

ANNEXATION AREA NAME:

Long Creek at McClure

PETITION REQUESTING ANNEXATION

Petitioner(s):

Red Cedar Development, LLC and McClure Property, LLC



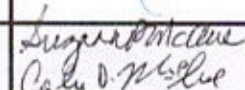

Date:

November , 2024

Property Owner Name (Printed)	Parcel Identification Number	Property Owner Mailing Address	Property Owner Signature	Printed Title / Name of Signature
William Timothy McClure	03305127, 03305138, 03322111,	9445 Hutchinson Lane Charlotte, NC 28216	<i>William Timothy McClure</i>	William Timothy McClure
Calvin D McClure	03322108	9721 Hutchinson Lane Charlotte, NC 28216-1365	<i>Calvin D McClure</i>	Calvin D McClure
N/F Etta Virginia LLC	03322107	7830 Pleasant Grove Road Charlotte, NC 28216	<i>David E McClure</i>	DAVID E. MCCLURE
N/F Thomas Audrey McClure	03322103	7712 Pleasant Grove Road Charlotte, NC 28216-1358	<i>Thomas Audrey McClure by Gerald McClure</i>	Thomas Audrey McClure by Gerald McClure
Thomas A McClure	03305126, 03305143, 03322109	1520 Maryland Avenue Charlotte, NC 28209	<i>Thomas A. McClure by Gerald McClure</i>	Thomas A. McClure by Gerald McClure
William Timothy McClure Calvin D McClure Suzanne P McClure	03303113	9445 Hutchinson Lane Charlotte, NC 28216	<i>Suzanne P McClure Calvin D McClure William Timothy McClure</i>	Suzanne P McClure Calvin D McClure William Timothy McClure

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Property Owner Name (Printed)	Parcel Identification Number	Property Owner Mailing Address	Property Owner Signature	Printed Title / Name of Signature
Rocky River Land Holdings, LLC	03303136	9225 Hutchinson Road Charlotte, NC		Jon Visconti, Manager
Rocky River Land Holdings, LLC	03303110	9225 Hutchinson Road Charlotte, NC		Jon Visconti, Manager
Calvin D McClure Suzanne P McClure	03303112, 03303126, 03322104	9721 Hutchinson Lane Charlotte, NC 28216-1365	 Calvin D. McClure	Suzanne P McClure Calvin D. McClure
Rocky River Land Holdings	03305137 03322110	9445 HUTCHINSON LN CHARLOTTE NC 28216		Jon Visconti, Manager

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FISCAL ANALYSIS DATA SHEET

Annexation Area Name:

Long Creek at McClure

Petitioner(s):

Red Cedar Development, LLC

Annexation Area Acreage:

133.451 acres (as per survey from Atlas Surveying, LLC)

Current Land Use(s):

Single-Family and Vacant

Zoning District(s):

N1-A

Describe the Proposed Land Use or Development:

Residential Neighborhood comprised of 446 single-family detached, duplex and triplex lots, including amenities such as clubhouse, pool, walking trail and open space areas.

List Existing Development that Will Remain, if Applicable:

All existing structures on the parcels will be demolished. The portion of Hutchinson Lane going through our properties is not a public RW, it is an access easement, and we have supporting deeds that extend over the easement. The intention is for Hutchinson Lane to become a public road. Construction sequencing has been coordinated with existing property owners using Hutchinson Lane for access to allow for continued vehicular access to their properties during and after construction.

Residential (Single Family, attached or detached):

• Number of units:

146 SF, 132 duplex & 159 triplex (estimated)

• Anticipated build-out (years):

4

• Average price point per unit:

\$300k to \$400k for Duplex/Triplex lots, \$400k to \$500k for SF lots

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Residential (Multi-Family):

- Number of units: N/A
- Anticipated build-out (years): _____
- Average price point per unit (to own): _____
- Average price point per unit (to rent): _____

Retail:

- Square Footage: N/A
- Anticipated build-out (years): _____
- Tenant Type: _____

Commercial (non-retail such as office, medical, fitness, services, hotel or theater):

- Square Footage: N/A
- Anticipated build-out (years): _____
- Tenant Type: _____

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Other (such as open space, school, daycare, church, governmental, etc.):

