



TERRELL TOWN CENTER

*PROPOSED COMMUNITY
MASTER PLAN + CONCEPTUAL
IMAGE BOOKLET*



Overview:

Terrell Town Center consists of three corners (referenced as Areas 1, 2, and 3 in this booklet) at the intersection of Sherrills Ford Road and NC-150.

BBC Terrell Park, LLC is a subsidiary of Prestige Corporate Development.

Commercial/Residential (Area 1) – 41 Acres

- **Max. 59 Single Family Lots (52' x 120')**
- **Max. 141,000 SF Commercial Space**
- **Max. 400 2nd/3rd Floor Multi-Family Units**

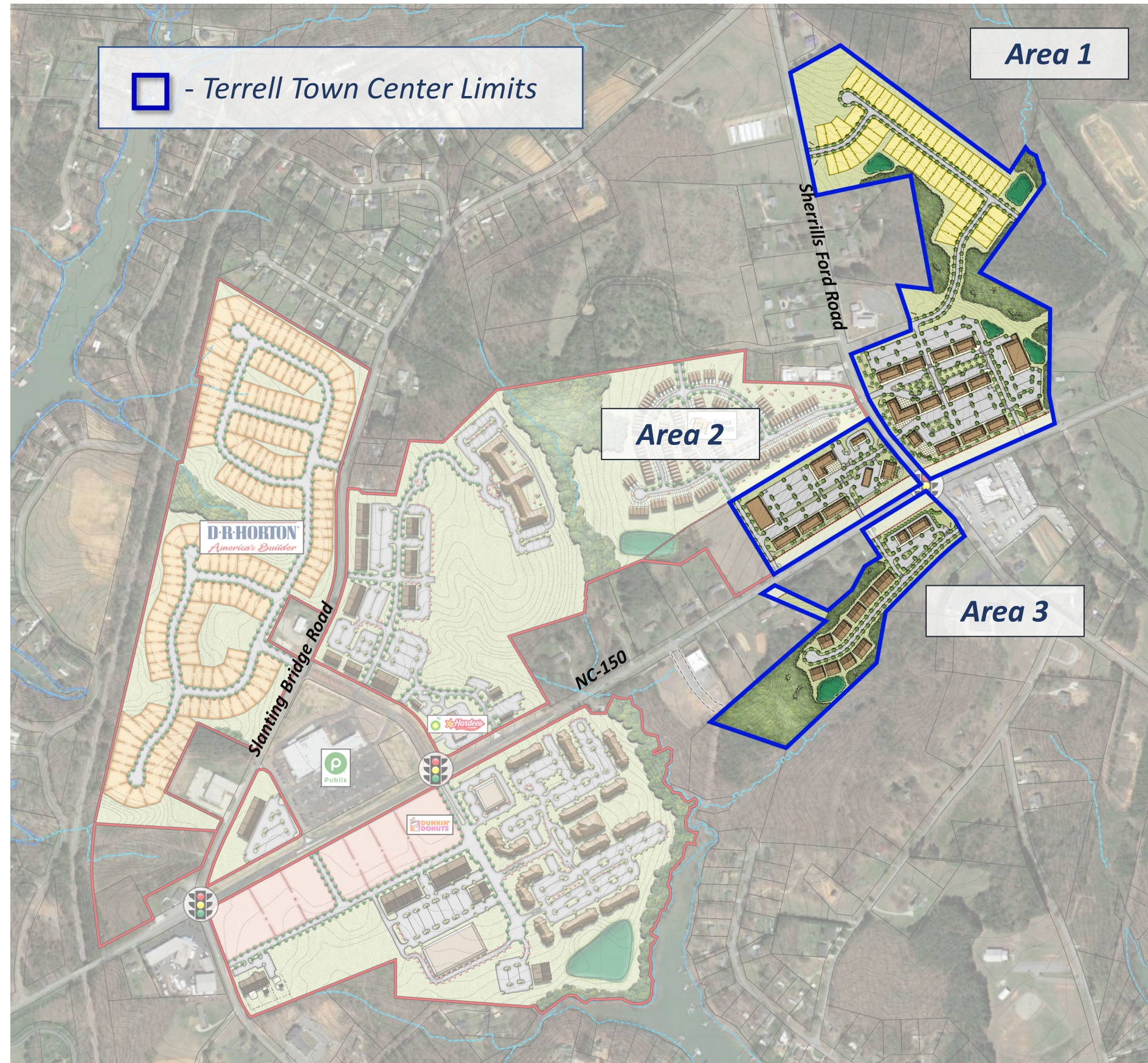
Commercial (Area 2) – 10 Acres

- **Max. 76,000 SF Commercial Space**
- **Max. 48 2nd/3rd Floor Multi-Family Units**

Commercial/Residential (Area 3) – 14 Acres

- **Max. 50 Townhome Units**
- **Max. 11,000 SF Commercial Space**

* "Commercial" shall include office, retail and other miscellaneous commercial uses not specifically outlined herein.



