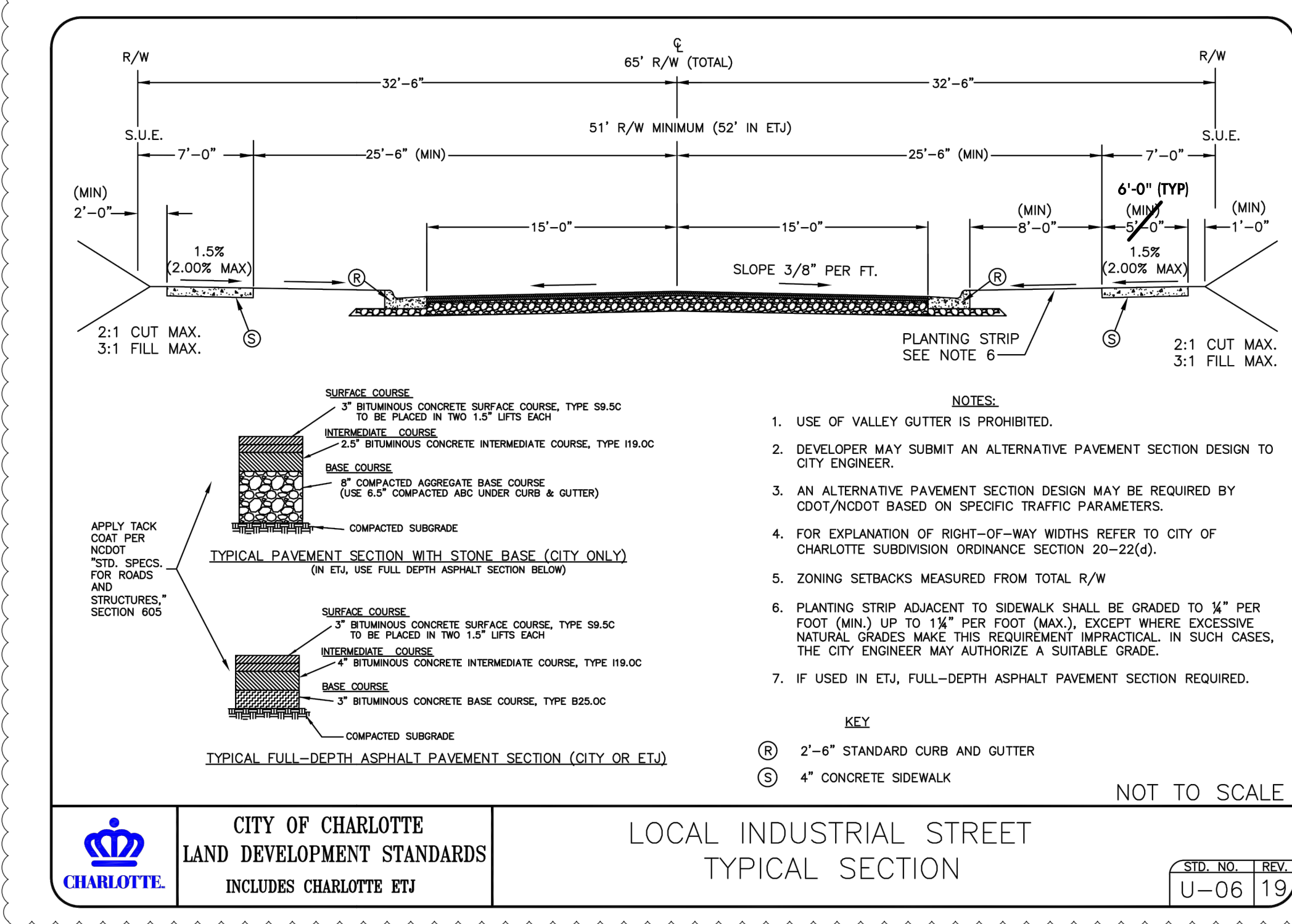


**SITE DEVELOPMENT TABLE**

PROJECT NAME:	GAFFNEY PROPERTY
PETITION NO.:	# 2020-156
PETITIONER:	EASTGROUP PROPERTIES, INC.
PLANS PREPARED BY:	OAK ENGINEERING, PLLC
ACREAGE:	±38.33 ACRES
TAX PARCEL NUMBERS:	14107120, 14125114
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	AIRPORT NOISE OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL
[ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.]	
MAXIMUM GFA:	550,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
FEMA INFORMATION:	CENTRAL CATAWBA MAP NO. 3710451200K & 3710452200K MAP DATES: 9/2/2015 FLOOD ZONE: X