- Square Footage: N/A
- Anticipated build-out (years): _____
- Tenant Type: _____

Infrastructure:

- Centerline linear feet of publicly dedicated roadways proposed: 14,368 linear feet +/-
- Public sewer and water proposed: Yes

Development Scale:

- Maximum building height proposed: as per code

January 21, 2025

From: Red Cedar Development, LLC

Attn: Ryan Cox

4705 Entrance Dr., Suite D, Charlotte, NC 28273

RE: Annexation Request for “Long Creek at McClure”

To Mayor Lyles and Charlotte Council:

We the undersigned owners of real property respectfully request that the area described in the attached Voluntary Annexation Application package and associated metes and bounds legal description be annexed to the City of Charlotte, North Carolina.

Annexation Area Name – Long Creek at McClure

Petitioner Name – Red Cedar Development, LLC

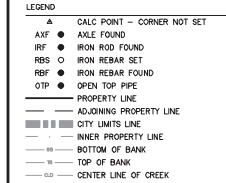
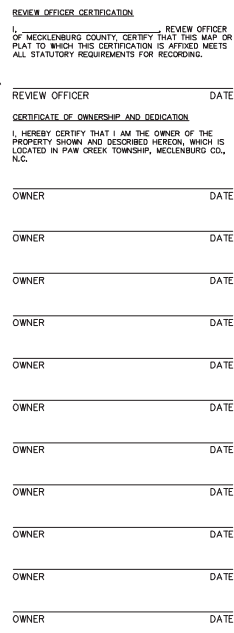
Parcel ID Numbers –

1. 03322103
2. 03322104
3. 03322107
4. 03322108
5. 03322109
6. 03322110
7. 03322111
8. 03303126
9. 03305137
10. 03305138
11. 03303113
12. 03305127
13. 03303112
14. 03305126
15. 03305143
16. 03303110
17. 03303136

Annexation Acreage – 133.451 acres (as per survey from Atlas Surveying, Inc)

Sincerely,

Ryan Cox , Red Cedar Development, LLC



NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FUTURE ZONE X, ZONE AE, AND COMMUNITY DEVELOPMENT AREAS. COMMUNITY DEVELOPMENT AREAS INCLUDE COUNTY UNINCORPORATED AREAS 370126, MAP NUMBER 3710452700K, MAP REVISED SEPTEMBER 2, 2015.

2. HORIZONTAL DATUM NORTH CAROLINA (NAD 83).

3. THE PURPOSE OF THIS FLAT IS TO ANNEX 17 PARCELS INTO THE CITY OF CHARLOTTE.

REFERENCES

1. DBF: 62805 PG: 503
2. DBF: 12008 PG: 57
3. DBF: 4445 PG: 85
4. DBF: 35 PG: 109
5. DBF: 31440 PG: 151
6. DBF: 31440 PG: 160
7. DBF: 36487 PG: 887
8. DBF: 34458 PG: 473
9. DBF: 31440 PG: 155
10. DBF: 11771 PG: 889
11. DBF: 22058 PG: 114
12. DBF: 22047 PG: 106
13. DBF: 31444 PG: 120
14. DBF: 31444 PG: 530
15. DBF: 31440 PG: 148
16. DBF: 31440 PG: 160
17. DBF: 49 PG: 42

SHEET 2 OF 2
PREPARED FOR:
MCLURE PROPERTY, LLC
AN ANNEXATION PLAT OF
ANNEXATION AREA
LONG CREEK AT MCLURE
17 PARCELS
133.451 AC.



TAX PARCEL NO. 03322103, 03322104, 03322107, 03322108,
03322109, 03322110, 03322111, 03322112, 03322113, 03322114,
03303913, 03303527, 03303512, 03303516, 03303514, 03303110,
03303536, 03303536.

MECKLENBURG COUNTY, NORTH CAROLINA

FIELD WORK:	CPT
FIELD DRAIN:	DR
FIELD BOUND:	DR
FIELD AREA:	DR
FIELD DATE:	3-25-2005
SCALE:	1"=100'
PROJECT NO.:	133-4507
FILE:	133-4507.R0000

ATLAS SURVEYING, INC.

