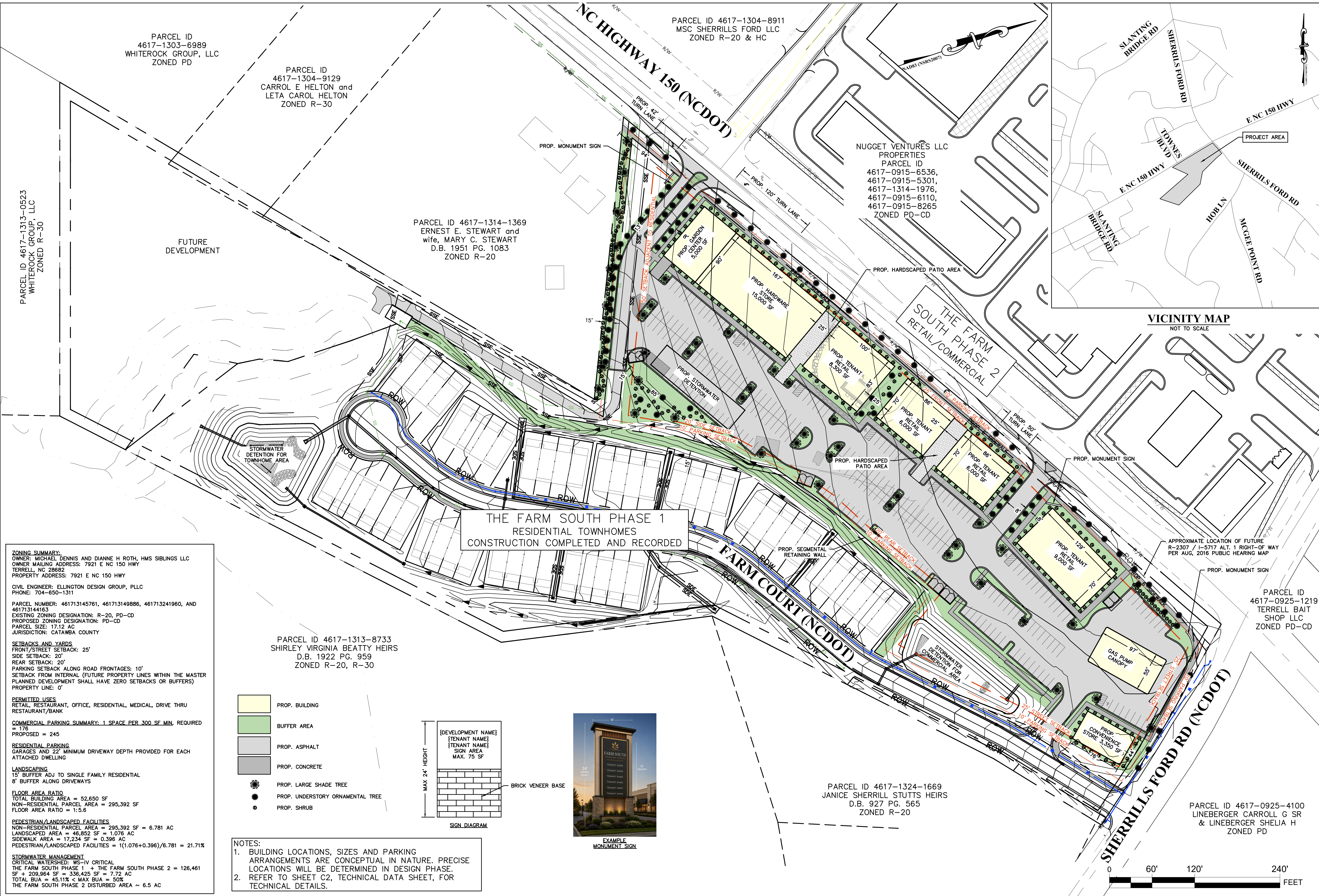




ZONING SUMMARY:
OWNER: MICHAEL DENNIS AND DIANNE H ROTH, HMS SIBLINGS LLC
OWNER MAILING ADDRESS: 7921 E NC 150 HWY
TERRELL, NC 28682
PROPERTY ADDRESS: 7921 E NC 150 HWY

