



**PROJECT OVERVIEW**

APRIL 26, 2023

## The Proposal

Bi-Part Development proposes a 270-acre, mixed-use project offering **the ultimate combination of relaxation, dining, residences, shopping, entertainment (and more)** in Huntersville, NC.

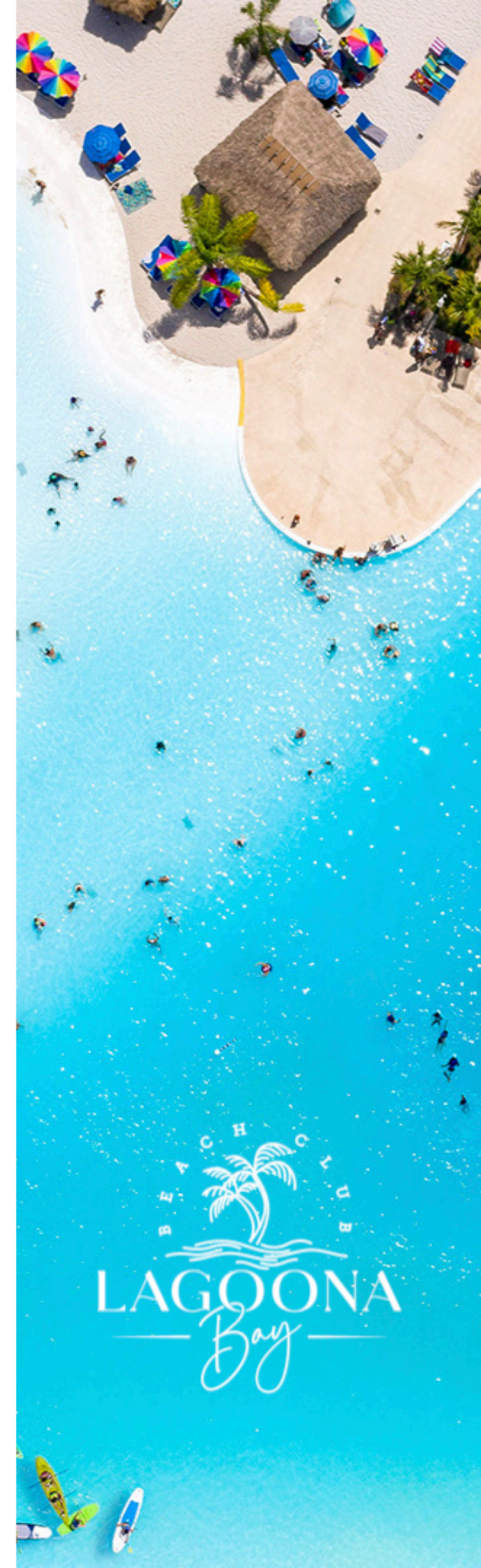




**Bi-Part Development is a Lake Norman-based real estate developer with a proven track record of delivering exceptional projects that meet the needs of the community.**

With many years of experience in the industry, Bi-Part Development has successfully developed various large scale projects in the Lake Norman area, like Bailey's Glen and Symphony Park.

Headquartered in Cornelius, NC, Bi-Part Development is known for their attention to detail and their ability to create stunning properties that stand out, and serve the community.





# Lagoona Bay

LOCATION



Hundreds Of Miles From The Ocean.

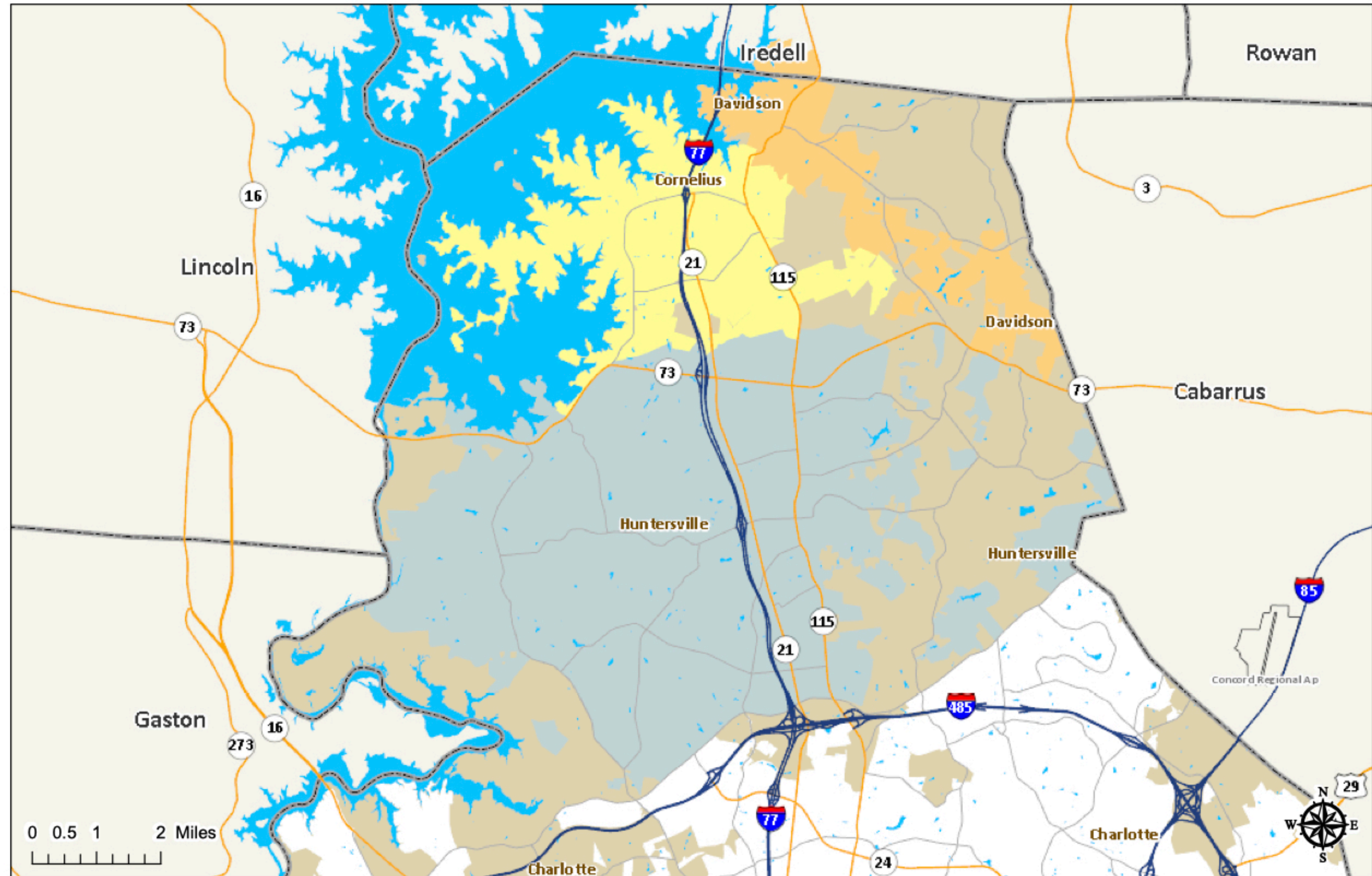
A Million Miles From Ordinary.







Date Printed: 4/18/2023 4:12:38 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.