13331 YORK CENTER ROAD, SUITE E,
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM

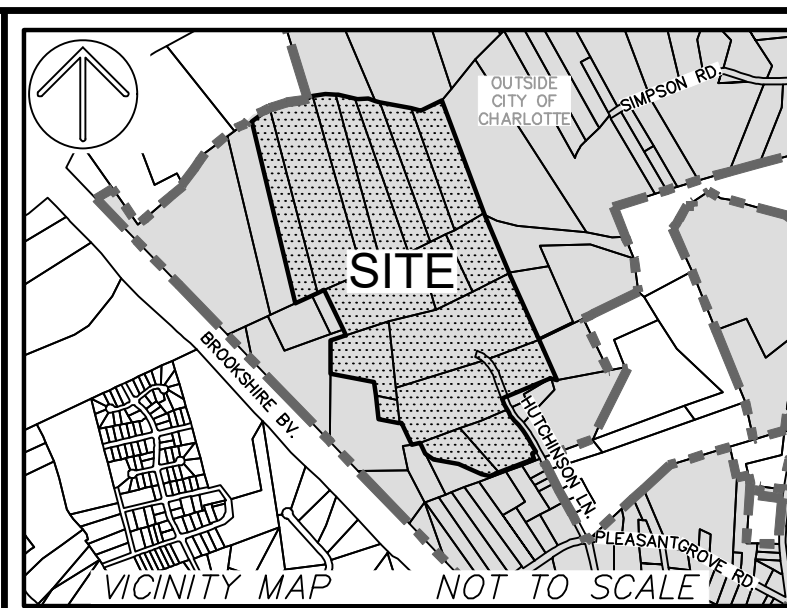
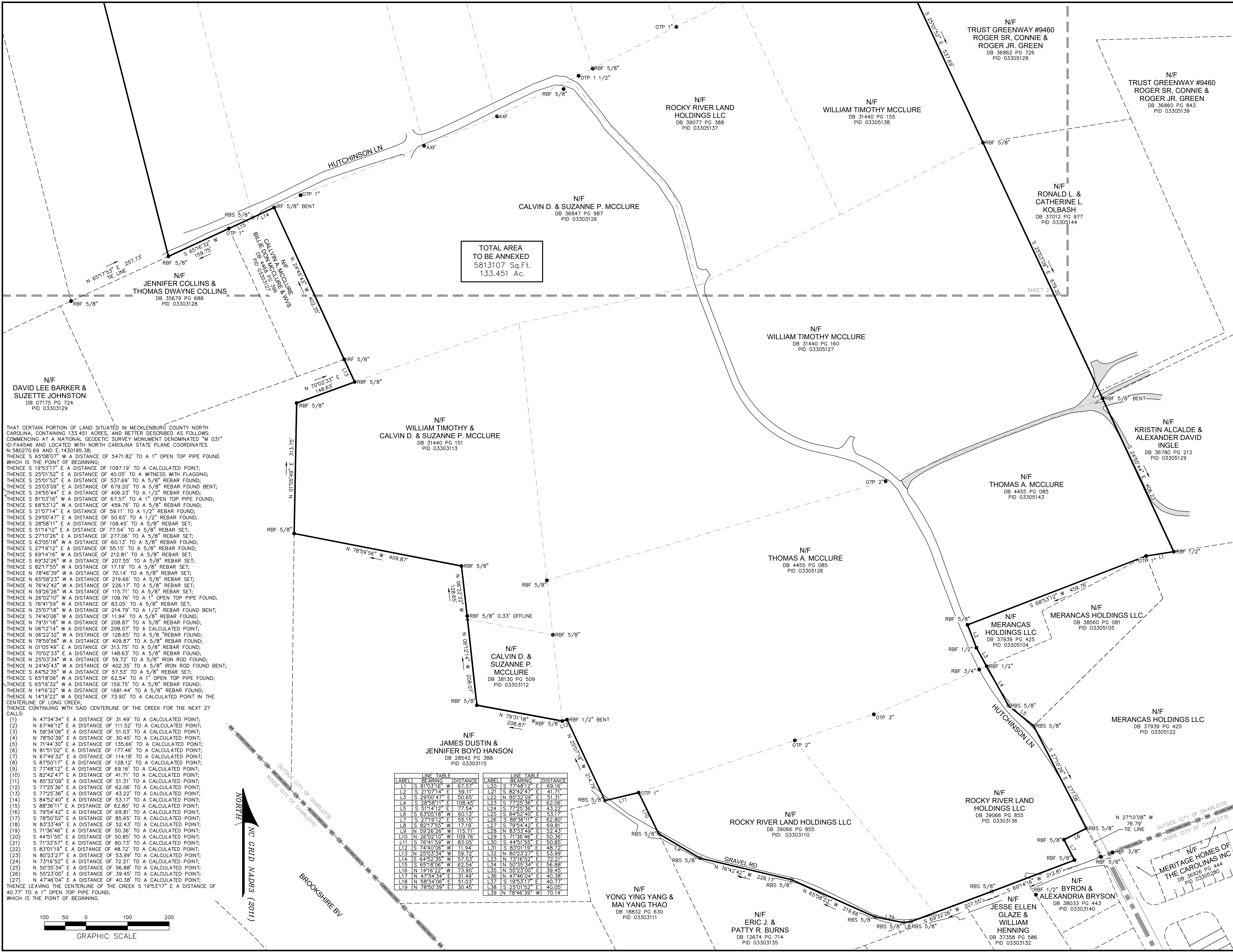