CIVIL ENGINEER: ELLINGTON DESIGN GROUP, PLLC
PHONE: 704-650-1311

PARCEL NUMBER: 461713145761, 461713149886, 461713241960, AND 461713144163
EXISTING ZONING DESIGNATION: R-20, PD-CD
PROPOSED ZONING DESIGNATION: PD-CD
PARCEL SIZE: 17.12 AC
JURISDICTION: CATAWBA COUNTY

SETBACKS AND YARDS:
FRONT/STREET SETBACK: 25'
SIDE SETBACK: 20'
REAR SETBACK: 20'
PARKING SETBACK ALONG ROAD FRONTAGES: 10'
SETBACK FROM INTERNAL (FUTURE PROPERTY LINES WITHIN THE MASTER PLANNED DEVELOPMENT SHALL HAVE ZERO SETBACKS OR BUFFERS)
PROPERTY LINE: 0'

PERMITTED USES:
RETAIL, RESTAURANT, OFFICE, RESIDENTIAL, MEDICAL, DRIVE THRU RESTAURANT/BANK

COMMERCIAL PARKING SUMMARY: 1 SPACE PER 300 SF MIN. REQUIRED = 176
PROPOSED = 245

RESIDENTIAL PARKING:
GARAGES AND 22' MINIMUM DRIVEWAY DEPTH PROVIDED FOR EACH ATTACHED DWELLING

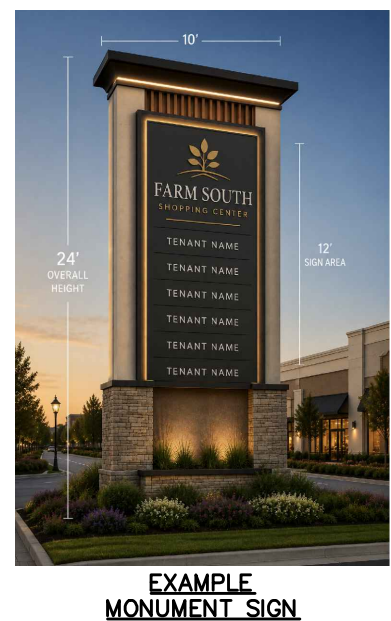
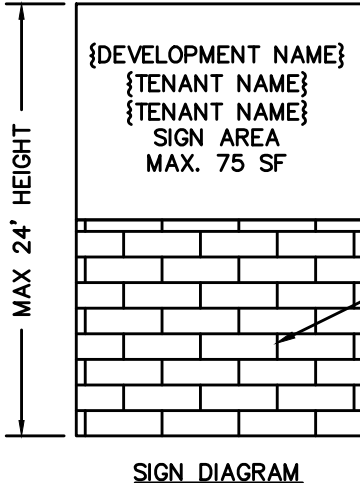
LANDSCAPING:
15' BUFFER ADJ TO SINGLE FAMILY RESIDENTIAL
8' BUFFER ALONG DRIVEWAYS