### NCTIP 2020-29 Town CIP 2020-24 Huntersville Area Projects

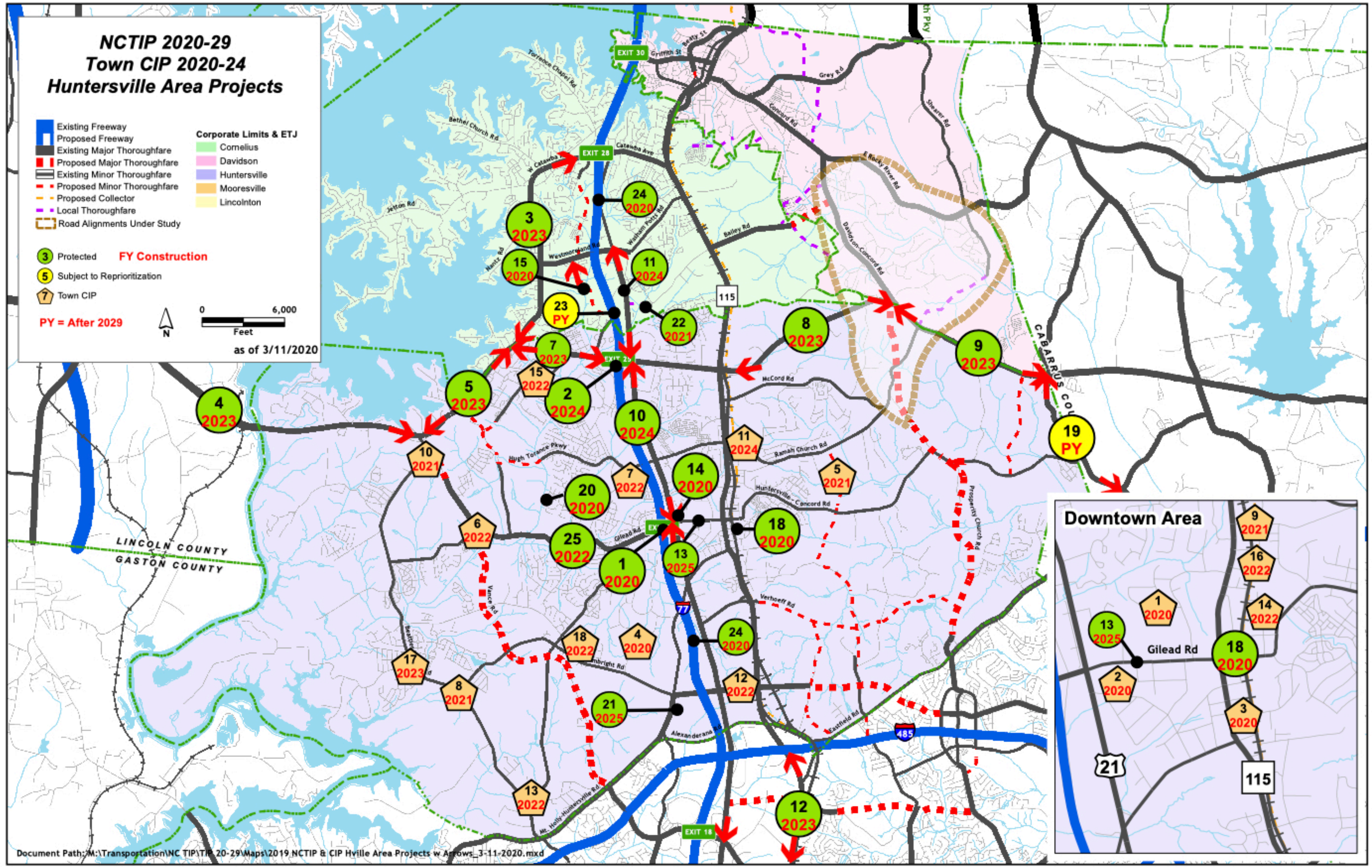
Existing Freeway	Corporate Limits & ETJ Cornelius
Proposed Freeway	Davidson
Existing Major Thoroughfare	Huntersville
Proposed Major Thoroughfare	Mooresville
Existing Minor Thoroughfare	Lincolnton
Proposed Minor Thoroughfare	
Proposed Collector	
Local Thoroughfare	
Road Alignments Under Study	

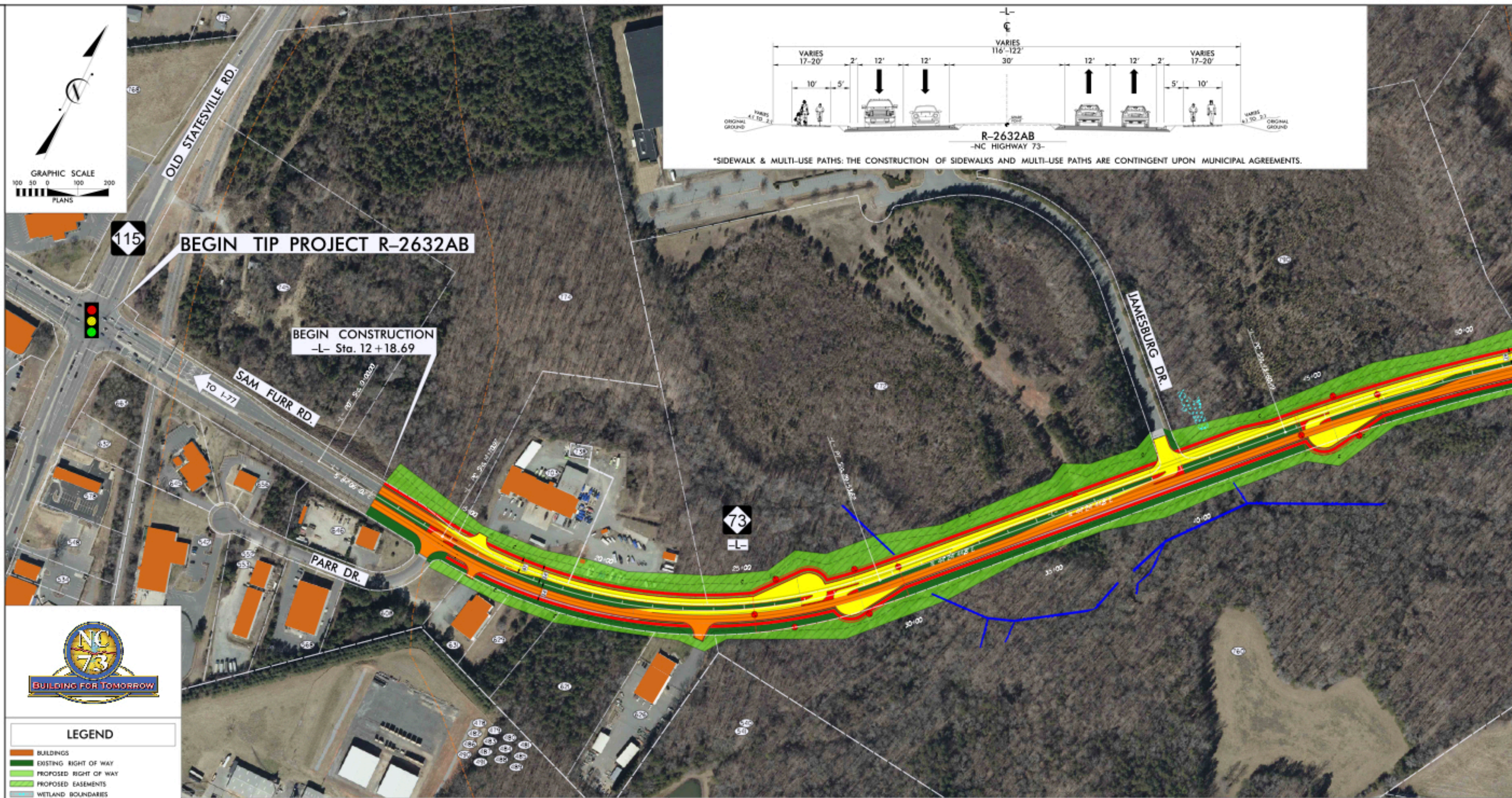
Protected	<b>FY Construction</b>
Subject to Reprioritization	
Town CIP	