Project Narrative and Development Conditions:

Rezoning Request: Proposing approximately 65 Acres of R30, R20, RC, HC and PD-CD to be rezoned to PD-CD Zoning.

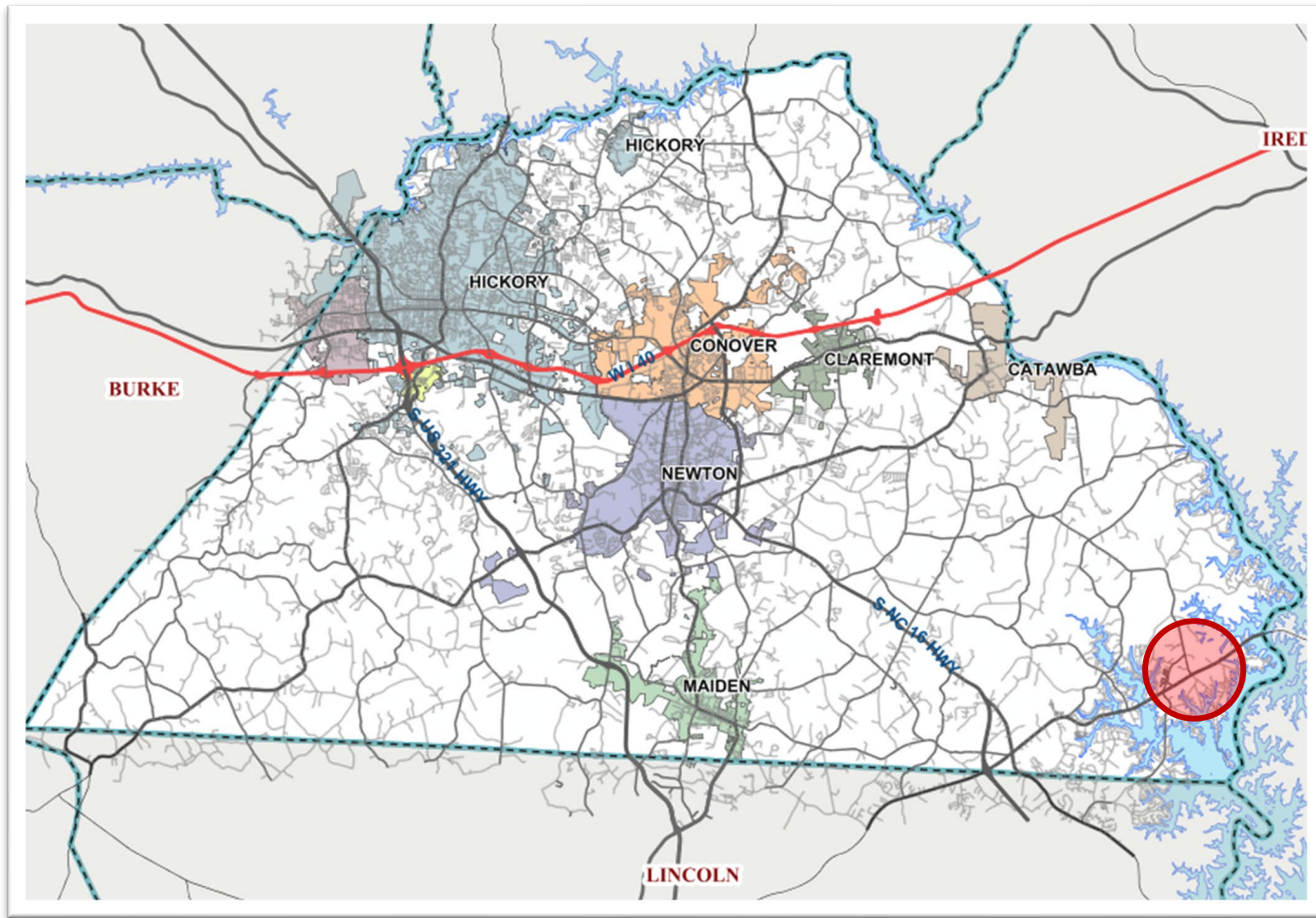
- The proposed Planned District is for a mixed-use Center, to include a maximum of 109 residential lots, 448 multi-family units, and 228,000 SF of commercial.
- Anticipated commercial uses include retail shops, restaurants, office, medical, and other services.
- Our intention of this rezoning is to provide the Sherrills Ford community an area that serves as a village core. Green spaces, plazas and other pedestrian friendly areas are proposed to promote walkability. This village center would serve the local residents by providing a variety of retail shops, office space, upper-story residential homes and other commercial uses.

