



Cherokee County Planning and Zoning

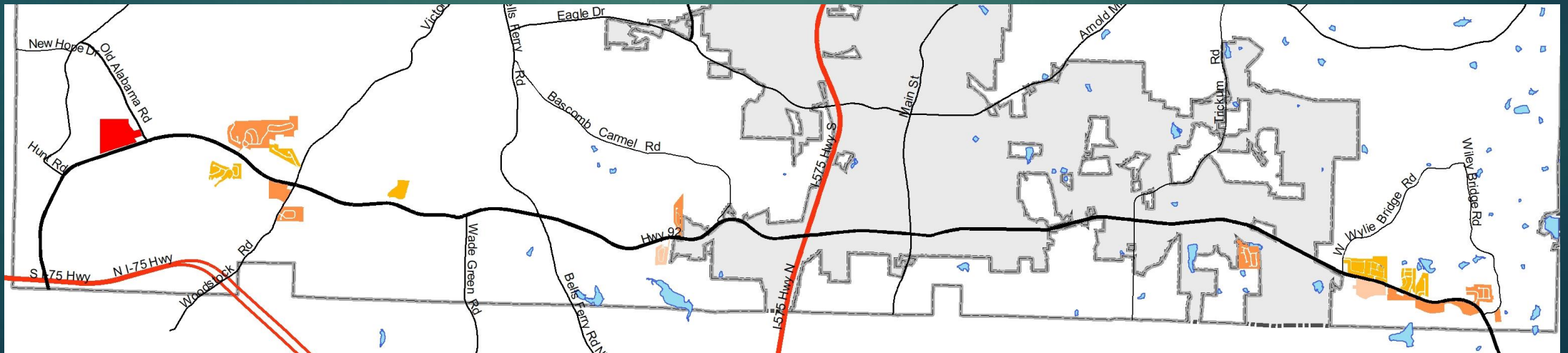


# Hwy 92 Map Changes

RESOLVING NON-CONFORMING DEVELOPMENTS

# Purpose

- ▶ Bring developments affected by the Hwy 92 Village Ordinance changes into compliance
  - ▶ 20 Residential Developments
  - ▶ 1 Commercial (YANMAR EVO//Center)



# List of Developments

## Commercial

- ▶ YANMAR EVO//Center

## Residential

- ▶ Claremore Lake
- ▶ Creekwood Place
- ▶ Parc at Wiley Bridge
- ▶ Ridge Mill
- ▶ Townview
- ▶ Centennial Lakes
- ▶ Heritage Springs
- ▶ Heron Pond
- ▶ Clover Creek
- ▶ Longleaf
- ▶ Villas at Mountain View
- ▶ Bellehaven
- ▶ Centennial Ridge
- ▶ Worthington
- ▶ Enclave at Lockhart
- ▶ Enclave at Wiley Bridge
- ▶ Woodstock Road Townhomes
- ▶ Hwy 92 Townhomes
- ▶ Emerson Heights
- ▶ Villas at Presley Lake

# YANMAR EVO//CENTER

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - GC (General Commercial)
- ▶ Consulted with Yanmar on their future plans
  - ▶ Received letter of acceptance from General Counsel



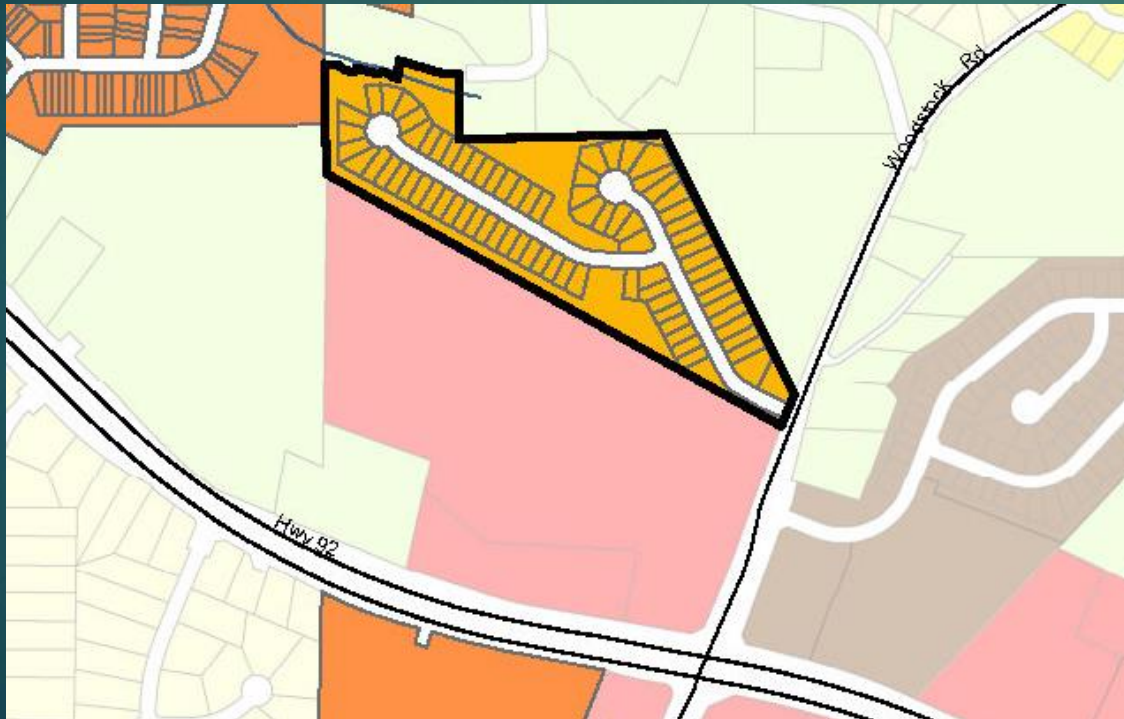
# Claremore Lake

- ▶ Current – R-80 (Estate Residential)
- ▶ Recommended - RTH (Townhomes)
- ▶ Phase I platted in October 2004