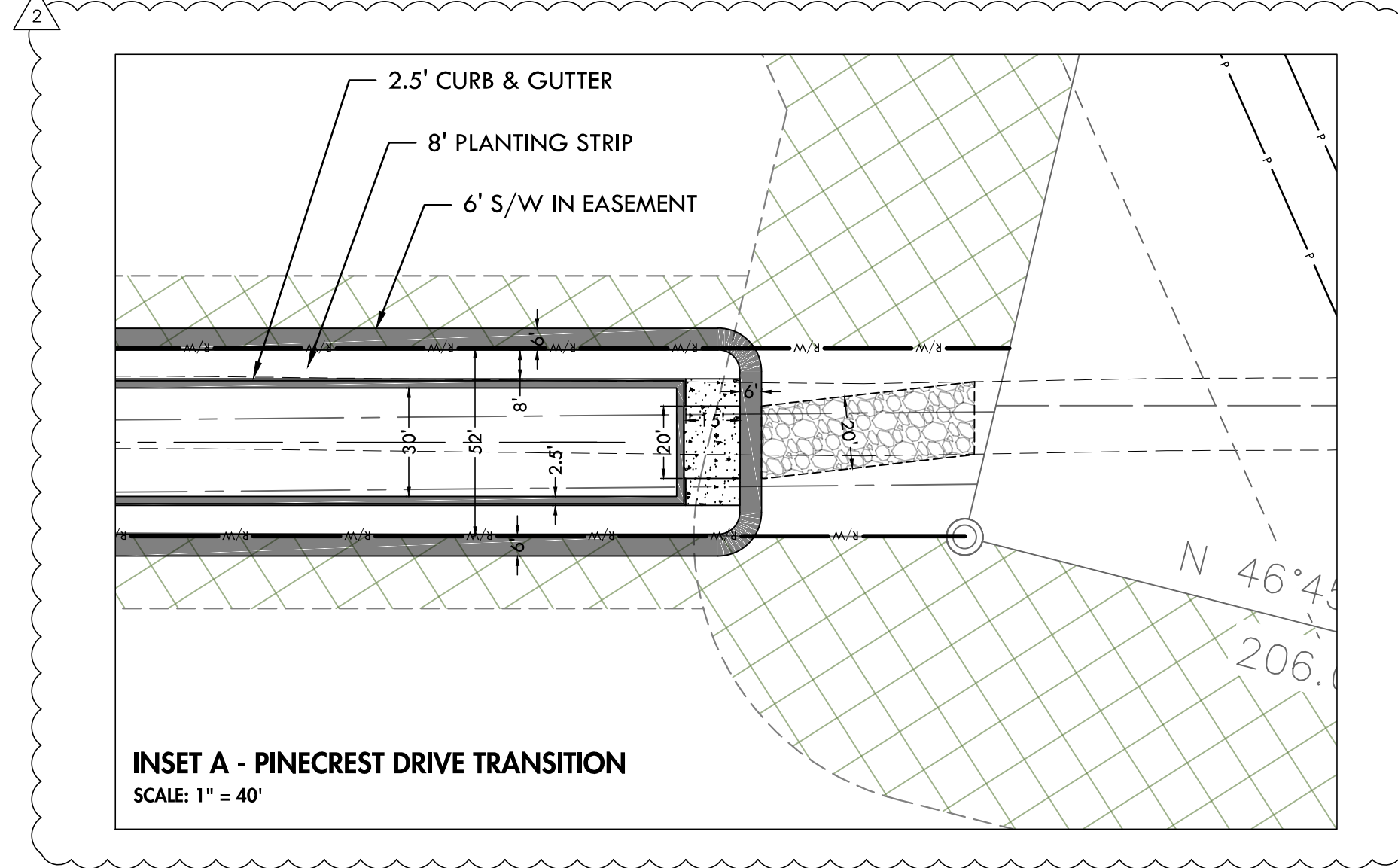
**FIRE DEPARTMENT NOTE:**

- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
- TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
- FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.
- FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

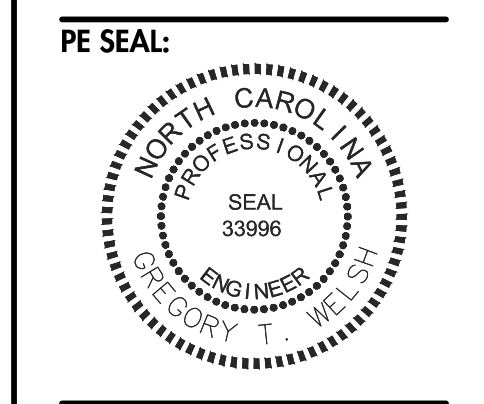
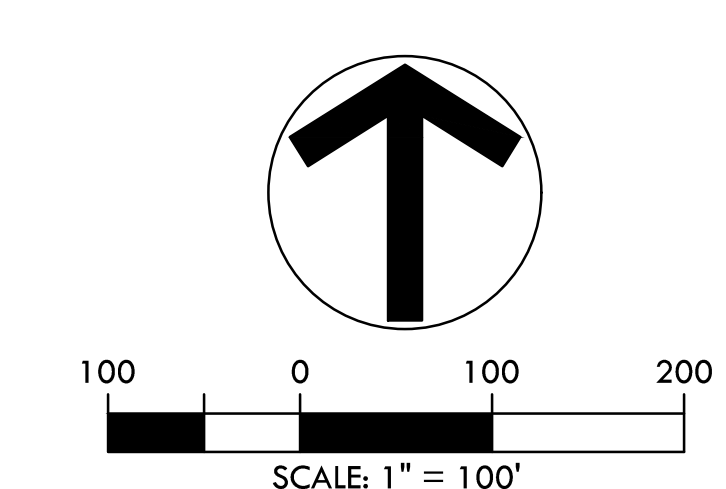
**DRIVEWAY NOTE:**