I, KEITH BURNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED WERE DERIVED FROM AN ACTUAL SURVEY (SEE LISTED REFERENCES); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS GREATER THAN 1:10,000; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS 27TH DAY OF MARCH, 2025

A.E.T. Burns 3/27/2025

KEITH BURNS P.L.S. No.
L-5285



- LEGEND
- ▲ CALC POINT — CORNER NOT SET
 - AXF ● AXLE FOUND
 - IRF ● IRON ROD FOUND
 - RBS ○ IRON REBAR SET
 - RBF ● IRON REBAR FOUND
 - OTP ● OPEN TOP PIPE
 - PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - CITY LIMITS LINE
 - INNER PROPERTY LINE
 - SB BOTTOM OF BANK
 - TB TOP OF BANK
 - CLD CENTER LINE OF CREEK

- NOTES
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, FUTURE ZONE X, ZONE AE, AND WADSWORTH ENHANCEMENT AREAS, COMMUNITY MECKLENBURG COUNTY UNINCORPORATED AREAS 370158, MAP NUMBER 3710452700K, MAP REVISED SEPTEMBER 2, 2015 .
 2. HORIZONTAL DATUM NORTH CAROLINA (NAD 83).
 3. THE PURPOSE OF THIS PLAT IS TO ANNEX 17 PARCELS INTO THE CITY OF CHARLOTTE.

- REFERENCES
1. DB: 6080 PG: 503
 2. DB: 13085 PG: 67
 3. DB: 4455 PG: 85
 4. DB: 36130 PG: 509
 5. DB: 31440 PG: 151
 6. DB: 31440 PG: 160
 7. DB: 36487 PG: 987
 8. DB: 34168 PG: 473
 9. DB: 31440 PG: 155
 10. DB: 11771 PG: 895
 11. DB: 25518 PG: 114
 12. DB: 20147 PG: 106
 13. DB: 31444 PG: 520
 14. DB: 31444 PG: 530
 15. DB: 31440 PG: 148
 16. DB: 31444 PG: 525

SHEET 1 OF 2
PREPARED FOR:
MCURE PROPERTY, LLC
AN ANNEXATION PLAT OF
ANNEXATION AREA
LONG CREEK AT MCCLURE
17 PARCELS
133.451 AC.

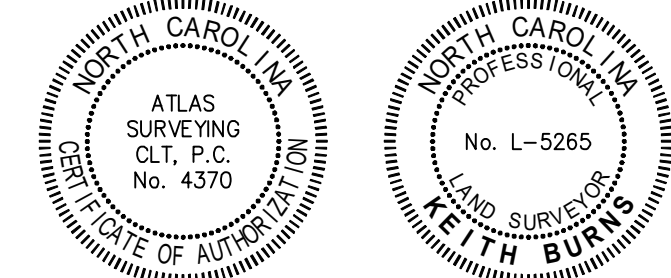
TAX PARCEL No. 03322103, 03322104, 03322107, 03322108, 03322109, 03322110, 03322111, 03303126, 03305137, 03305138, 03303113, 03305127, 03303112, 03305126, 03305143, 03303110, 03303136.

