



### VICINITY MAP

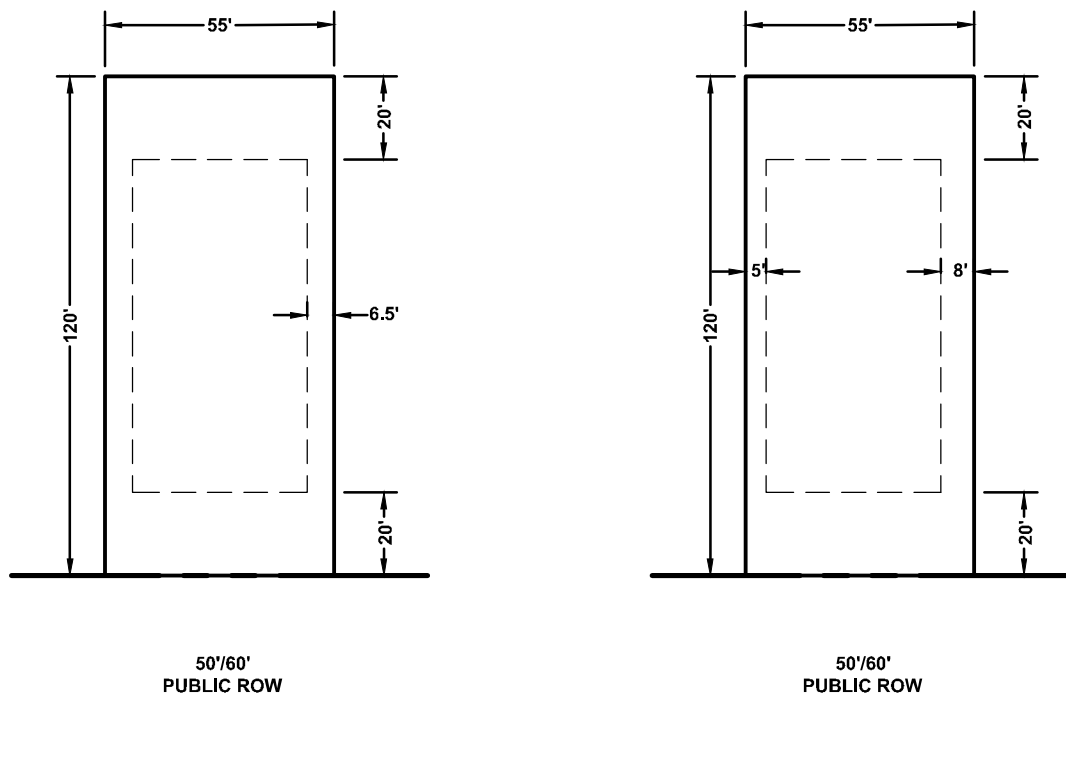
Not to Scale



| 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                                                    | 13902133   | JAMES R JR LEE & LINDA F LEE                   | PO BOX 549                 | INDIAN TRAIL | NC 28079 |
| 3                                                    | 13902106   | RANSON AND MARTHA LEE LLC                      | PO BOX 549                 | INDIAN TRAIL | NC 28079 |
| 4                                                    | 13902107   | JOAN F SLOAN                                   | 5709 CHALCY 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                                                   | 13901206   | 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   | DIANA K FARR                                   | 8815 STATESMAN DR          | MINT HILL    | NC 28227 |
| 27                                                   | 13901524   | ERIC E JR LANIER & MELANIE F LANIER            | 8813 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 TRAUERER & KAREN TRAUERER               | 8835 BRIGADIER LN          | MINT HILL    | NC 28227 |
| 31                                                   | 13901515   | BRYAN WILSON TURNER & SHERRI ZARBYNICKY TURNER | 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 HARKNEY & JILL P HARKNEY              | 8825 LIBERTY HILL DR       | MINT HILL    | NC 28227 |
| 35                                                   | 13901501   | ALLEN J MARTINSON                              | 8841 LIBERTY HILL DR       | CHARLOTTE    | NC 28227 |
| 36                                                   | 13901419   | DAVID R LIVESY                                 | 4950 CASABA PL             | ORLANDO      | FL 32812 |
| 37                                                   | 13901420   | TIMOTHY C RILEY                                | 8832 LIBERTY HILL DR       | CHARLOTTE    | NC 28227 |
| 38                                                   | 13901421   | DIORIS 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 CHASSON & CHARLES R CHASSON          | 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 23719               | 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 BARTLETT RD           | CHARLOTTE    | NC 28075 |
| 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



