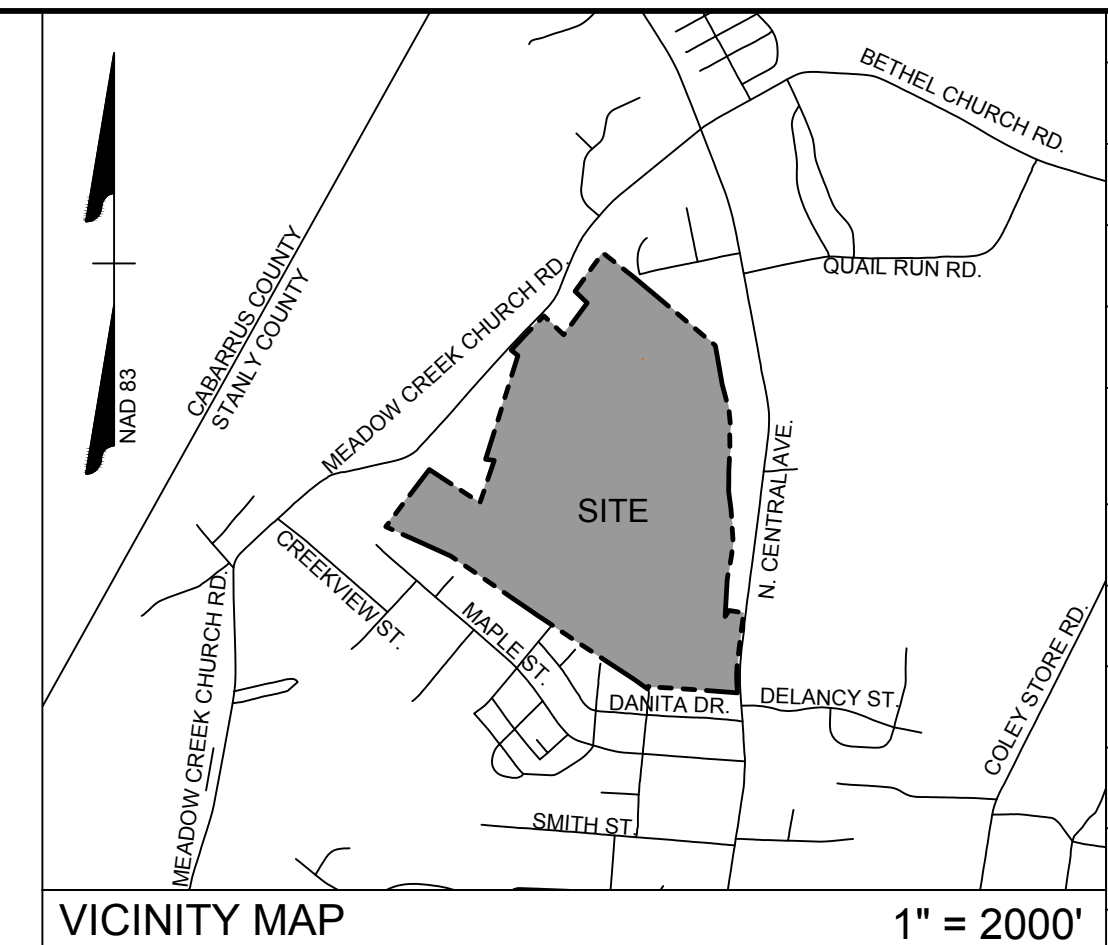
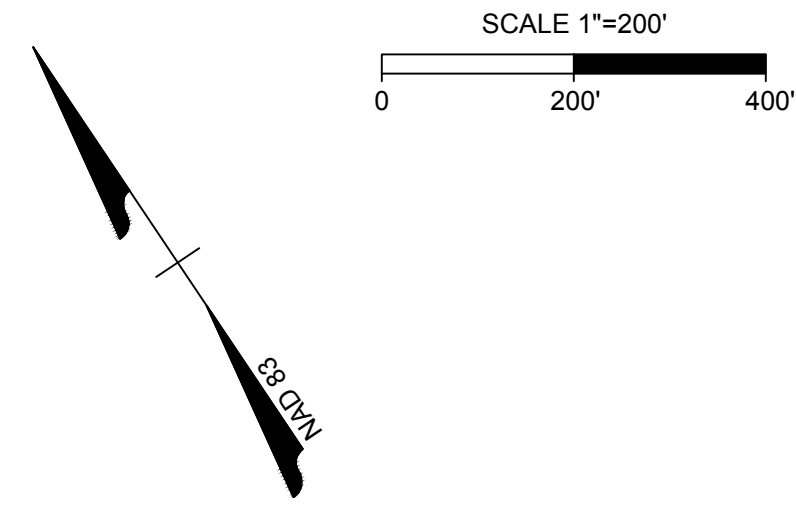


