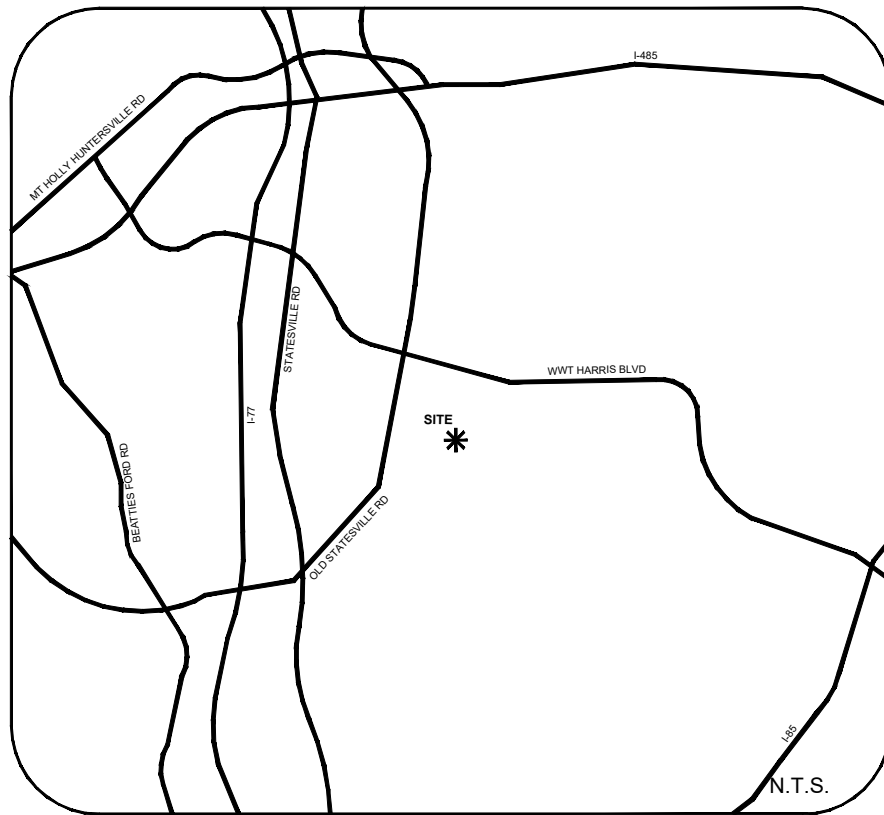


VICINITY MAP



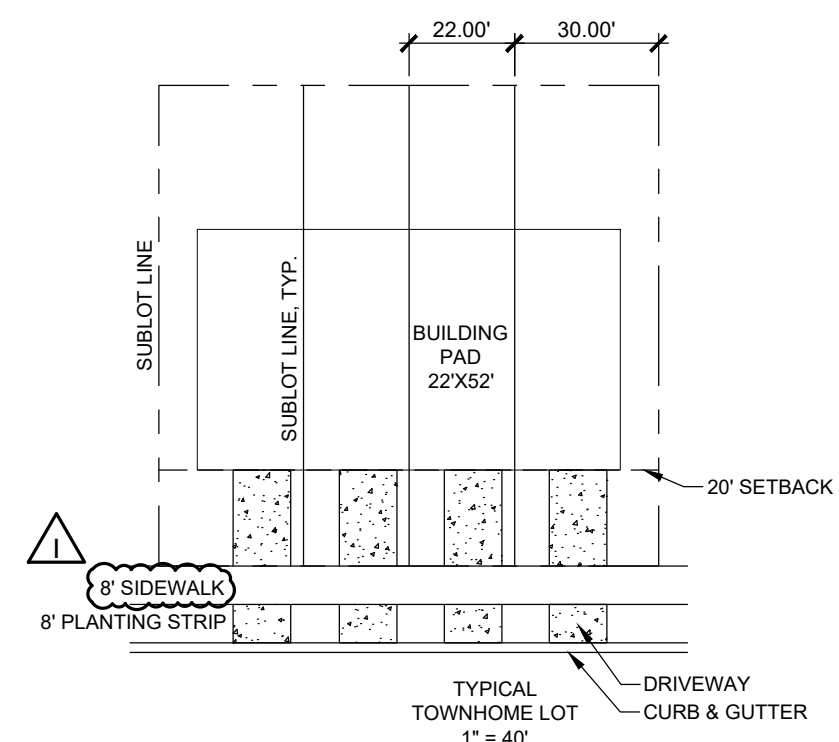
SITE DEVELOPMENT DATA

ACREAGE:
PHASE 3 TOTAL: ± 136.34 ACRES
AREA TO BE REZONED ± 27.82 ACRES

TAX PARCEL #: 04324101, 04306213,
EXISTING ZONING: MX-3
PROPOSED ZONING: N2-A(CD)
EXISTING USES: VACANT (WOODED)
PROPOSED USES: A MULTI-DWELLING DEVELOPMENT
WITH UP TO ONE HUNDRED AND THIRTEEN (113)
DWELLING UNITS WHICH MAY INCLUDE A
COMBINATION OF DUPLEX, TRIPLEX, QUADRAPLEX
AND/OR MULTI-FAMILY ATTACHED DWELLING UNITS
AS ALLOWED BY RIGHT AND UNDER PRESCRIBED
CONDITIONS IN THE N2-A ZONING DISTRICT
TOGETHER WITH ACCESSORY USES AS MORE
SPECIFICALLY RESTRICTED IN SECTION 2.
MAXIMUM NUMBER OF DWELLING UNITS: UP TO 113
ATTACHED DWELLING UNITS AS ALLOWED BY
RIGHT AND UNDER PRESCRIBED CONDITIONS IN
THE N2-A ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT: AS PER THE N2-A BUILDING
HEIGHT STANDARDS.
PARKING: AS REQUIRED BY ORDINANCE.

POTENTIAL TREE SAVE: 4.39 AC (15.8%)
POTENTIAL C.O.S.: 5.50 AC (19.8%)

TYP. LOT LAYOUT



PARCEL ID	OWNER NAME	DEED	ZONE	LAND USE
2	4324125	EMILIO SALAS	31550-183	ML-1 INDUSTRIAL
3	4324106	JSG AUTOMOTIVE INC	28195-730	ML-1 INDUSTRIAL
4	4324130	PETE BROWN ROAD LLC	26356-783	ML-1 INDUSTRIAL
5	4306201	DOMINION INVESTMENTS PROPERTIES LLC	21797-106	1-2(CD) INDUSTRIAL
6	4306208	MAZZ WELDING & FABRICATION INC	22509-689	ML-1 INDUSTRIAL
7	4306209	HARRIS WOODS LLC	33679-924	N1-B INDUSTRIAL
8	4324291	DENISE IONIE GEORGE-NORRIS	38358-580	N1-B SF RES
9	4324213	GLENN OTT	36580-141	N1-B SF RES
10	4324255	PROGRESS RESIDENTIAL BORROWER 2 LLC	32312-727	N1-B SF RES
11	4324275	PROGRESS RESIDENTIAL BORROWER 6 LLC	33322-565	N1-B SF RES
12	4324276	PETER MUTABAZI	34336-787	N1-B SF RES
13	4324277	C/O FIRSTKEY HOMES LLC	34932-582	N1-B SF RES