**PY = After 2029**

0 6,000  
Feet  
as of 3/11/2020

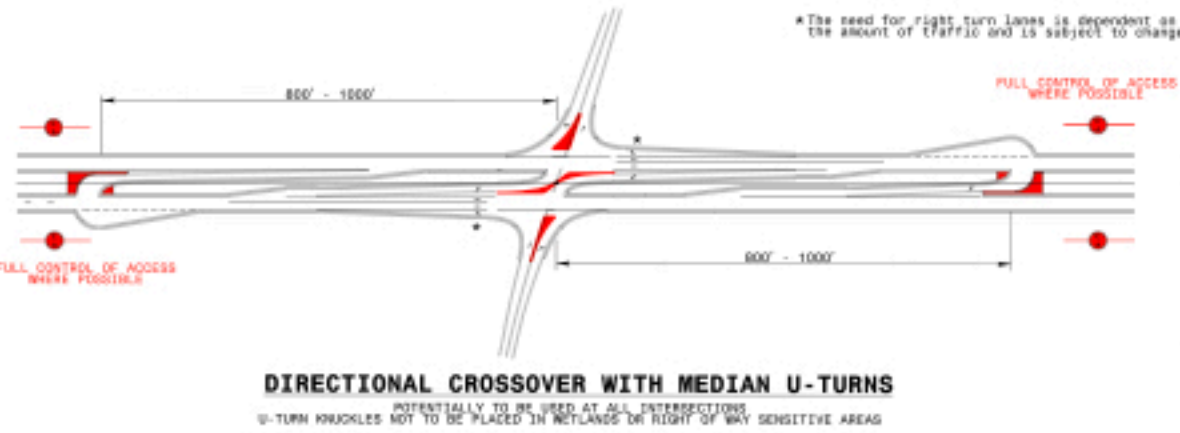


**PUBLIC MEETING MAP**  
 TIP PROJECT R-2632AB  
 P.A. PROJECT STP-ANT(047)  
 MECKLENBURG COUNTY  
 FROM N.C. HIGHWAY 73 TO  
 S.R. 2897 (DAVIDSON-CONCORD RD.)  
 ROLL 1 OF 1



**LEGEND**

- █ BUILDINGS
- █ EXISTING RIGHT OF WAY
- █ PROPOSED RIGHT OF WAY
- █ PROPOSED EASEMENTS
- █ WETLAND BOUNDARIES
- █ LAKES, PONDS, & STREAMS
- █ EXISTING ROADWAY
- █ EXISTING ROADWAY TO BE REMOVED
- █ PROPOSED ROADWAY
- █ PROPOSED RESURFACING
- █ PROPOSED FUTURE ROADWAY PROJECT
- █ PROPOSED STRUCTURES, CONC. ISLANDS, CURB AND GUTTER, SIDEWALK
- █ PROPERTY LINES
- █ CITY/TOWN LIMITS
- █ EXISTING OR PLANNED GREENWAY
- PROPOSED FULL CONTROL OF ACCESS
- EXISTING TRAFFIC SIGNAL



**UTILITY INFORMATION:**  
 TO PROVIDE GREATER VISUAL CLARITY, EXISTING AND PROPOSED UTILITIES ARE NOT SHOWN ON THESE MAPS OR ON OTHER DISPLAYS. THE UTILITY INFORMATION SHOWN ON THESE MAPS IS LIMITED TO LOCATIONS OF MAJOR EXISTING AND POTENTIAL UTILITY EASEMENTS. THE DESIGNS SHOWN ON THESE MAPS, INCLUDING UTILITY EASEMENTS, ARE PRELIMINARY AND SUBJECT TO CHANGE.

**DRIVEWAY NOTE:**  
 DRIVEWAYS ARE NOT SHOWN, AS MAPS ARE BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. DRIVEWAY LOCATIONS WILL BE FINALIZED AT A LATER DATE.

**ACCESS NOTE:**  
 FULL CONTROL OF ACCESS IS PROPOSED AT ALL U-TURN LOCATIONS. NO PRIVATE DRIVEWAY CONNECTIONS ARE ALLOWED.

**SIDEWALK & MULTI-USE PATHS:**  
 THE CONSTRUCTION OF SIDEWALKS AND MULTI-USE PATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.

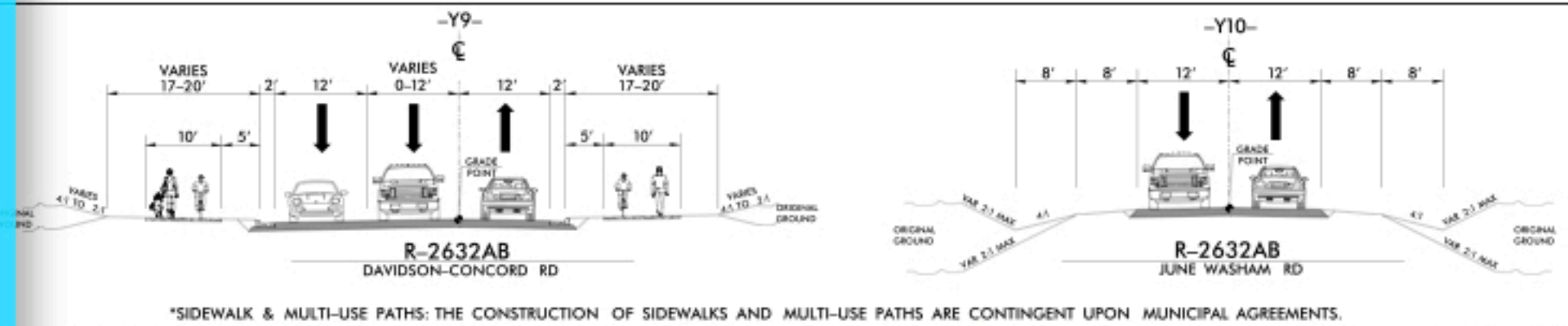


**DESIGN DATA -L-**

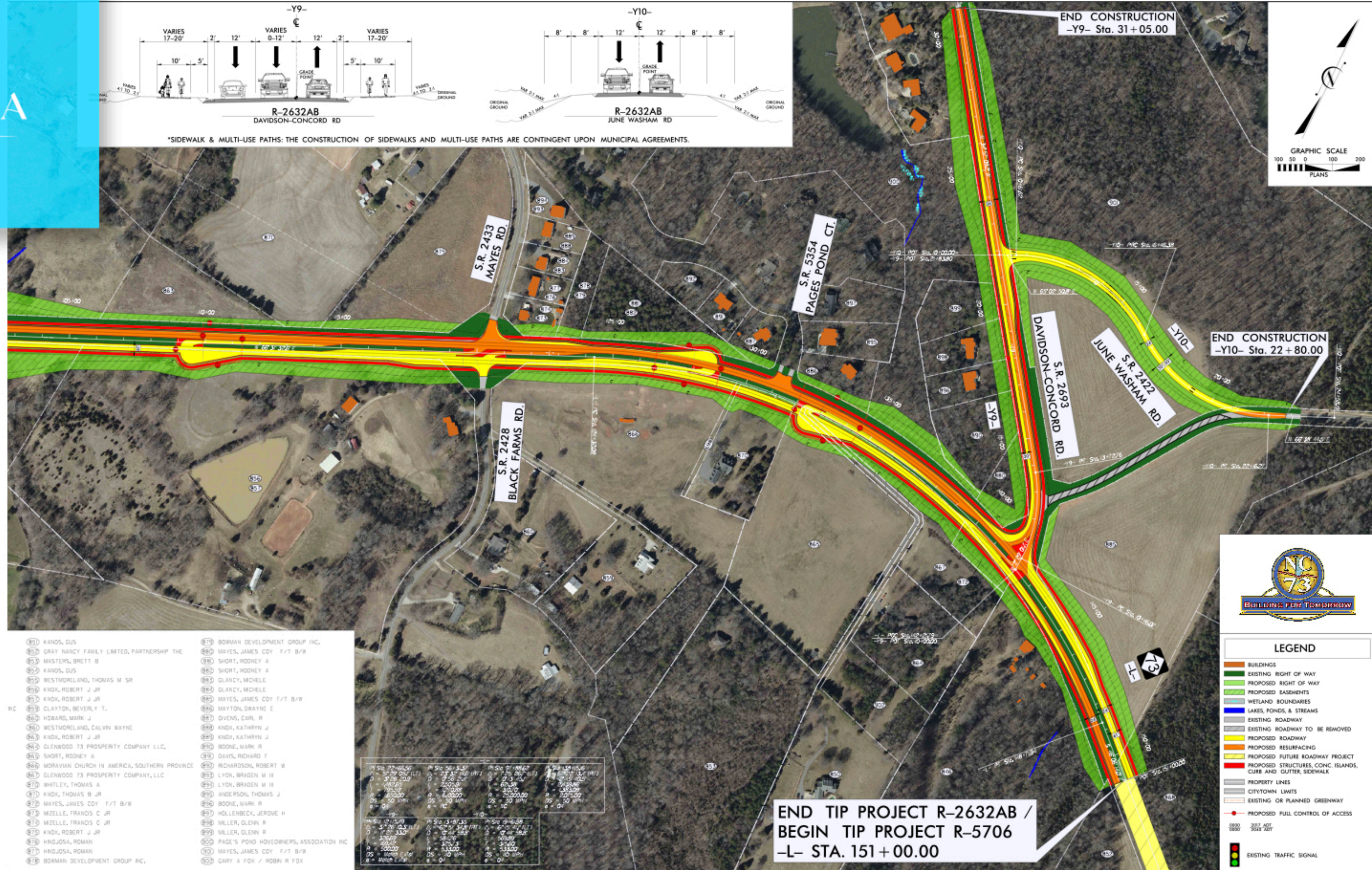
Functional Class.	=	Arterial
Design Speed	=	50 mph
Max. Superelev.	=	0.04