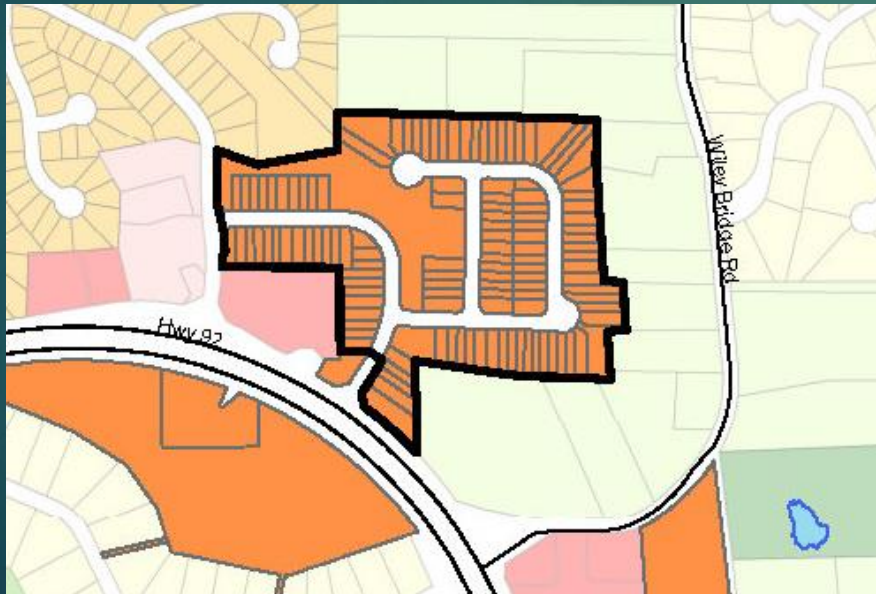
# Creekwood Place

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Platted in November 2005



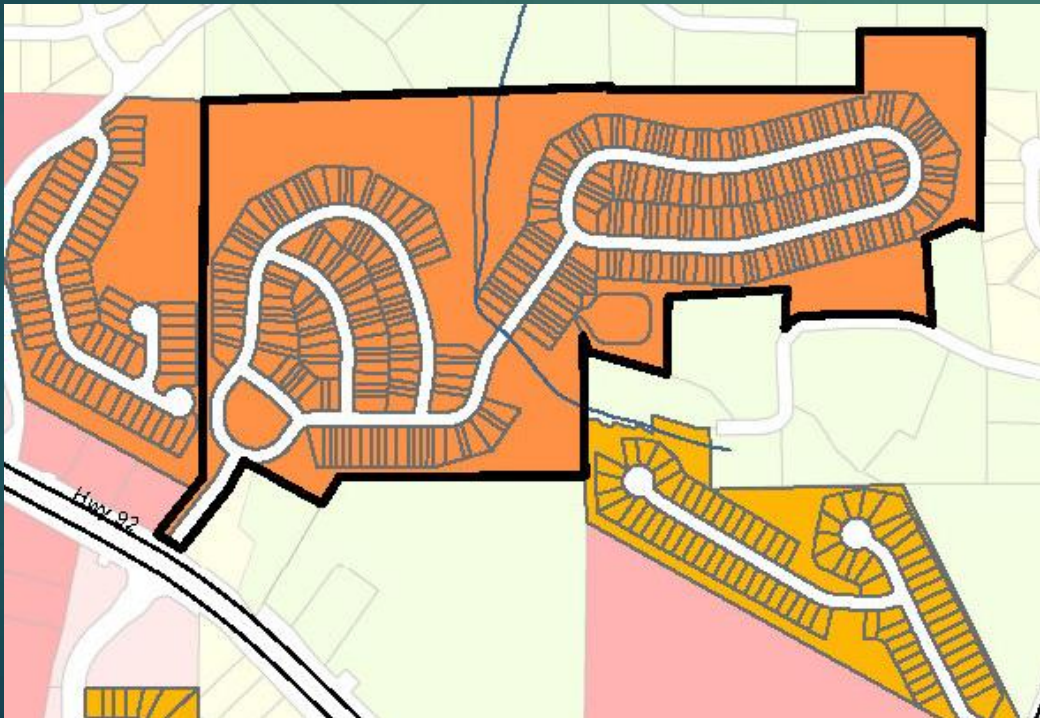
# Parc at Wiley Bridge

- ▶ Current – R-40 (Single-Family Residential) & GC (General Commercial)
- ▶ Recommended - RTH (Townhomes)
- ▶ Platted in November 2005



# Ridge Mill

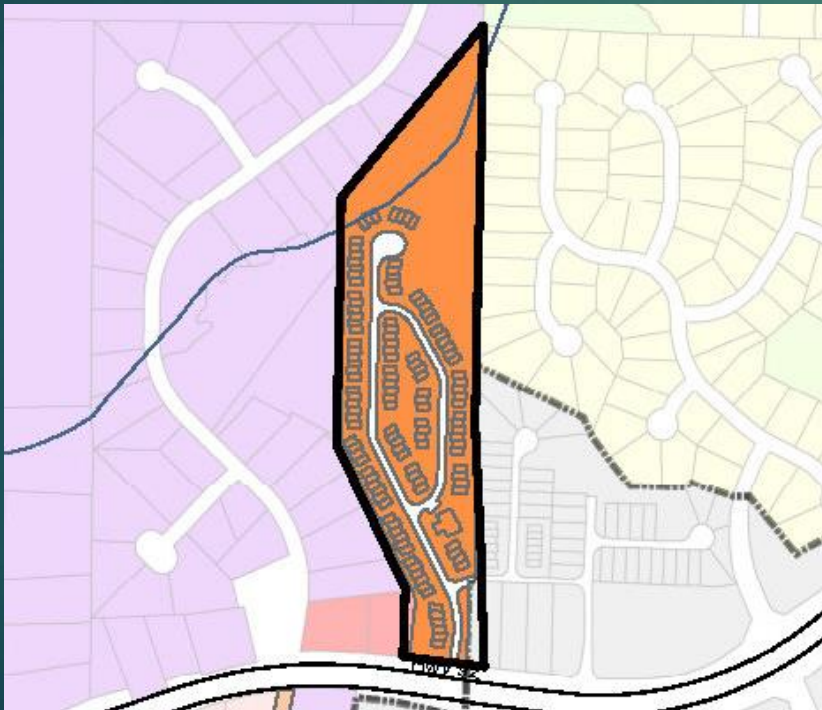
- ▶ Current – R-20 (Single-Family Residential) with conditions (case #03-01-005)
- ▶ Recommended - RTH (Townhomes)
- ▶ Phase I platted in March 2006





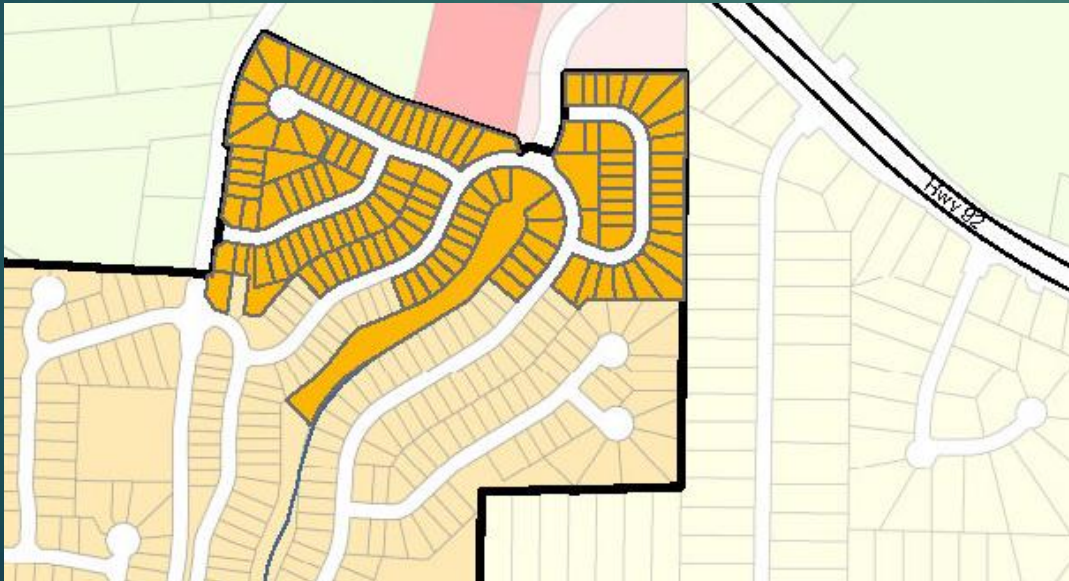
# Townview

- ▶ Current – HI (Heavy Industrial)
- ▶ Recommended - RTH (Townhomes)
- ▶ Platted in April 2006