S:\10459223-Summer Dunes (MH)\DWG\Sheet\Re zoning\59323-Summer Dunes Re zoning.dwg | Plotted on 10/9/2023 4:38 PM | by Katie Bradley



ADJACENT PROPERTY OWNERS				
LOT	PARCEL NUMBER	PROPERTY OWNER	ADDRESS	ZONING
A	557501291681	AMY BAUCOM ENNIS & LEE E. ENNIS	PO BOX 482, LOCUST, NC 28097-0482	OPS
B	557501291418	JAMES A. BAUCOM & GRETA L. BAUCOM	PO BOX 158, LOCUST, NC 28097	OPS
C	557501191015 & 557501181500	LARRY M. BAUCOM & KAY B. BAUCOM	PO BOX 310, LOCUST, NC 28097	OPS
D	557501187651	MARK HENRY & TERRI J. HENRY	17770 MEADOW CREEK CHURCH ROAD, LOCUST, NC 28097	OPS
E	557501170853	KEVIN M. CURTIS & BETH C. CURTIS	704 MAPLE ST, LOCUST, NC 28097	GR
F	557501175651	SEAN GREENLY	103 FOXWORTH DR, LOCUST, NC 28097	GR
G	557501178445	ZACHARY SCOTT FLANNERY & COURTNEY N. FLANNERY	110 FOXWORTH DR, LOCUST, NC 28097	GR
H	557501270311	BENJAMIN LINEBERGER	114 FOXWORTH DR, LOCUST, NC 28097	GR
I	557501270143	DENNY O EDMONDS & TERESA D. EDMONDS	PO BOX 143, LOCUST, NC 28097	GR
J	557501271030	LETICIA D. YORK & LONNIE L. WHITLEY	616 MAPLE ST, LOCUST, NC 28097	GR
K	557501263906	KEISHA BROCK & KESHIA CRISCOE	614 MAPLE ST, LOCUST, NC 28097	GR
L	557501275082	JACK E. DRY & MARSHA H. DRY	102 HICKORY STREET, LOCUST, NC 28097-9414	GR
M	557501267941	EARL BROADWAY	101 HICKORY ST, LOCUST, NC 28097	GR
N	557501268861	COLTON ROYCE KLUTTZ	103 PINE LN, LOCUST, NC 28097	GR
O	557501360701	MICHAELA KLUTTZ	104 PINE LN, LOCUST, NC 28097	GR
P	557501361604	JIMMY R. SIMPSON & CAROLYN T. SIMPSON	11645 REED MINE RD, MIDLAND, NC 28107	GR
Q	557501364432	JOHN MICHAEL ABBATIello	202 DANITA DR, LOCUST, NC 28097	GR
R	557501365393	SHIRLEY I. HUNEYCUTT & BOBBY LEE BENTON JR	305 DOGWOOD ST, LOCUST, NC 28097	GR
S	557501365393	WILLIAM S. ALDRIDGE III & DEBORAH ANN ALDRIDGE	PO BOX 207, ALBEMARLE, NC 28002	OPS
T	557501365393	WILLIAM S. ALDRIDGE III & DEBORAH ANN ALDRIDGE	PO BOX 207, ALBEMARLE, NC 28002	HC
U	557501467287	COUNTRY HOMES LLC	PO BOX 40, LOCUST, NC 28097	LHC
V	557501467580	CRYSTAL ANN HATLEY & JEREMY C. HATLEY	120 WATER OAK LN, STANFIELD, NC 28163	OPS
W	557501467894	BIARD S. OSBORNE & LOIS H. OSBORNE	510 N CENTRAL AVE, LOCUST, NC 28097	OPS
X	557501467676	CRYSTAL OSBORNE MCCORMICK C/O CRYSTAL O BARBEE	4180 TITE RD, STANFIELD, NC 28163-6605	OPS
Y	557501478185	BRIAN STEPHEN OSBORNE	516 N CENTRAL AVE, LOCUST, NC 28097	OPS
Z	557501475491	CLOVAH PROPERTIES LLC	4856 ALDERSBROOK, MONROE, NC 28110	OPS
AA	557501476861	HARAN W. MCGEE	4407 CONCORD HWY, MONROE, NC 28110	OPS
AB	557501486071	RYAN MICHAEL CAIN & BRITTANY KAYLA CAIN	529 N CENTRAL AVE, LOCUST, NC 28097	OPS
AC	557501486186	BUNN 2&3 LLC	4250 ABBEYDALE DR, MIDLAND, NC 28107	OPS
AD	557501486574	RMJ PROPERTIES LLC; C/O ROGER CULLEN	605 N CENTRAL AVE, LOCUST, NC 28097	HC
AE	557501487666	MIGUEL ANGEL SANTOYO	4012 PELHAM LN, MIDLAND, NC 28107	OPS
AF	557501485796	MIGUEL ANGEL SANTOYO	4012 PELHAM LN, MIDLAND, NC 28107	OPS
AG	557501487905	JERRY L BURLESON & DEBRA PBURLESON	28139 PARKER RD, ALBEMARLE, NC 28001-8029	LHC
AH	557501496386	BIGFORD ENTERPRISES INC	711 N CENTRAL AVE, LOCUST, NC 28097	LHC
AI	557501496605	KAY B BAUCOM ET AL	PO BOX 310, LOCUST, NC 28097	OPS
AJ	557501495880	LARRY M. BAUCOM & KAY B. BAUCOM	PO BOX 310, LOCUST, NC 28097	OPS
AK	557501495950	LARRY M. BAUCOM & KAY B. BAUCOM	PO BOX 310, LOCUST, NC 28097	OPS
AL	557603404300	LARRY M. BAUCOM & KAY B. BAUCOM	PO BOX 310, LOCUST, NC 28097	OPS
AM	557603307555	TUCKER HAROLD DWAIN SR	117 EDGEWOOD DR, LOCUST, NC 28097	GR
AN	557603304820	BURT CYLE V & AUTUMN TURNER	101 DOGWOOD CIRCLE, LOCUST, NC 28097	GR
AO	557603301956	AMANDA WILSON & KELLY WILSON	1590 MEADOW CREEK CHURCH RD, LOCUST, NC 28097	GR
AP	557603205426	MEADOW CREEK PRIM BAPTIST CHUR	3219 BAUCOM MANOR RD, MONROE, NC 28110	OPS
AQ	557603205426	MEADOW CREEK PRIM BAPTIST CHUR	3219 BAUCOM MANOR RD, MONROE, NC 28110	OPS
AR	557501291918	RYAN MCCALL	11058 HWY 601, MIDLAND, NC 28107	OPS



