



VICINITY MAP

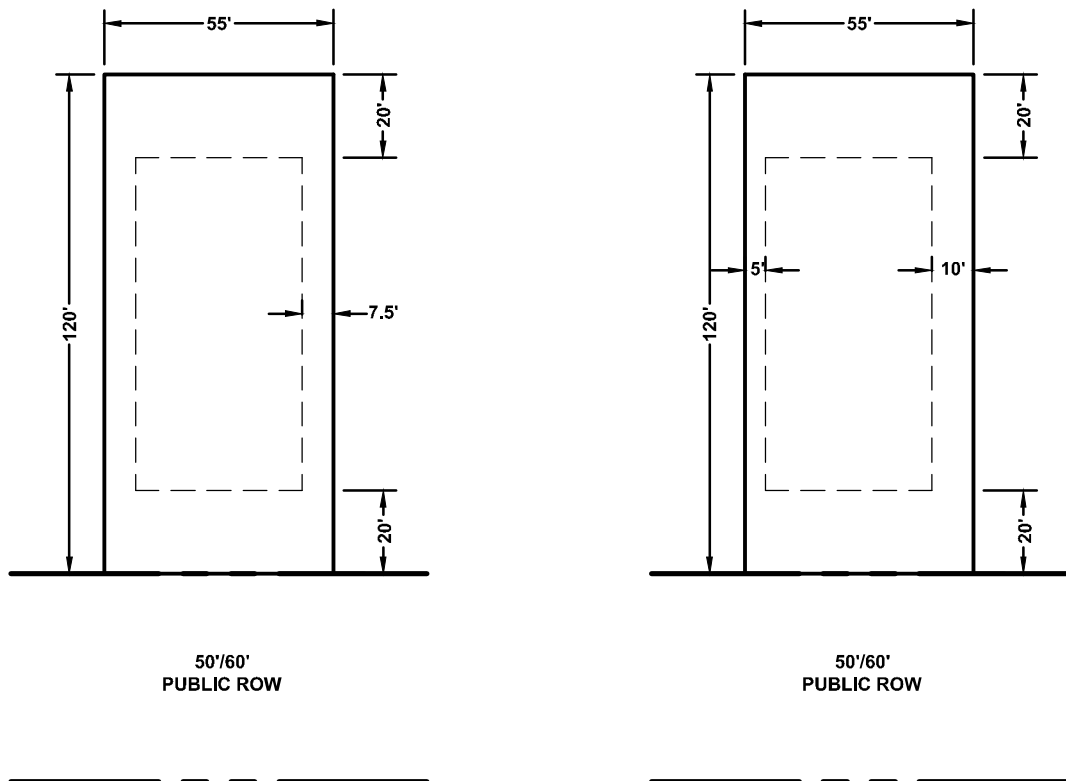
Not to Scale



Adjacent Property Owners within 200' of the Property						
PID #	Owner Name	Address	City	State	Zip	
1	13901197	J S HELMS FAMILY PROPERTIES LLC	11901 ALBEMARLE RD	CHARLOTTE	NC	28227
2	13901133	JAMES R JR LEE & LINDA F LEE	PO BOX 549	INDIAN TRAIL	NC	28079
3	13901106	RANSON AND MARTHA LEE LLC	PO BOX 549	INDIAN TRAIL	NC	28079
4	13901107	JOAN F SLOAN	5709 CHALYCE LN	CHARLOTTE	NC	28270
5	13901110	JAMES D CARTER	5731 MATTHEWS-MINT HILL RD	CHARLOTTE	NC	28227
6	13936101	DULIN FAMILY LLC	4514 WILGROVE-MINT HILL RD	CHARLOTTE	NC	28227
7	13935129	JOHN A MCCASKILL & DONNA M MCCASKILL	3927 CHERRYBROOK DR	CHARLOTTE	NC	28227
8	13935130	STEPHEN B WILLOUGHBY & ELISEN P WILLOUGHBY	3935 CHERRYBROOK DR	CHARLOTTE	NC	28227
9	13935131	SCOTT M MACEY & SARAH E MACEY	4001 CHERRYBROOK DR	CHARLOTTE	NC	28227
10	13935132	J S HELMS FAMILY PROPERTIES LLC	11901 ALBEMARLE RD	CHARLOTTE	NC	28227
11	13935133	RICHARD L KAHL	4017 CHERRYBROOK DR	CHARLOTTE	NC	28227
12	13901135	JERRY G CONNELL & LINDA K CONNELL	8742 BLAIR ROAD	CHARLOTTE	NC	28227
13	13901124	J S HELMS FAMILY PROPERTIES LLC	11901 ALBEMARLE RD	CHARLOTTE	NC	28227
14	13901306	KELLY YOUNG	8309 JEFFERSON COLONY RD	MINT HILL	NC	28227
15	13901307	RALPH S ROSS & KATRINA ROSS	8743 SCARSDALE DR	CHARLOTTE	NC	28227
16	13901308	BEVERLY PUDNEY & TIMOTHY PUDNEY	8331 JEFFERSON COLONY ROAD	MINT HILL	NC	28227
17	13901601	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
18	13901602	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
19	13901603	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
20	13901604	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
21	13901605	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
22	13901522	RALPH L WELD	8218 JEFFERSON COLONY RD	CHARLOTTE	NC	28227
23	13901521	KIMBERLY K MOORE	8210 JEFFERSON COLONY RD	MINT HILL	NC	28227
24	13901523	FREDERICK ODELL JR SMITH & VICKIE SHAVER	8804 STATESMAN DR	CHARLOTTE	NC	28227
25	13901606	ABBY CEVALLOS LEWIS	8807 STATESMAN DR	CHARLOTTE	NC	28227
26	13901607	DANIEL A FARR	8815 STATESMAN DR	MINT HILL	NC	28227
27	13901524	ERIC E JR LANIER & MELANIE F LANIER	8812 STATESMAN DR	CHARLOTTE	NC	28227