Traffic Study: This is currently under coordination with NCDOT to mitigate additional traffic created by the Development. The following intersections are being studied:


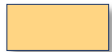

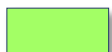



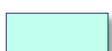
- NC 150 and Sherrills Ford Road
- NC 150 and Slanting Bridge Road
- NC 150 and Little Mountain Road
- NC 150 and Mt Pleasant Road
- NC 150 and Grassy Creek Road
- NC 150 and NC 16 Business
- NC 16 Business and Campground Road
- NC 16 Business and St James Church Road
- NC 150 and Kiser Island Road/Marshall Steam Station 1
- NC 150 and Greenwood Drive/ Marshall Steam Station 2
- NC 150 and Proposed Phase 1 driveway – Full Access
- Sherrills Ford Road and Proposed Northern Phase 1 driveway – Full Access
- Sherrills Ford Road and Proposed Southern Phase 1 driveway – Full Access
- Sherrills Ford Road and Proposed Northern Phase 2 (shared with Essex Homes)/Phase 3 driveway – Full Access
- Sherrills Ford Road and Proposed Southern Phase 2 driveway – RIRO
- NC 150 and Proposed Phase 2 Western driveway – Full Access
- NC 150 and Proposed Phase 3 driveway – RIRO

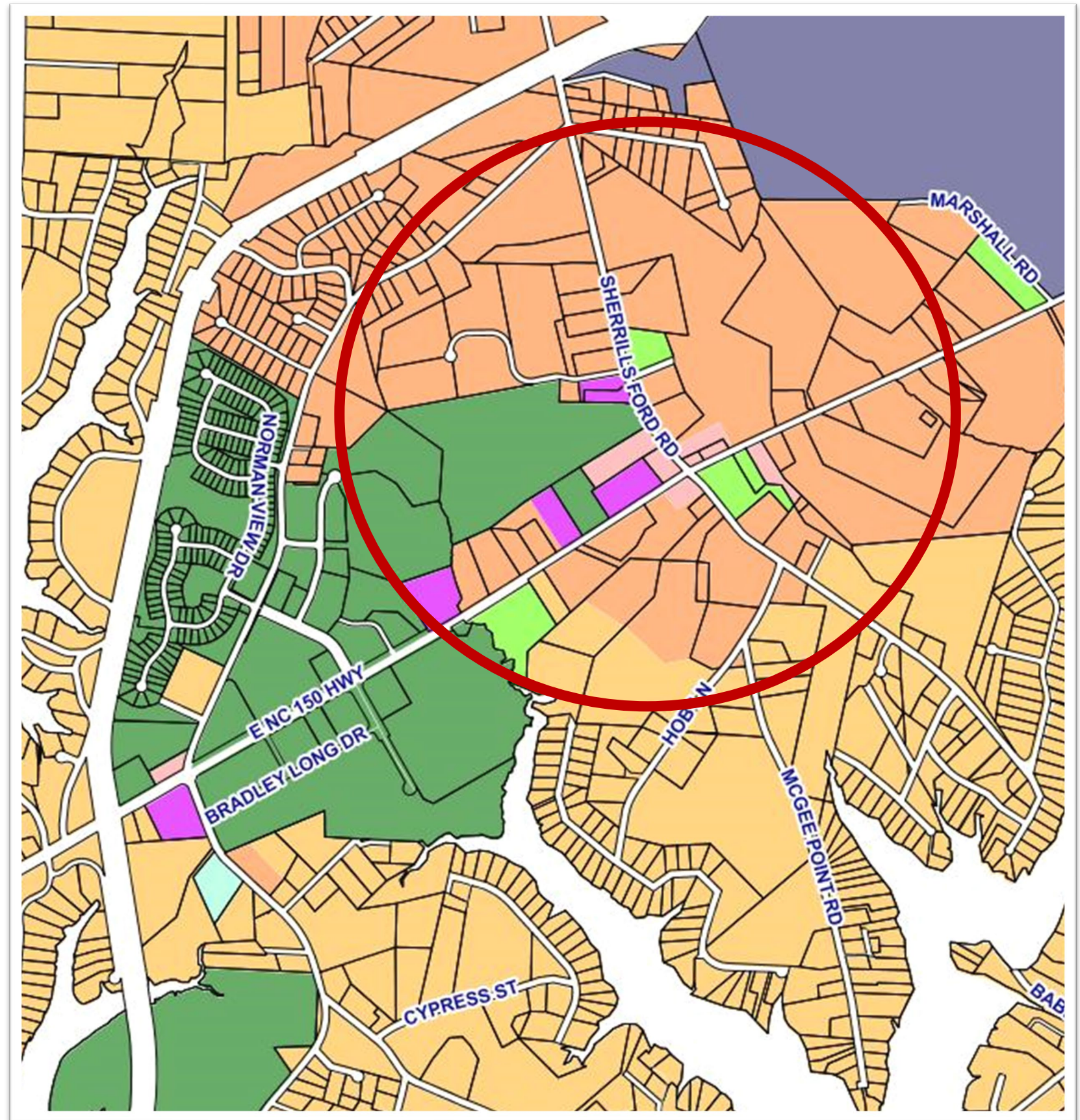
Prestige and several professional consultants will continue to work closely with NCDOT and Catawba County Staff to ensure a quality development fitting for the Sherrills Ford area that meets applicable regulations and requirements.

