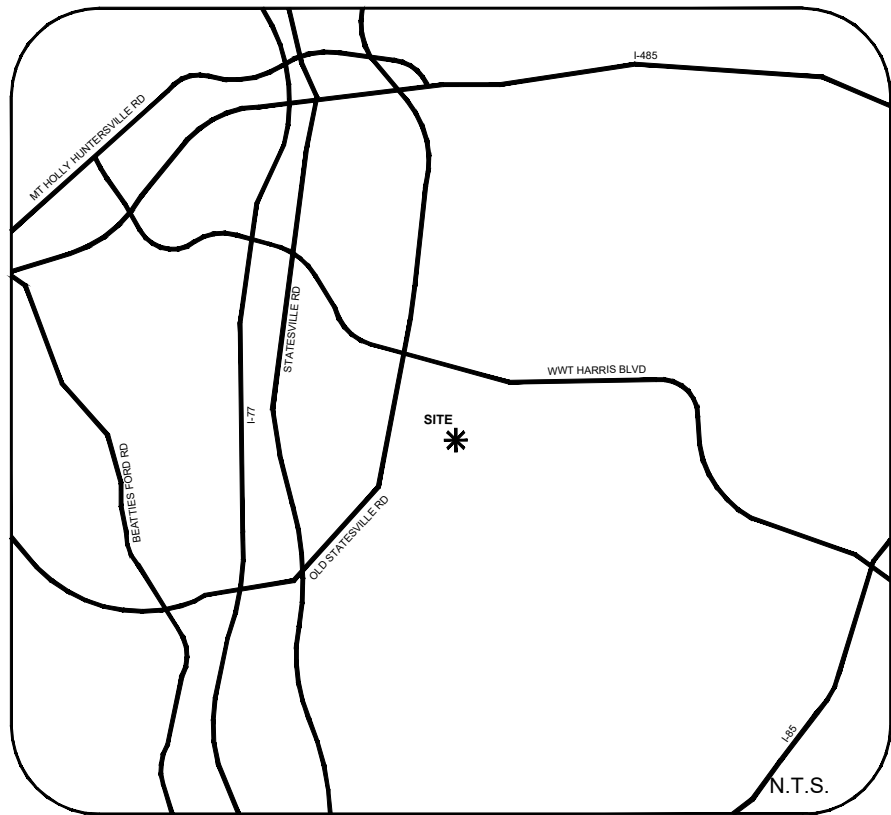




APPROVED BY CITY COUNCIL
RZP-2025-092
Approved: 12/15/2025



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

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

Diagram illustrating the layout of a typical townhome lot, showing the building pad, sidewalk, planting strip, and setback requirements.

- Overall dimensions: 22.00' (width) and 30.00' (depth).
- Building Pad: 22' x 30'.
- Sublot Line: Indicated on the left and top.
- Sublot Line Typ: Indicated on the left.
- 20' SETBACK: Indicated on the right side.
- 8' SIDEWALK: Indicated on the left side.
- 8' PLANTING STRIP: Indicated at the bottom left.
- TYPICAL TOWNHOME LOT: Indicated at the bottom right.
- DRIVEWAY: Indicated at the bottom right.
- CURB & GUTTER: Indicated at the bottom right.

	PARCEL ID	OWNER NAME	DEED	ZONE	LAND USE
2	4324125	EMILIO SALAS	31550-183	ML-1	INDUSTRIAL
3	4324106	JSC AUTOMOTIVE INC PETE BROWN ROAD LLC	28195-730	ML-1	INDUSTRIAL
4	4324130	DOMINION INVESTMENTS PROPERTIES LLC MAZZ WELDING & FABRICATION INC	26356-783	ML-1	INDUSTRIAL
5	4306201		21797-106	1-2(CD)	INDUSTRIAL
6	4306208		22509-689	ML-1	INDUSTRIAL
7	4306209	HARRIS WOODS LLC	33679-924	N1-B	INDUSTRIAL
8	4324291	DENISE IONIE GEORGE HARRIS	38359-580	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	22055-363	N1-B	SF RES
16	4324280	PROGRESS RESIDENTIAL BORROWER 3 LLC	32480-838	N1-B	SF RES
17	4324281	PENNY CARRAWAY	31460-366	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 PRAYERS	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

[illegible]


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

SCALE

VERT: N/A
 HORZ: 1"=100'-0"