FLOOR AREA RATIO:
TOTAL BUILDING AREA = 52,650 SF
NON-RESIDENTIAL PARCEL AREA = 295,392 SF
FLOOR AREA RATIO = 1:5.6

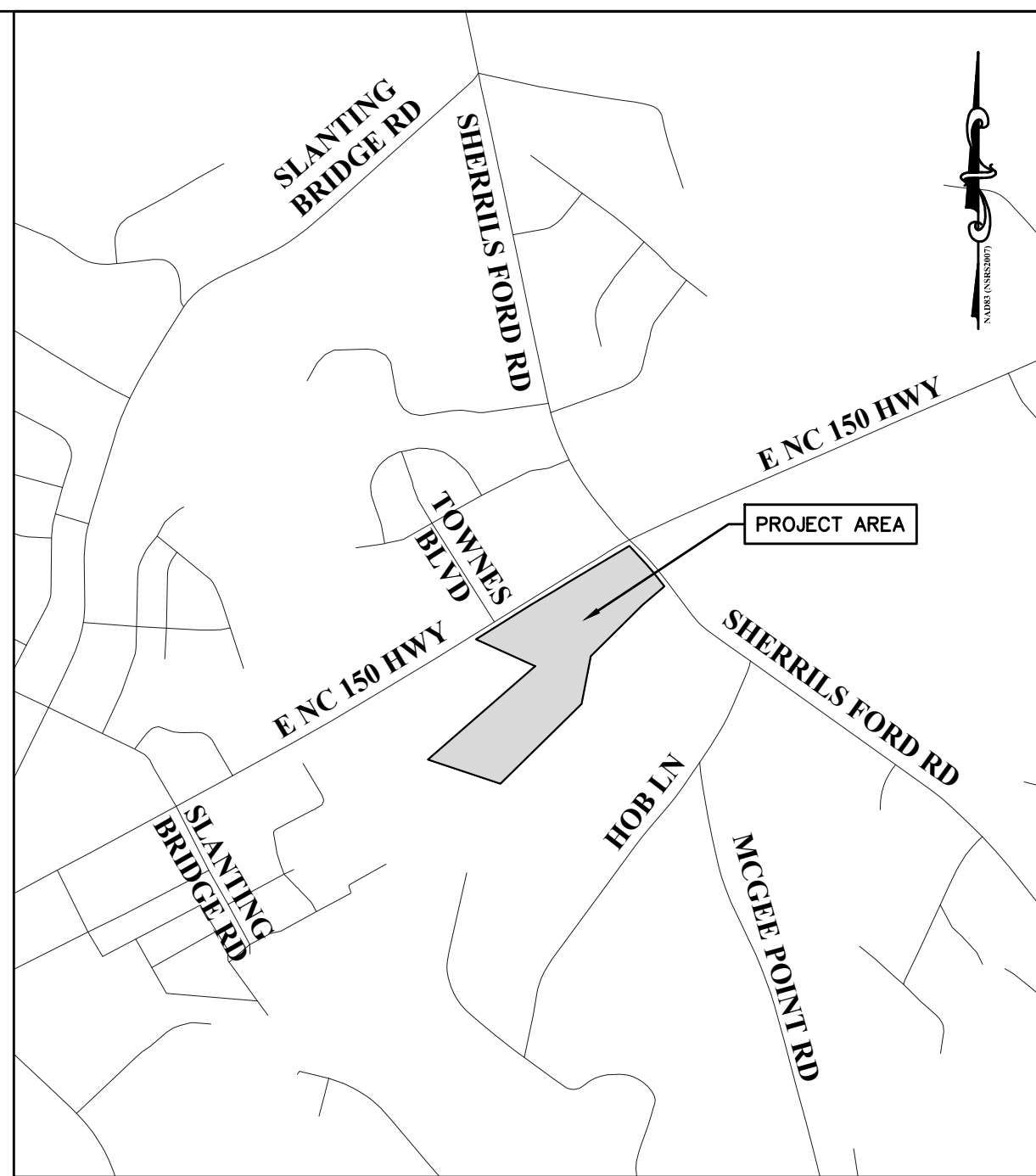
PEDESTRIAN/LANDSCAPED FACILITIES:
NON-RESIDENTIAL PARCEL AREA = 295,392 SF = 6.781 AC
LANDSCAPED AREA = 46,852 SF = 1.076 AC
SIDEWALK AREA = 17,234 SF = 0.396 AC
PEDESTRIAN/LANDSCAPED FACILITIES = $(1(1.076+0.396))/6.781 = 21.71\%$

STORMWATER MANAGEMENT:
CRITICAL WATERSHED: WS-IV CRITICAL
THE FARM SOUTH PHASE 1 + THE FARM SOUTH PHASE 2 = 126,461 SF + 209,964 SF = 336,425 SF = 7.72 AC
TOTAL BUA = 45.11% < MAX BUA = 50%
THE FARM SOUTH PHASE 2 DISTURBED AREA ~ 6.5 AC

- PROP. BUILDING
- BUFFER AREA
- PROP. ASPHALT
- PROP. CONCRETE
- PROP. LARGE SHADE TREE
- PROP. UNDERSTORY ORNAMENTAL TREE
- PROP. SHRUB



- NOTES:
- BUILDING LOCATIONS, SIZES AND PARKING ARRANGEMENTS ARE CONCEPTUAL IN NATURE. PRECISE LOCATIONS WILL BE DETERMINED IN DESIGN PHASE.
 - REFER TO SHEET C2, TECHNICAL DATA SHEET, FOR TECHNICAL DETAILS.