North Carolina 811www.nc811.org

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.

4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.376.1076 www.timmons.com
North Carolina License No. C-1652
Project Contact Email Address: chris.todd@timmons.com

M I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

YOUR VISION ACHIEVED THROUGH OURS.

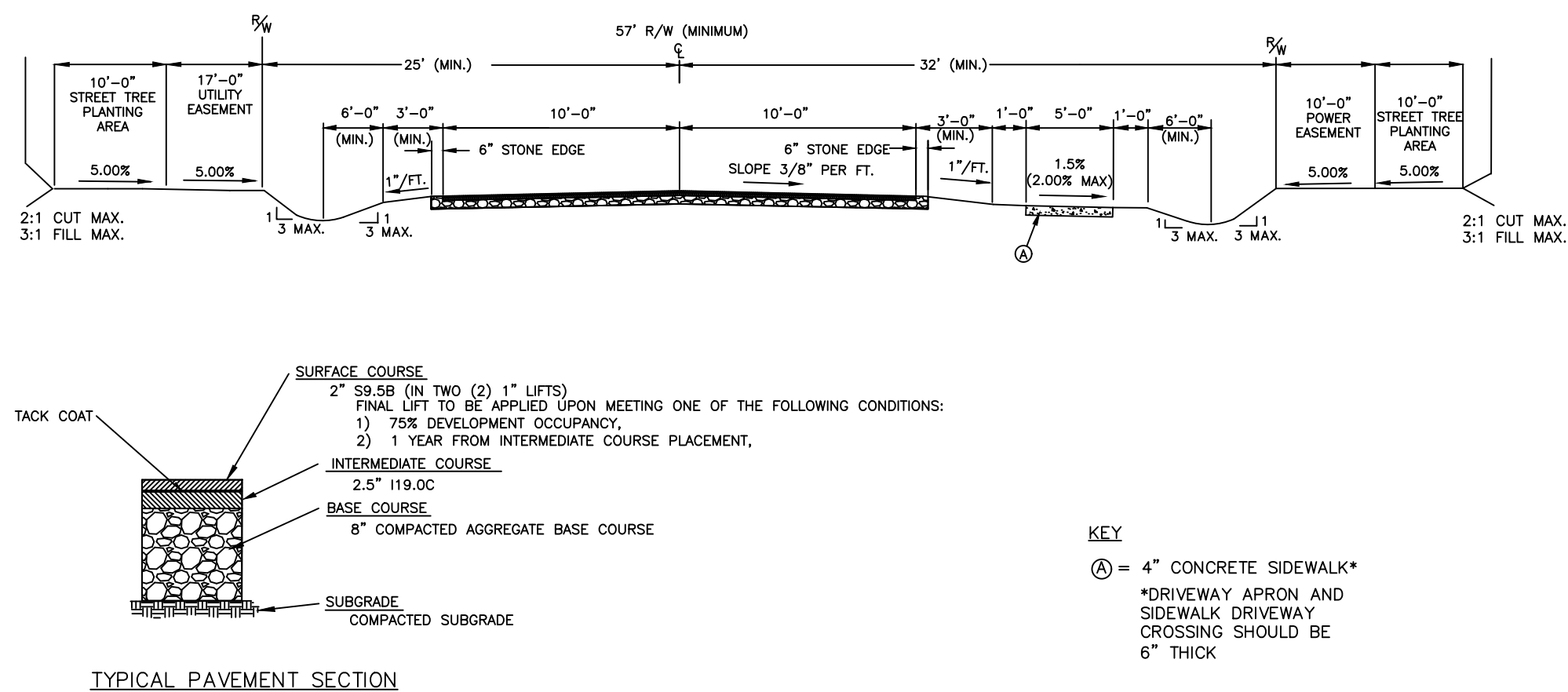
REVISION DESCRIPTION
DATE
08/02/2023
08/21/2023
08/23/2023
09/13/2023
10/09/2023
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