2017 ADT	16,000				
2040	33,600				
### VEHICLES PER DAY					
1- LESS THAN 50 VPD					
● EXISTING INTERCHANGE					
	6,400	3,000			
DAVIDSON HWY	14,600	7,600	27,600	28.00	
NC 73	52,000		45,600	46.00	
	6,800	6,600	60,000	1,000	
	7,600	8,200	80,000	1,200	
	20,000		1,600		
	27,200		2,000		





\*SIDEWALK & MULTI-USE PATHS: THE CONSTRUCTION OF SIDEWALKS AND MULTI-USE PATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.



**PUBLIC MEETING MAP**  
 TIP PROJECT R-2632AB  
 A/L PROJECT SR-5706  
 MECKLENBURG COUNTY  
 FROM N.C. HIGHWAY 15 TO  
 S.R. 2693 (DAVIDSON-CONCORD RD.)  
 ROLL 1 OF 1



**LEGEND**

- BUILDINGS
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED BASEMENTS
- WETLAND BOUNDARIES
- LAKES, PONDS, & STREAMS
- EXISTING ROADWAY
- EXISTING ROADWAY TO BE REMOVED
- PROPOSED ROADWAY
- PROPOSED RESURFACING
- PROPOSED FUTURE ROADWAY PROJECT
- PROPOSED STRUCTURES, CONC. ISLANDS, CURB AND GUTTER, SIDEWALK
- PROPERTY LINES
- CITY/TOWN LIMITS
- EXISTING OR PLANNED GREENWAY
- PROPOSED FULL CONTROL OF ACCESS
- EXISTING TRAFFIC SIGNAL

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>151 KANGS, GUS</li> <li>152 GRAY NANCY FAMILY LMTD, PARTNERSHIP THE</li> <li>153 MASTERS, BRETT B</li> <li>154 KANGS, GUS</li> <li>155 WESTMORELAND, THOMAS M SR</li> <li>156 KNOX, ROBERT J JR</li> <li>157 KNOX, ROBERT J JR</li> <li>158 CLAYTON, BEVERLY T.</li> <li>159 HOBARD, MARK J</li> <li>160 WESTMORELAND, CALVIN WAYNE</li> <li>161 KNOX, ROBERT J JR</li> <li>162 GLENWOOD 73 PROSPERITY COMPANY LLC</li> <li>163 SHORT, RODNEY A</li> <li>164 MORAVIN CHURCH IN AMERICA, SOUTHERN PROVINCE</li> <li>165 GLENWOOD 73 PROSPERITY COMPANY, LLC</li> <li>166 WHITLEY, THOMAS A</li> <li>167 KNOX, THOMAS B JR</li> <li>168 MAYES, JAMES COY F/T B/W</li> <li>169 MIZELLE, FRANSIS C JR</li> <li>170 MIZELLE, FRANSIS C JR</li> <li>171 KNOX, ROBERT J JR</li> <li>172 HRIGJOSA, ROMAN</li> <li>173 HRIGJOSA, ROMAN</li> <li>174 BORMAN DEVELOPMENT GROUP INC.</li> </ul> | <ul style="list-style-type: none"> <li>175 BORMAN DEVELOPMENT GROUP INC.</li> <li>176 MAYES, JAMES COY F/T B/W</li> <li>177 SHORT, RODNEY A</li> <li>178 SHORT, RODNEY A</li> <li>179 GLANCY, MOIELE</li> <li>180 GLANCY, MOIELE</li> <li>181 MAYES, JAMES COY F/T B/W</li> <li>182 MAYTON, DRAYNE E</li> <li>183 O'HEEN, CARL R</li> <li>184 KNOX, KATHRYN J</li> <li>185 KNOX, KATHRYN J</li> <li>186 BOONE, MARK R</li> <li>187 DAVIS, RICHARD F</li> <li>188 RICHARDSON, ROBERT W</li> <li>189 LYON, BRADEN M II</li> <li>190 LYON, BRADEN M II</li> <li>191 ANDERSON, THOMAS J</li> <li>192 BOONE, MARK R</li> <li>193 HOLLENBECK, JEROME H</li> <li>194 MILLER, GLENN R</li> <li>195 MILLER, GLENN R</li> <li>196 PAGE'S POND HOMEOWNERS, ASSOCIATION INC</li> <li>197 MAYES, JAMES COY F/T B/W</li> <li>198 GARY A FOX / ROBB R FOX</li> </ul> |
|--|---|

1+50.00	1+50.00	1+50.00	1+50.00
1+50.00	1+50.00	1+50.00	1+50.00
1+50.00	1+50.00	1+50.00	1+50.00
1+50.00	1+50.00	1+50.00	1+50.00

END TIP PROJECT R-2632AB /  
 BEGIN TIP PROJECT R-5706  
 -L- STA. 151+00.00







**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
 Phone: 980-343-6246  
 Email: [planning@cms.k12.nc.us](mailto:planning@cms.k12.nc.us)

**Town of Huntersville: Lagoon Bay Beach Club  
 Sam Furr Road, Huntersville, NC 28078**

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* 250 single family detached, 501 single family attached and 432 multi-family units

*CMS Planning Area:* North

Average Student Yield per Unit: 0.5118 (single family detached) = 128  
 0.1812 (single family attached) = 91  
 0.1225 (multi-family units) = 53

This development may add 272 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2022-23 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20<sup>th</sup> Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
J V WASHAM ELEMENTARY	46.50	39	810	679	119%	127	135%
FRANCES BAILEY MIDDLE	66.5	57	1326	1137	117%	67	122%
WILLIAM AMOS HOUGH HIGH	120.3	100	2518	2093	120%	78	124%

The total estimated capital cost of providing the additional school capacity for this new development is \$10,229,000; calculated as follows:

Elementary School: 127x \$34,000 = \$4,318,000  
 Middle School: 67x \$37,000 = \$2,479,000  
 High School: 78x \$44,000 = \$3,432,000

**RECOMMENDATION**

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.