28	13901525	ROGER L JR LATON & WANDA D LATON	8822 STATESMAN DR	CHARLOTTE	NC	28227
29	13901517	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
30	13901516	DAVE H TRAUNER & KAREN TRAUNER	8835 BRIGADIER LN	MINT HILL	NC	28227
31	13901515	BRYAN WILSON TURNER & SHERRI ZARBYNICKY	8836 BRIGADIER LN	MINT HILL	NC	28227
32	13901514	MICHAEL WILLIAM LOPEZ & LEA MAY OGLESBY-LOPEZ	8832 BRIGADIER LN	MINT HILL	NC	28227
33	13901513	JEREMY DUNCAN & KATE MYERS	8826 BRIGADIER LN	CHARLOTTE	NC	28227
34	13901503	JEREMY T HARKEY & JILL P HARKEY	8825 LIBERTY HILL DR	MINT HILL	NC	28227
35	13901501	AILEEN MARSTON	8841 LIBERTY HILL DR	CHARLOTTE	NC	28227
36	13901419	DAVID R LILEY	4950 CASABA PL	ORLANDO	FL	32812
37	13901420	TIMOTHY C RILEY	8832 LIBERTY HILL DR	CHARLOTTE	NC	28227
38	13901421	DIDORS L MARSTON	8840 LIBERTY HILL DR	CHARLOTTE	NC	28227
39	13901413	DANIEL B PEARCE & MAKENZIE P PEARCE	8813 STRATFORD HALL CT	MINT HILL	NC	28227
40	13901412	CAROLYN B PLATTIS	8817 STRATFORD HALL CT	CHARLOTTE	NC	28227
41	13901411	JERRY F WOOD & JULIE R WOOD	8816 STRATFORD HALL CT	CHARLOTTE	NC	28227
42	13901410	RICHARD JERGE & NANCY JERGE	8812 STRATFORD HALL CT	CHARLOTTE	NC	28227
43	13901409	VIKTOR SAYAPINA & HALYNA SAYAPINA	8808 STRATFORD HALL CT	CHARLOTTE	NC	28227
44	13901406	ROBERT WILLIAM KENNARD & KAREN P KENNARD	7810 JEFFERSON COLONY RD	CHARLOTTE	NC	28227
45	13901404	WAYNE SCOTTIE BENNETT & ELIZABETH ANN BENNETT	8809 FAIRVIEW RD	CHARLOTTE	NC	28227
46	13901403	BARBARA J CHIASSON & CHARLES R CHIASSON	8821 FAIRVIEW RD	CHARLOTTE	NC	28227
47	19720112	TOWN OF MINT HILL (THE)	4430 MINT HILL VILLAGE LN	MINT HILL	NC	28227
48	13903209	MICHAEL S BARTLETT	PO BOX 32759	CHARLOTTE	NC	28227
49	13903208	HOYLE S JR WRIGHT & SYLVIA WALLACE	11274 HICKORY RIDGE RD	HARRISBURG	NC	28075
50	13903207	JOHNNY D JR DEAN & KIMBERLY H DEAN	8008 BATTLETT RD	CHARLOTTE	NC	28227
51	13903229	DEPT OF TRANSPORTATION	716 W MAIN ST	ALBEMARLE	NC	28001
52	13903205	DEPT OF TRANSPORTATION	716 W MAIN ST	ALBEMARLE	NC	28001
53	13906102	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227
54	13906131	JAS INVESTMENTS LLC	PO BOX 691367	CHARLOTTE	NC	28227

