



## Providence Commons Development WAXHAW, NORTH CAROLINA

Client: US Developments / McNeel Properties / BestBox Storage

Contact: Stephen Rosenburgh, US Developments, [srosenburgh@usdevelopments.com](mailto:srosenburgh@usdevelopments.com), 704.576.0022

**Project Location:**  
Waxhaw, North Carolina

**Key Personnel:**  
David Brandes, PE  
Mason Brandes  
Carroll Barker  
Trent Rogers  
Blake Fite  
Chris Salter

**Project Cost:**  
\$10M (est)

**Year Completed:**  
Ongoing

ELR was hired by US Developments to complete site planning for a 22.7 Ac site in Union County, NC adjacent to the City of Waxhaw, NC. The area is a rapidly growing bedroom community outside Charlotte, NC and has very restrictive growth ordinances that made development challenging. Development of the site is constrained by large elevations changes throughout the site, federally and locally protected waters and associated tree buffers through the heart of the site, limited sewer capacity, and very restrictive development requirements for the conditionally zoned property requiring special use permits for each activity.

ELR valued engineered several already designed features including a 30' tall MSE wall, adjusting grading for more applicable uses of the property including cut and fill balance and reduction of rock excavation to improve the project.

Specific site designs included a commercial spine road through the site, development of four commercial lots along Providence Road which is the main entrance to the site, and a rear upscale townhome development including 75 units blended into the protected stream and buffers.

Under construction in the development is a Caliber Collision facility, a PEP Boys Tire Service Center, and a 100,000-sf climate control storage facility. Other developments that will start soon are the 75 townhome units and a medical office building. All infrastructure is being designed by ELR.