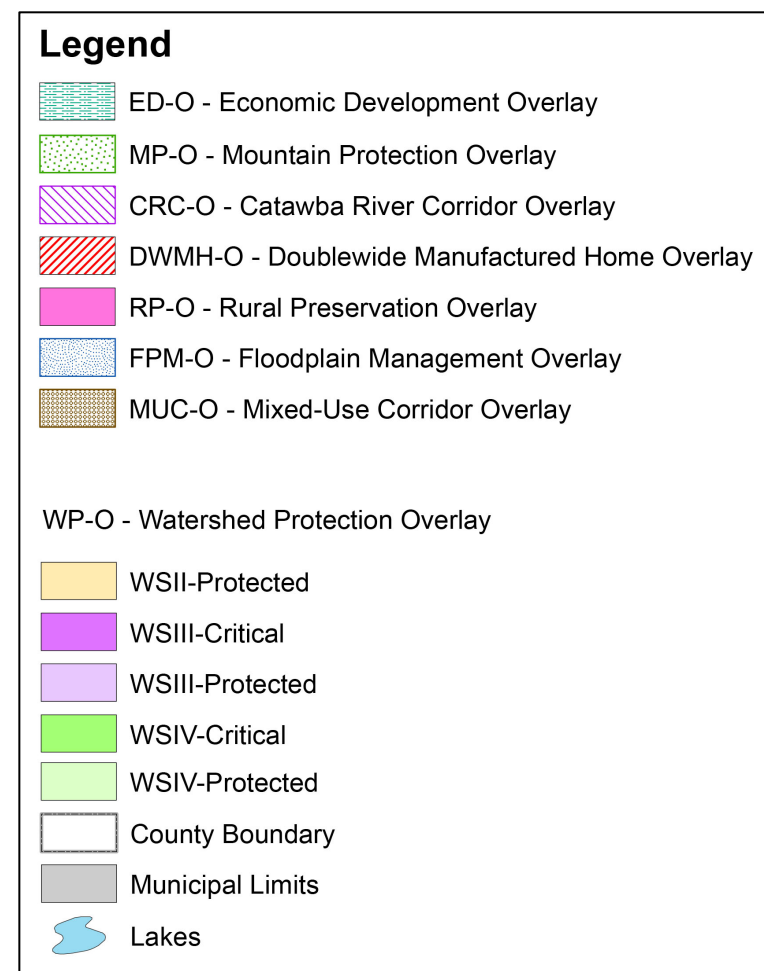