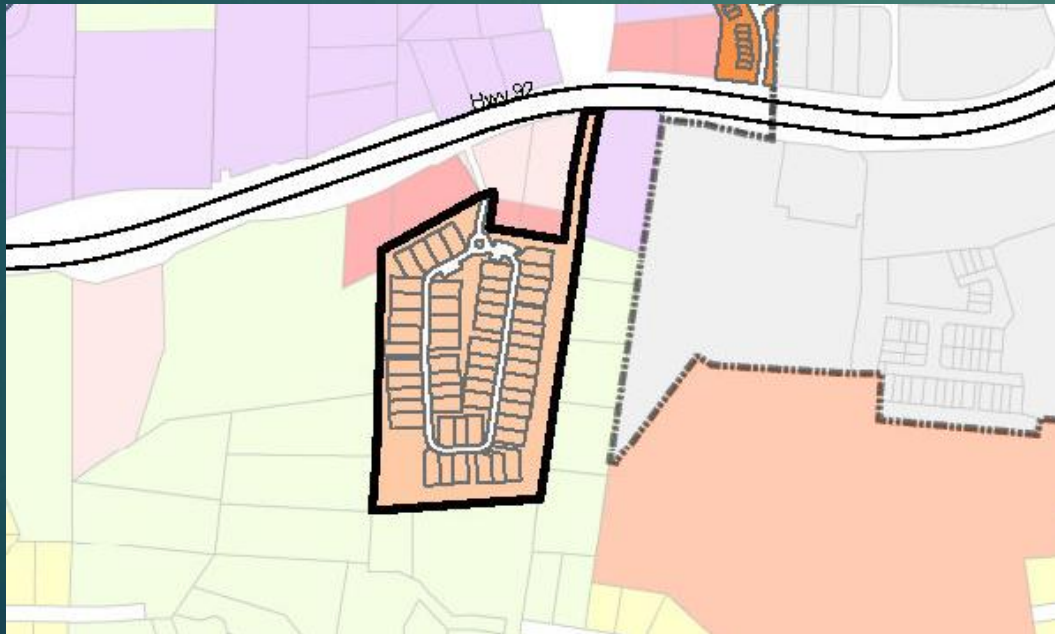
# Centennial Lakes

- ▶ Current – R-40 (Single-Family Residential) & NC (Neighborhood Commercial)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Matches adjacent areas of Centennial Lakes
- ▶ Platted in August 2006



# Heritage Springs

- ▶ Current – R-40 (Single-Family Residential) & GC (General Commercial)
- ▶ Recommended - RA (Single-Family Attached)
- ▶ Platted in July 2009



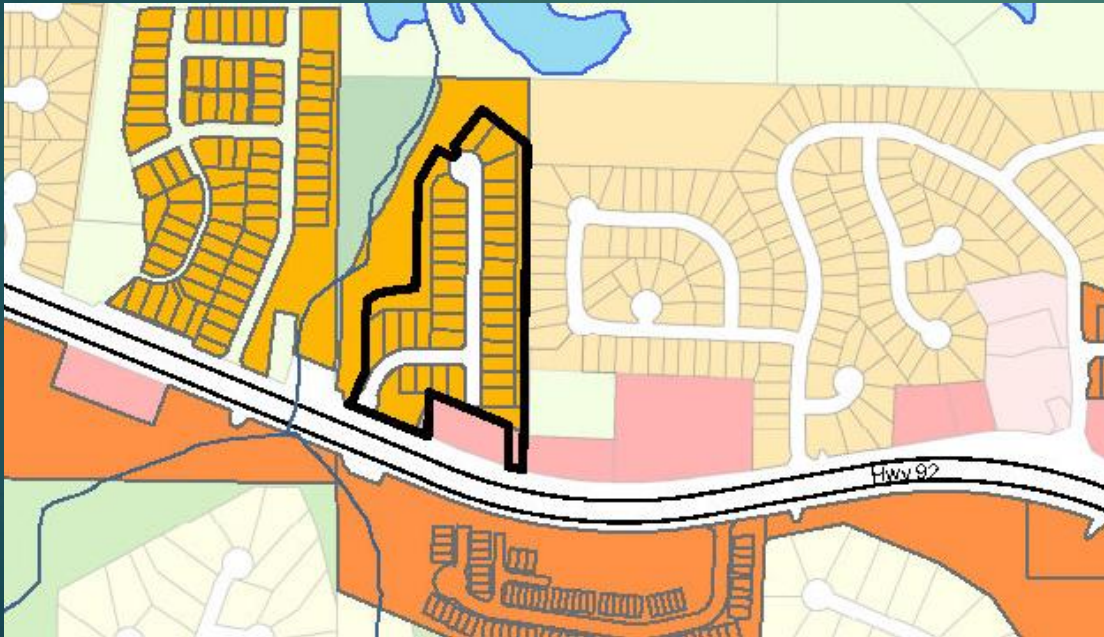
# Heron Pond

- ▶ Current – OI (Office/Institutional) & R-40 (Single-Family Residential)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Platted in February 2014