THE FOLLOWING ARE REQUIREMENTS OF THE DEVELOPER THAT MUST BE SATISFIED PRIOR TO DRIVEWAY PERMIT APPROVAL.

- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S), TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
- THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.



Charlotte  
**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 March 15, 2021



**GAFFNEY PROPERTY**  
 REZONING PETITION NUMBER 2020-156  
 CHARLOTTE, NORTH CAROLINA  
 EASTGROUP PROPERTIES, INC.

**REZONING PLAN**

REVISIONS:  
 1. 1/11/21 - CITY STAFF COMMENTS  
 2. 2/22/21 - CITY STAFF COMMENTS  
 3. 3/03/21 - CITY STAFF COMMENTS

ENGINEER: GTW  
 DRAWN BY: EBT  
 CHECKED BY: JLB  
 PROJECT #: 020.031  
 SHEET  
**RZ-1**  
 SHEET 1 OF 2



1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTGROUP PROPERTIES (THE "PETITIONER") FOR AN APPROXIMATELY 38.33 ACRE SITE LOCATED ON THE NORTH SIDE OF SHOPTON ROAD AT THE INTERSECTION OF SHOPTON ROAD AND PINECREST DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 141-251-14 AND 141-071-20.
- B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-1 ZONING DISTRICT.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE:

- (1) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
- (2) AUTOMOTIVE REPAIR GARAGES.
- (3) AUTOMOTIVE SERVICE STATIONS.
- (4) BARBER AND BEAUTY SHOPS.
- (5) FINANCIAL INSTITUTIONS.
- (6) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
- (7) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
- (8) ADULT ESTABLISHMENTS.

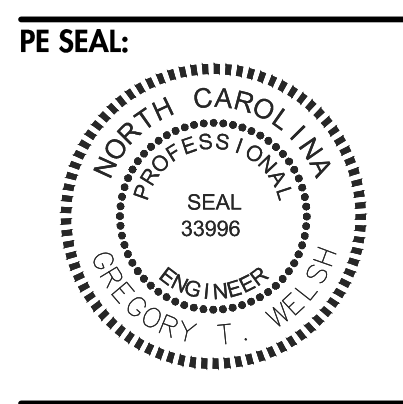
- C. A MAXIMUM OF THREE (3) PRINCIPAL BUILDINGS MAY BE DEVELOPED ON THE SITE.
- D. A TOTAL MAXIMUM OF 550,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- E. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 550,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, A MAXIMUM OF 15 PERCENT OF SUCH ALLOWABLE GROSS FLOOR AREA, OR 82,500 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.
- F. THERE ARE THREE BUILDING ENVELOPES DEPICTED ON THE REZONING PLAN THAT ARE DESIGNATED AS BUILDING ENVELOPE A, BUILDING ENVELOPE B AND BUILDING ENVELOPE C. MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE BUILDING ENVELOPES SHALL BE ALLOWED DURING THE PERMITTING PROCESS.
- G. EACH PRINCIPAL BUILDING CONSTRUCTED ON THE SITE SHALL BE LOCATED IN ONE OF THE THREE BUILDING ENVELOPES DEPICTED ON THE REZONING PLAN.
- H. PARKING ENVELOPES AND COMBINED PARKING/TRUCK COURT ENVELOPES ARE DEPICTED ON THE REZONING PLAN. PARKING AREAS SHALL BE LOCATED WITHIN THE PARKING ENVELOPES AND PARKING/TRUCK COURT AREAS SHALL BE LOCATED WITHIN THE COMBINED PARKING/TRUCK COURT ENVELOPES. PARKING AREAS AND PARKING/TRUCK COURT AREAS MAY ALSO BE LOCATED WITHIN THE BUILDING ENVELOPES.