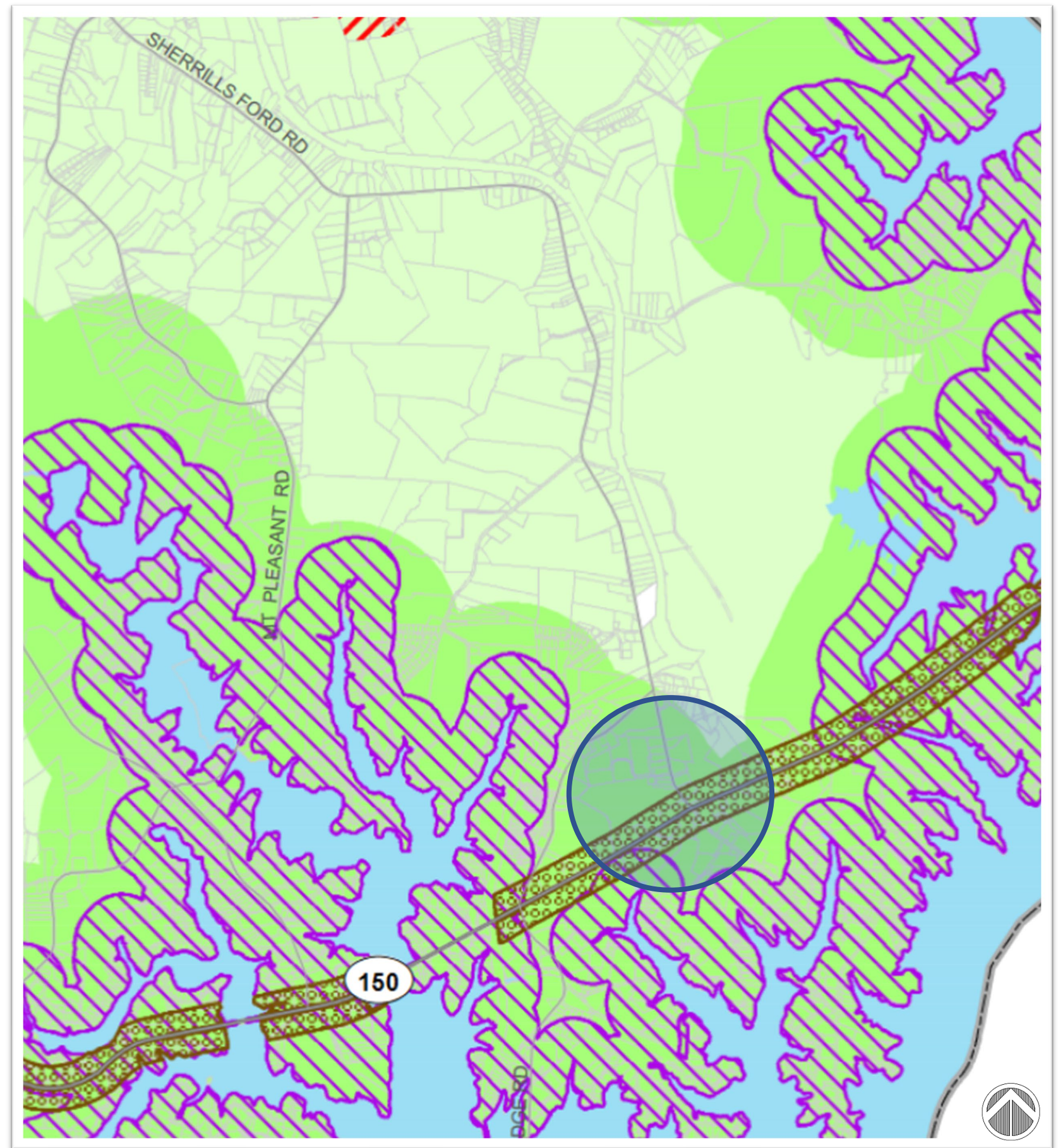
