

**PD-CD REPORT
BLACKSTONE BAY SUBDIVISION
SLANTING BRIDGE ROAD
CATAWBA COUNTY, NC**

PROJECT NARRATIVE

Blackstone Bay, a proposed residential community, was rezoned to PD-CD in 2015 for parcels 460719701353 & 460704707149 in Catawba County.

The Client is proposing to rezone an additional adjacent property, Parcel 46074807429, an approximately 0.8 acre parcel. This parcel will be rezoned to PD-CD and incorporated into the Blackstone Bay development.

With the addition of this parcel, the development will offer two hundred and twenty attached or detached homes allocated on approximately sixty-two (62) acres with Lake Norman shoreline being available. It is located about one thousand feet south of The Village of Sherrills Ford development; putting it near other additional conveniences.

The subject development complies with the PD-CD zoning district requirements and the Sherrills Ford small area plan. The property is currently zoned R-30 and located within the Lake Norman IV-CA Watershed: which allows 24% impervious under the low-density option and 50% under the high-density option.

Access to the site is planned to be designated between Slanting Bridge Road and Enoch Drive. Current land uses surrounding the site include single family residential. The Concept Site Plan, Development Notes, and Details are included for reference.

Several key features of the proposed community will be open spaces, amenity area, and lakefront area. A sidewalk system and nature trail will be constructed to connect the proposed community to the future Carolina Thread Trail.

A TIA will be prepared for NCDOT's review and approval.