DATE
07/21/2023
DRAWN BY
B. MOSHER
DESIGNED BY
B. PIERCE
CHECKED BY
K. BRADLEY
SCALE
AS SHOWN

AMBER GLEN
LOCUST, NORTH CAROLINA
REZONING SITE PLAN

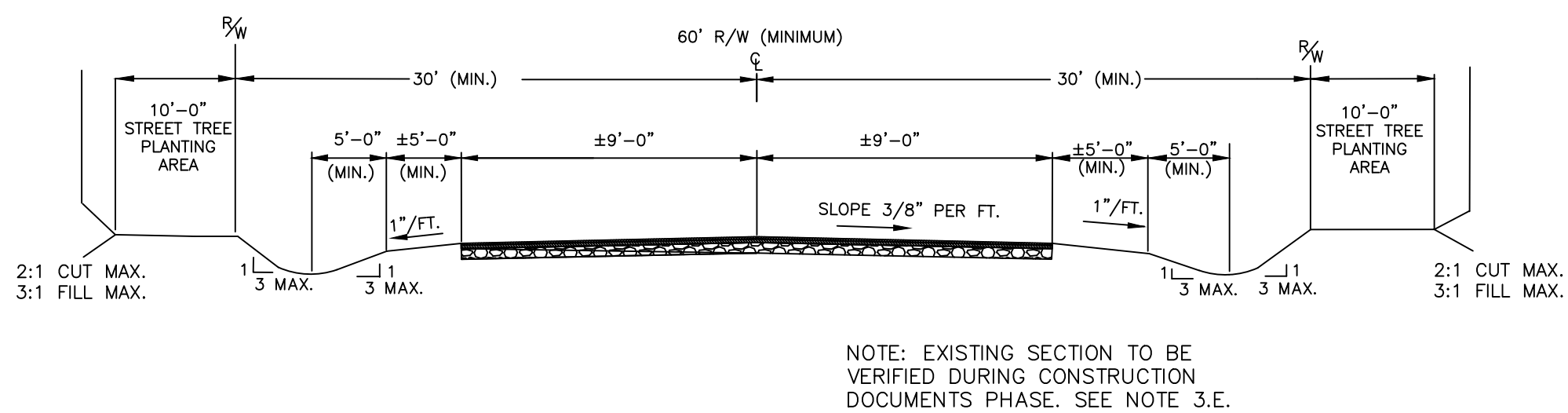
JOB NO.
59323
SHEET NO.
RZ-100

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



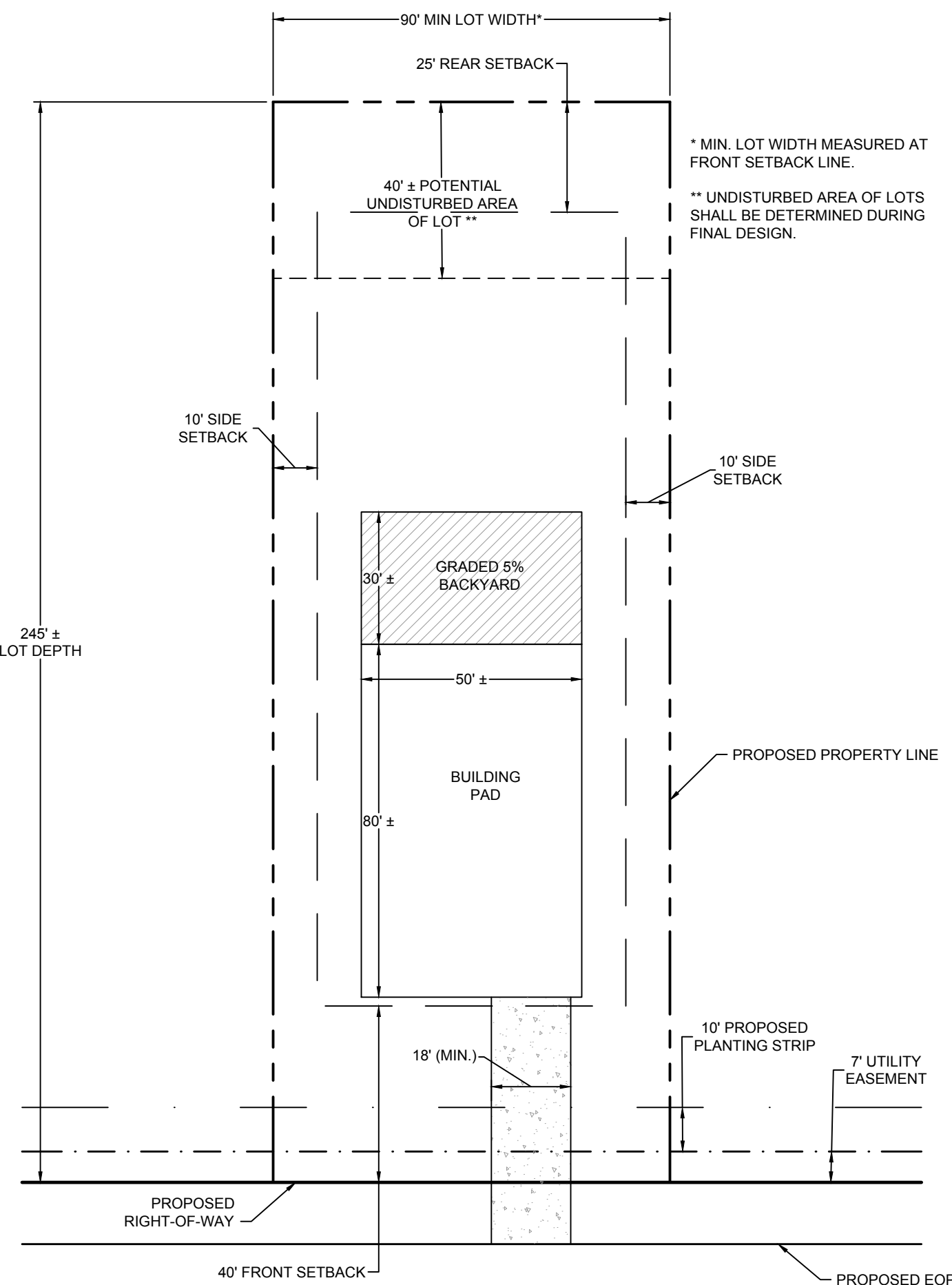
TYPICAL DITCH TYPE STREET SECTION

N.T.S.