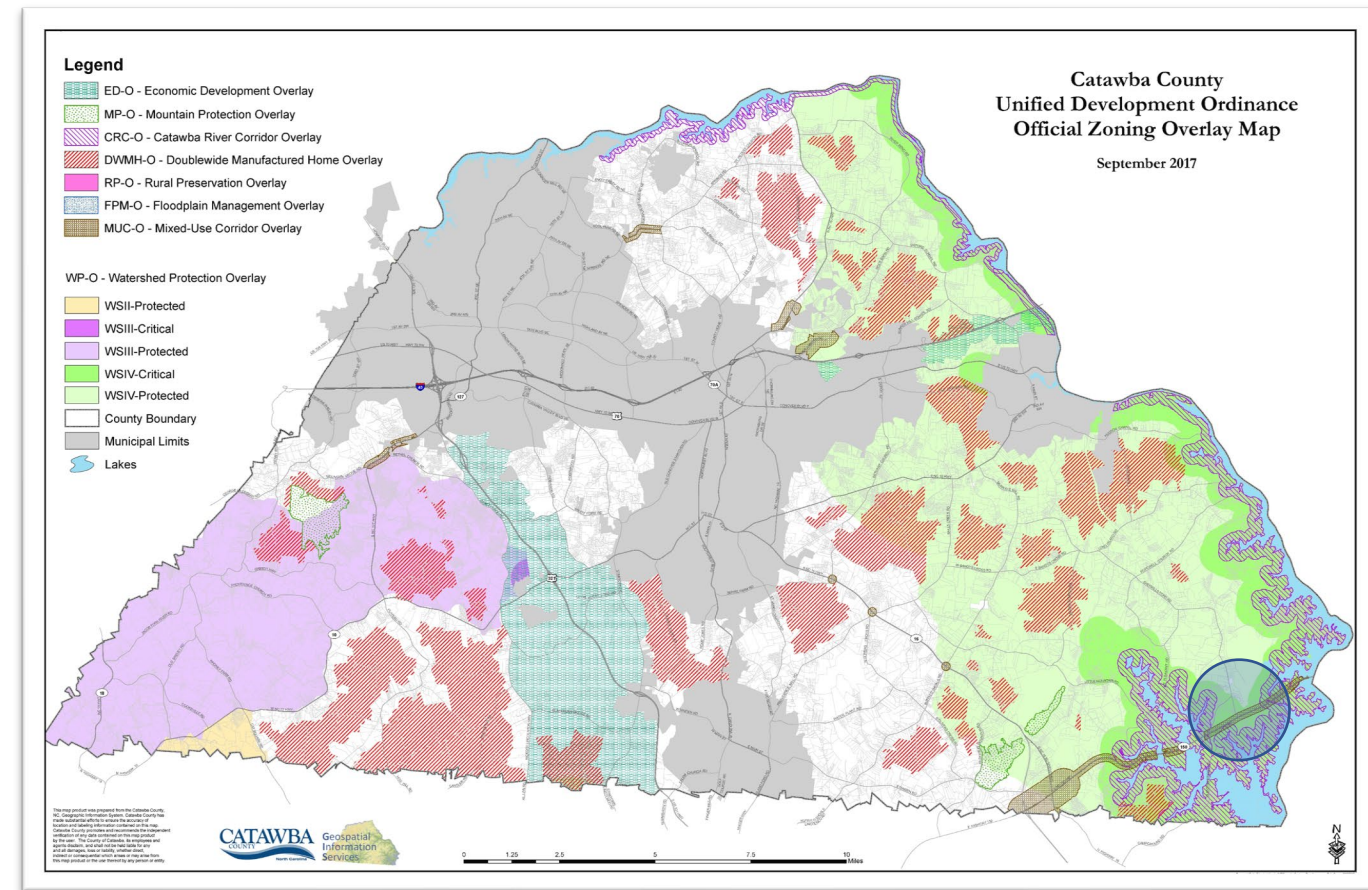