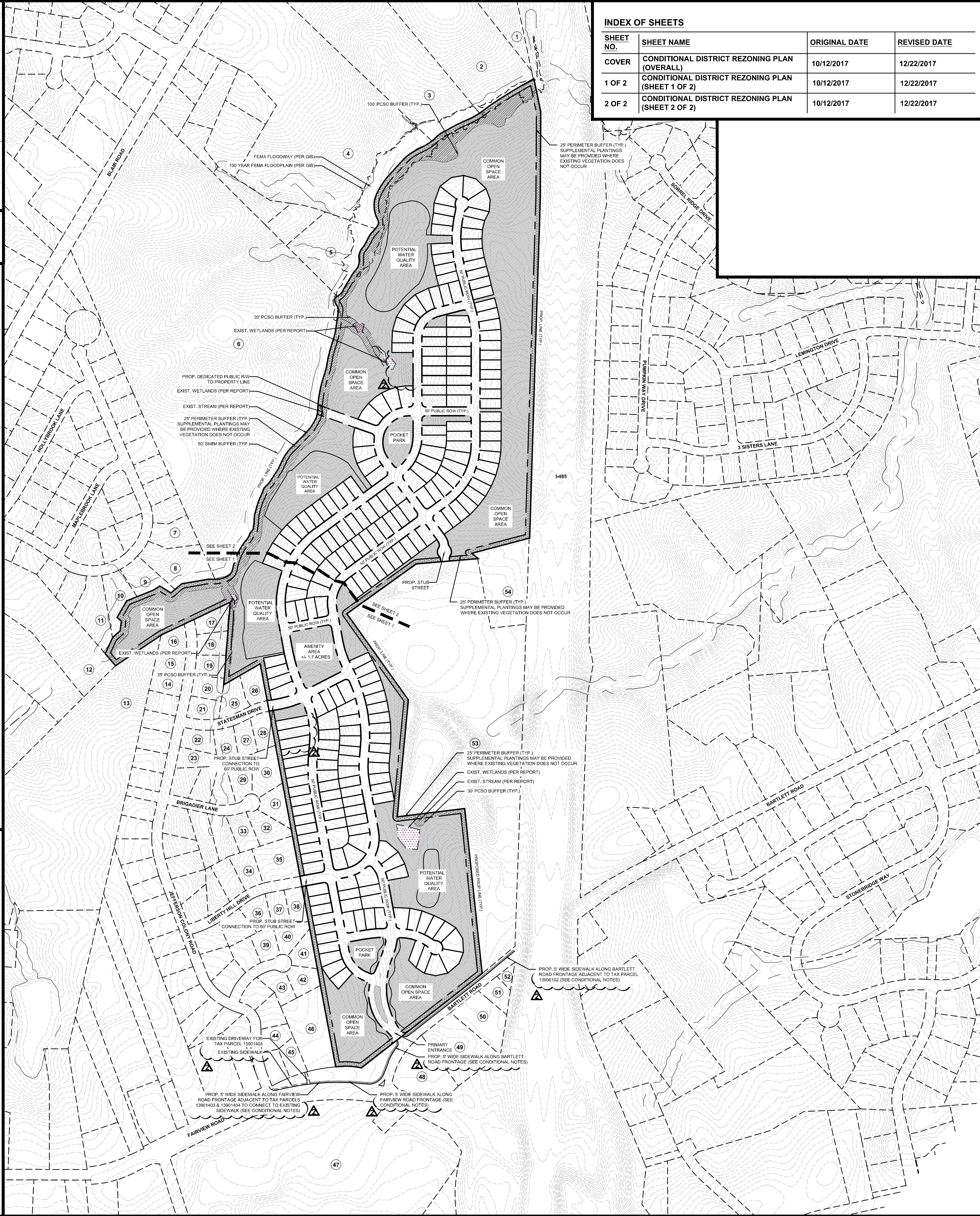
55' x 120' Lot

Setbacks  
F: 20'  
S: 6.5'  
R: 20'

55' x 120' Lot

Setbacks  
F: 20'  
S: 5'8"  
R: 20'

Note: Minimum Side Yard to be 5'



### INDEX OF SHEETS

| SHEET NO. | SHEET NAME                                        | ORIGINAL DATE | REVISED DATE |
|-----------|---------------------------------------------------|---------------|--------------|
| COVER     | CONDITIONAL DISTRICT REZONING PLAN (OVERALL)      | 10/12/2017    | 12/22/2017   |
| 1 OF 2    | CONDITIONAL DISTRICT REZONING PLAN (SHEET 1 OF 2) | 10/12/2017    | 12/22/2017   |
| 2 OF 2    | CONDITIONAL DISTRICT REZONING PLAN (SHEET 2 OF 2) | 10/12/2017    | 12/22/2017   |