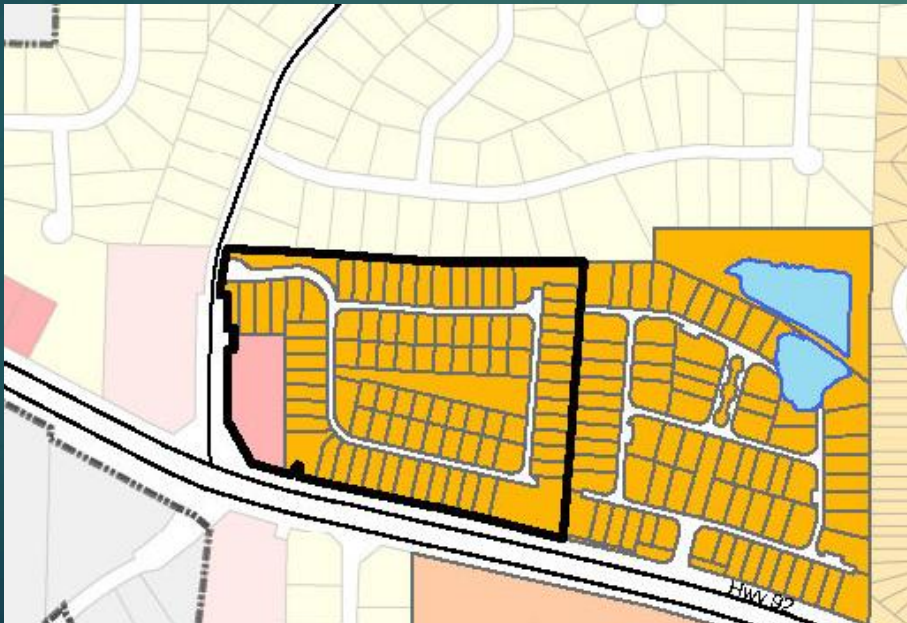
# Clover Creek

- ▶ Current – AG (Agriculture) & GC (General Commercial)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Platted in February 2016



# Longleaf

- ▶ Current – R-40 (Single-Family Residential) & GC (General Commercial)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Leaving corner parcel as GC
- ▶ Platted in April 2016



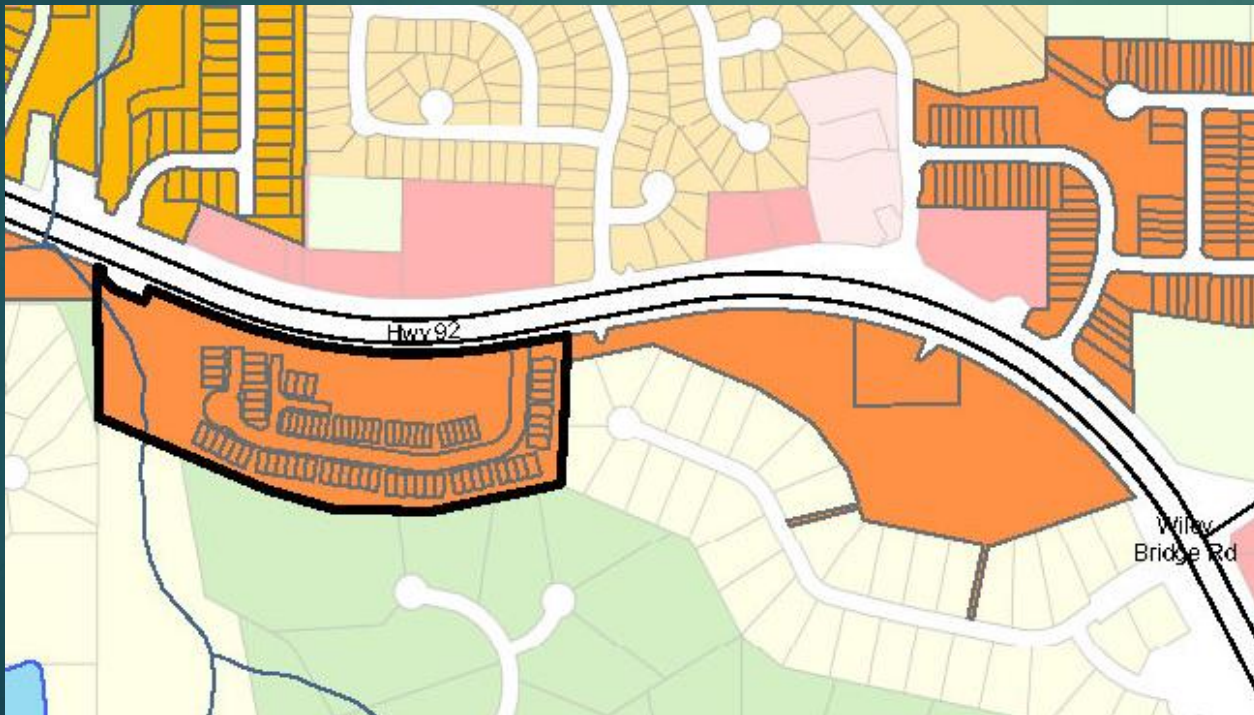
# Villas at Mountain View

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Platted in March 2017



# Bellehaven

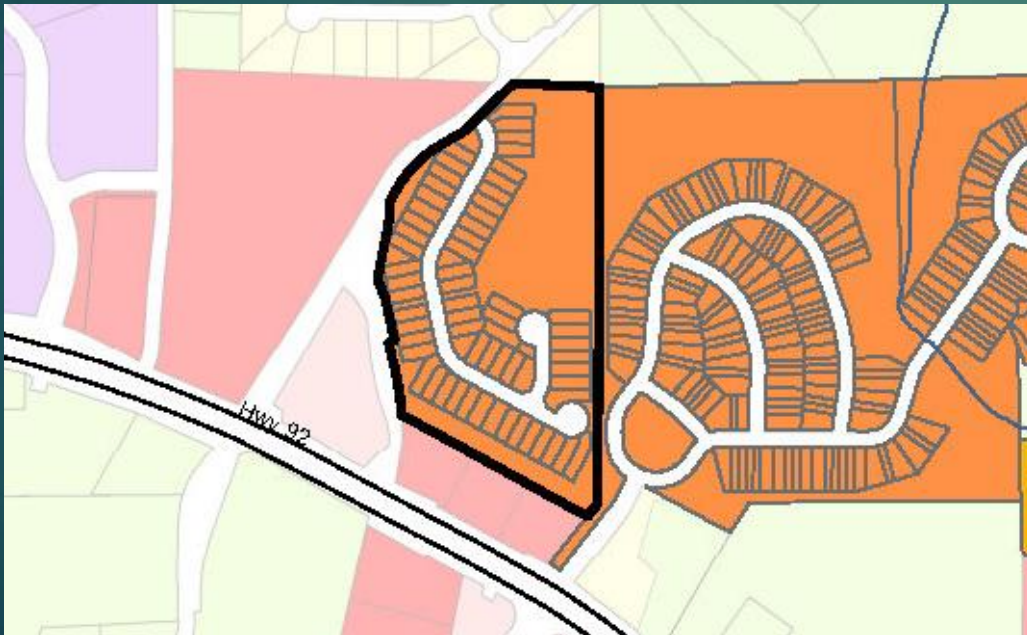
- ▶ Current – R-80 (Estate Residential)
- ▶ Recommended - RTH (Townhomes)
- ▶ Platted in April 2017





