

Existing Conditional Zoning Approval

2020 Planned Development Conditional Zoning district approved for:

- 136 Condominium Units
- 1 (7,500 SF) Restaurant
- Existing Setback Requirements:
 - o 50' along Hwy 150
 - o 50' along Vinewood (West)
 - o 135' along Vinewood (North)
- 45' Building Height

Traffic Calculations on the existing Approval:

Average Daily Trips per day from (FHWA- Federal Highway Administration)

| | | |
|-------------------------|----------------------------|-------------------------------------|
| Townhomes: | 126 x 7 Trips Per Day = | 882 TPD |
| Restaurant: | 7,500 SF/1000 x 89.9 TPD = | 674 TPD |
| Existing Single Family: | 37 x 10 TPD = | 370 TPD |
| | | 1,926 TPD Total per approved zoning |

Townhomes and Condos generate approx. 30% less traffic than single family housing and about 10% less than apartments.

2018 Traffic Count for this section of Highway 150 is 14,500 VPD.

Existing nearby developments & Businesses (approved and existing)

- 1) Lake Norman Marina: (Adjacent to the site)
- 2) Magnolia Cove: (80 Lot SF Development ½ mile from site)
- 3) Lake Norman RV Resort (60 camper sites, 19 tiny home sites, Lake Front Cabin (Total 78 units)
- 4) Lineberger's Restaurant
- 5) Meridian Point Apartments (80 Units, 3 story apartment complex) 1.5 miles from the site (8 DU/Acre)
- 6) Villages at Sherrills Ford (325 Residential SF Sites, 450 Multifamily Sites, Commercial and Retail; 1.5 miles from the site)
- 7) Terrell Town Center: (500 Multi Family Units, 10 DU/Acre, 60' Hgt on Hwy 150, 45' Hgt on SF and Attached Housing)
- 8) Midway: (75' Hgt on Multifamily, 50' Hgt Single Family, 12 DU/acre)

Proposed Use:

- 76 Townhome Units
- 24 Condominium Units
- Building Setbacks:
 - o 50’ along Vinewood
 - o 30’ along proposed R/W of Highway 150
 - o 90’ along portion of Vinewood adjacent to existing houses
- Reserved area for Future NCDOT ROW (the latest info places ROW purchase beginning in 2025 – 2026 and construction starting on 2028-2029)
- Providing approximately 40% of the site as open space (5.75 acres required, 5.75 acres provided)
- Public Water and Sewer are available on Highway 150
- Build new left turn lane and right decel lane on Highway 150 (will need to obtain approvals from NCDOT)(We will provide a TIA if requested by NCDOT).
- Main Entrance will be located at the high point of Vinewood to allow for required sight distance
- An emergency entrance/exit will be constructed at the current end of Vinewood Road. This is to allow a 2nd way for emergency vehicles to enter/exit the current end of Vinewood. The current Fire Code allows 30 single family units with 1 way in and out, this connection would bring this current section of Vinewood up to the current Fire Code.
- Proposed 34% Impervious (Maximum is 50% with Controls in the WS-IV-CA)
- Will utilize LID (Low Impact Design) no one large treatment facility that treats the entire site, will utilize smaller BMP’s throughout the site. Will use sand filter areas and/or underground detention for treatment. Will store and treat the 1-inch storm for Water Quality purposes. Design will trap and store the 1-year storm and release it at the predevelopment rate.

Proposed Traffic:

| | | | |
|-----------------|-------------------|---|----------------|
| Townhomes: | 76 Units X 7 TPD | = | 532 TPD |
| Condominiums: | 24 Units X 7 TPD | = | 168 TPD |
| Existing Homes: | 38 Units X 10 TPD | = | 380 TPD |
| | | | 1080 Total TPD |

Approximately 56% of the existing approval

Property Values:

- Units selling price will start around \$500,000’s
- Average Building Values of adjacent homes is approx. \$300,000.
- Spinnaker Bay (Slanting Bridge Road): priced around \$340,000.