0 50 100 200

NORTH



TECHNICAL DATA

SHEET NUMBER _____

RZ-1





Planning Department

APPROVED BY CITY COUNCIL

RZP-2025-092

Approved: 12/15/2025

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM

SITE LEGEND

PROPOSED REZONING BOUNDARY

LANDSCAPE YARD

POTENTIAL OPEN SPACE

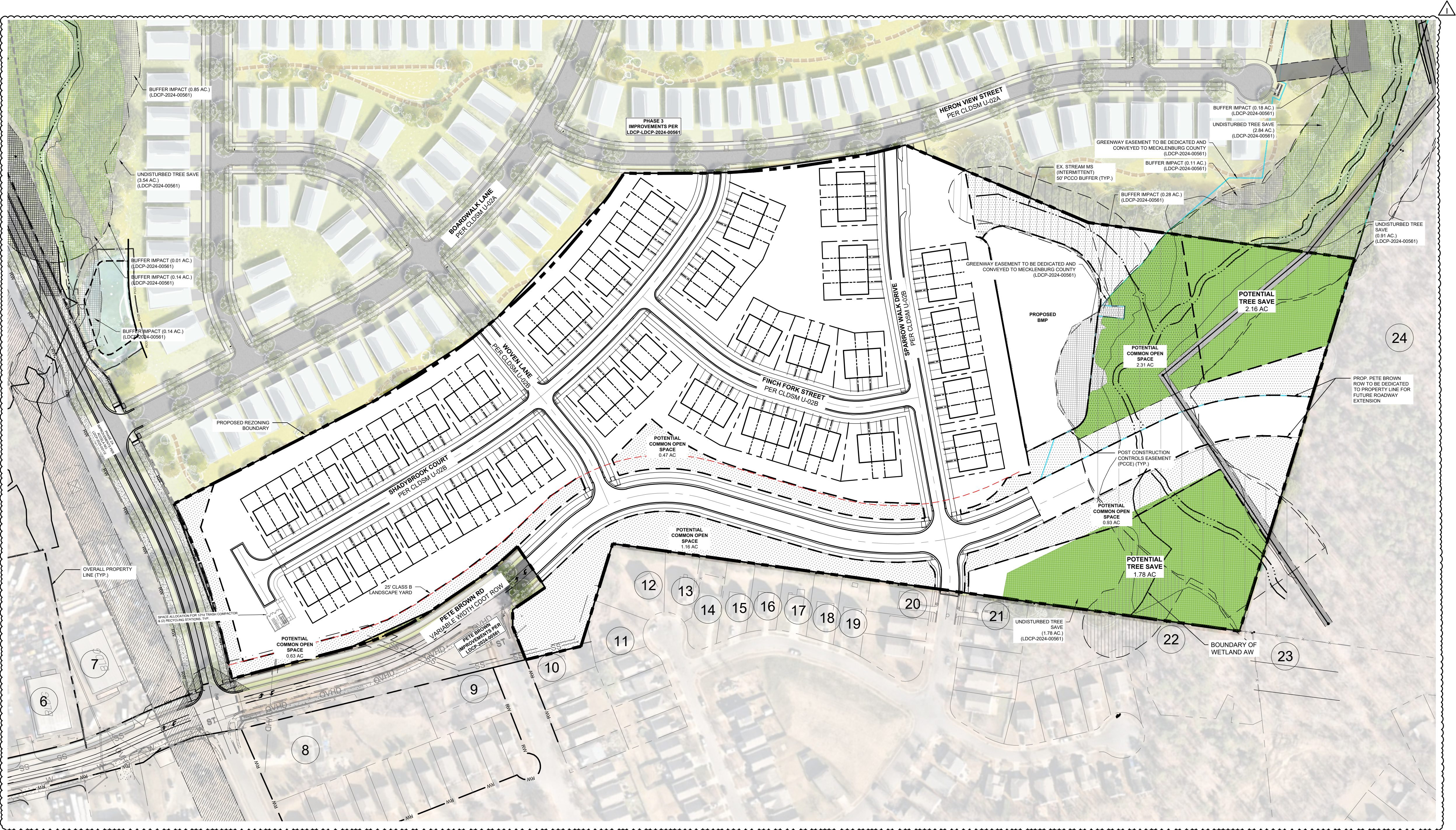
POTENTIAL TREE SAVE

PREVIOUSLY PROPOSED TREE SAVE

PREVIOUSLY PROPOSED BUFFER IMPACTS

POTENTIAL UNIT LOCATION

**UNITS MAY SHIFT FROM WITHIN THE PLAN TO REMAIN UNDER THE MAXIMUM NUMBER OF ALLOWED UNITS



****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.**

KEY MAP

SEAL

PROJECT

GRIFFITH LAKES - PHASE 3 REZONING

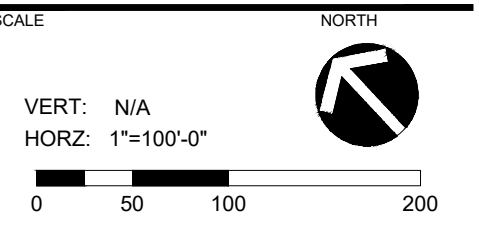
TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDDESIGN PROJ.# 1024051

REVISION / ISSUANCE

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

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



SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER

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.**

KEY MAP

SEAL

PROJECT

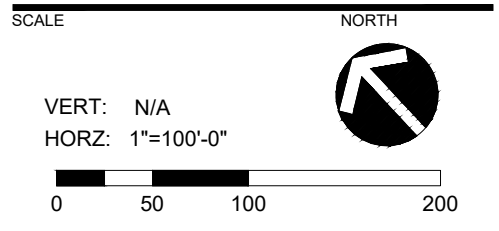
**GRIFFITH LAKES -
PHASE 3
REZONING**
TOLL BROTHERS
7416 OLD STATESVILLE ROAD
CHARLOTTE, NC 28269

LANDESIGN PROJ.# 1024051

REVISION / ISSUANCE

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

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



SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4