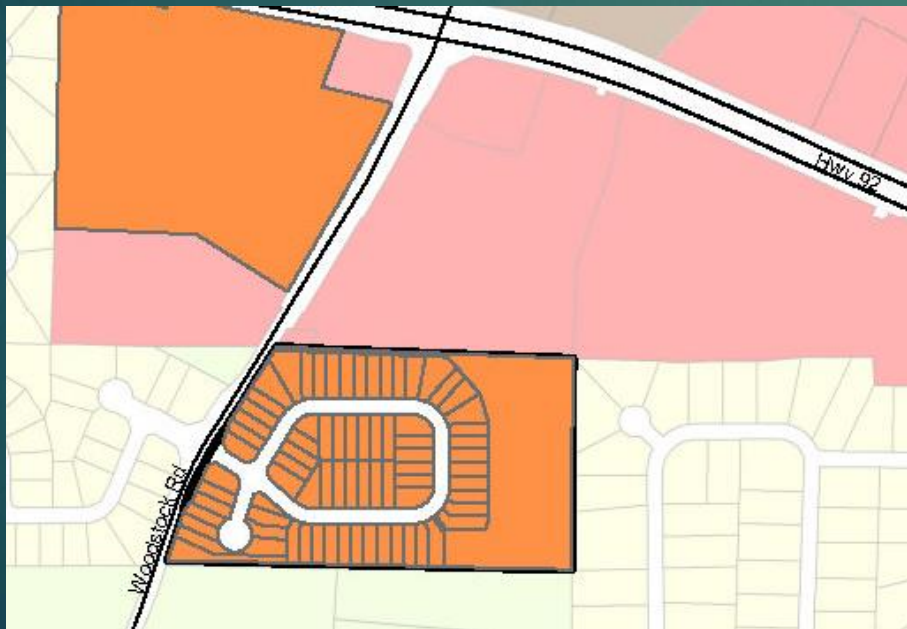
# Centennial Ridge

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - RTH (Townhomes)
- ▶ Homes attached by a shed
- ▶ Platted in September 2018



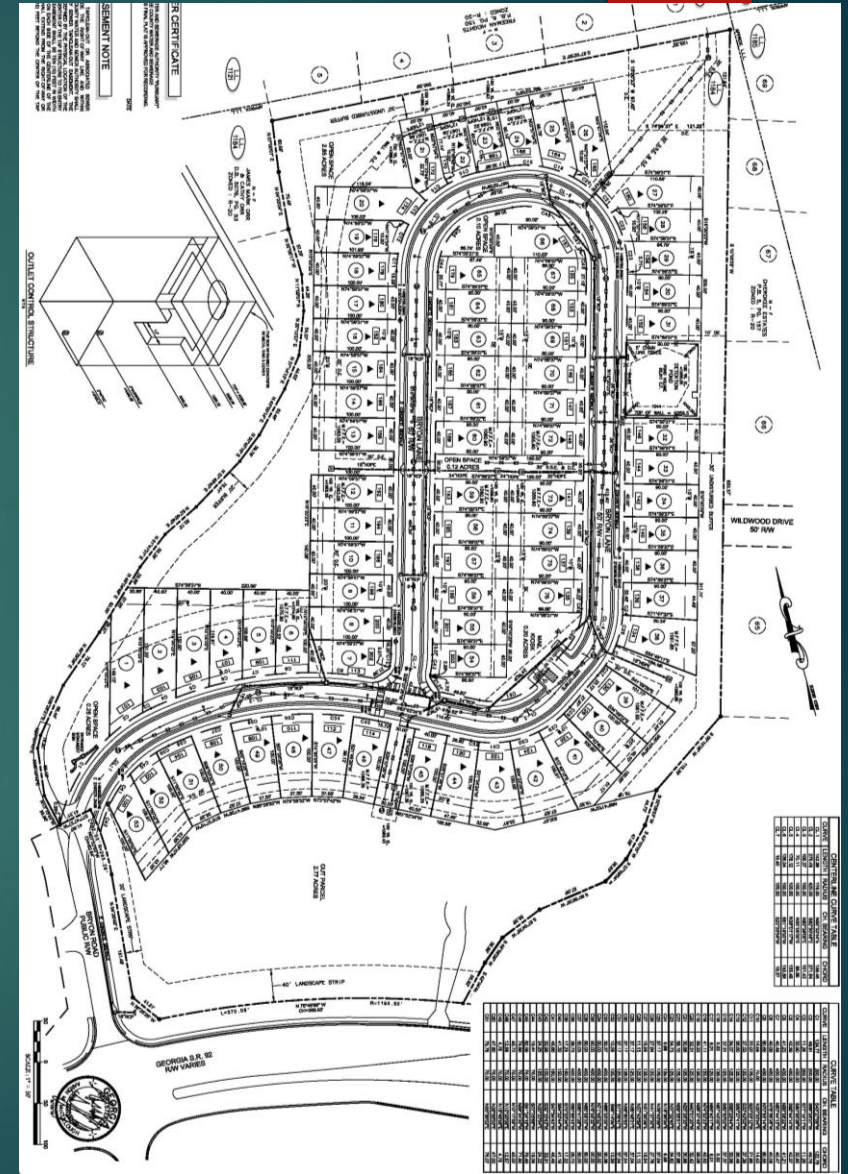
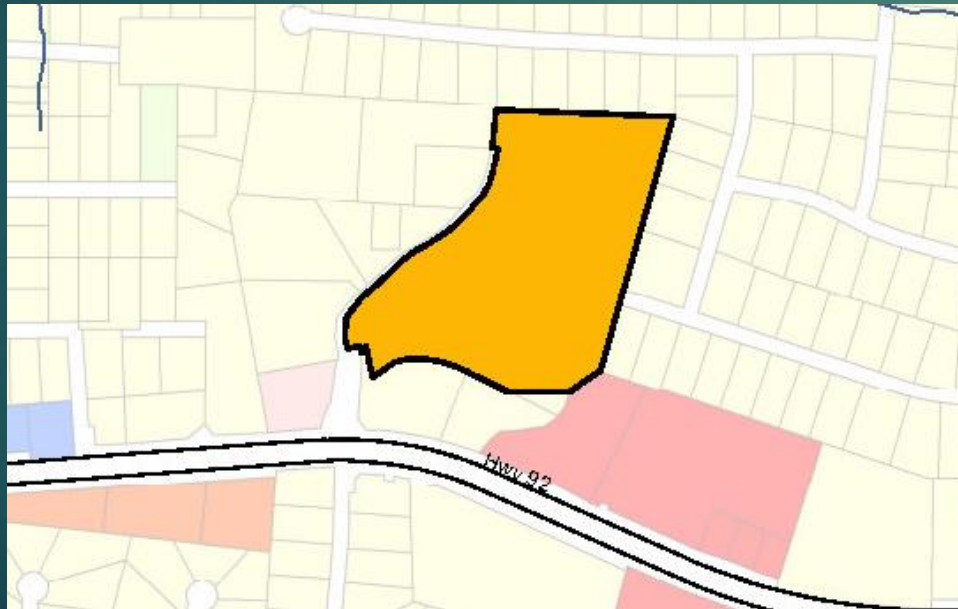
# Worthington