# POLARIS 3G

Tutorials Quick Tips Report Issues More Map Apps

Search Results Layers/Labels Property Report Zoom To

## Property Key

Parcel ID	GIS ID
01926127	01926127

Address located on Property (Postal City)

15205 FRED BROWN RD HUNTERSVILLE NC 28078

Owner Name Mailing Address

CHARLOTTE MECKLENBURG BOARD OF EDUCATION PO BOX 30035 CHARLOTTE NC 28230

Is ownership or parcel boundary wrong? Request Change

Is the mailing address wrong? Request Change

Link To

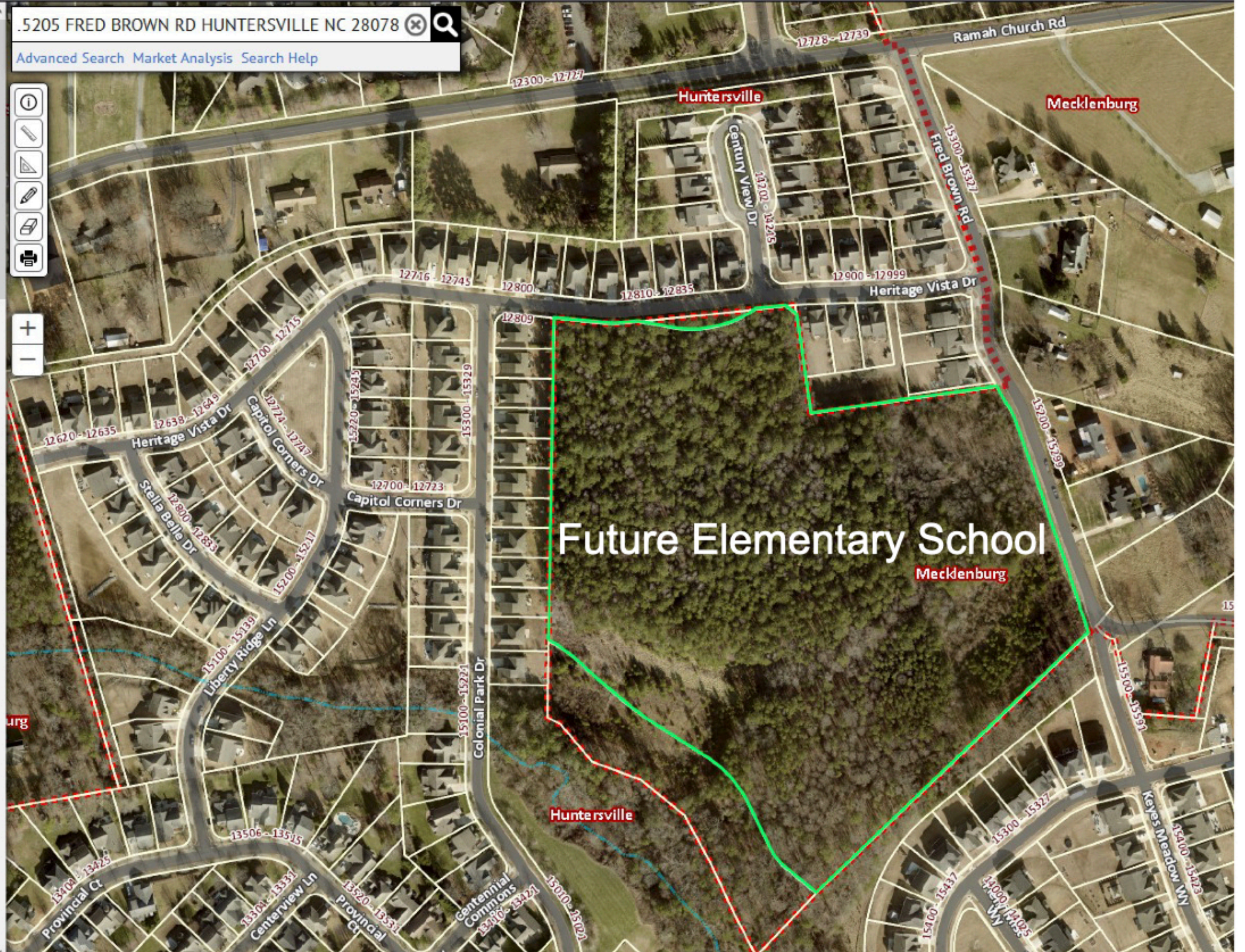
[Google Street View \(Use for recent building photos\)](#)

[Birdseye View maintained by Mecklenburg County](#)

Unselect Property

## Associated Information

Legal Desc	NA
Land Area	18.786 AC
Fire District	Huntersville Rural
Special District	Fire Service D
Account Type	Exempt
Municipality	Mecklenburg County-unincorporated
Land Use	Single Family Residential - Acreage







# POLARIS 3G

[Tutorials](#) [Quick Tips](#) [Report Issues](#) [More Map Apps](#)

[Search Results](#) [Layers/Labels](#) [Property Report](#) [Zoom To](#)

## Property Key

Parcel ID	GIS ID
00934101	00934101

Address located on Property (Postal City)  
13832 STUMPTOWN RD HUNTERSVILLE NC 28078

Owner Name	Mailing Address
CHARLOTTE MECKLENBURG BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE NC 28230

[Is ownership or parcel boundary wrong?](#) Request Change

[Is the mailing address wrong?](#) Request Change

Link To

[Google Street View](#) (Use for recent building photos)

[Birdseye View](#) maintained by Mecklenburg County

[Unselect Property](#)

## Associated Information

Legal Desc	M32-433&M37-955
Land Area	34.596 AC
Fire District	Huntersville
Special District	Fire Service D
Account Type	Exempt
Municipality	Huntersville
Land Use	Single Family Residential - Acreage

## Tax Information





**POLARIS 3G**

Tutorials Quick Tips Report Issues More Map Apps

Search Results Layers/Labels Property Report Zoom To

**Property Key**

Parcel ID	GIS ID
00909109	00909109

Addresses located on Property (Postal City)

15410 STUMPTOWN RD HUNTERSVILLE NC 28078

Owner Name	Mailing Address
CHARLOTTE MECKLENBURG BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE NC 28230

Is ownership or parcel boundary wrong? Request Change

Is the mailing address wrong? Request Change

Link To

Google Street View (Use for recent building photos)