MECKLENBURG COUNTY, NORTH CAROLINA

FIELD WORK:	CJC
FIELD CHECK:	RKB
DRAWN BY:	ATL
PLAT DATE:	03-29-2024
SCALE:	1"=100'
PROJECT No.:	CLT-24007
FILE:	CLT-24007 A.DWG

ATLAS
SURVEYING, INC.

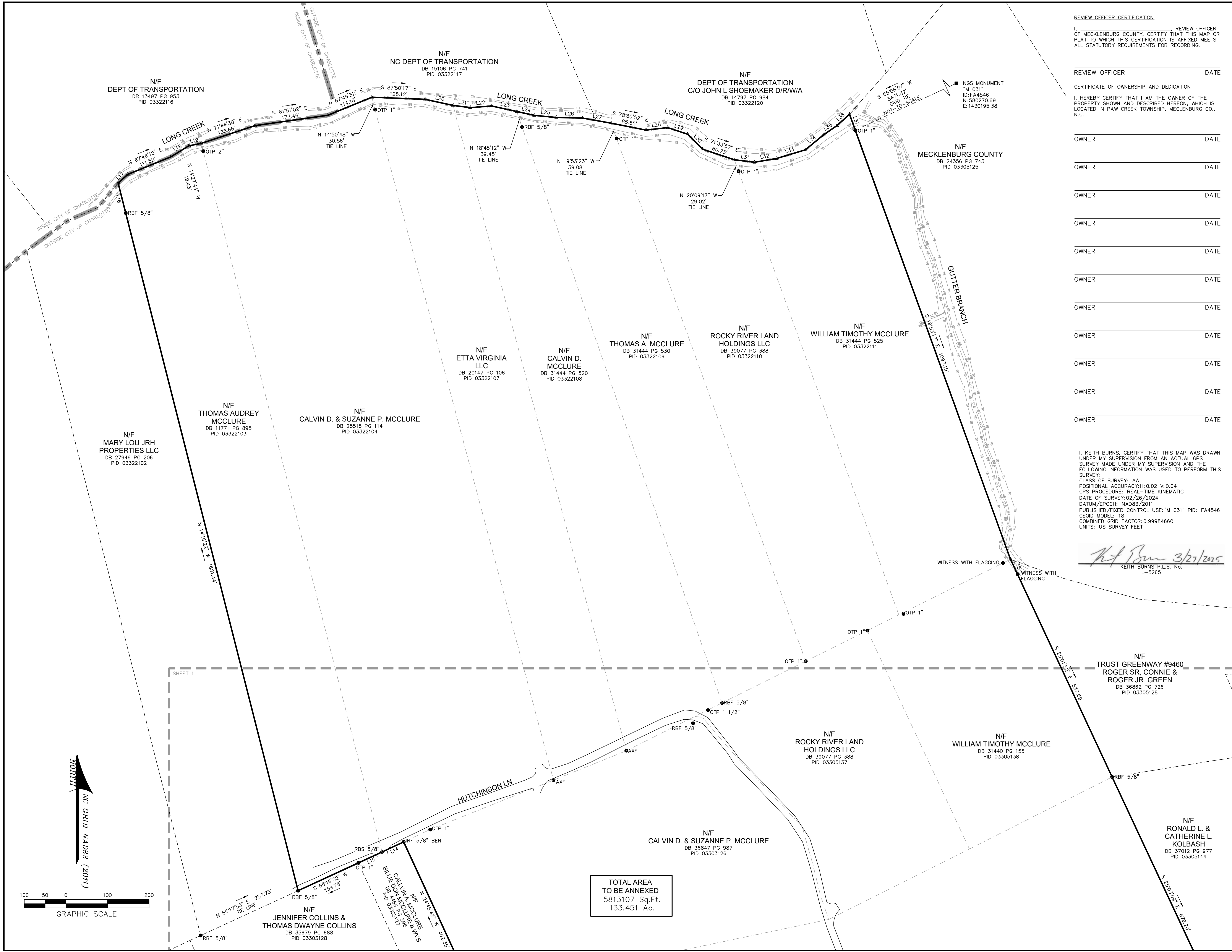
13331 YORK CENTER ROAD, SUITE E,
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM



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THIS 27TH DAY OF MARCH, 2025

Keith Burns 3/27/2025
KEITH BURNS P.L.S. No. L-5265



REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN PAW CREEK TOWNSHIP, MECKLENBURG CO., N.C.