### SITE DATA:

|                                                                                                                                                                                                                                                                                      |                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TAX PARCELS:                                                                                                                                                                                                                                                                         | 13936199, 13906101, 13901402 & portion of 13901401                                                                                                                          |
| TOTAL ACREAGE:                                                                                                                                                                                                                                                                       | ± 125.46 ACRES (PER GIS)                                                                                                                                                    |
| LOCATION:                                                                                                                                                                                                                                                                            | EXISTING: TOWN OF MINT HILL, NC<br>PROPOSED: TOWN OF MINT HILL, NC                                                                                                          |
| ZONING:                                                                                                                                                                                                                                                                              | EXISTING: R<br>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<br>MINIMUM LOT WIDTH: 55'<br>MINIMUM LOT DEPTH: 120'<br>FRONT SETBACK: 20'<br>SIDE SETBACK: MIN. 5', AGGREGATE 13'<br>REAR SETBACK: 20' |
| OPEN SPACE:                                                                                                                                                                                                                                                                          | REQUIRED: ± 31.4 ACRES (25%)*<br>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 NOTES:**
- MAXIMUM DENSITY OF 2.0 DU/AC, MINIMUM LOT STANDARDS, AND ALLOWED USES IN THIS RESIDENTIAL CLUSTER- CONDITIONAL DISTRICT SHALL BE AS SHOWN ABOVE.
  - 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.
  - ADMINISTRATIVE AND OTHER CHANGES TO THIS REZONING SHALL BE ALLOWED AS PROVIDED IN THE TOWN OF MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO).
  - GENERAL SITE LAYOUT SHALL BE AS SHOWN 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.
  - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 24" INTO THE REQUIRED SETBACK AREA.
  - THE BUILDING MATERIALS USED ON THE PRINCIPLE BUILDINGS SHALL CONSIST OF BRICK ON FOUR SIDES. ACCENTS OF STONE AND STUCCO ARE ACCEPTABLE. GARAGES, DORMERS AND AND OTHER FEATURES TO CONSIST OF OTHER MATERIALS. EAVES PERMITTED TO BE VINYL AND/OR HARDY PLANK.
  - PETITIONER TO CONSTRUCT 5' WIDE SIDEWALK ALONGS BARTLETT ROAD AND FAIRVIEW ROAD PROJECT SITE FRONTAGE.
  - IF ADEQUATE RIGHT OF WAY IS AVAILABLE, 5' WIDE SIDEWALK TO BE CONSTRUCTED WITHIN THE EXISTING RIGHT OF WAY.
    - ALONG BARTLETT ROAD UP TO THE I-485 OVERPASS BRIDGE ADJACENT TO TAX PARCEL 13906102.
    - ALONG FAIRVIEW ROAD TO CONNECT TO THE EXISTING SIDEWALK NEAR JEFFERSON COLONY ROAD ADJACENT TO TAX PARCELS 13901403 & 13901404.
  - NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED ON JEFFERSON COLONY ROAD (SEC. 28-149. - PROHIBITION)

- GENERAL NOTES**
- BASE INFORMATION PROVIDED BY MECKLENBURG COUNTY DATA AND SHOULD BE VERIFIED FOR ACCURACY.
  - 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 "JURISDICTIONAL DELINEATION REPORT - CADENCE SITE" PREPARED BY CAROLINA WETLAND SERVICES, DATED DECEMBER 5, 2017. FOR PURPOSES OF PREPARATION OF THIS ZONING PLAN, ANY POTENTIAL WETLANDS 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.

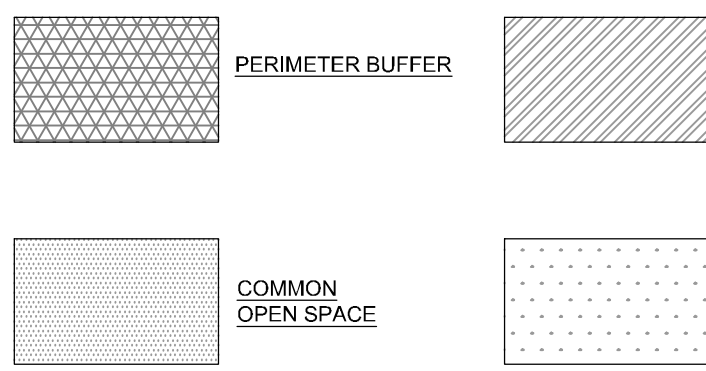
- ACCESS POINTS/DRIVEWAYS/STREETS**
- PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.
  - ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED 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.

