PID 460712952740
HOGUE TODD IRWIN AKA
HOGUE TODD I &
HOGUE JESSICA MORGAN AKA
HOGUE JESSICA M
ZONED R-20

PID 460712963142
MADATI MIA J SANDERS &
SANDERS JEFFREY B
ZONED R-20

PID 460712957983
BUFF PHILLIP TERRY &
BUFF MARTI M
ZONED R-20

PID 461709064009
CRUTCHFIELD WOODY DACE
ZONED R-20

PID 460712957338
RRCAP-AA HARBORSIDE LLC
ZONED PD-CD

4.88 AC OF CONTIGUOUS, 100% PERVIOUS AREA OWNED BY THE TOWNES AT SHERRILLS FORD OWNERS ASSOCIATION. AREA BEING DEEDED AS CONSERVATION AREA, AND INCLUDED IN THIS REZONING PETITION WITH THE NUGGET VENTURES LLC PROPERTIES

PID 461709151807
JONES GARY SCOTT &
JONES MICHELLE MARTIN
ZONED R-20

PID 461709153972
PYLE EBEN CHARLES
ZONED HC

PID 461709154802
PYLE EBEN CHARLES
ZONED HC

ADJACENT GABRIEL VILLAGE DEVELOPMENT
PID 461713048911
BBC GABRIEL LLC / THE TOWNES AT SHERRILLS FORD OWNERS ASSOCIATION
ZONED PD-CD

PID 461713043808
BBC GABRIEL LLC
ZONED PD-CD

NUGGET VENTURES LLC PROPERTIES
PID 461709156536, 461709155301,
4617013141976, 461709156110, 461709158265
9.98 AC
7.03 AC IMPERVIOUS AREA

PID 461709158838
ZAMORA IBRAHIN DOUGLAS
LEYVA & GARCIA MARITZA
LISBET
ZONED PD-CD

SHERRILLS FORD ROAD SR# 1848
60' PUBLIC R/W

PID 461709159631
T F CONNOR HOUSE LLC
ZONED PD-CD

PID 461709253797
CONNOR CHARLES F III &
LITTLE KIMBERLY CONNOR
ZONED PD-CD

PID 461709251219
TERRELL BAIT
SHOP LLC
ZONED PD-CD

PID 461713048911
MSC SHERRILLS FORD LLC
ZONED R-20 & HC

R/W

NC HIGHWAY 150
60' PUBLIC R/W

PID 461713145761
ROTH MICHAEL DENNIS & ROTH
DIANNE H
ZONED R-20

PID 461713149886
HMS SIBLINGS LLC
ZONED PD-CD

PID 461713149886
HMS SIBLINGS LLC
ZONED PD-CD

PID 461709254100
LINEBERGER CARROLL G SR &
LINEBERGER SHELIA H
ZONED PD

0 80' 160' 320'
FEET

NOTES:
1. BUILDING LOCATIONS, SIZES AND PARKING ARRANGEMENTS ARE CONCEPTUAL IN NATURE. PRECISE LOCATIONS WILL BE DETERMINED IN DESIGN PHASE.
2. THE CONTIGUOUS AREA SHOWN AND BEING ADDED TO OUR REZONING PETITION THAT IS OWNED BY "THE TOWNES AT SHERRILLS FORD OWNERS ASSOCIATION" SHALL NOT BE DEVELOPED OR BUILT UPON IN ANY WAY AT ANY TIME AND THAT THIS AREA IS BEING DEDICATED TO THE NUGGET VENTURES LLC PARCELS FOR THEIR USE AND SUCH DEDICATION SHALL NOT IN ANY WAY PUT ANY OF THE EXISTING BUILDINGS OR PROPERTY THAT IS ALREADY BUILT IN NON-CONFORMANCE TO ANY APPLICABLE CODES INCLUDING THEIR PARCEL'S 50% MAXIMUM BUA REQUIREMENT.

ZONING SUMMARY:
PARCEL NUMBER(S): 461709156110, 461709158265, 461709155301, 461713141976, 461709156536
OWNER: NUGGET VENTURES LLC
PROPERTY ADDRESS: 9235, 9247 SHERRILLS FORD RD, 7914 E NC 150 HWY, TERRELL, NC

CIVIL ENGINEER: ELLINGTON DESIGN GROUP, PLLC
PHONE: 704-650-1311
EMAIL: EDG.MBE@GMAIL.COM

EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL
CURRENT ZONING DESIGNATION: PD-CD
PARCEL SIZE: 9.98 AC + 4.88 AC (CONTIGUOUS CONSERVATION AREA) = 14.86 AC
JURISDICTION: CATAWBA COUNTY
DISTURBED AREA: 9.98 AC