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

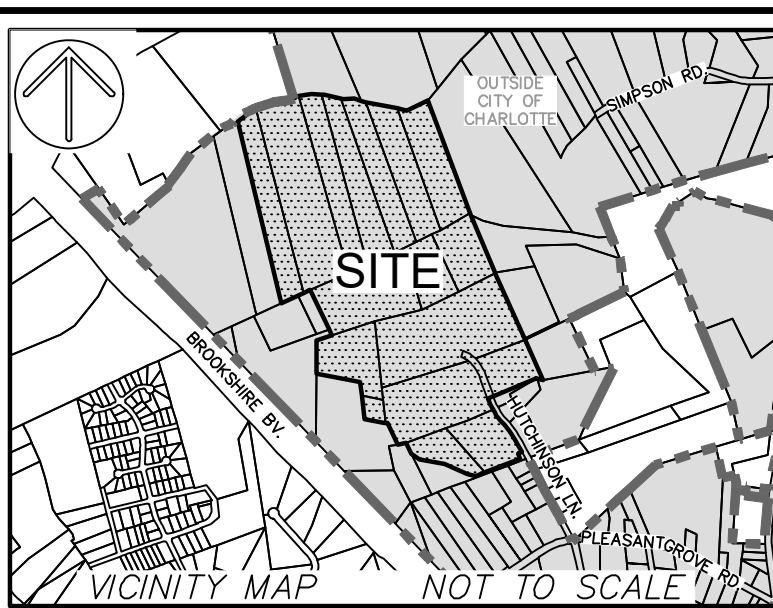
OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

I, KEITH BURNS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: H:0.02 V:0.04
GPS PROCEDURE: REAL-TIME KINEMATIC
DATE OF SURVEY: 02/26/2024
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED CONTROL USE: "M 031" PID: FA4546
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99984660
UNITS: US SURVEY FEET

Keith Burns 3/27/2025
KEITH BURNS P.L.S. No. L-5265



LEGEND

- ▲ CALC POINT - CORNER NOT SET
- AXF ● AXLE FOUND
- IRF ● IRON ROD FOUND
- RBS ○ IRON REBAR SET
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- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CITY LIMITS LINE
- INNER PROPERTY LINE
- BOTTOM OF BANK
- TOP OF BANK
- CENTER LINE OF CREEK

NOTES

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- HORIZONTAL DATUM NORTH CAROLINA (NAD 83).
- THE PURPOSE OF THIS PLAT IS TO ANNEX 17 PARCELS INTO THE CITY OF CHARLOTTE.

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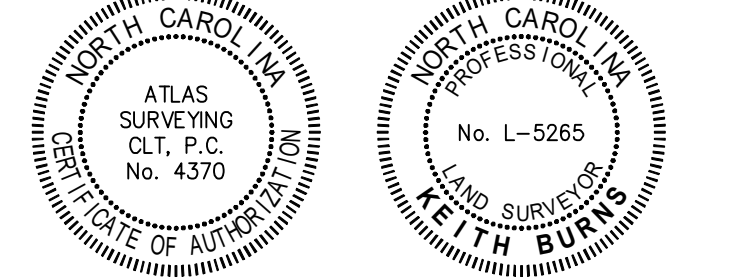
SHEET 2 OF 2
PREPARED FOR:
MCCLURE PROPERTY, LLC
AN ANNEXATION PLAT OF
ANNEXATION AREA
LONG CREEK AT MCCLURE
17 PARCELS
133.451 AC.

TAX PARCEL No. 03322103, 03322104, 03322107, 03322108, 03322109, 03322110, 03322111, 03303126, 03305137, 03305138, 03303113, 03305127, 03303112, 03305126, 03305143, 03303110, 03303136.