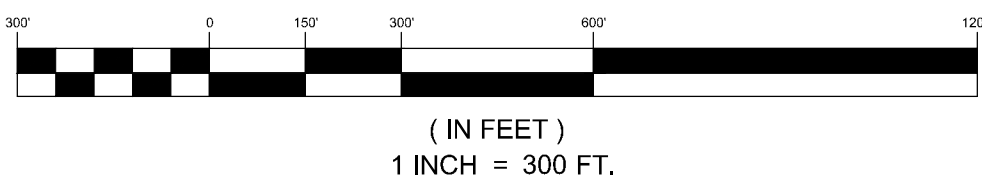
- POTENTIAL STORMWATER QUALITY AREAS**  
LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES 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.

### LEGEND



### GRAPHIC SCALE



ESP ASSOCIATES, P.A.  
P.O. Box 7020  
Charlotte, NC 28241  
3475 Lakewood Blvd.  
Fort Mill, SC 29708  
704-583-9446 (NC)  
803-502-2440 (SC)  
www.espassociates.com

CONDITIONAL DISTRICT REZONING PLAN (OVERALL)

CADENCE MINT HILL

MATTAMY HOMES

PROJECT INFORMATION

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

| BY | MW | AS |
|----|----|----|
| 1  |    |    |
| 2  |    |    |