Birdseye View maintained by Mecklenburg County

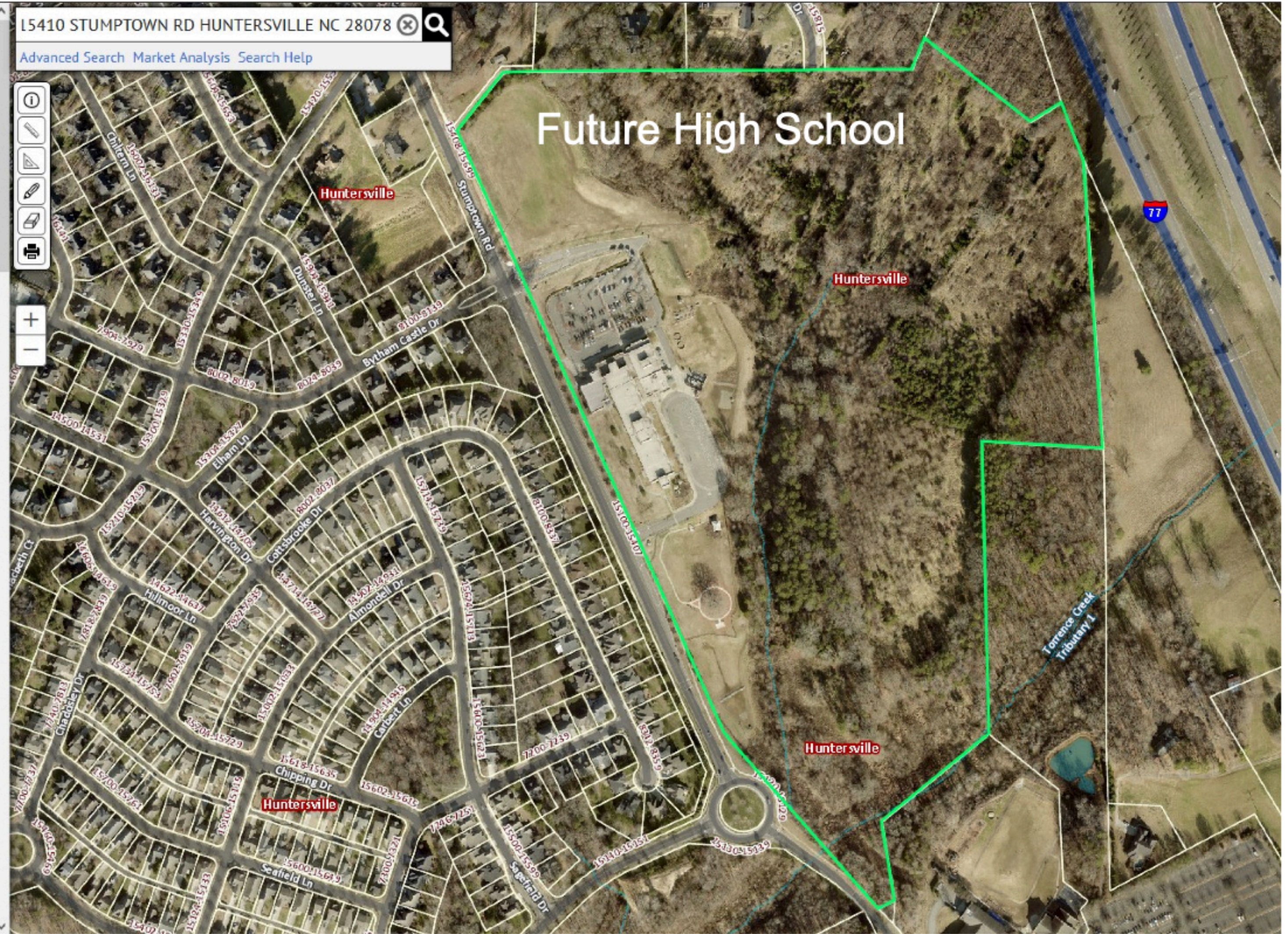
Unselect Property

**Associated Information**

Legal Desc	M57-304
Land Area	71.850 AC
Fire District	Huntersville
Special District	Fire Service D
Account Type	Exempt
Municipality	Huntersville
Land Use	School - Public

**Tax Information**

Link To



# Socio-Economic Data Points

GENERATIONS	BIRTH YEARS	AGE	Population %
Gen Z	1997 - 2012	11 - 26	20.67%
Millennials	1981 - 1996	27 - 42	21.75%
Gen X	1965 - 1980	43 - 59	19.83%
Boomers	1946 - 1964	59 - 77	21.16%
Silent	1920 - 1945	78 - 95	5.76%

- Student loan debt: **\$1.757 trillion**
- US Birth rate: **Lowest since 1970**
- Why Gen Z and Millennials have fewer children: **financial pressure and desire for freedom**
- Percentage of Millennials that are mothers: **22% (1-in-5 Millennials)**
- The average number of children per household in 1967: **3 or more**
- The average number of children per household today: **2 or less**
- Gen X is the **"least parented"** and **"least nurtured"** generation in history
- Gen X and Millennials value **freedom** and **independence**
- Percent of Gen X and Millennials that plan on quitting their job: **70%**
- Top priorities for Gen X and Millennials: **adventure, socializing & meaningful connections**





# Lagoona Bay

RESIDENCES

## Single Family Custom Homes

Choose from our list of approved custom home builders to design and build your forever-home, or vacation home. All homes feature alley-load garages, to create an amazing street-scape. Single family lots will be sold to individual buyers (on. first-come-first-served basis), with lot prices range from \$185,000 to \$225,000+.



## Condos

Our condos feature sleek and modern designs, with high-end finishes and top-of-the-line appliances. Experience the pinnacle of beachfront living in this dynamic community!



## Townhouses

Lagoona Bay offers 200 Townhouses, modeled after the charming architecture and style of Seaside Beach (along the gulf coast of Florida).

Townhouses will sell quickly, so be sure to reserve your place in line if you are interested in these quaint, stylish homes!



## Apartments

Lagoona Bay apartments feature spacious and trendy designs, safe and secure parking and passage ways, proximity to world-class amenities, a pet-friendly mindset, and so much more!

Stay tuned for more details, rates, and availability!





## The Village Plaza

The Village shops, boutiques and restaurants open to our beautifully designed outdoor plaza overlooking the stunning turquoise-blue lagoon, and white-sand beaches. The plaza is the ideal place to enjoy coffee or a treat al fresco, or to enjoy outdoor music and events.



# Lagoona Village

RESIDENTIAL, DINING, ENTERTAINMENT & MORE



## Lagoon Village

Write up about dining options, the plaza, 3rd place of being, European cafes and restaurants that open to the outdoors. Music.







**SPECIALTY SHOPS**



**WEDDINGS**



**EUROPEAN-STYLED CAFES**



**OPEN-AIR RESTAURANTS**

## The Village Co-Working Space

Located within a vibrant retail, dining, and residential area, the co-working space offers a unique and dynamic work environment. With flexible workspaces, state-of-the-art technology, and a variety of amenities, our co-working space is the perfect place for entrepreneurs, freelancers, and small businesses to grow and thrive.



## Tropical-themed Hotel & Convention Center

A tropical-themed luxury hotel and convention center is located adjacent to the plaza. The hotel will have a rooftop restaurant, bar, banquet area, tropical pool, and limited access to the beach and lagoon.



## The Village Dining

From upscale dining (steaks and seafood) to casual dining (burgers and pizza); from international cuisine (Italian, Mexican, and Asian) to down-home favorites (barbecue and pimento cheese classics); from coffees, sweets, and treats, to craft brew pubs and wine bars, the Village truly offers something for everyone!



## The Village Condos

The Village Condos are the pinnacle in active living and convenience! Catering to singles, couples, and families of all ages that embrace an active, entertaining lifestyle, our stunning condos are located above first-floor retail stores and restaurants, providing residents with easy access to a variety of shopping and dining options.