WATERSHED: WS-IV CRITICAL

SETBACK REQUIREMENTS

BUILDING SETBACKS:
1. FRONT SETBACK FROM FUTURE HIGHWAY 150 RIGHT-OF-WAY: 25'
2. FRONT SETBACK FROM EXTERNAL STREET RIGHT-OF-WAY: 20'
3. SIDE SETBACK FROM 3RD PARTY PROPERTY LINE: 20'
4. REAR SETBACK FROM 3RD PARTY PROPERTY LINE: 20'
5. SETBACK FROM INTERNAL (FUTURE PROPERTY LINES WITHIN THE MASTER PLANNED DEVELOPMENT SHALL HAVE ZERO SETBACKS OR BUFFERS) PROPERTY LINE: 0' OTHER SETBACKS:
6. LANDSCAPE BUFFER ADJACENT TO LESS INTENSIVE USES: 15'
7. PARKING SETBACK ALONG ROAD FRONTAGES: 10'

BUILT-UPON AREA
MAX. BUA = 50%
PROPOSED IMPERVIOUS = 322,745 SF = 7.03 AC
PROPOSED BUA = 7.03/14.86 = 47.31%

HOOD PLLC | 980.237.0170
707 McMINCH STREET
CHARLOTTE, NC 28208
www.hoodarch.com

Ellington Design Group, PLLC
427 E CATAWBA ST, STE C • BELMONT, NC 28012
PHONE: 704-650-1311 • EMAIL: EDG.MBE@GMAIL.COM

ELLINGTON DESIGN GROUP, PLLC
REGISTERED ENGINEERING COMPANY
FIRM NO. P-2056
NORTH CAROLINA
BELMONT, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

Terrell Town Center, Area 2
CONCEPT SITE OVERVIEW
Highway 150 & Sherrills Ford Road
Terrell, North Carolina

Project No:
Scale: 1"=80'
Date Drawn: 11/5/24
Sheet Number
C1

TOWNES BOULEVARD
60' PUBLIC R/W

SHERRILLS FORD ROAD SR# 1848
60' PUBLIC R/W

NC HIGHWAY 150
60' PUBLIC R/W

LEGEND

- PROP. PERVIOUS PAVEMENT
- PROP. CONCRETE SIDEWALK/CURB/DRIVEWAY
- PROP. ASPHALT 1.5" SURFACE COURSE TYPE S9.5B 6" COMPACTED ABC BASE COURSE
- PROP. LANDSCAPED AREA
- PROP. BUILDING / CANOPY

NOTE:
BUILDING LOCATIONS, SIZES AND PARKING ARRANGEMENTS ARE CONCEPTUAL IN NATURE. PRECISE LOCATIONS WILL BE DETERMINED IN DESIGN PHASE.

GROCERY
FFE ~831.0

RETAIL
FFE ~843.0

RETAIL
FFE ~ 851.0

RETAIL
FFE ~837.0

RETAIL
FFE ~839.0

DRIVE-THRU RESTAURANT
FFE ~845.0

CANOPY
FFE ~851.0

CONVENIENCE STORE
FFE ~851.0

CANOPY

PATIO

15' LANDSCAPE BUFFER
20' REAR SETBACK
20' SIDE SETBACK
10' PARKING SETBACK
20' EXTERNAL STREET SETBACK
25' HIGHWAY SETBACK
PROP. 6' SIDEWALK
R/W
824 826 828 830 832 834 836 838 840 842 844 846 848 850

PROPOSED WIDENING AND RESTRIPING TO EXTEND EX. LEFT TURN STORAGE TO 275'

EXISTING 100' RIGHT TURN LANE

APPROXIMATE LOCATION OF FUTURE R-2307 / I-5717 ALT. 1 RIGHT-OF WAY PER AUG, 2016 PUBLIC HEARING MAP

PROPOSED 100' RIGHT TURN LANE

0 40' 80' 160' FEET

HOOD ARCHITECTURE
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CHARLOTTE, NC 28208
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BELMONT, N.C.

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REVISIONS

NO.	DATE

Terrell Town Center, Area 2
CONCEPT SITE PLAN
Highway 150 & Sherrills Ford Road
Terrell, North Carolina

Project No:
Scale: 1"=40'
Date Drawn: 11/5/24
Sheet Number
C2

HOOD
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REVISIONS

NO.	DATE

Terrell Town Center, Area 2
ARCHITECTURAL CONCEPTS
Highway 150 & Sherrills Ford Road
Terrell, North Carolina

Project No:

Scale: NTS
Date Drawn: 7/12/24
Sheet Number

A1