MECKLENBURG COUNTY, NORTH CAROLINA
FIELD WORK: CJC
FIELD CHECK: RKB
DRAWN BY: JFS
FIELD DATE: 03-29-2024
PLAT DATE: 03-27-2025
SCALE: 1"=100'
PROJECT No.: CLT-24007
FILE: CLT-24007 A.DWG

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THIS 27TH DAY OF MARCH, 2025

Keith Burns 3/27/2025
KEITH BURNS P.L.S. No. L-5265

ANNEXATION AREA NAME:

Long Creek at McClure

BOUNDARY DESCRIPTION

(Insert Boundary Description Here)

THAT CERTAIN PORTION OF LAND SITUATED IN MECKLENBURG COUNTY NORTH CAROLINA, CONTAINING 133.451 ACRES, AND BETTER DESCRIBED AS FOLLOWS: COMMENCING AT A NATIONAL GEODETIC SURVEY MONUMENT DENOMINATED "M 031" ID: FA4546 AND LOCATED WITH NORTH CAROLINA STATE PLANE COORDINATES N: 580270.69 AND E: 1430195.38; THENCE S 65°08'07" W A DISTANCE OF 5471.82' TO A 1" OPEN TOP PIPE FOUND WHICH IS THE POINT OF BEGINNING; THENCE S 19°53'17" E A DISTANCE OF 1097.19' TO A CALCULATED POINT; THENCE S 25°01'52" E A DISTANCE OF 40.05' TO A WITNESS WITH FLAGGING; THENCE S 25°01'52" E A DISTANCE OF 537.69' TO A 5/8" REBAR FOUND; THENCE S 25°03'09" E A DISTANCE OF 679.20' TO A 5/8" REBAR FOUND BENT; THENCE S 24°55'44" E A DISTANCE OF 406.23' TO A 1/2" REBAR FOUND; THENCE S 81°03'16" W A DISTANCE OF 67.57' TO A 1" OPEN TOP PIPE FOUND; THENCE S 68°53'12" W A DISTANCE OF 459.76' TO A 5/8" REBAR FOUND; THENCE S 21°07'14" E A DISTANCE OF 59.11' TO A 1/2" REBAR FOUND; THENCE S 29°00'47" E A DISTANCE OF 50.65' TO A 1/2" REBAR FOUND; THENCE S 28°58'11" E A DISTANCE OF 108.45' TO A 5/8" REBAR SET; THENCE S 51°14'12" E A DISTANCE OF 77.54' TO A 5/8" REBAR SET; THENCE S 27°10'26" E A DISTANCE OF 277.06' TO A 5/8" REBAR SET; THENCE S 63°05'18" W A DISTANCE OF 60.13' TO A 5/8" REBAR FOUND; THENCE S 27°19'12" E A DISTANCE OF 55.15' TO A 5/8" REBAR FOUND; THENCE S 69°14'16" W A DISTANCE OF 212.81' TO A 5/8" REBAR SET; THENCE S 69°32'26" W A DISTANCE OF 207.55' TO A 5/8" REBAR SET; THENCE S 82°17'55" W A DISTANCE OF 17.19' TO A 5/8" REBAR SET; THENCE N 78°46'39" W A DISTANCE OF 70.14' TO A 5/8" REBAR SET; THENCE N 65°58'23" W A DISTANCE OF 219.66' TO A 5/8" REBAR SET; THENCE N 76°42'42" W A DISTANCE OF 226.17' TO A 5/8" REBAR SET; THENCE N 59°26'26" W A DISTANCE OF 115.71' TO A 5/8" REBAR SET; THENCE N 26°02'10" W A DISTANCE OF 109.76' TO A 1" OPEN TOP PIPE FOUND; THENCE S 76°41'59" W A DISTANCE OF 83.05' TO A 5/8" REBAR SET; THENCE N 25°07'18" W A DISTANCE OF 214.79' TO A 1/2" REBAR FOUND BENT; THENCE S 74°40'06" W A DISTANCE OF 11.94' TO A 5/8" REBAR FOUND; THENCE N 79°31'18" W A DISTANCE OF 208.87' TO A 5/8" REBAR FOUND; THENCE N 06°12'14" W A DISTANCE OF 208.07' TO A CALCULATED POINT; THENCE N 06°22'32" W A DISTANCE OF 128.65' TO A 5/8" REBAR FOUND; THENCE N 78°59'56" W A DISTANCE OF 409.87' TO A 5/8" REBAR FOUND; THENCE N 01°05'49" E A DISTANCE OF 313.75' TO A 5/8" REBAR FOUND; THENCE N 70°02'33" E A DISTANCE OF 148.63' TO A 5/8" REBAR FOUND; THENCE N 25°03'34" W A DISTANCE OF 59.72' TO A 5/8" IRON ROD FOUND; THENCE N 24°45'43" W A DISTANCE OF 402.35' TO A 5/8" IRON ROD FOUND BENT; THENCE S 64°52'35" W A DISTANCE OF 57.53' TO A 5/8" REBAR SET; THENCE S 65°18'06" W A DISTANCE OF 62.54' TO A 1" OPEN TOP PIPE FOUND; THENCE S 65°16'32" W A DISTANCE OF 159.75' TO A 5/8" REBAR FOUND; THENCE N 14°16'22" W A DISTANCE OF 1681.44' TO A 5/8" REBAR FOUND; THENCE N 14°16'22" W A DISTANCE OF 73.90' TO A CALCULATED POINT IN THE CENTERLINE OF LONG CREEK;