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NO.	DATE

THE FARM SOUTH, PHASE 2
CONCEPT SITE PLAN

7921 E NC 150 Highway
Terrell, North Carolina

Project No: 2025-29
Scale: 1"=60'
Date Drawn: 8/31/26
Sheet Number

C1

TERRELL TOWN CENTER – DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING CONCEPT SITE PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION ORIGINALLY FILED BY BBC TERRELL PARK, LLC, AND NOW BIG A RANCH, LLC (THE "PETITIONER") TO ACCOMMODATE A MODIFICATION TO AREA 3, AS DEPICTED ON THE REZONING CONCEPT SITE PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 461713145761, 461713149886, 461713241960, AND 461713144163. THE PURPOSE OF THIS REZONING PETITION ONLY AFFECTS AREA 3.
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING CONCEPT SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CATAWBA COUNTY UNIFIED DEVELOPMENT ORDINANCE – UDO. (THE "ORDINANCE").
3. BASE INFORMATION PROVIDED BY CATAWBA COUNTY GIS DATA.

II. TRAFFIC/TRANSPORTATION

- 1.VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING CONCEPT SITE PLAN ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE COUNTY AND/OR NCDOT FOR APPROVAL.
2. AS DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS AND PRIVATE ACCESS DRIVES. ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS AND PRIVATE ACCESS DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE PETITIONER SHALL CONSTRUCT INTERNAL PUBLIC STREETS TO MEET NCDOT PUBLIC ROADWAY STANDARDS.
4. PETITIONER SHALL CONSTRUCT INTERNAL SIDEWALKS FOR PEDESTRIAN USE AND ACCESSIBILITY, AS OUTLINED IN THE CATAWBA COUNTY UDO, SECTIONS 44–443.07 AND 44–516. SIDEWALKS SHALL MEET ADA REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
5. THE BUILDINGS WITH DRIVE–THRUS MAY BE LOCATION ANYWHERE WITHIN THE SITE BOUNDARIES. CIRCULATION DRIVEWAYS AND PARKING MAY BE LOCATED ON ALL FOUR SIDES OF THE BUILDINGS.
6. OFF– STREET PARKING SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SPACE PER 300 SF OF COMMERCIAL BUILDING SPACE. THERE SHALL BE NO MAXIMUM PARKING RATE. RESIDENTIAL PARKING SHALL BE PROVIDED PER UDO REQUIREMENTS.

III. STREETScape / LIGHTING / LANDSCAPING / UTILITIES

1. STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CATAWBA COUNTY UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE UTILITIES & ENGINEERING DEPARTMENT. THE DEVELOPER SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE PUBLIC ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2. LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS, AS OUTLINED IN SECTIONS 44–443.09 AND 44–523(i)–(j), WITH THE EXCEPTION THAT 5' OF FOUNDATION PLANTINGS WILL NOT BE REQUIRED BETWEEN BUILDING AND DRIVE THRU AISLES, PATIO SPACES, AND WALKWAYS.
3. STREET SIGNS SHALL BE CONSISTENT WITH CATAWBA COUNTY STANDARDS OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY THE COUNTY. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY COUNTY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT–OF–WAY.
- a. TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUTE 136–30)
- b. PROJECT SHALL FOLLOW SIGN REGULATIONS FOR PLANNED DEVELOPMENT, CATAWBA COUNTY UDO SECTION 44–443.12.
- c. ENTRY MONUMENTATION SHALL MEET UDO REQUIREMENTS.
- d. ON–PREMISES FREESTANDING SIGNS SHALL MEET UDO REQUIREMENTS. IN ADDITION, THIS PLANNED DEVELOPMENT SHALL BE GRANTED THE MAXIMUM ALLOWABLE HEIGHT AND SURFACE AREA FOR THIS SIGN TYPE, AS OUTLINED IN TABLE 44–561–1 OF THE CATAWBA COUNTY UDO. SINGLE TENANTS WITHIN SINGLE BUILDINGS SHALL BE PERMITTED THEIR OWN SEPARATE MONUMENT SIGNS ALONG THE ROAD FRONTAGE.
- e. ON–PREMISES WALL MOUNTED SIGNS SHALL MEET UDO REQUIREMENTS.
- f. ENTRY MONUMENTATION AND ON–SITE SIGNS SHALL BE PERMITTED SEPARATELY, BUT ALLOWED.
- g. ENTRY MONUMENT AND SIGN SIZES AND LOCATIONS DEPICTED ON THE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.
- h. WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CATAWBA COUNTY UTILITIES & ENGINEERING DEPARTMENT.
- i. SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE COUNTY'S STANDARD SPECIFICATIONS AND DETAILS.
- j. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 40 LINEAR FEET OF ROAD FRONTAGE ON EACH SIDE OF THE STREET. EACH STREET TREE SHALL HAVE A MINIMUM CALIPER OF 2 INCHES AT THE TIME OF INSTALLATION. SEE CATAWBA COUNTY UDO, SECTION 44–523(h).
- k. PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
- l. ANY SCREEN WALLS OR BLANK WALLS OF ANY OF THE COMMERCIAL BUILDINGS MAY HAVE ANY OF THE TENANTS' SIGNAGE THAT IS IN THE DEVELOPMENT AFFIXED TO THE SCREEN/BLANK WALL.