IMAGES



IMAGES



SITE

LAKE NORMAN
MARINA

LAKE
NORMAN

IMAGES

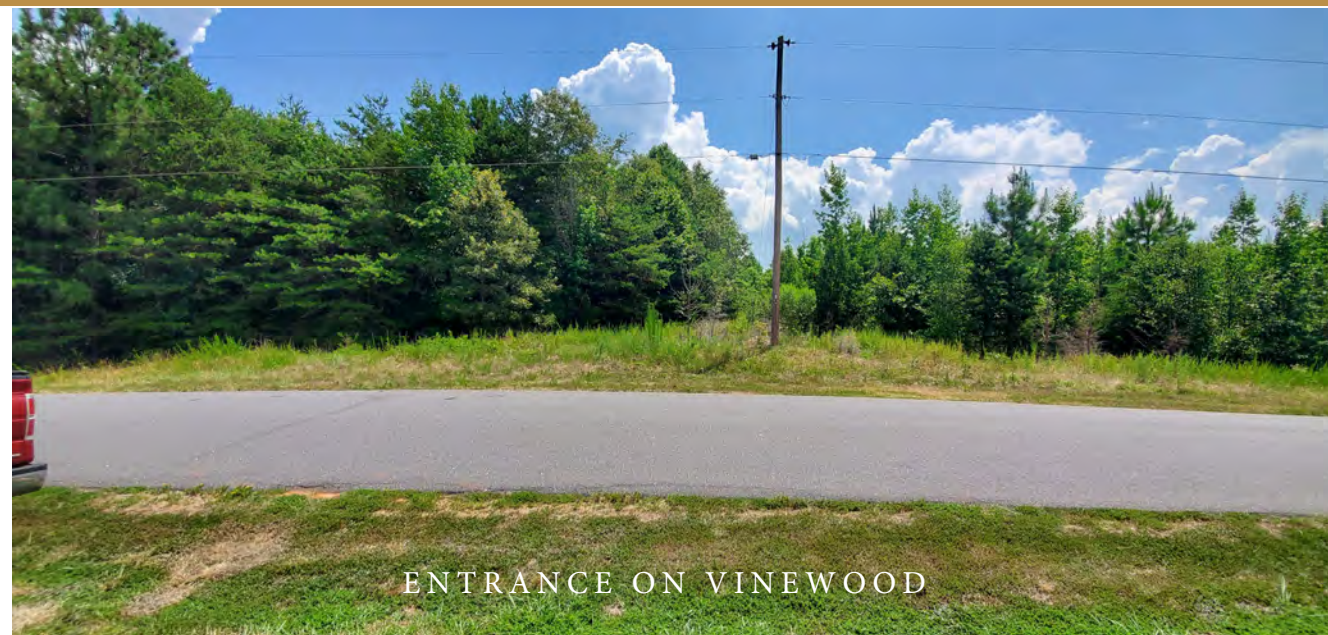


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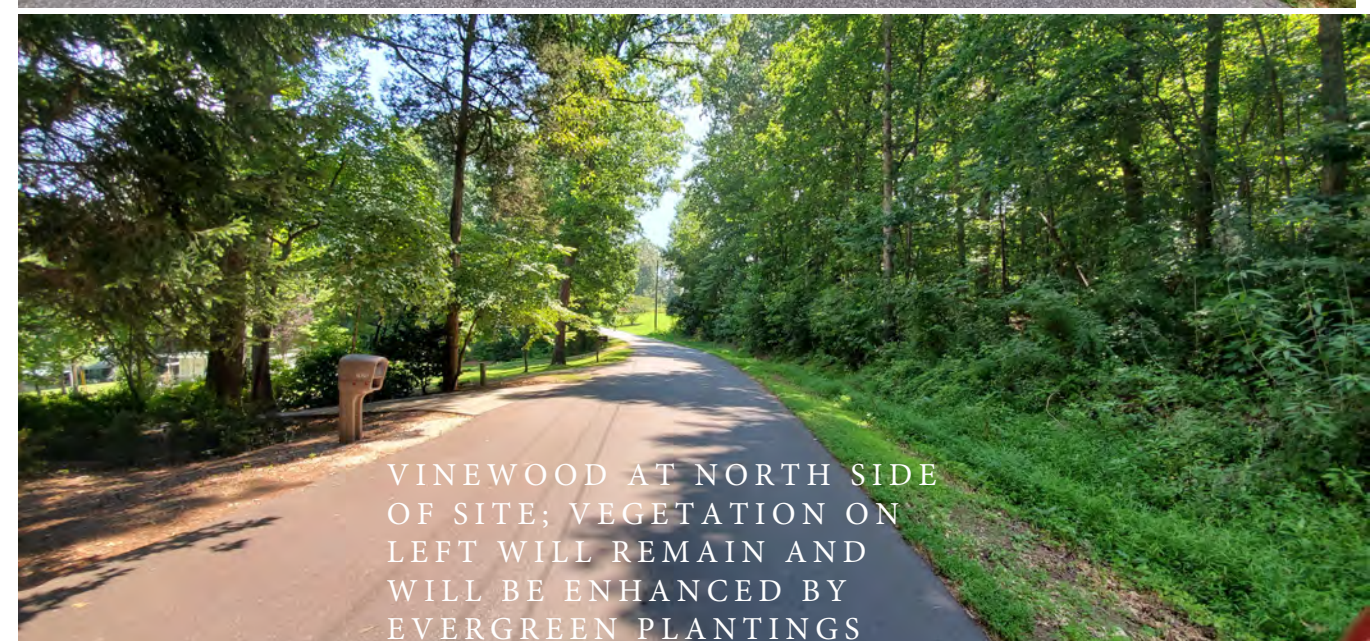
ENTRANCE ON VINEWOOD