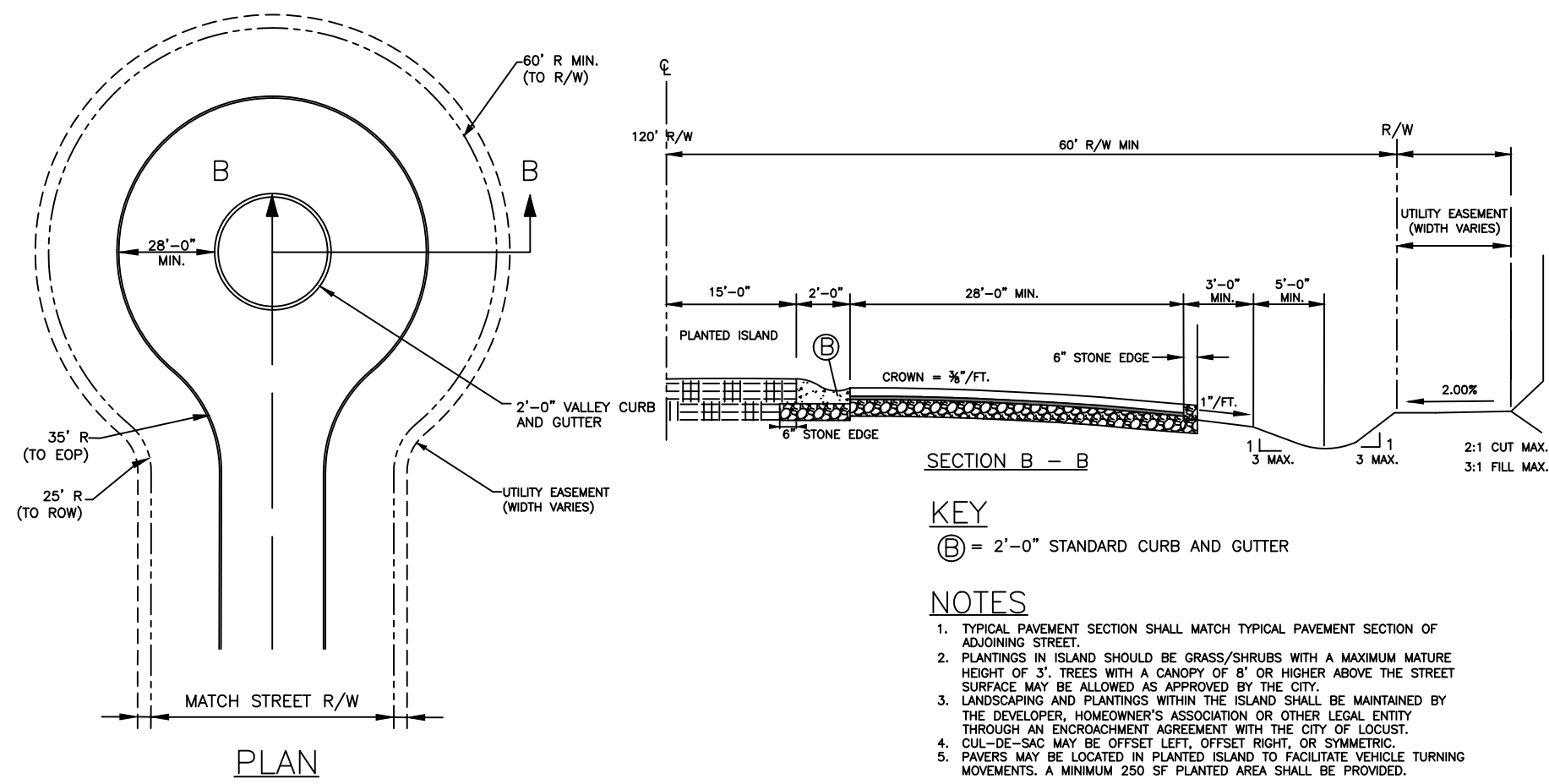


EXISTING TYPICAL SECTION - FOXWORTH DRIVE

N.T.S.



TYPICAL LOT DIAGRAM

$$1'' = 30'$$


RESIDENTIAL CUL-DE-SAC WITH PLANTED ISLAND

N.T.S.

ZONING CODE SUMMARY:

PARCEL NUMBERS	557501382519
EXISTING ZONING	OPS (OPEN SPACE DISTRICT) - CITY OF LOCUST, NC
PROPOSED ZONING	OPS (CD) OPEN SPACE DISTRICT (CONDITIONAL DISTRICT)
PROPOSED USE	SF DETACHED RESIDENTIAL
PARCEL AREA	217.23 ± AC
TOTAL PROPOSED LOTS	184 UNITS
DENSITY PROVIDED	184 UNITS / 217.23 AC = 0.85 DUA
MIN. LOT SIZE REQ.	30,000 SF
MIN. LOT SIZE PROV.	22,000 SF (CONDITIONAL)
AVERAGE LOT SIZE PROV.	25,500 SF
MIN. LOT WIDTH:	90'
TYPICAL LOT SIZE PROV.	90' X 245'
REQUIRED SETBACKS	10' MIN.
SIDE SETBACK	20' MIN.
CORNER SETBACK	20' MIN.
FRONT SETBACK	40' MIN.
REAR SETBACK	25' MIN.
UNDISTURBED AREA:	71.7% ACRES MIN. (33% OF PROJECT AREA)

