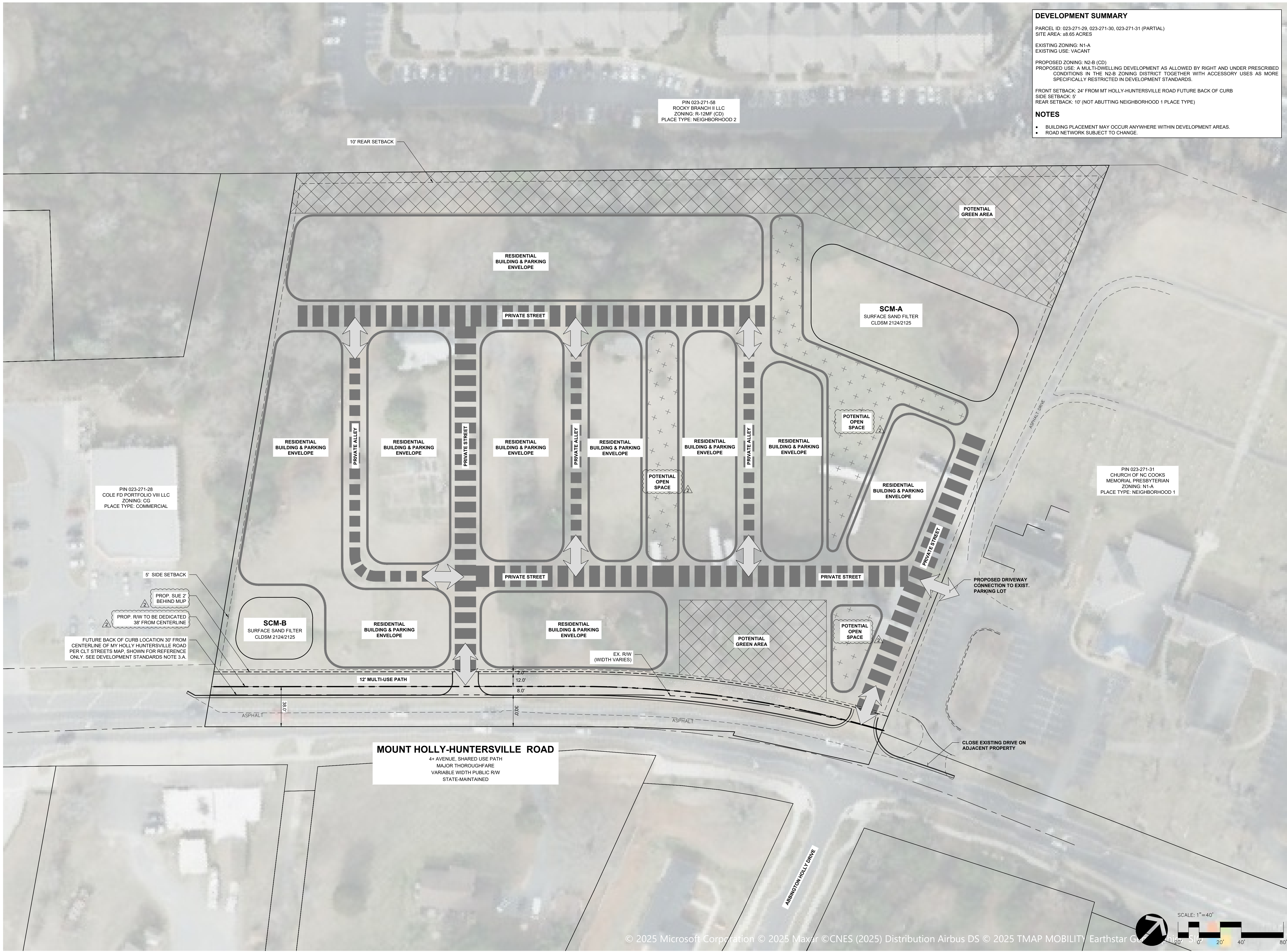


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DEVELOPMENT SUMMARY

PARCEL ID: 023-271-29, 023-271-30, 023-271-31 (PARTIAL)
SITE AREA: ±8.65 ACRES

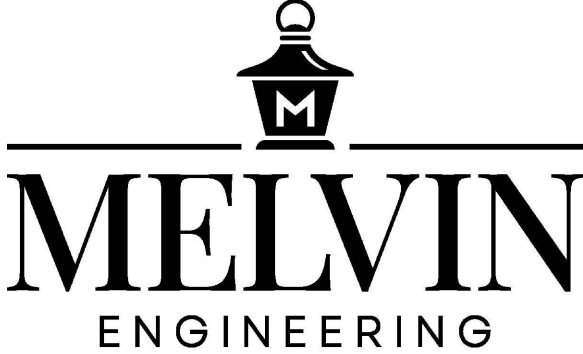
EXISTING ZONING: N1-A
EXISTING USE: VACANT

PROPOSED ZONING: N2-B (CD)
PROPOSED USE: A MULTI-DWELLING DEVELOPMENT AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED IN DEVELOPMENT STANDARDS.

FRONT SETBACK: 24' FROM MT HOLLY-HUNTERSVILLE ROAD FUTURE BACK OF CURB
SIDE SETBACK: 5'
REAR SETBACK: 10' (NOT ABUTTING NEIGHBORHOOD 1 PLACE TYPE)

NOTES

- BUILDING PLACEMENT MAY OCCUR ANYWHERE WITHIN DEVELOPMENT AREAS.
- ROAD NETWORK SUBJECT TO CHANGE.



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P.O. BOX 78275
CHARLOTTE, NC 28271
NC LICENSE NO. P-3165

PREPARED FOR:

TRYON ADVISORS, LLC
711 CENTRAL AVENUE
CHARLOTTE, NC 28204

3201 MOUNT HOLLY-
HUNTERSVILLE ROAD
3201 MOUNT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NORTH CAROLINA 28216

RZP-2025-030

REV	DATE	DESCRIPTION
1	12/18/25	REVISED PER STAFF COMMENTS
2	01/21/26	REVISED PER STAFF COMMENTS

PROJECT NUMBER: 25014
DATE: 12/18/25

CONCEPTUAL
SITE PLAN

RZ-1

TRYON ADVISORS, LLC
711 CENTRAL AVENUE
CHARLOTTE, NC 28204

**3201 MOUNT HOLLY-
HUNTERSVILLE ROAD**
3201 MOUNT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NORTH CAROLINA 28216

RZP-2025-030

[illegible]

DATE: 12/18/25

DEVELOPMENT STANDARDS

RZ-2

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