Typical Lot Details

NOT TO SCALE

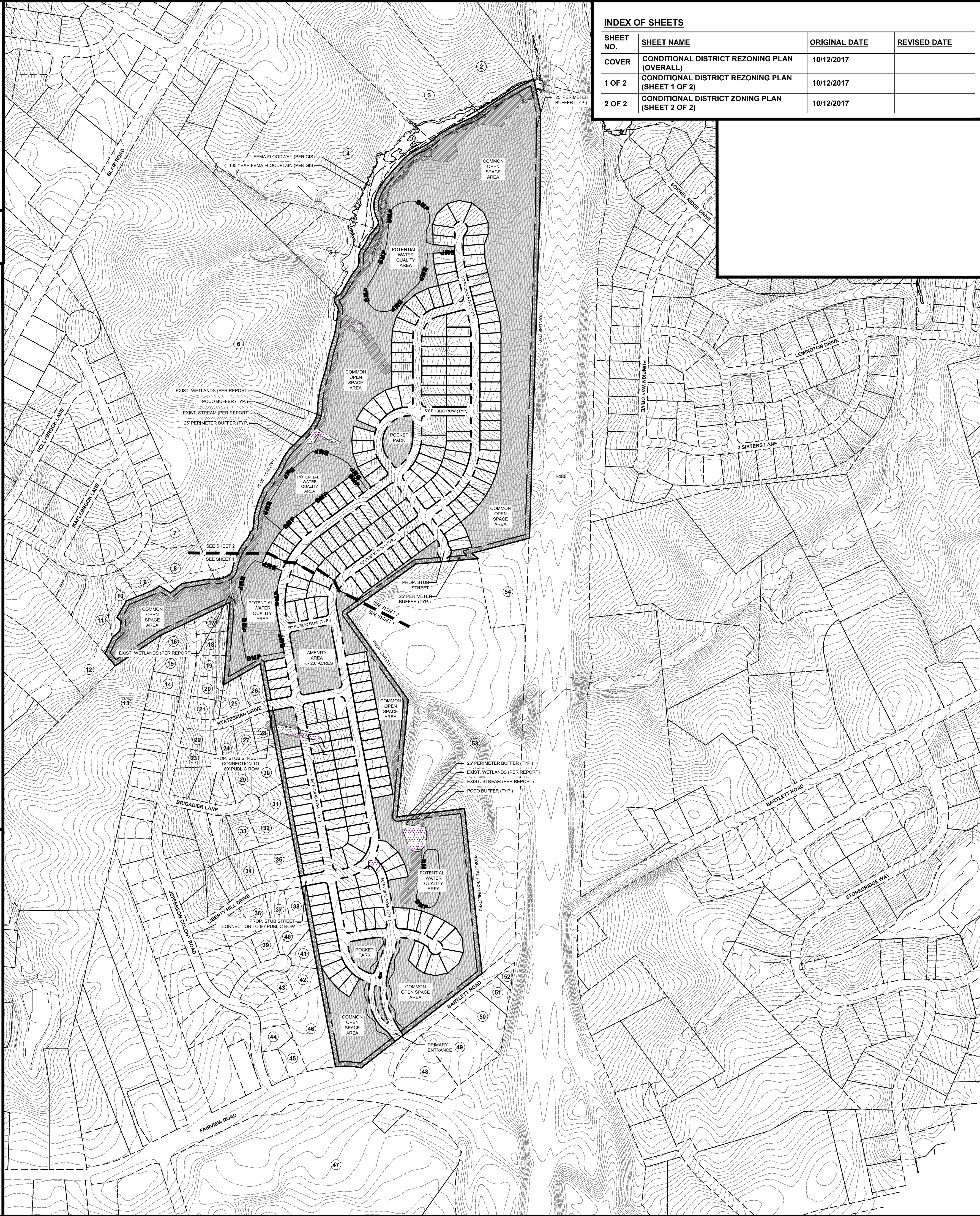


55' x 120' Lot

Setbacks
F: 20'
S: 7.5'
R: 20'

55' x 120' Lot

Setbacks
F: 20'
S: 5'/10'
R: 20'



INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	CONDITIONAL DISTRICT REZONING PLAN (OVERALL)	10/12/2017	
1 OF 2	CONDITIONAL DISTRICT REZONING PLAN (SHEET 1 OF 2)	10/12/2017	
2 OF 2	CONDITIONAL DISTRICT ZONING PLAN (SHEET 2 OF 2)	10/12/2017	

SITE DATA:

TAX PARCELS:	13936199, 13906101, 13901402 & portion of 13901401
TOTAL ACREAGE:	± 125.46 ACRES (PER GIS)
LOCATION:	
EXISTING:	TOWN OF MINT HILL, NC
PROPOSED:	TOWN OF MINT HILL, NC
ZONING:	
EXISTING:	R
PROPOSED:	R(C) (CLUSTER) CD
TOTAL LOTS:	Up to 247 LOTS (55' X 120')
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL & AMENITIES
PROPOSED LOT STANDARDS:	
MINIMUM LOT SIZE:	6,600 SQUARE FEET
MINIMUM LOT WIDTH:	55'
MINIMUM LOT DEPTH:	120'
FRONT SETBACK:	20'
SIDE SETBACK:	MIN. 5', AGGREGATE 15'
REAR SETBACK:	20'
OPEN SPACE:	
REQUIRED:	± 31.4 ACRES (25%)*
PROPOSED:	± 31.4 ACRES (25%)
*NOTE: OPEN SPACE CALCULATION INCLUDES-STREAM BUFFERS, WATER QUALITY AREAS, COMMON OPEN SPACE, AND UP TO 50% OF THE OVERALL FLOODPLAIN AND PERIMETER BUFFER ACREAGE (PER THE TOWN OF MINT HILL UDO); LAND LOCATED WITHIN THE FLOODWAY CANNOT BE COUNTED TOWARDS REQUIRED OPEN SPACE.	