IV. OPEN SPACE

1. THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN, AND THAT MEETS THE REQUIREMENTS OUTLINED IN THE CATAWBA COUNTY UDO, SECTION 44–443.07.

V. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH CATAWBA COUNTY STORMWATER MANAGEMENT STANDARDS. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING CONCEPT SITE PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. NO FLOODPLAIN ON SITE. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANELS 3710461700K & 3710460700J. EFFECTIVE DATE OF STUDY 03/18/2008 & 09/05/2007.
3. STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION OBTAINED FROM "WATERS OF THE US AND ISOLATED WETLANDS DELINEATION" PREPARED BY ATLAS ENVIRONMENTAL INC. DATED OCTOBER 8, 2019, "WATERS OF

THE US AND ISOLATED WETLANDS DELINEATION" PREPARED BY ATLAS ENVIRONMENTAL INC. DATED OCTOBER 14, 2019, AND CATAWBA COUNTY GIS DATA.

VI. ARCHITECTURE

1. WHERE PRACTICAL, BUILDINGS SHALL BE ORIENTED TOWARDS THE INTERNAL STREET SYSTEM TO REINFORCE THE STREETScape.
2. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING AS 'FOUR–SIDED' ARCHITECTURE.
3. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ARTWORK AND LANDSCAPING. BLANK WALLS SHALL COMPLY TO THE ORDINANCE.
4. BUILDING HEIGHT
- a. BUILDING HEIGHT SHALL NOT EXCEED 45' FOR RESIDENTIAL.
- b. BUILDING HEIGHT SHALL NOT EXCEED 60' FOR COMMERCIAL, OFFICE, OR MEDICAL.
5. ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.
6. NEW DUMPSTER AND RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT ON BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS–OF–WAY AND ABUTTING PROPERTIES AS VIEWED FROM THE NEAREST STREET GRADE.
8. HVAC CONDENSERS SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS–OF–WAY AND ABUTTING PROPERTIES.
9. ARCHITECTURAL CHARACTER
- a. THE ARCHITECTURAL CHARACTER ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE, AS GENERALLY DEPICTED WITHIN THE PLAN IN CONNECTION WITH THE PERMITTED USES OF THE SITE, SHALL BE EQUAL TO OR BETTER THAN MATERIALS DEPICTED AND ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING(S) THAT WILL BE CONSTRUCTED. ACTUAL BUILDING(S) TO BE CONSTRUCTED AND THE NATURE/LOCATION OF THE BUILDING ELEMENTS MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS
- (i) THE GENERAL ARCHITECTURAL CONCEPT AND INTENT SHOWN IS MAINTAINED AND
- (ii) HEIGHTS OF ANY BUILDINGS ABOVE HEIGHTS SPECIFIED ARE NOT INCREASED. THE USE OF VINYL SIDING IS PROHIBITED. THE USE OF VINYL MAY BE UTILIZED AS AN EXTERIOR BUILDING MATERIAL ON WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, HORIZONTAL EAVE VENTS, TRIM AND/OR RAILINGS IS ACCEPTABLE.
10. MIXED–USE FACADES MATERIALS
- a. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 15% OF THE TOTAL FACADE AREA ALONG NC 150, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THIS STANDARD SHALL NOT APPLY TO THE PORTIONS OF THE BUILDINGS THAT ARE LOCATED ALONG INTERNAL PRIVATE DRIVEWAYS AND/OR ALONG BUFFERS OR DRIVES THAT ARE NOT VISIBLE FROM PUBLIC STREETS.
- b. THE FACADES OF FIRST/GROUND FLOOR OF BUILDINGS ALONG HIGHWAY NC 150 SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, HARD STUCCO (E.I.F.S) OR STONE.
- c. FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE–GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, E.I.F.S, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS.
11. MIXED–USE FACADE ARTICULATION
- a. PUBLIC STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, VARIED ROOF LINES, AND BUILDING OFFSETS.
- b. FIRST STORY FACADES OF ALL BUILDINGS ALONG PUBLIC STREET FRONTS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, WINDOWS, DOORS, AND/OR OTHER ARCHITECTURAL ELEMENTS.
- c. ACCEPTABLE FACADE MATERIALS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: MASONRY MATERIALS SUCH AS BRICK, HARD STUCCO, STONE OR TILE MATERIALS. CEMENTITIOUS (PANEL, SIDING, TRIM & BATTENS) AND (E.I.F.S). NEW MATERIALS TO THE MARKET PROPOSED FOR EXTERIOR USE ARE ACCEPTABLE PENDING COMPLIANCE WITH THE ARCHITECTURAL CHARACTER.