- ▶ Current – R-40(Estate Residential)
- ▶ Recommended – RTH (Townhomes)
- ▶ Homes under construction – shed connection
- ▶ Platted in June 2019



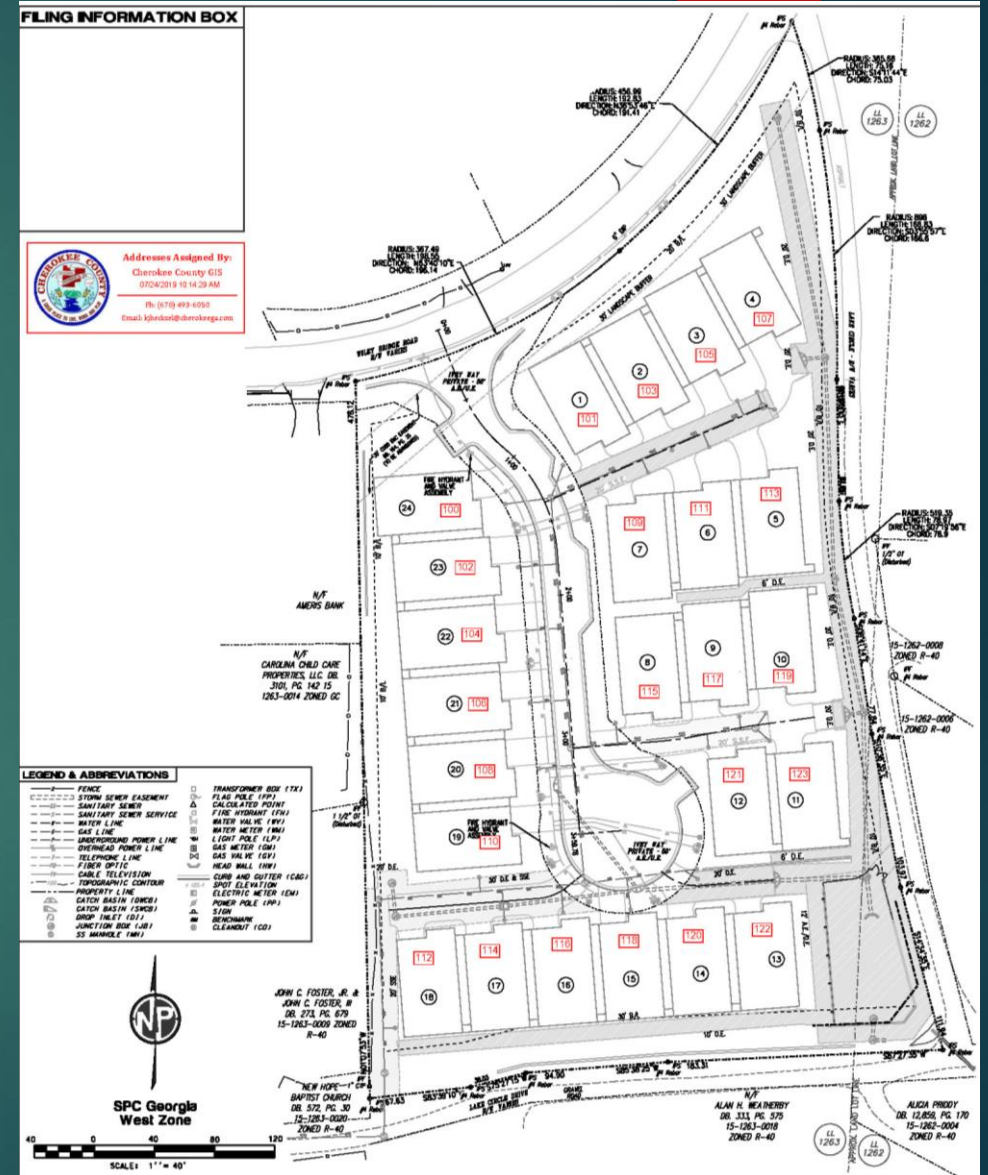
# Enclave at Lockhart

- ▶ Current – R-20 (Single-Family Residential)
- ▶ Recommended - RZL (Zero Lot Line Residential)
- ▶ Finishing infrastructure, model homes under construction



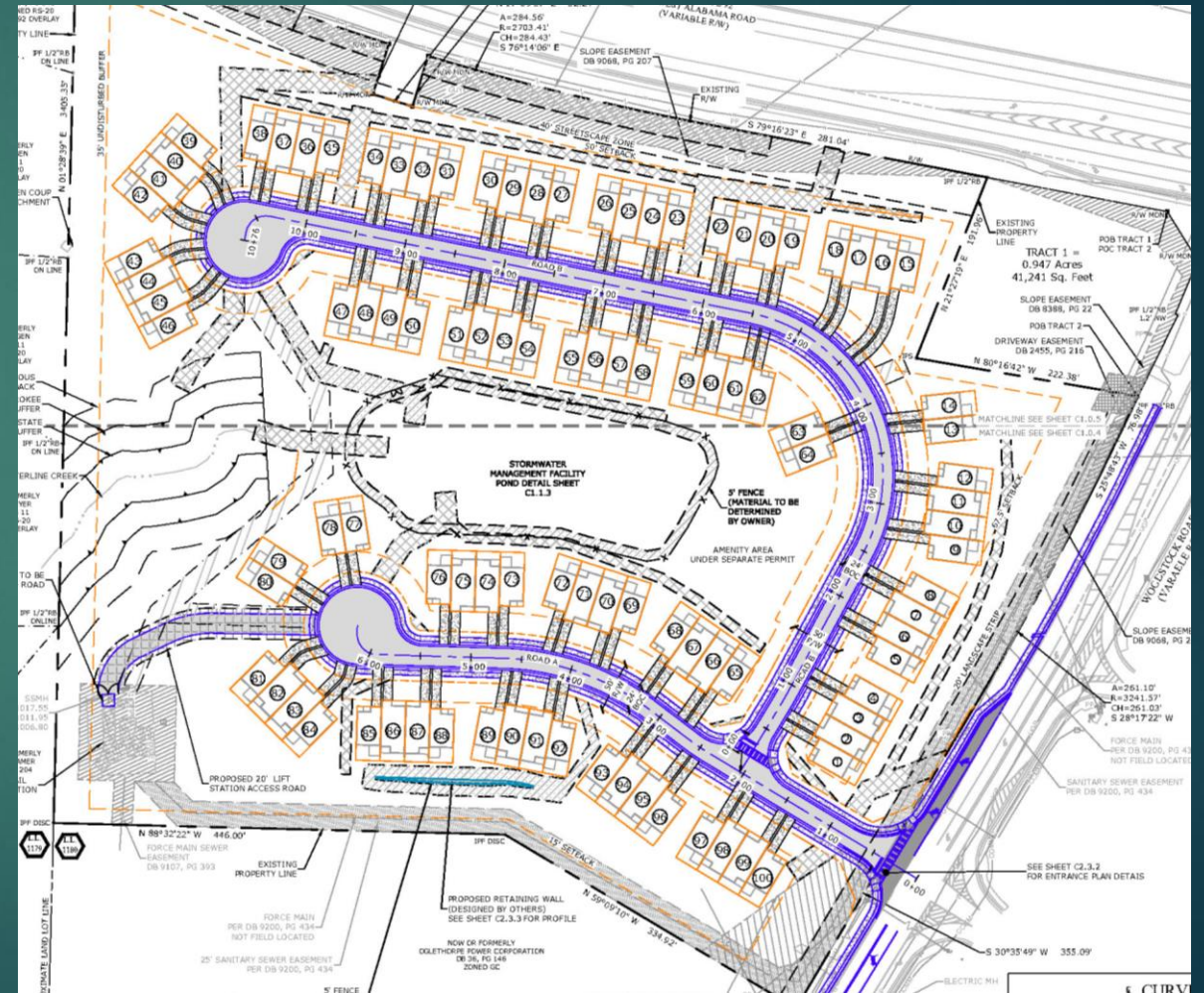
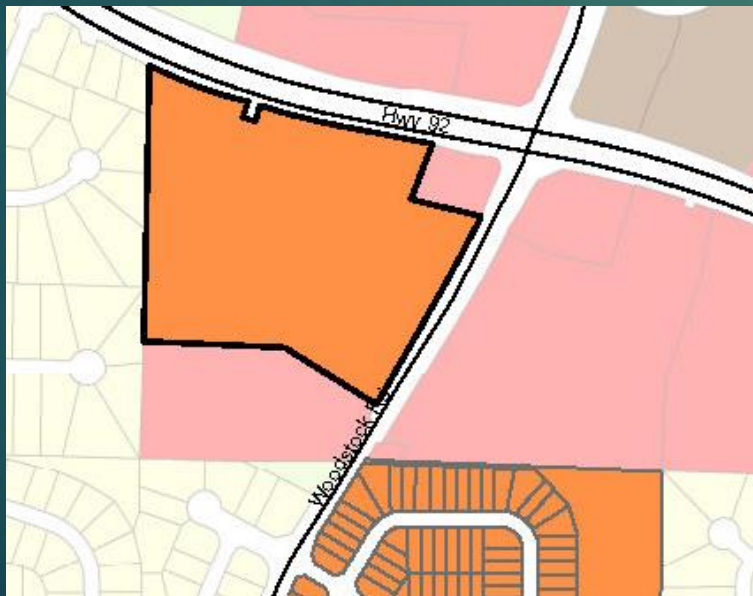
# Enclave at Wiley Bridge

