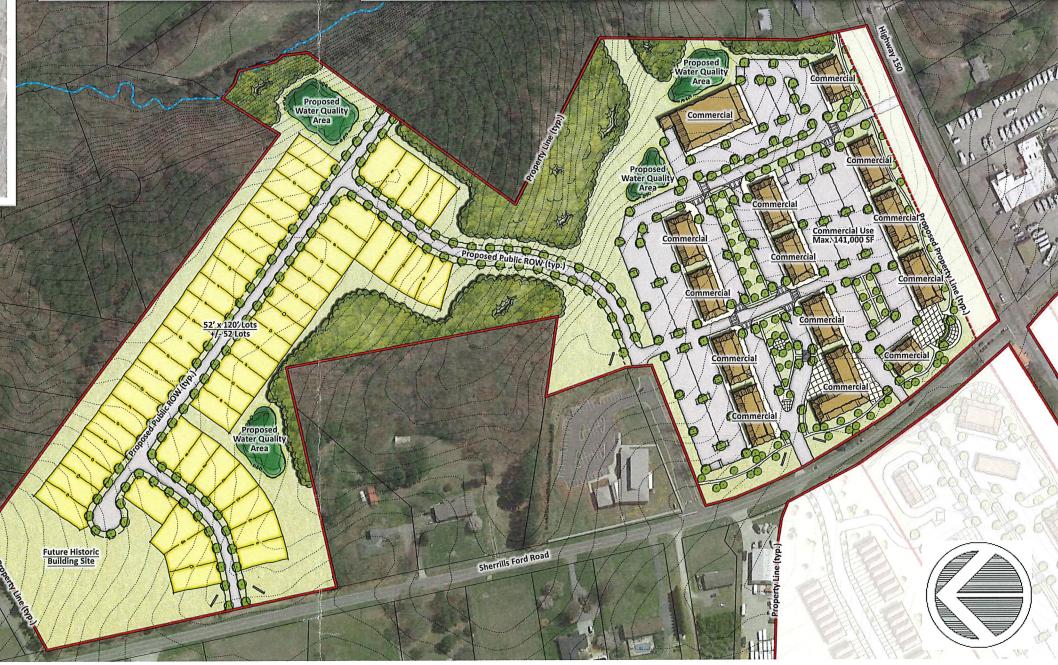


Commercial/Residential (Area 1) 41 Acres

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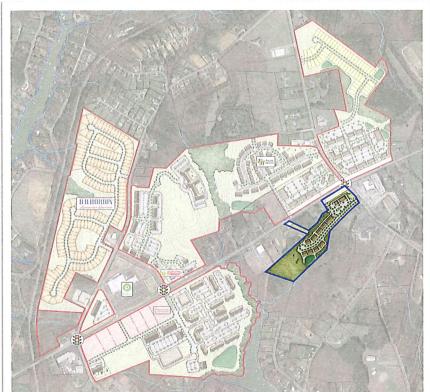


Site Context

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