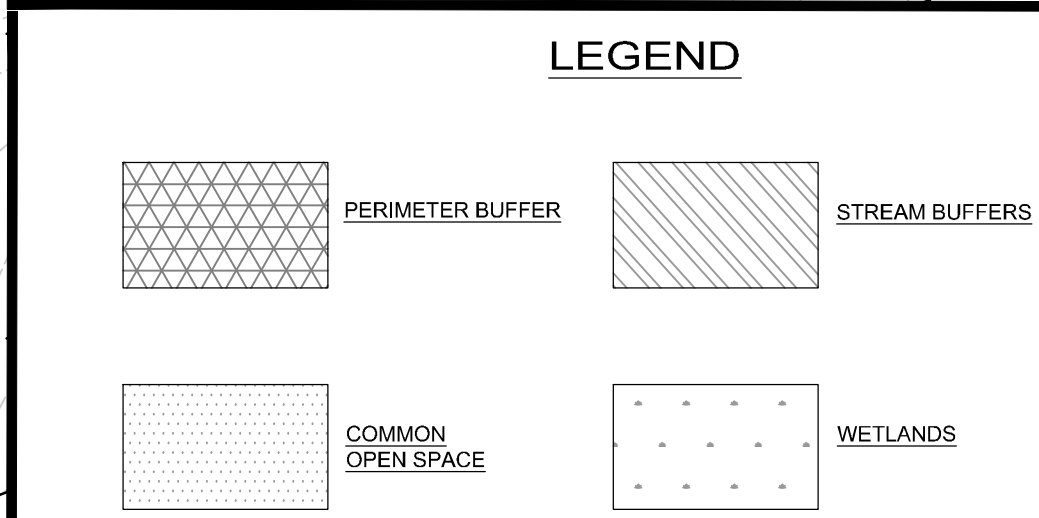
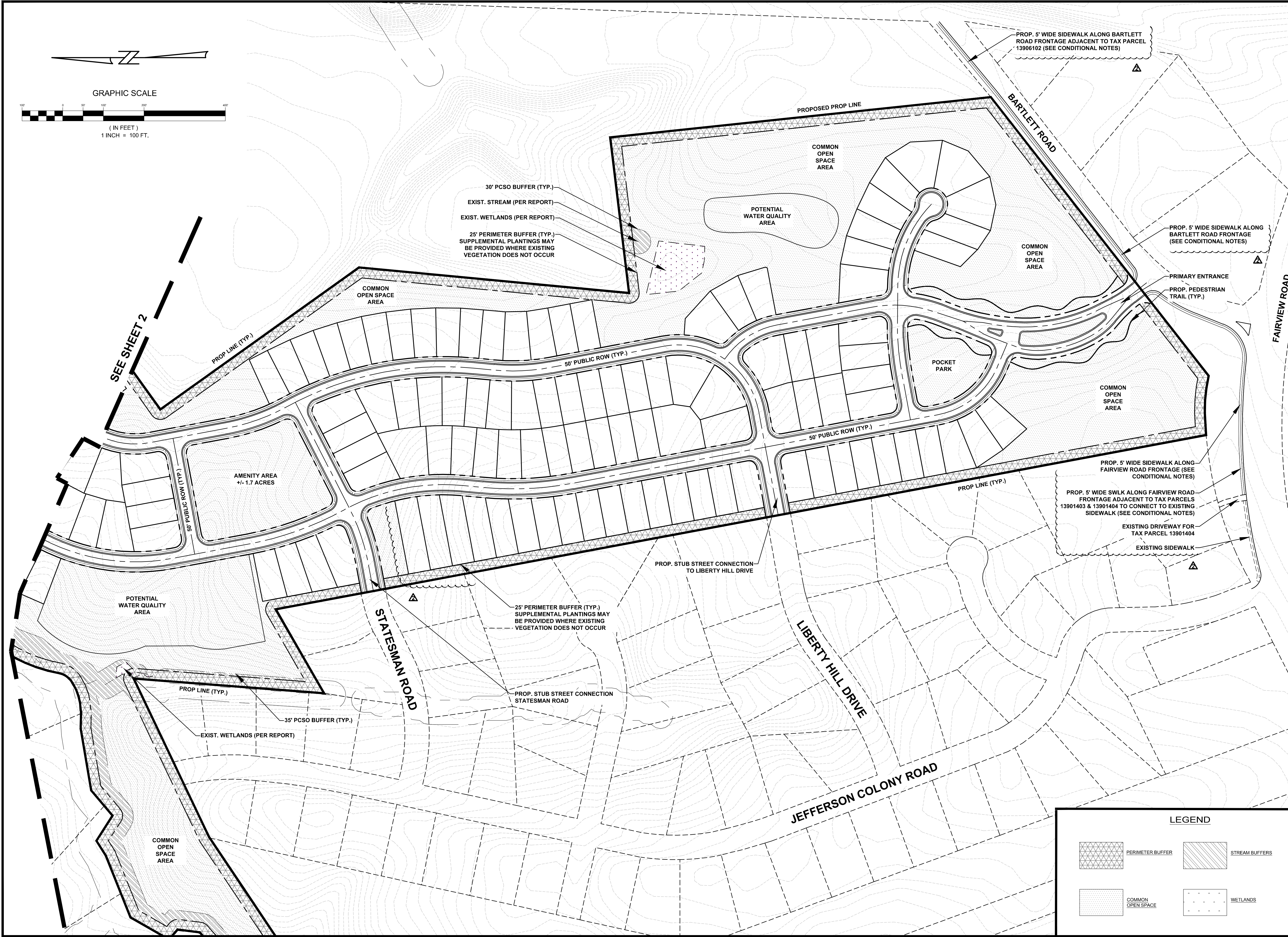
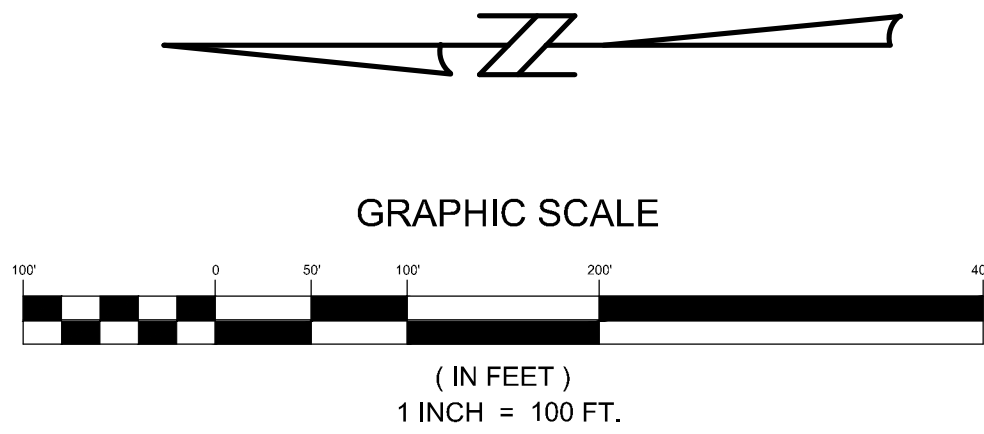
REVISION

| NO. | DATE       | REVISION                                                |
|-----|------------|---------------------------------------------------------|
| 1   | 11/12/2017 | REVISED PER STAFF COMMENTS RECEIVED ON 12/22/2017       |
| 2   | 12/22/2017 | REVISED PER STAFF REPORT COMMENTS RECEIVED ON 12/4/2017 |

U:\2017 Projects (FJM)\M4 - Fairview Road\Mini H8 (Mattamy)\Submittal Working Drawings\2017-1-04a Rezoning\301 Submittal\DWG\Sheet\M4-COVER.dwg COVER: awjg@esp.com