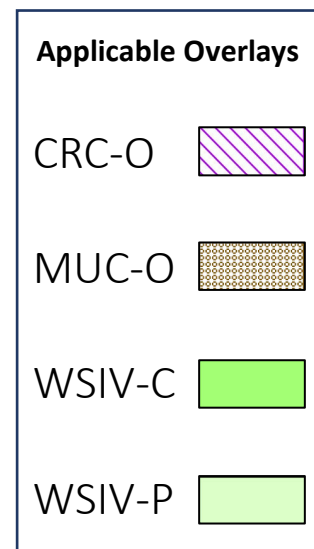
 - Terrell Town Center

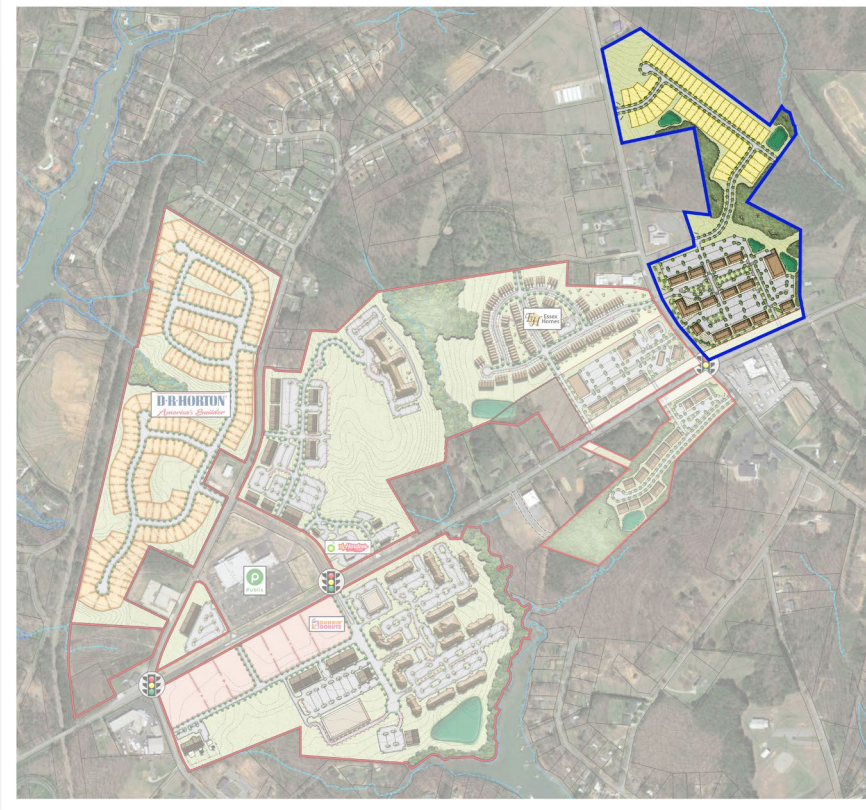
Applicable Zoning	
R-20	
R-30	
RC	
PD	
PD-CD	
HC	
GI	
O-I	