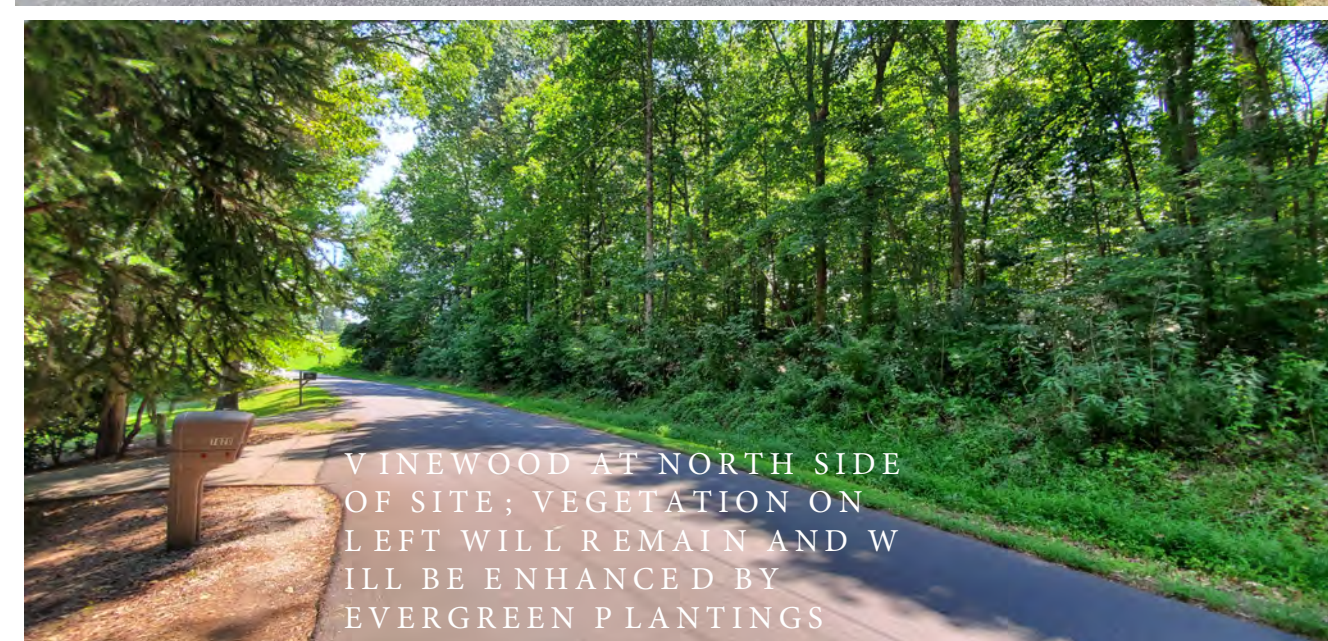
VINEWOOD AT ENTRANCE LOOKING
BACK TOWARDS HWY 150



VINEWOOD AT ENTRANCE LOOKING
TOWARD NORTH



VINEWOOD AT NORTH SIDE
OF SITE; VEGETATION ON
LEFT WILL REMAIN AND
WILL BE ENHANCED BY
EVERGREEN PLANTINGS



VINEWOOD AT NORTH SIDE
OF SITE; VEGETATION ON
LEFT WILL REMAIN AND W
ILL BE ENHANCED BY
EVERGREEN PLANTINGS



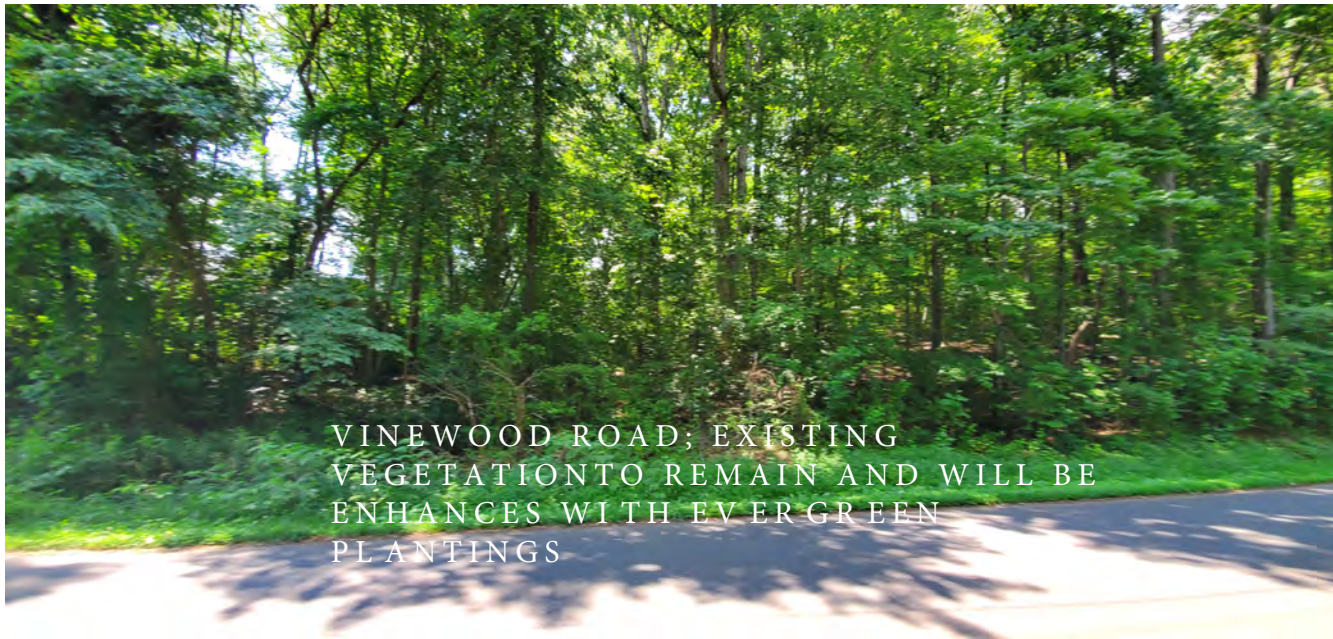
EXISTING VEGETATION ON
VINEWOOD TO REMAIN
AND TO BE ENHANCED BY
ADDITIONAL EVERGREEN
PLANTINGS



VINEWOOD ROAD; EXISTING VEGETATION
OF LEFT TO REMAIN AND WILL BE
ENHANCES WITH EVERGREEN PLANTINGS



VINEWOOD ROAD; EXISTING VEGETATION
OF LEFT TO REMAIN AND WILL BE
ENHANCES WITH EVERGREEN PLANTINGS



VINEWOOD ROAD; EXISTING
VEGETATION TO REMAIN AND WILL BE
ENHANCES WITH EVERGREEN
PLANTINGS



VINEWOOD ROAD; EXISTING
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ENHANCES WITH EVERGREEN
PLANTINGS



VINEWOOD ROAD THIS AREA IS TO
BE REFORESTED AND ALSO BUFFER
SCREENING WILL BE PROVIDED



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Landscaping

Perimeter Buffering

(To be used in conjunction with existing vegetation)



Thuja Green Giants



Emily Bruner Holly

Foundation Plantings



Street Trees

(Red Maple)



Ornamental Tree

(Okame Cherry)



Parking Perimeter Buffer



Entrance Landscaping