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - RTH (Townhomes)
- ▶ Site development is nearly complete



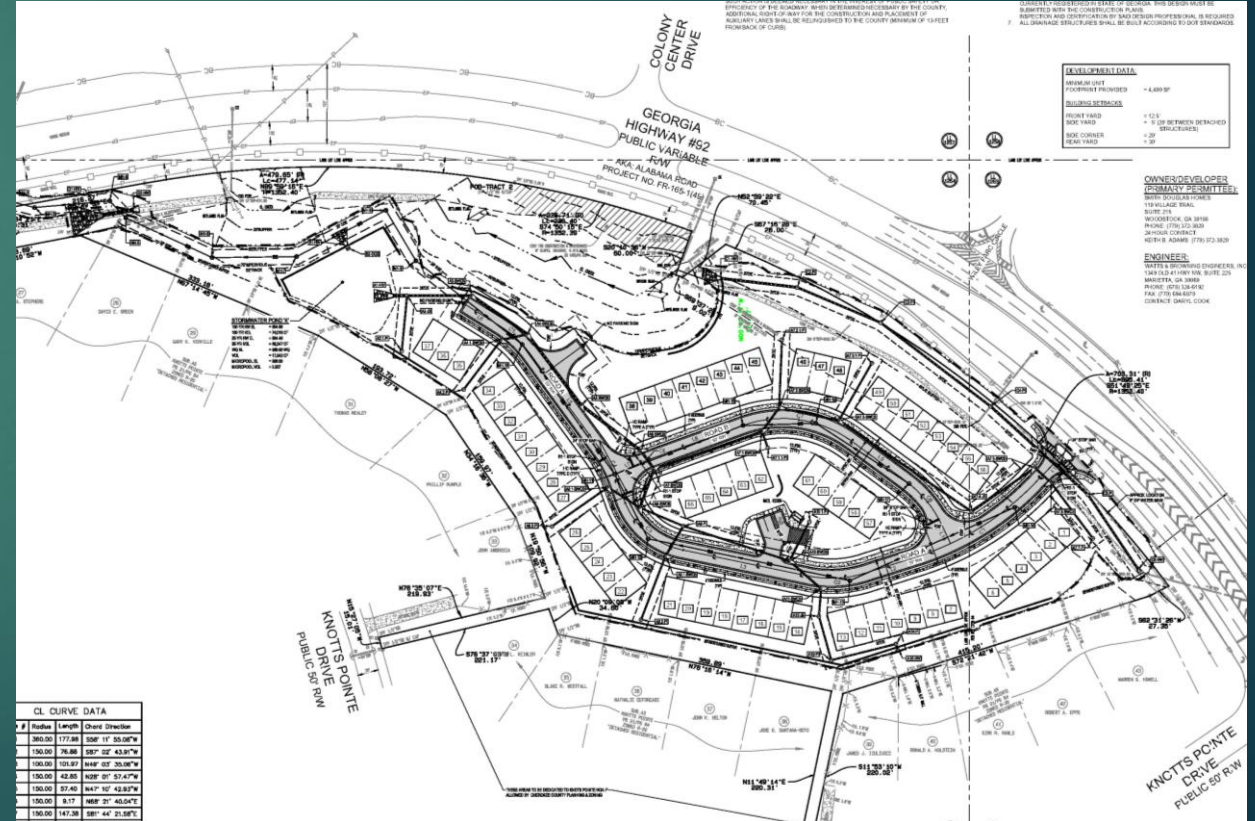
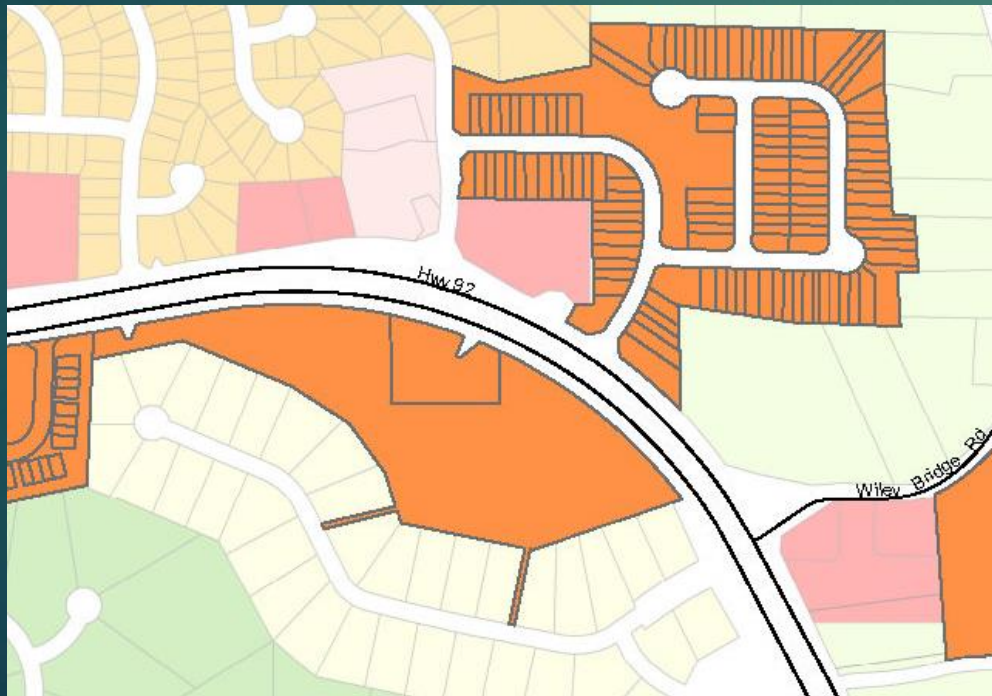
# Woodstock Road Townhomes