VI. AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE CONDITIONAL REZONING CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONCEPT SITE PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF

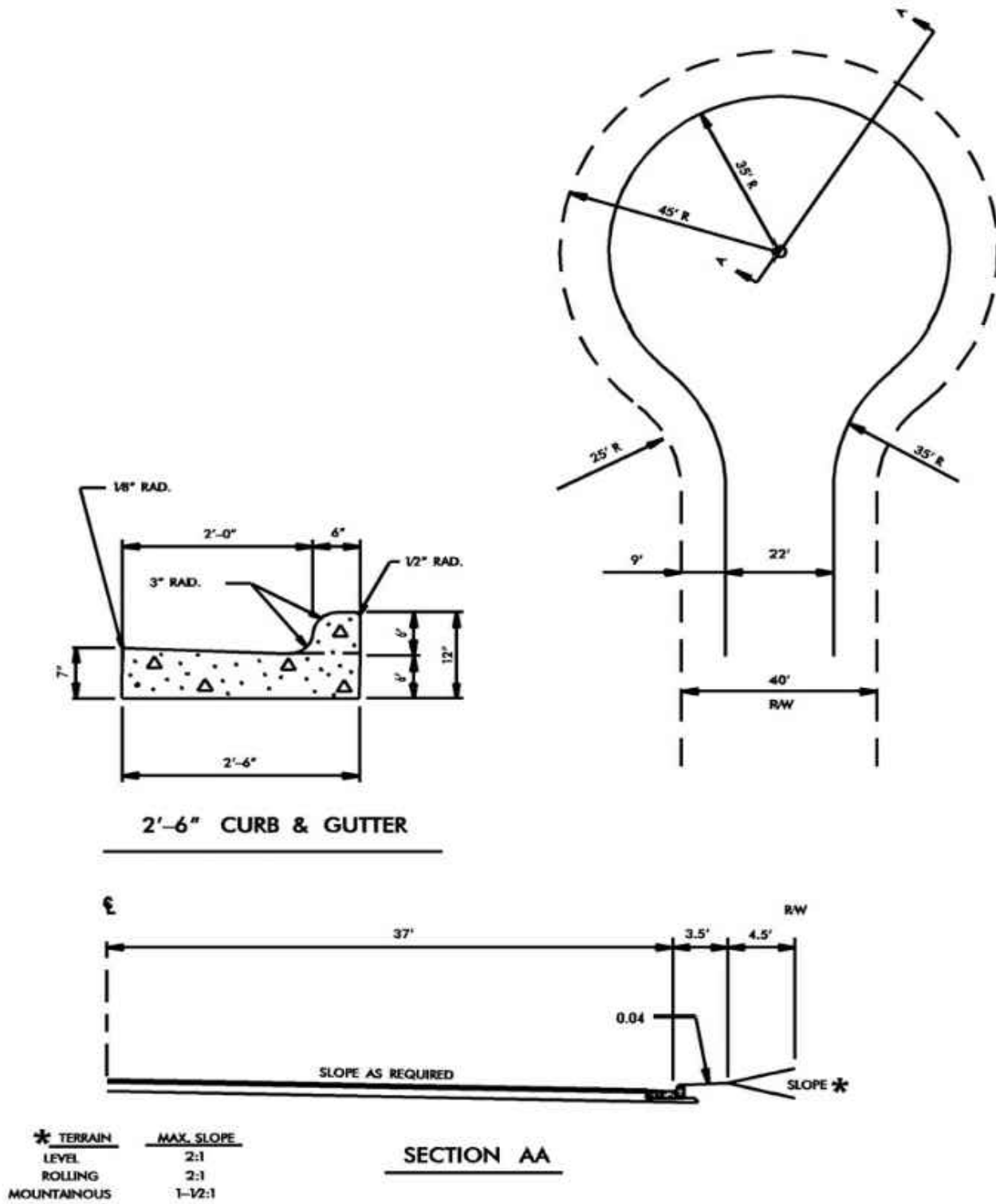


FIGURE 7
SYMMETRICAL CUL-DE-SAC WITH
CURB & GUTTER

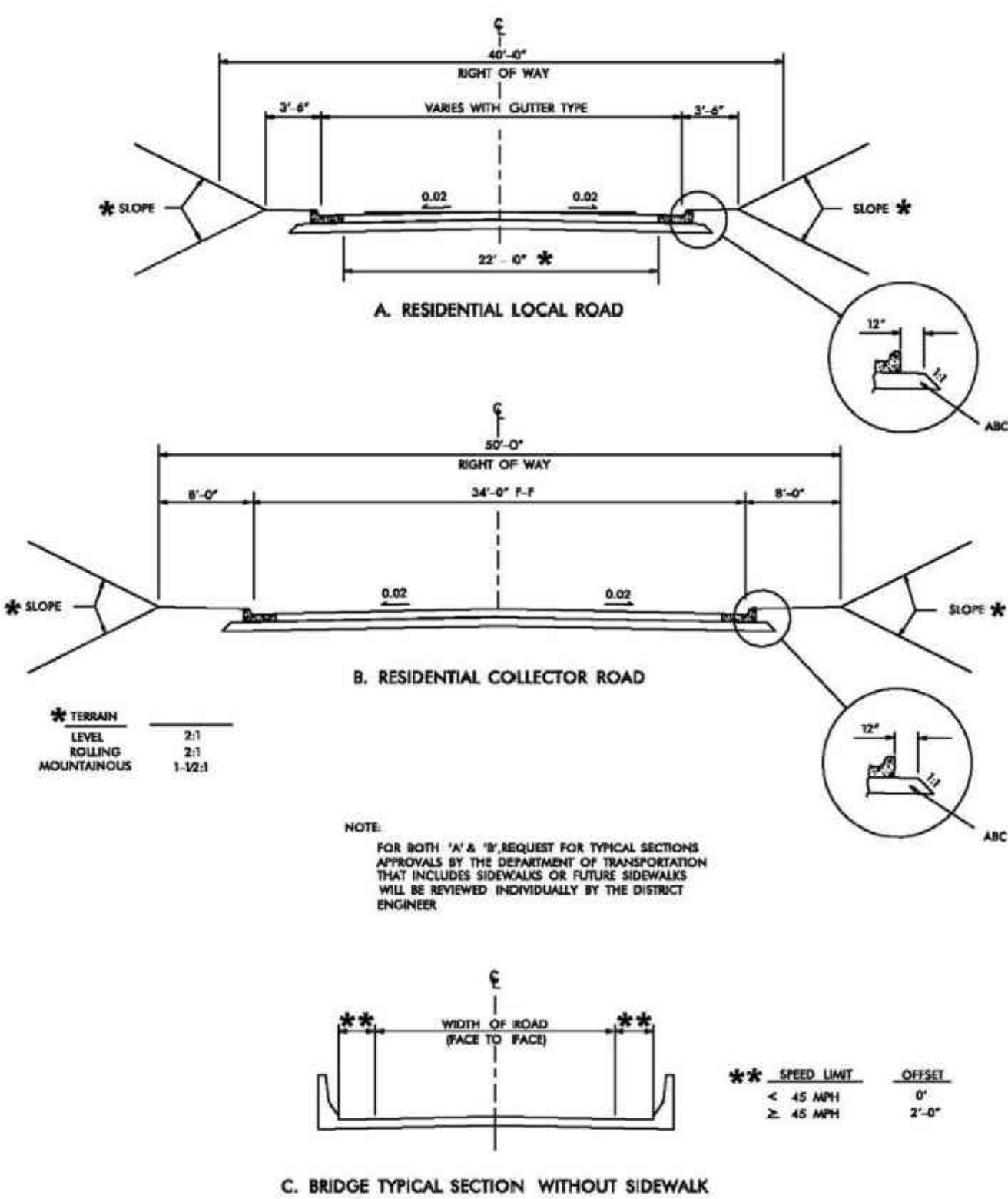


FIGURE 2: TYPICAL CURB & GUTTER CROSS SECTION

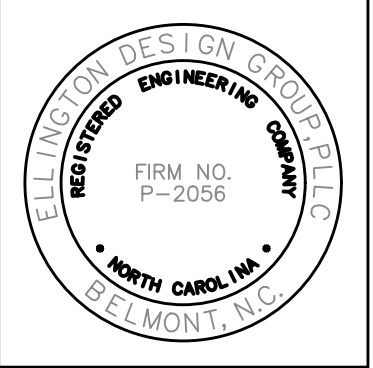
THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

IX. ADDITIONAL NOTES

- THE FOLLOWING ADDITIONAL CONDITIONS REFINING THE COMMERCIAL USES ON FARM SOUTH COMMERCIAL AREA:
- a.NO SELF STORAGE ALONG THE FRONTAGE OF HIGHWAY 150 BUT MAY BE PERMITTED IN THE FUTURE DEVELOPMENT AREA.