DENSITY:	Up to 2.0 DU/AC
PERMITTED USES:	
• SINGLE FAMILY HOMES AND ACCESSORY STRUCTURES	
• COMMUNITY RECREATION AREAS	
• ACTIVE AND PASSIVE OPEN SPACES	
• OTHER USES COMMONLY ASSOCIATED WITH RESIDENTIAL UNITS AND AS ALLOWED BY THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE	

CONDITIONAL USE DEVELOPMENT COMMITMENTS:	
1. MAXIMUM DENSITY OF 2.0 DU/AC, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL CLUSTER- CONDITIONAL DISTRICT SHALL BE AS SHOWN ABOVE.	
2. CONDITIONS ESTABLISHED AS PART OF THIS CONDITIONAL DISTRICT REZONING SHALL BE ATTACHED TO THE LAND AND SHALL BE BINDING ON THE PETITIONER/OWNER OF THIS LAND AND ANY ASSIGNED SUCCESSOR.	
3. ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).	
4. GENERAL SITE LAYOUT SHALL BE AS DEPICTED ON THIS ZONING PLAN. ADJUSTMENTS TO THIS LAYOUT MAY BE MADE DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENT PHASES OF DESIGN AS MAY BE NEEDED TO ACCOMMODATE SITE FEATURES, REVIEW STAFF COMMENTS, AND FINAL ENGINEERING CONSTRAINTS.	
5. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACK AREA.	

GENERAL NOTES	
1. BASE INFORMATION PROVIDED BY MECKLENBURG COUNTY DATA AND SHOULD BE VERIFIED FOR ACCURACY.	
2. ALL SITE PLAN, ZONING, AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.	

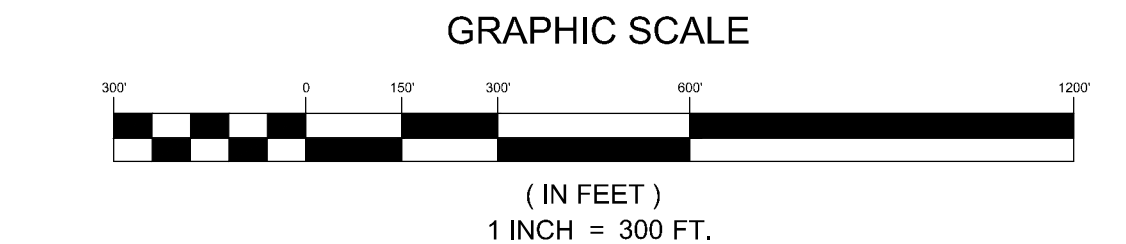
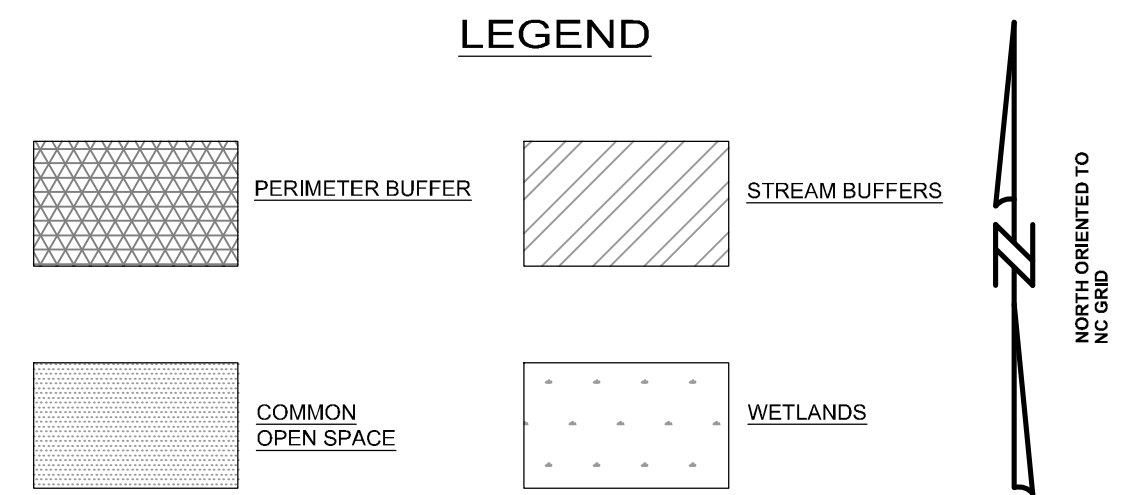
FLOODPLAIN INFORMATION	
FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710551200K EFFECTIVE DATE OF STUDY 02/19/2014.	