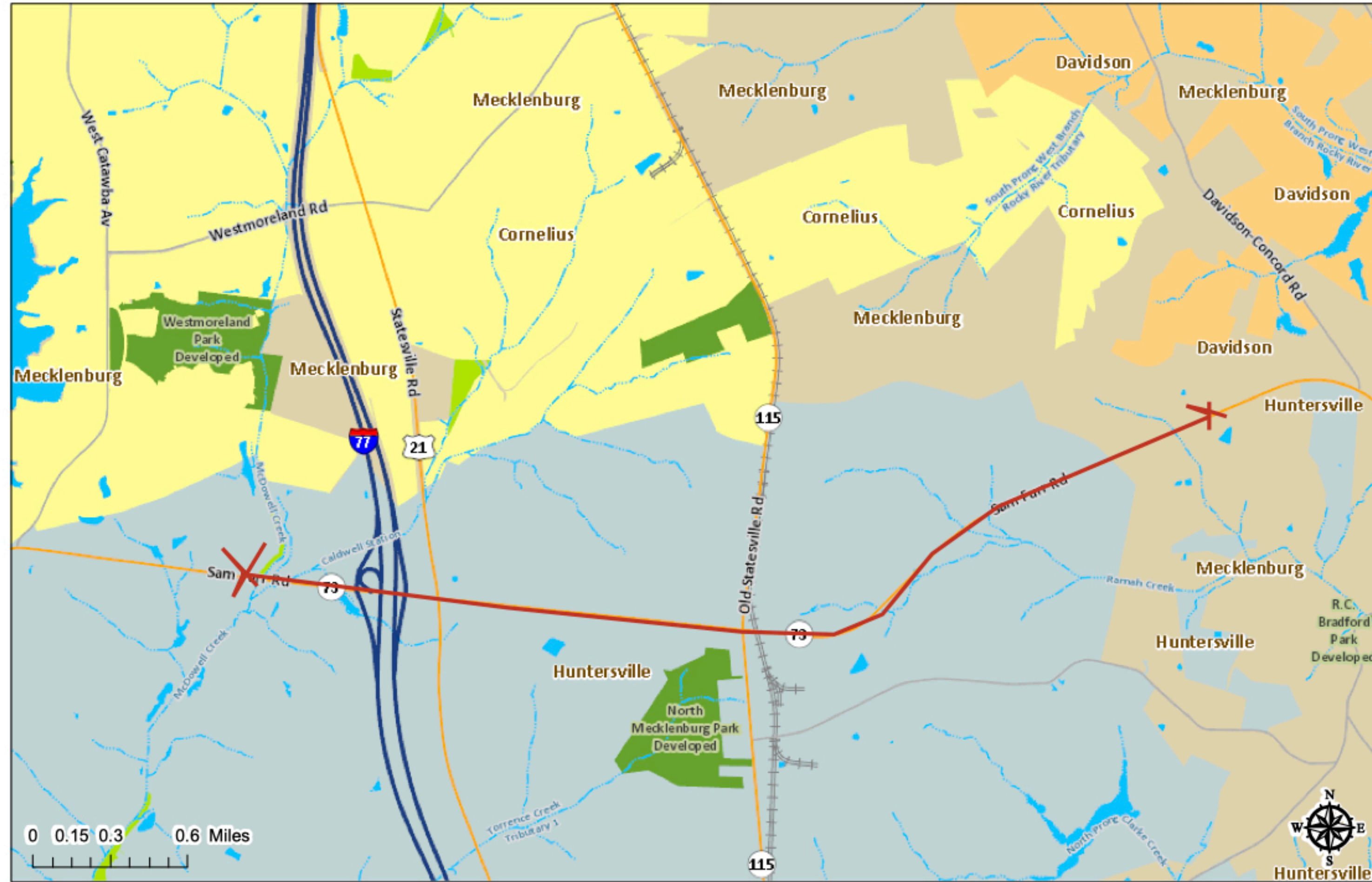






# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 4/26/2023 5:25:55 AM

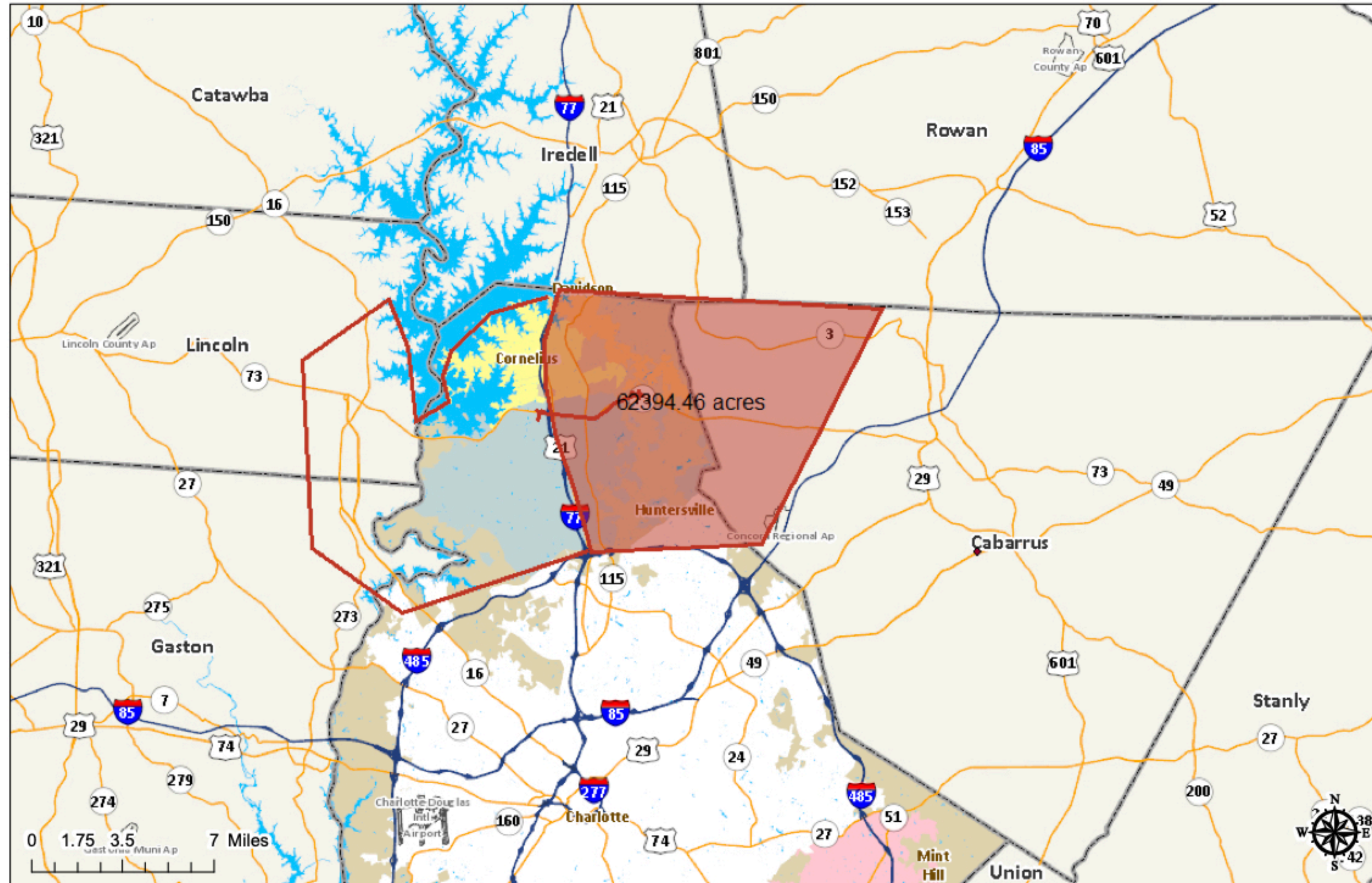


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 4/26/2023 5:34:27 AM

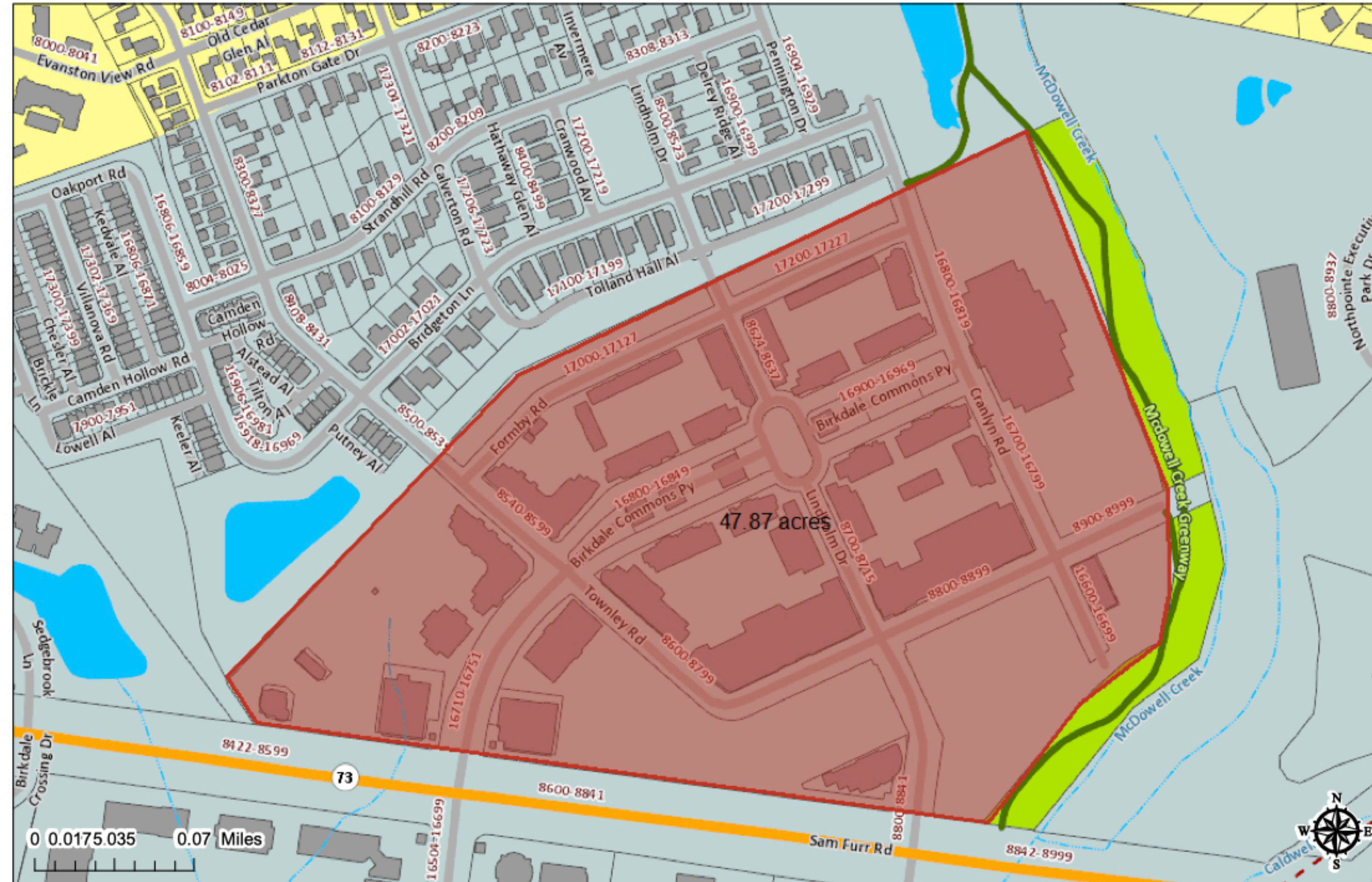


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 4/25/2023 3:56:32 PM

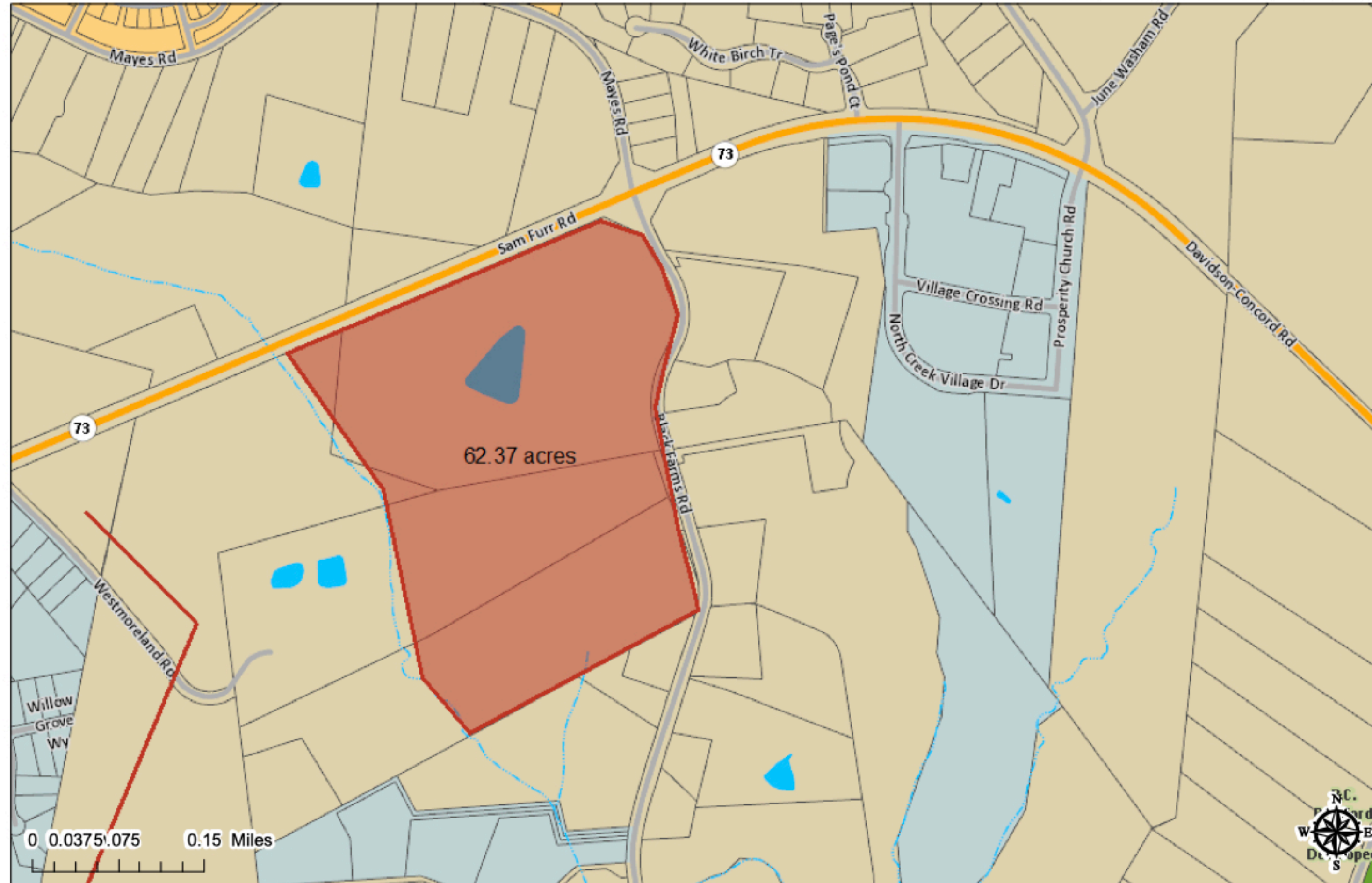


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 4/25/2023 3:58:59 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Lagoona Bay

BEACH CLUB

BEACH CLUB  
LAGOONA  
Bay



# Crystal Lagoons®

A lagoon uses up to:



**50X LESS ENERGY**

Than a swimming pool the same size.



**40% LESS WATER**

Than a park the same size.



**33X LESS WATER**

Than an 18-hole golf course.



**100X FEWER CHEMICALS**

Than traditional swimming pools.



## The Lagoon

Central to the Lagoon Bay development project is the lagoon: a 10+ acre, turquoise, man-made lagoon powered by Crystal Lagoons® technology.











## Lagoona Bay Beach Club

**Where every day feels like paradise!**

Beach Club members have exclusive access to our world-class amenities, including white-sand beaches, stunning turquoise-blue water, on-site dining, a state of the art innovative fitness center, and so much more!



BEACH CLUB  
LAGOONA  
Bay