14	4324278	DANIEL DIEGO PAREDES	39344-798	N1-B SF RES
15	4324279	AMELIA V MARTIN	22065-363	N1-B SF RES
16	4324280	PROGRESS RESIDENTIAL BORROWER 3 LLC	32480-638	N1-B SF RES
17	4324281	PENNY CARRAWAY	21480-366	N1-B SF RES
18	4324282	RYAN HENDERSON	31272-746	N1-B SF RES
19	4324283	HERBERT RICHARDSON	23999-642	N1-B SF RES
20	4324286	C/O RYAN LLC	37235-264	N1-B SF RES
21	4324308	JUANA ANGELICA MARTINEZ CHAVEZ	27612-110	N1-B SF RES
22	4324355	OAKBROOKE III DEVELOPERS LLC	17099-92	N1-B SF RES
23	4304699	C/O DEPT 207 RED ROCK MANAGEMENT	13297-847	N1-B SF RES
24	4326101	UNITED HOUSE OF PRAYER	13297-847	N1-B SF RES
25	4326214	C/O VANGUARD MANAGEMENT SVCS	24329-272	N1-B SF RES

PROJECT

GRIFFITH LAKES -
PHASE 3
REZONING

TOLL BROTHERS

7416 OLD STATESVILLE ROAD

CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

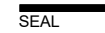
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VERT: N/A
HORZ: 1"=100'-0"
0 50 100 200
SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1





TOLL BROTHERS

CHARLOTTE, NC 28269

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SHEET TITLE

SCHEMATIC SITE PLAN

RZ-2

****NUMBER OF SIDEWALKS AND DRIVEWAYS ILLUSTRATED DOES NOT LIMIT THE NUMBER OF UNITS PERMITTED IN BUILDINGS. NUMBER OF UNITS IS SET BY SECTION 4.a.**

REZONING PETITION

ORIGINAL SHEET SIZE: 24" X 36"

KEY MAP

SEAL

PROJECT

**GRIFFITH LAKES -
PHASE 3
REZONING**

TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	07/15/25

DESIGNED BY: VAC
DRAWN BY: ANK
CHECKED BY: VAC

SCALE NORTH
VERT: N/A
HORZ: 1"=100'-0"
0 50 100 200

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4



****NUMBER OF SIDEWALKS AND
DRIVEWAYS ILLUSTRATED DOES NOT
LIMIT THE NUMBER OF UNITS
PERMITTED IN BUILDINGS. NUMBER
OF UNITS IS SET BY SECTION 4.a.**