STREAM/WETLAND INFORMATION	
STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY "APPROXIMATE JURISDICTIONAL BOUNDARIES- CADENCE SITE" PREPARED BY CAROLINA WETLAND SERVICES, DATED SEPTEMBER 8, 2017. FOR PURPOSES OF PREPARATION OF THIS ZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY.	
ACCESS POINTS/DRIVEWAYS/STREETS	
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.	
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF MINT HILL DEVELOPMENT AND SUBDIVISION ORDINANCES AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT AND REVIEW.	

OPEN SPACE	
OPEN SPACE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS, (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.	

POTENTIAL STORMWATER QUALITY AREAS	
LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.	

PUBLIC INFORMATION	
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.	



ESP Associates, P.A.
P.O. Box 27020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1946 (NC)
803-802-2440 (SC)
www.espassociates.com

CONDITIONAL DISTRICT REZONING PLAN (OVERALL)

CADENCE MINT HILL

TOWN OF MINT HILL, NC

MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: MW

DRAWN BY: MW

PROJECT NUMBER: FM44.100

ORIGINAL DATE: 10/12/17

SHEET: COVER



**POTENTIAL
WATER QUALITY
AREA**

COMMON
OPEN
SPACE
AREA

—PRIMARY ENTRANCE
—PROP. PEDESTRIAN
TRAIL (TYP.)

50' PUBLIC ROW (TYP

**AMENITY AREA
+/- 2.0 ACRES**

POTENTIAL
WATER QUALITY
AREA

COMMON
OPEN
SPACE
AREA

**PROP. STUB STREET CONNECTION-
TO LIBERTY HILL DRIVE**

STATESMAN ROAD

A topographic map showing a road labeled "LIBERTY HILL DRIVE" in bold, uppercase letters. The road is depicted as a dashed line. The map features contour lines representing elevation, with labels such as "1000", "1100", "1200", "1300", "1400", "1500", "1600", "1700", "1800", "1900", "2000", "2100", "2200", "2300", "2400", "2500", "2600", "2700", "2800", "2900", "3000", "3100", "3200", "3300", "3400", "3500", "3600", "3700", "3800", "3900", "4000", "4100", "4200", "4300", "4400", "4500", "4600", "4700", "4800", "4900", "5000", "5100", "5200", "5300", "5400", "5500", "5600", "5700", "5800", "5900", "6000", "6100", "6200", "6300", "6400", "6500", "6600", "6700", "6800", "6900", "7000", "7100", "7200", "7300", "7400", "7500", "7600", "7700", "7800", "7900", "8000", "8100", "8200", "8300", "8400", "8500", "8600", "8700", "8800", "8900", "9000", "9100", "9200", "9300", "9400", "9500", "9600", "9700", "9800", "9900", "10000". The road is shown winding through the terrain, with a dashed line indicating its path. The map is oriented with the road running diagonally from the bottom left towards the top right.

25' PERIMETER BUFFER (TYP.)

EXIST. WETLANDS (PER REPORT)

PCCO BUFFER (TYP.)

PROP. STUB STREET CONNECTION
STATESMAN ROAD

CONDITIONAL DISTRICT REZONING PLAN
(SHEET 1 OF 2)

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FM44.100
ORIGINAL DATE:	10/12/17