**HAMMOCKS**



**WATERSLIDE**



**CRYSTAL CLEAR LAGOON**



**WHITE-SAND BEACHES**



**WATER FITNESS CLASSES**



**SOLARIUM**



**SNACK SHOPS**



**STAND-UP PADDLEBOARDS**



**BEACH SWINGS**



**SPLASH PAD**



**MASSAGE**



**CLUBHOUSE**



**INFLATABLES**



**BEACHFRONT DINING**



**FITNESS CENTER**



**MEMBERS-ONLY BEACHES**



**BUMPER BOATS**



**ELECTRIC SCOOTERS**



**SWIM-UP BAR**



**TROLLEY**



**CABANAS**



**WATER AEROBICS**



**BEACH VOLLEYBALL**



**YOGA BOARDS**



**BEACH CHAIRS**



**PIZZA**



**KAYAKS**



**SNORKELING**



**SPORTS BAR DINING**



**JUICES AND COLD DRINKS**



**KIDS' CAMPS**



**TENNIS**



**YOGA**



**TRANSPARENT KAYAKS**



**STUDY LAB FOR KIDS**



**PLAYGROUND**





PICKLEBALL



WORK REMOTELY



GIANT CHESS



SITTING AREAS



EVENTS



SEA SCOOTERS



WATER TRAMPOLINE



CO-WORKING SPACE



FITNESS CLASSES



**CO-WORKING SPACE**



**EVENT SPACE**



**FITNESS CENTER**



**INDOOR/OUTDOOR BARS**



SPLASH PAD

PLAYGROUND

LAGOON BAR

BANDSHELL

REGISTRATION

RESTROOMS

CABANA COVE

# Lagoona Bay

COMMUNITY



LAGOONA BAY BEACH CLUB WILL SERVE  
THE VACATION AND LIFESTYLE NEEDS OF A  
NEW GENERATION OF FAMILIES AND  
REMOTE WORKERS.

BEACH CLUB  
LAGOONA  
Bay







## Contact Us

[lagoonabay.com](http://lagoonabay.com)

## Social Media

[facebook.com/lagoonabay](https://facebook.com/lagoonabay)

[instagram.com/lagoonabay](https://instagram.com/lagoonabay)





# Lagoona Bay

QUESTIONS