 - *Terrell Town Center*





 Site Context

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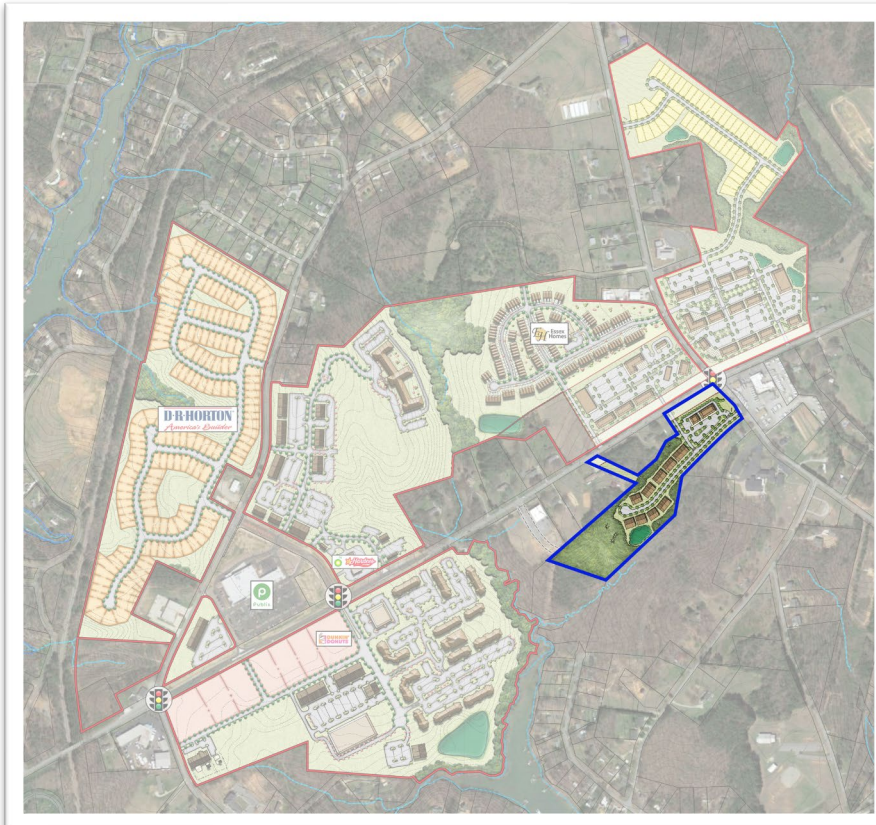


 **Site Context**

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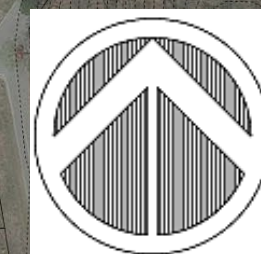




 **Site Context**

Commercial/Residential (Area 3)
14 Acres

- +/- 50 Townhomes
- Max. 11,000 SF Commercial Space



Green Space/Pedestrian Space Inspiration

