

Sweetwater PUD Amendment

Proposed Rezoning Changes

October 1, 2024

The PUD will retain all of the conditions from rezoning #16CZ21, #17CZ21, #18CZ01 and #23CZ20 except:

I. Revision to Section 5:

Section 5: Permitted Uses

Table 1 (below) presents a list of permitted uses for Sweetwater. The list of uses will provide the opportunity for the proposed development to have flexibility in the ultimate build out of the project.

- Uses are subject to general and specific regulations
- Some of the uses include specific regulations that can be found in the UDO permitted use Table and Section 4.4, Supplemental Standards.

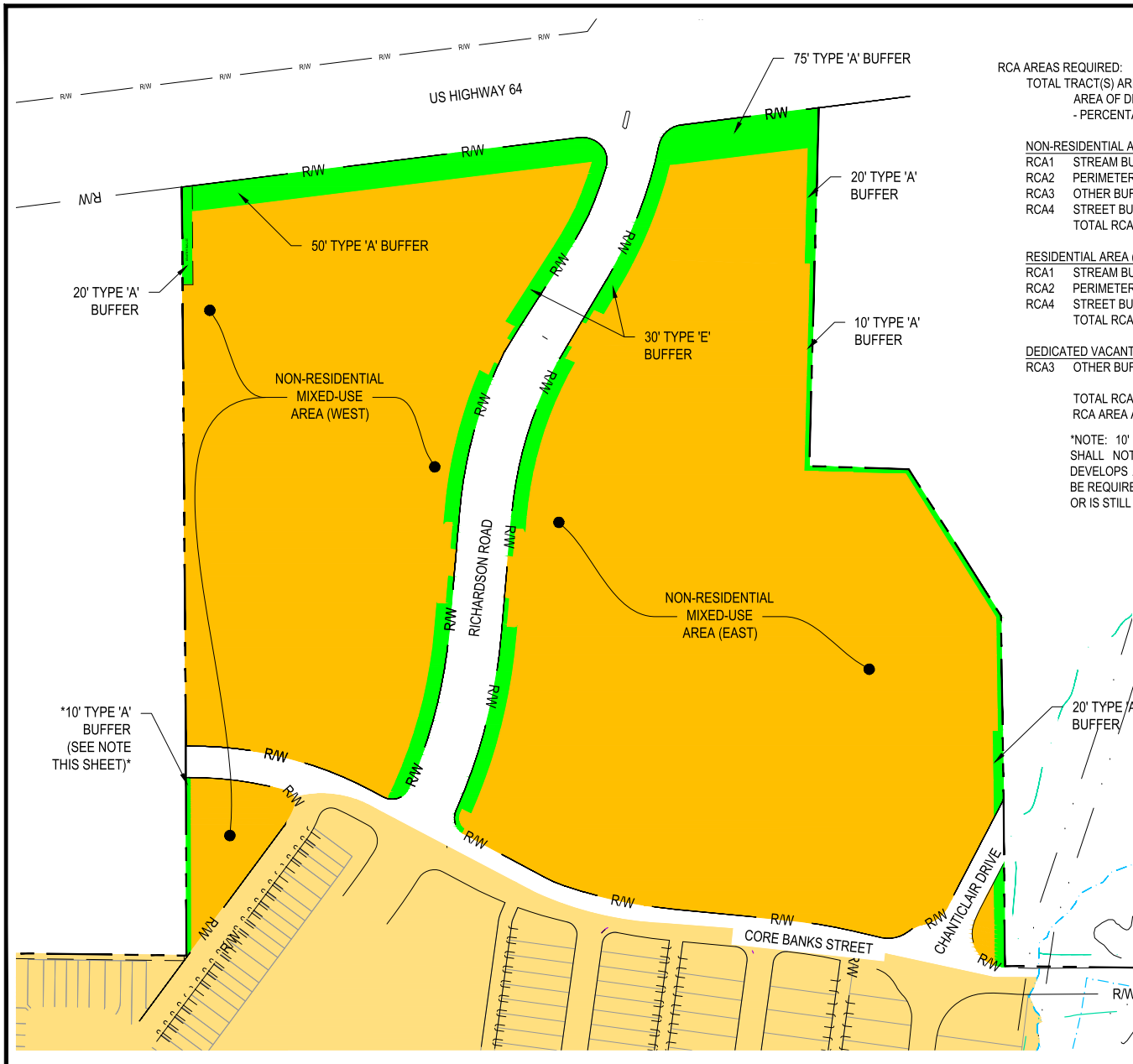
Table 1	Residential	Non-Residential/Mixed-Use Areas (East Side)	Non-Residential/Mixed-Use Areas (West Side)	PINs 0722-44-1499 0722-44-1386
Residential Uses				
Accessory Apartment	P	P	P	P
Single-Family	P			
Townhouse	P			
Apartment (2 nd Story and above only)		P	P	
Public & Civic Uses				
Assembly Hall, Nonprofit		P	P	
Church or Place of Worship		P/S	P/S	
Daycare Facility		P	P	P
Drop-in or Short-Term Daycare		P	P	P
Government Service		P	P	
School, Public or Private		P	P	
Veterinary Clinic or Hospital		P	P	P
Vocational School		P	P	
Utilities				
Utility, Minor		P	P	
Recreational Uses				
Entertainment, Indoor		P	P	
Greenway	P	P	P	P
Park, Active	P	P	P	P
Park, Passive	P	P	P	P