- b.NO MORE THAN 1 NEW CAR DEALERSHIP, TOGETHER WITH ALL ANCILLARY USES THAT USUALLY ARE INCLUDED WITH A NEW CAR DEALERSHIP, INCLUDING ITS USED CAR SALES, REPAIRS, SHOW ROOMS AND ANY OTHER ANCILLARY USES WHICH ARE PERMITTED IN THE ZONING DISTRICT.
- c.NO USED CAR DEALERSHIPS, UNLESS THEY ARE PART OF A NEW CAR DEALERSHIP.
- d.NO RETAIL ESTABLISHMENTS WHOSE PRIMARY BUSINESS IS VAPE AND CIGARETTE SALES. THIS SHALL NOT EXCLUDE ANY RETAILER OR BUSINESSES FROM SELLING VAPE OR CIGARETTES AS AN ANCILLARY PART OF THEIR BUSINESS OR SALES
- e.NO MORE THAN TWO AUTOMOTIVE RETAIL OR BUSINESS AND/OR AUTOMOTIVE SERVICE ESTABLISHMENTS OR BUSINESS, IN ADDITION TO THE NEW CAR DEALERSHIP LISTED IN B.
- f.NO PAWN SHOPS.
- g.NO RETAIL ESTABLISHMENT WHOSE PRIMARY BUSINESS IS APPLIANCE REPAIRS, ALTHOUGH A RETAIL OR BUSINESS MAY HAVE AN APPLIANCE REPAIR AS AN ANCILLARY PART OF THEIR BUSINESS OR OPERATIONS.
- h.NO MORE THAN ONE GAS STATION.
- i. NO MORE THAN 3 FREE–STANDING DRIVE THRU BUILDINGS, ALTHOUGH THIS LIMIT SHALL NOT APPLY TO PICK UP/DROP OFF WINDOWS OR DRIVE THRU OF ANY MULTI–TENANT BUILDING.
- j. NO ADULT ESTABLISHMENTS.

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REVISIONS	
NO.	DATE

THE FARM SOUTH, PHASE 2

TECHNICAL DATA SHEET

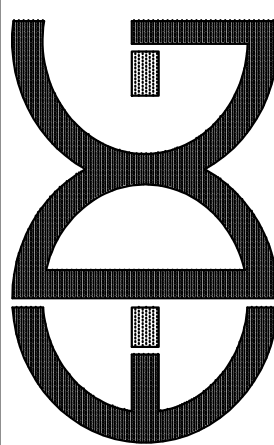
7921 E. NC 150 Highway
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Project No:
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THE FARM SOUTH, PHASE 2
CONCEPT ILLUSTRATIONS
7921 E. NC 150 Highway
Terrell, North Carolina

Project No:
2025-29

Scale: NTS

Date Drawn: 8/31/26

Sheet Number

C3