- ▶ Current – R-80 (Estate Residential)
- ▶ Recommended – RTH (Townhomes)
- ▶ LDP approved & clearing underway



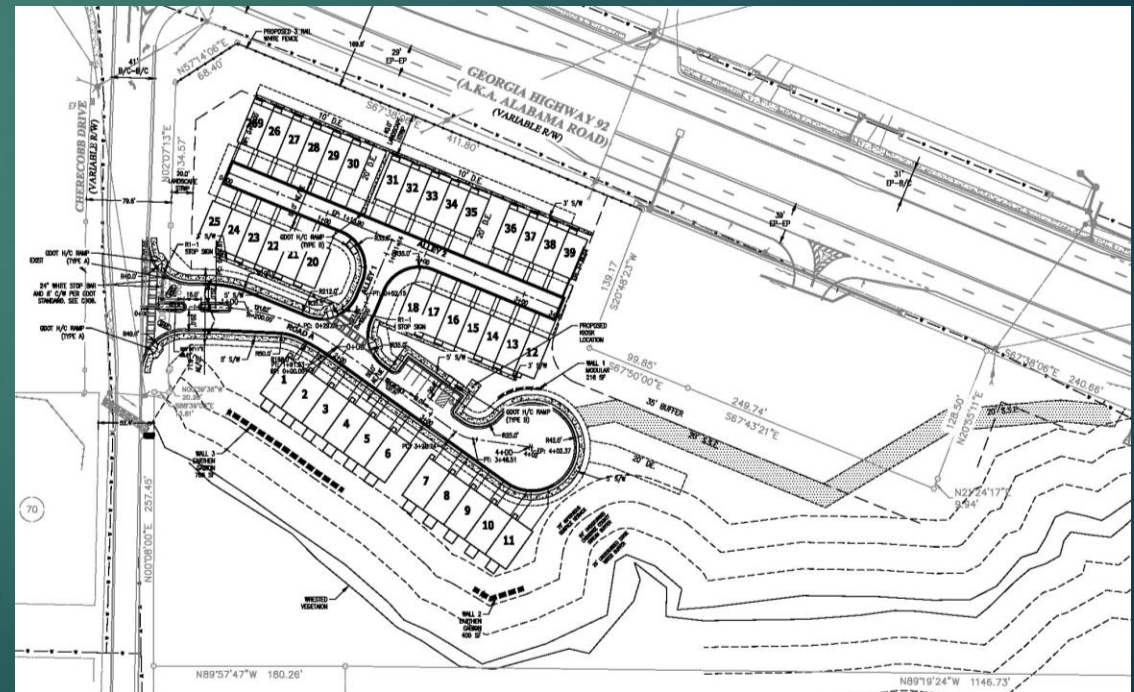
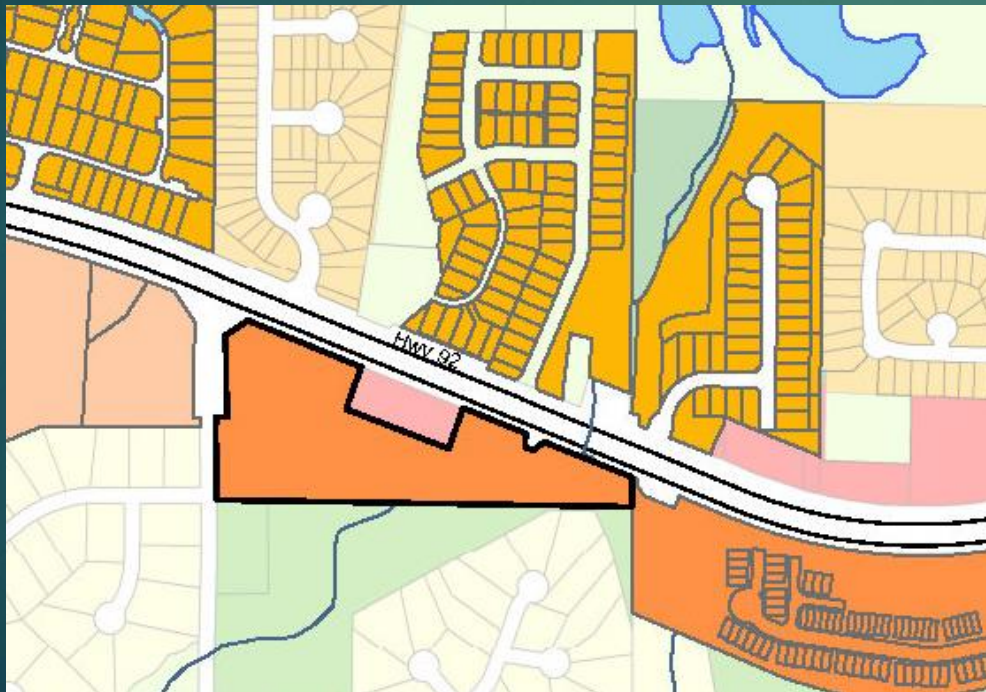
# Hwy 92 Townhomes

- ▶ Current – R-40 (Single-Family Residential) & GC (General Commercial)
- ▶ Recommended - RTH (Townhomes)
- ▶ LDP under review



# Emerson Heights

- ▶ Current – R-80 (Estate Residential)
- ▶ Recommended - RTH (Townhomes)
- ▶ LDP under review, seeking variances



# Villas at Presley Lake

- ▶ Current – R-40 (Single-Family Residential)
- ▶ Recommended - RA (Single-Family Attached)
- ▶ LDP under review