U:\2017 Projects (FJM)\M4 - Fairview Road\Mini Hill (Mattamy)\Submittal Working Drawings\2017.12.22 Rezoning 3rd Submittal\DWG\Sheet\FM44 COVER.dwg, SHEET 1, zwingen



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 |
| SHEET:              |          |

1 OF 2

CADENCE MINT HILL  
(SHEET 1 OF 2)

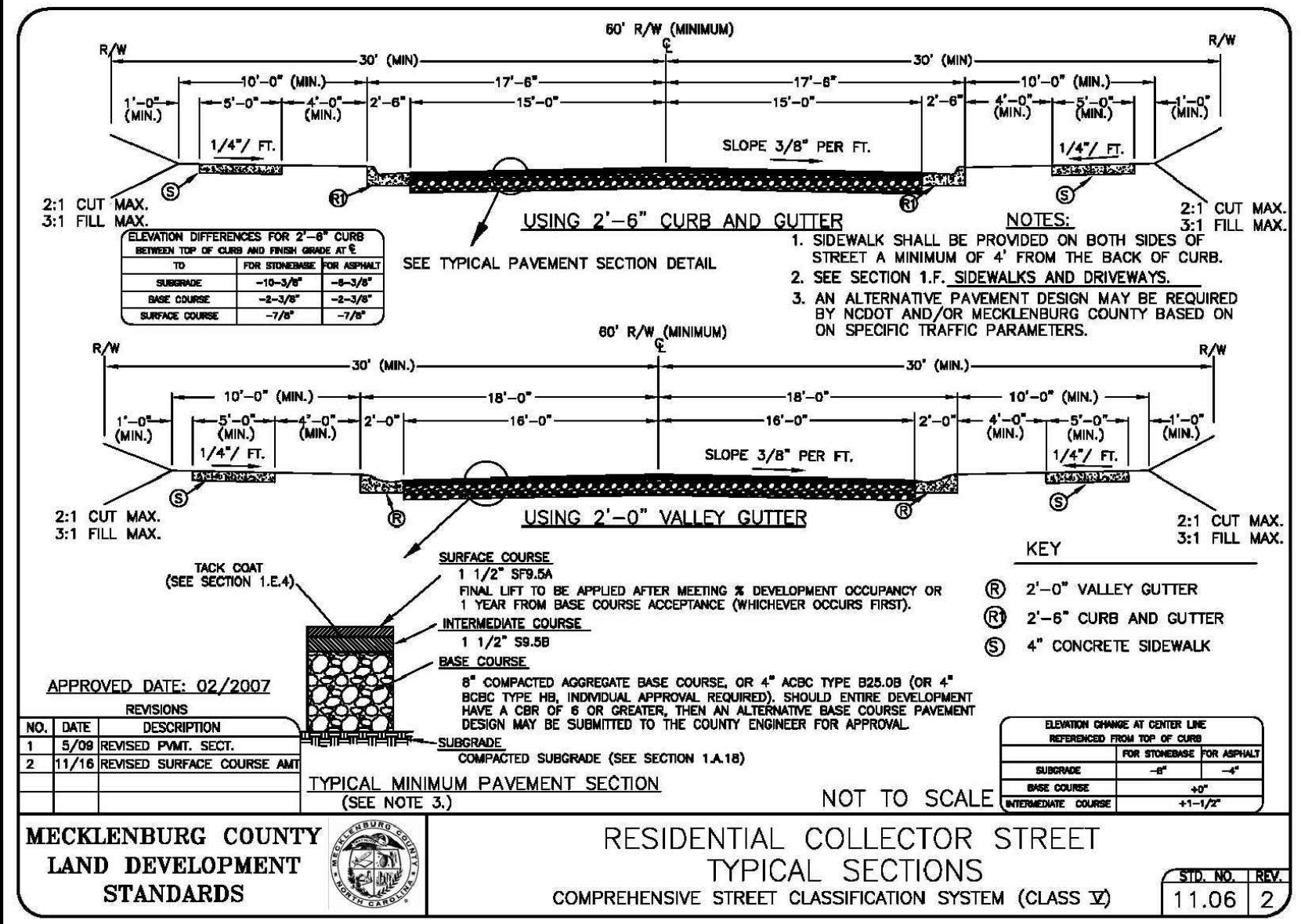
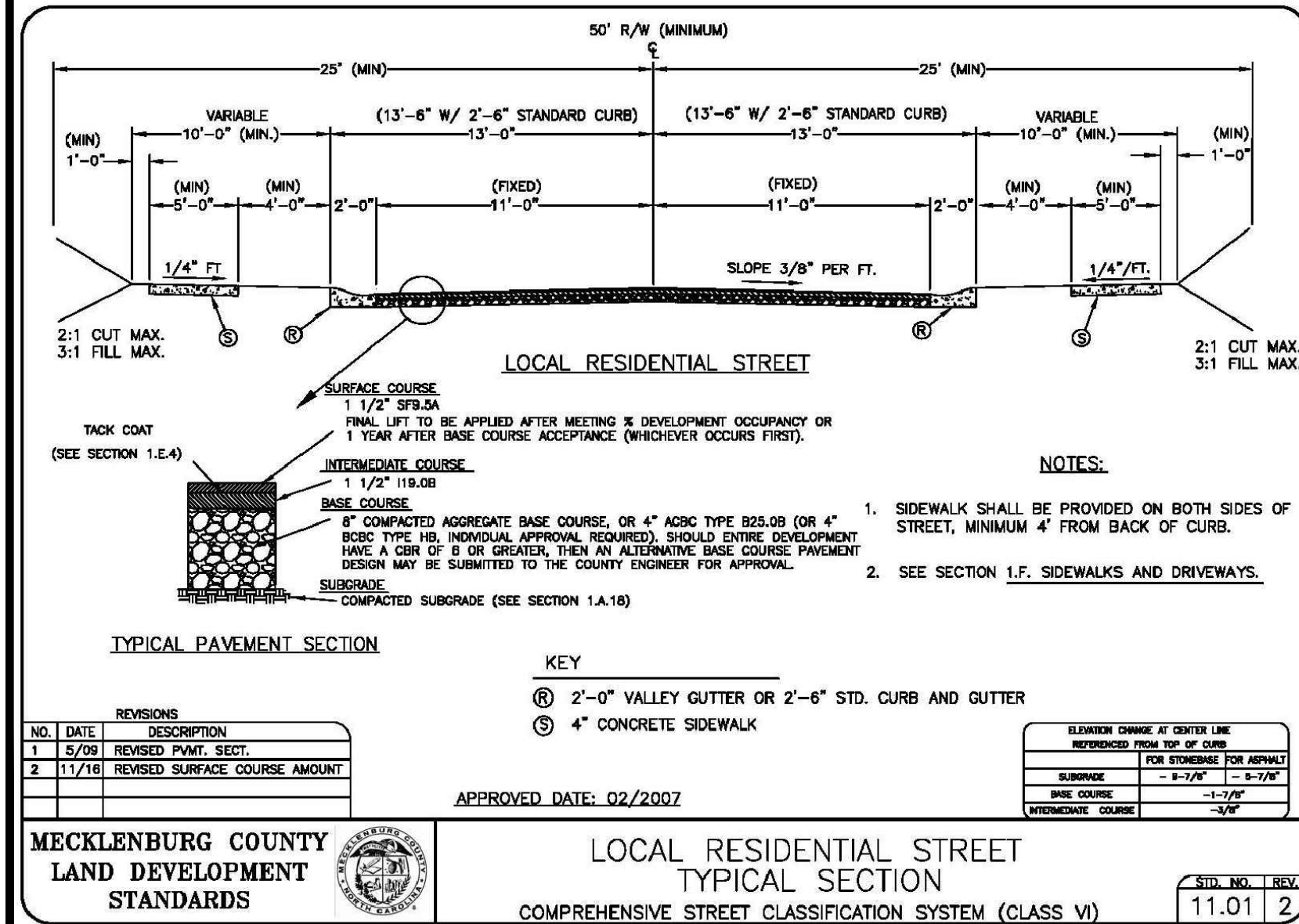
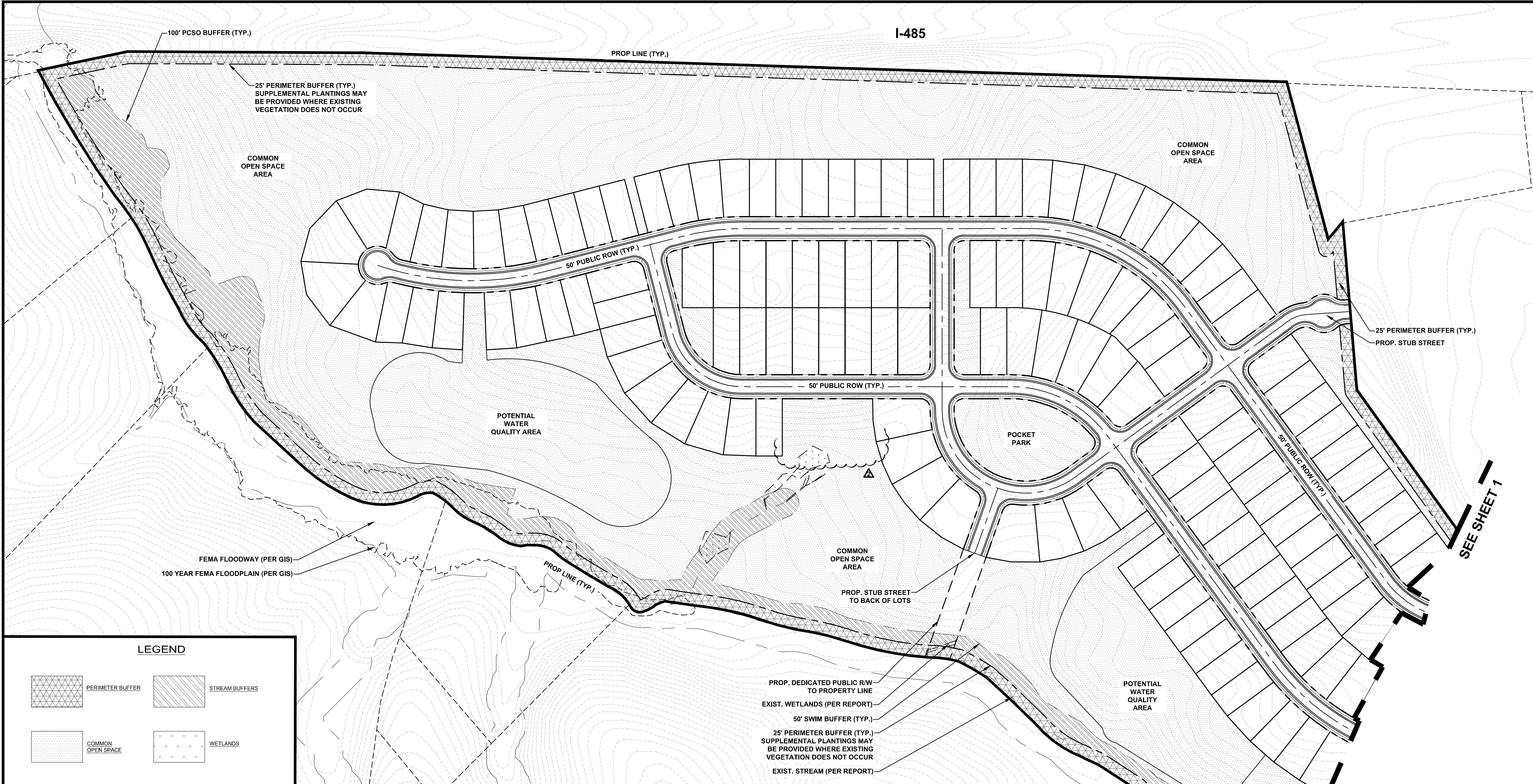
MATTAMY HOMES TOWN OF MINT HILL, NC