NOTES AND CONDITIONS:

3. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM PART OF THE ZONING PLAN ASSOCIATED WITH THE CENTRAL PLANNING DISTRICT PETITIONED BY M. JAMES P. PETITIONER. THE DEVELOPMENT OF A SINGLE-FAMILY HOME COMMUNITY ON APPROXIMATELY 217.23 ACRE SITE LOCATED ALONG N. CENTRAL AVE AND MEADOW CREEK CHURCH ROAD.
4. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF LOUSTON ORDINANCES, UNLESS THE ZONING PLAN ESTABLISHES LESS STRINGENT STANDARDS THAN THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE OPS(DC) (OPEN SPACE DISTRICT - CONDITIONAL DISTRICT) ZONING CLASSIFICATION.
5. **EXISTING BUILDINGS/PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 184. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES SUCH AS GARAGES, PORCHES, PATIOS, BUT NOT LIMITED TO A CLUBHOUSE, CABANA, MAIL ROOM, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS, AND OTHER STRUCTURES ASSOCIATED WITH THE ON-SITE OPEN SPACE.
6. **PERMITTED USES (ADDITIONAL CONDITIONS MAY APPLY PER OPS ZONING):**
 - a. SINGLE-FAMILY, DETACHED AND STRUCTURES ACCESSORY TO DETACHED SINGLE-FAMILY.
 - b. OPEN SPACE AND/OR NATURAL PRESERVE.
 - c. AMENITY AREAS THAT MAY INCLUDE PARKS, CLUBHOUSES, CABANAS, POOL, PLAYGROUNDS, SPORTS FACILITIES, AND/OR OTHER ACTIVE AND PASSIVE RECREATIONAL USES.
 - d. DISTRIBUTION FACILITIES TO SERVE INTERPOSED SINGLE-FAMILY DETACHED COMMUNITY.
 - e. SOLAR ENERGY: ROOF MOUNTED, PARKING LOT COVER, OR BUILDING INTEGRATED (LEVEL 1).
7. **ACCESS AND TRANSPORTATION:**
 - a. VEHICULAR ACCESS TO THE SITE WILL BE FROM N CENTRAL AVE, MEADOW CREEK CHURCH ROAD, AND FOWKORTH DRIVE A GOLF-CART PATH CONNECTION MAY BE MADE TO DOGWOOD STREET.
 - b. THE PLACEMENT AND CONFIGURATION OF THE VEHICLE ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY MCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - c. OFF-SITE ROAD IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS/REQUIREMENTS OF THE TRAFFIC IMPACT STUDY APPROVED BY MCDOT / CITY OF LOUST.
 - d. THE NEW INTERNAL ROADS WILL BE PUBLIC STREETS AND WILL BE BUILT TO THE STREET STANDARD AS DEPICTED ON THIS ZONING PLAN.
 - e. THE EXTENSION OF FOWKORTH ROAD WILL MATCH THE EXISTING FOWKORTH ROAD CROSS SECTION.
 - f. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGING PATTERN OF TRAFFIC, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY IN ACCORDANCE WITH PUBLISHED STANDARDS.
8. **ARCHITECTURAL STANDARDS:**