Recreation Facility, Private	P	P	P	P
Adult Use				
Bar, Nightclub, Wine Bar or Taproom		P		
Food & Beverage Service				
Restaurant, Drive- Through		P	P	
Restaurant, General		P	P	P
Office & Research				
Dispatching Office		P	P	P
Medical or Dental Office or Clinic		P	P	P
Medical or Dental Laboratory		P	P	P
Office, Business or Professional		P	P	P
Publishing Office		P	P	P
Research Facility		P	P	P
Public Accommodation				
Hotel or Motel		P	P	
Retail, Sales & Service				
Barber & Beauty Shop		P	P	P
Bookstore		P	P	P
Building Supplies, Retail		P	P	
Convenience Store		P	P	
Convenience Store with Gas Sales		P	P	
Dry Cleaners & Laundry Service		P	P	P
Farmer's Market		P	P	P
Financial Institution		P	P	
Floral Shop		P	P	P
Funeral Home		P	P	
Gas & Fuel, Retail		P	P	
Greenhouse or Nursery, Retail		P	P	
Grocery, Retail		P	P	
Grocery, Specialty		P	P	
Health/Fitness Center or Spa		P	P	
Kennel, Indoor		P	P	P
Laundromat		P	P	
Newsstand or Gift Shop		P	P	
Personal Service		P	P	P

Pharmacy		P	P	
Printing & Copying Service		P	P	P
Real Estate Sales		P	P	P
Repair Service, Limited		P	P	
Retail Sales, Bulky Goods		P	P	
Retail Sales, General		P	P	P
Studio for Art		P	P	P
Tailor Shop		P	P	P
Theater		P	P	
Pet Services		P	P	P
Vehicle Repair or Service				
Automotive Parts		P	P	
Car Wash or Auto Detailing		P	P	
Vehicle Inspection Center		P	P	
Industrial Uses/Industrial Service				
Laboratory, Industrial Research		P	P	
Production				
Microbrewery		P	P	P

P = Permitted Use

S = Special Use



RCA AREAS REQUIRED:
 TOTAL TRACT(S) AREA: 164.79 AC
 AREA OF DEVELOPMENT: 164.79 AC
 - PERCENTAGES BELOW ARE OF DEVELOPED AREA RCA BUFFERS

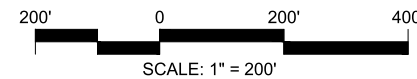
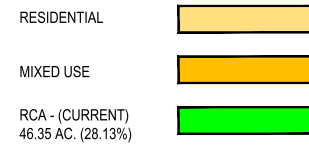
NON-RESIDENTIAL AREA (PHASES 9 & 10) 46.59 AC (28.27%)
 RCA1 STREAM BUFFERS 0.00 AC
 RCA2 PERIMETER BUFFERS 1.90 AC
 RCA3 OTHER BUFFERS (TRACT PIN 0722730032) 0.00 AC
 RCA4 STREET BUFFERS (RICHARDSON RD) 1.70 AC
 TOTAL RCA AREA = 3.60 AC (2.18%)

RESIDENTIAL AREA (PHASES 1-8) 105.44 AC (63.98%)
 RCA1 STREAM BUFFERS 26.41 AC
 RCA2 PERIMETER BUFFERS 1.26 AC
 RCA4 STREET BUFFERS (RICHARDSON RD) 1.88 AC
 TOTAL RCA AREA = 29.55 AC (17.93%)

DEDICATED VACANT TRACT (NOT PART OF DEVELOPED AREA)
 RCA3 OTHER BUFFERS (TRACT PIN 0722730032) 13.20 AC

TOTAL RCA AREA: 46.35 AC
 RCA AREA AS A PERCENTAGE OF DEVELOPED AREA: 28.13%

*NOTE: 10' TYPE 'A' BUFFER: IF A BUFFER IS REQUIRED BY THE UDO, IT SHALL NOT EXCEED 10' IN WIDTH. IF THE ADJACENT PROPERTY DEVELOPS AS COMMERCIAL BEFORE THIS ONE, THEN NO BUFFER WILL BE REQUIRED. IF THE ADJACENT PROPERTY DEVELOPS AS MULTI-FAMILY OR IS STILL VACANT, THEN ONLY A 10' BUFFER WILL BE REQUIRED.



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SWEETWATER
 PUD AMENDMENT
 LAYOUT PLAN

12/04/2024



NORTH