THENCE CONTINUING WITH SAID CENTERLINE OF THE CREEK FOR THE NEXT 27 CALLS:

(1) N 47°34'34" E A DISTANCE OF 31.49' TO A CALCULATED POINT;
(2) N 67°46'12" E A DISTANCE OF 111.52' TO A CALCULATED POINT;
(3) N 58°34'06" E A DISTANCE OF 51.03' TO A CALCULATED POINT;
(4) N 78°50'39" E A DISTANCE OF 30.45' TO A CALCULATED POINT;
(5) N 71°44'30" E A DISTANCE OF 135.66' TO A CALCULATED POINT;
(6) N 81°51'02" E A DISTANCE OF 177.46' TO A CALCULATED POINT;
(7) N 67°49'32" E A DISTANCE OF 114.18' TO A CALCULATED POINT;
(8) S 87°50'17" E A DISTANCE OF 128.12' TO A CALCULATED POINT;
(9) S 77°48'12" E A DISTANCE OF 69.16' TO A CALCULATED POINT;
(10) S 82°42'47" E A DISTANCE OF 41.71' TO A CALCULATED POINT;
(11) N 85°32'09" E A DISTANCE OF 51.31' TO A CALCULATED POINT;
(12) S 77°25'36" E A DISTANCE OF 62.06' TO A CALCULATED POINT;
(13) S 77°25'36" E A DISTANCE OF 43.22' TO A CALCULATED POINT;
(14) S 84°52'40" E A DISTANCE OF 53.17' TO A CALCULATED POINT;
(15) S 88°36'11" E A DISTANCE OF 62.80' TO A CALCULATED POINT;
(16) S 79°54'42" E A DISTANCE OF 69.81' TO A CALCULATED POINT;
(17) S 78°50'52" E A DISTANCE OF 85.65' TO A CALCULATED POINT;
(18) N 83°33'49" E A DISTANCE OF 52.43' TO A CALCULATED POINT;
(19) S 71°36'46" E A DISTANCE OF 50.36' TO A CALCULATED POINT;
(20) S 44°51'55" E A DISTANCE OF 50.85' TO A CALCULATED POINT;
(21) S 71°33'57" E A DISTANCE OF 80.73' TO A CALCULATED POINT;
(22) S 83°01'19" E A DISTANCE OF 48.72' TO A CALCULATED POINT;
(23) N 80°23'27" E A DISTANCE OF 53.99' TO A CALCULATED POINT;
(24) N 73°16'52" E A DISTANCE OF 72.21' TO A CALCULATED POINT;
(25) N 50°35'34" E A DISTANCE OF 56.88' TO A CALCULATED POINT;
(26) N 55°23'00" E A DISTANCE OF 39.45' TO A CALCULATED POINT;
(27) N 47°46'04" E A DISTANCE OF 40.38' TO A CALCULATED POINT;
THENCE LEAVING THE CENTERLINE OF THE CREEK S 19°53'17" E A DISTANCE OF 40.77' TO A 1" OPEN TOP PIPE FOUND;
WHICH IS THE POINT OF BEGINNING.