 - a. EXTERIOR MATERIALS SHALL BE DURABLE AND RESIDENTIAL IN CHARACTER. EXTERIOR WALL MATERIALS SHALL BE WOOD SHINGLES, BRICK, STONE, STUCCO, WOOD SIDING, FIBER CEMENT SIDING, SIMILAR MATERIALS, VINYL WINDOWS, AND OTHER TRIM MATERIALS MAY BE CONSTRUCTED OF VINYL PRODUCTS.
 - b. PARALLEL & PERPENDICULAR STREET GUIDELINE - THE HOME DIRECTLY TO THE LEFT, RIGHT OR THREE (3) HOMES ACROSS THE STREET FROM THE HOME SHALL BE PROVIDED WITH A PARALLEL STREET GUIDELINE. IN ADDITION, THESE HOMES CANNOT SHARE THE SAME COLOR SCHEME, DOOR, OR SHUTTER COLOR.
 - c. CUL-DE-SAC GUIDELINE - A FLOOR PLAN IS ALLOWED TO BE DUPLICATED IN A CUL-DE-SAC, BUT THE ELEVATIONS MUST BE DIFFERENT.
 - d. ALL SALES CONTRACTS MUST INCLUDE A SPACING POLICY DIAGRAM.
 - e. ALL EXCEPTIONS, DEVIATIONS AND/OR MODIFICATIONS TO STANDARDS 4, C, 4, AND, 4.E. REQUIRE SALES MANAGEMENT APPROVAL.
9. **STREETSCAPE, BUFFERS, LANDSCAPING, AND AMENITY AREA:**
 - a. A 15' PERIMETER BUFFER BUFFER WILL BE PROVIDED ALONG THE PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE ZONING PLAN.
 - b. STREET TREES WILL BE INSTALLED IN PLANTING AREAS OUTSIDE THE RIGHT OF WAY ALONG THE NEW INTERIOR PUBLIC RIGHT-OF-WAY.
 - c. SIDEWALK SHALL BE LOCATED ON ONE SIDE OF NEW INTERIOR PUBLIC STREETS.
 - d. STREET LIGHTING SHALL BE PROVIDED ALONG THE RIGHTS OF WAY ON THE SIDE WITH THE SIDEWALK.
 - e. THE AREA MAY BE USED FOR LANDSCAPING, CLUBHOUSES, CABANAS, CHILDRENS PLAY AREA, SPORTS FACILITIES AND OTHER AMENITIZED FEATURES. THE SPECIFIED FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT/PERMITTING PHASE.
 - f. ENTRANCE MONUMENTATION MAY BE PLACED WITHIN THE LANDSCAPE BUFFER AND SETBACK BUT NOT THE RIGHT-OF-WAY.
10. **STORMWATER AND UTILITIES:**
 - a. THIS PROJECT IS INTENDED TO BE CLASSIFIED LOW-DENSITY BASED ON MCDOT REGULATIONS.
 - b. ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.
 - c. THE CITY OF LOUST SEWER AND WATER DEPARTMENT HAS THE AUTHORITY FOR CONSTRUCTION OF A SANITARY SEWER FORCE MAIN AS GENERALLY DEPICTED ON THE ZONING PLAN, THE LOCATION MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT/PERMITTING PHASE IN COORDINATION WITH THE CITY.
11. **ADDITIONAL CONDITIONS**
 - a. THIS DEVELOPMENT MAY BE CONSTRUCTED IN PHASES.
12. **AMENDMENTS TO THE ZONING PLAN:**
 - a. FUTURE AMENDMENTS TO THE ZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED TO THE SITE THEN OWNED OR OWNED BY AN APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
13. **BINDING EFFECT OF THE ZONING APPLICATION**
 - a. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING AND SHALL INURE TO THE BENEFIT OF THE CITY OF LOUST AND THE SUCCESSORS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS

DRAWING PREPARED AT THE
CHARLOTTE OFFICE

CHARLOTTE OFFICE
 20 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 T 704.602.8600 FAX 704.376.1076 www.timmons.com
 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

CHARLOTTE OFFICE
 20 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 T 704.602.8600 FAX 704.376.1076 www.timmons.com
 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

CHARLOTTE OFFICE
 20 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 T 704.602.8600 FAX 704.376.1076 www.timmons.com
 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

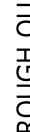
CHARLOTTE OFFICE
 20 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 T 704.602.8600 FAX 704.376.1076 www.timmons.com
 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

CHARLOTTE OFFICE
 20 E. Morehead Street, Suite 250 | Charlotte, NC 28202
 T 704.602.8600 FAX 704.376.1076 www.timmons.com
 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217

M/I HOMES
Welcome to Better
M/I HOMES OF CHARLOTTE, LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217



YOUR VISION ACHIEVED THROUGH OURS.

ONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

NORTH CAROLINA LICENSE NO. C-1652

AMBER GLEN

LOCUST, NORTH CAROLINA

REZONING SITE PLAN NOTES AND DETAILS

AMBER GLEN

LOCUST, NORTH CAROLINA

REZONING SITE PLAN NOTES AND DETAILS

JOB NO.

59323

SHEET NO.

RZ-101

DATE	REVISION DESCRIPTION
08/02/2023	REVISED PER CITY COMMENTS
08/21/2023	REVISED PER CITY COMMENTS
08/23/2023	REVISED PER CITY COMMENTS
09/13/2023	REVISED PER CITY COMMENTS
10/09/2023	REVISED PER CITY COMMENTS

DRAWN BY
B. MOSHER

DESIGNED BY
B. PIERCE

CHECKED BY
K. BRADLEY

SCALE
AS SHOWN

JOB NO.
59323

JOB NO.
59323

SHEET NO.
RZ-101

SHEET NO.
RZ-101



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TOWN OF HUNTERSVILLE UTILITIES SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS.