| NO. | DATE     | REVISION                                               | BY |
|-----|----------|--------------------------------------------------------|----|
| 1   | 11/12/17 | REVISED PER STAFF COMMENTS RECEIVED ON 12/22/17        | MW |
| 2   | 12/22/17 | REVISED PER STAFF REPORT COMMENTS RECEIVED ON 12/22/17 | AB |

ESP Associates, P.A.  
P.O. Box 7020  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-1946 (NC)  
803-502-2440 (SC)  
www.espassociates.com



U:\2017 Projects\FM44- Fairview Road-Mint Hill (Mallory)\Submittal Working Drawings\2017-12-22 Rezoning 301 Summit\DWG\Sheet\M44-COVER.dwg, SHEET 2, zvwgringon



ESP

ESP Associates, P.A.  
P.O. Box 7020  
Charlotte, NC 28241  
3475 Lakewood Blvd.  
Fort Mill, SC 29708  
704-583-9446 (NC)  
803-802-2440 (SC)  
www.espassociates.com

CONDITIONAL DISTRICT REZONING PLAN  
(SHEET 2 OF 2)

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: 2 OF 2

| NO. | DATE     | REVISION                                                | BY |
|-----|----------|---------------------------------------------------------|----|
| 1   | 11/12/17 | REVISED PER STAFF COMMENTS RECEIVED 12/22/17            | MW |
| 2   | 12/22/17 | REVISED PER STAFF REPORT COMMENTS RECEIVED ON 12/4/2017 | AB |