3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE ALIGNMENTS OF THE INTERNAL PUBLIC STREET, THE INTERNAL DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL A DEDICATE AND CONVEY TO THE CITY OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SHOPTON ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 43 FEET FROM THE EXISTING CENTERLINE OF SHOPTON ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- E. PETITIONER SHALL CONSTRUCT A 5 FOOT BICYCLE LANE WITH A 3 FOOT BUFFER ON SHOPTON ROAD ALONG THE SITE'S FRONTAGE ON SHOPTON ROAD.
- F. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR THE FUTURE SHOPTON ROAD EXTENSION CTP ALIGNMENT TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) AN 85 FOOT WIDE PORTION OF THE SITE THAT IS GENERALLY DEPICTED ON THE REZONING PLAN AND LABELED "FUTURE 85' R/W FOR FUTURE SHOPTON ROAD REALIGNMENT" (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY OR TO NCDOT BY PETITIONER UPON THE REQUEST OF THE CITY OR NCDOT WHEN SHOPTON ROAD EXTENSION IS TO BE CONSTRUCTED ON THE SITE BY OTHERS.
- G. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 3 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY CDOT AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSE OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT PETITIONER MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.
- H. PETITIONER SHALL, AT ITS COST AND EXPENSE, CONSTRUCT A NEW PUBLIC STREET ON THE SITE IN THE GENERAL LOCATION OF THE EXISTING PRIVATE PINECREST DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "NEW PUBLIC STREET"). THE NEW PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CROSS SECTION FOR CLDSM U-06, AND IT SHALL RUN FROM SHOPTON ROAD TO THE NORTHERN TERMINUS OF THE SITE. THE NEW PUBLIC STREET SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE. PETITIONER SHALL DEDICATE 52 FEET OF RIGHT OF WAY FOR THE NEW PUBLIC STREET, AND THE SIDEWALK LOCATED ON EACH SIDE OF THE NEW PUBLIC STREET SHALL BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- I. SUBJECT TO THE APPROVAL OF CDOT AND/OR NCDOT, THE NEW PUBLIC STREET SHALL CONTAIN A SOUTHBOUND LEFT TURN-THROUGH LANE AND A SOUTHBOUND RIGHT TURN ONLY LANE AT THE INTERSECTION OF THE NEW PUBLIC STREET AND SHOPTON ROAD. IF THIS LANE CONFIGURATION IS NOT APPROVED BY CDOT AND/OR NCDOT, PETITIONER WILL CONSTRUCT THE LANE CONFIGURATION REQUIRED BY CDOT AND/OR NCDOT.
- J. EXISTING PINECREST DRIVE LOCATED ON THE SITE PROVIDES VEHICULAR ACCESS FOR THE EAGLE LAKE SUBDIVISION FROM AND TO THE EAGLE LAKE SUBDIVISION TO AND FROM SHOPTON ROAD. AT ALL TIMES DURING THE CONSTRUCTION OF THE NEW PUBLIC STREET, PETITIONER SHALL MAINTAIN VEHICULAR ACCESS FROM AND TO THE EAGLE LAKE SUBDIVISION TO AND FROM SHOPTON ROAD.
- K. PETITIONER SHALL INSTALL A SIGN ON THE SITE AT OR NEAR THE NORTHERLY TERMINUS OF THE NEW PUBLIC STREET ADVISING THAT THE PORTION OF EXISTING PINECREST DRIVE LOCATED TO THE NORTH OF THE SITE IS A PRIVATE STREET.
- L. PETITIONER SHALL COORDINATE WITH NCDOT DURING PERMITTING TO REVISE THE MEDIAN AND/OR TURN LANE STRIPING ALONG THE SITE'S FRONTAGE ON SHOPTON ROAD IN ACCORDANCE WITH NCDOT STANDARDS.
- M. A DETAIL DEPICTING THE ROADWAY TRANSITION FROM THE NEW PUBLIC STREET TO EXISTING PRIVATE PINECREST DRIVE LOCATED ON THE NORTHERN BOUNDARY OF THE SITE AT THE NORTHERLY TERMINUS OF THE NEW PUBLIC STREET IS SET OUT ON THE REZONING PLAN. REVISIONS TO THIS ROADWAY TRANSITION REQUIRED BY CDOT AND/OR NCDOT DURING THE PERMITTING PROCESS SHALL BE PERMITTED.
- N. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- O. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION 3 OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE.

4. ARCHITECTURAL STANDARDS/DESIGN GUIDELINES

- A. BUILDING ENTRANCES WILL BE ARCHITECTURALLY DIFFERENTIATED USING ELEMENTS SUCH AS CANOPIES, TRANSPARENT GLASS AND OTHER ELEMENTS.
  - B. THE FRONT ELEVATIONS OF THE BUILDINGS LOCATED IN BUILDING ENVELOPE A AND BUILDING ENVELOPE B SHALL FACE THE NEW PUBLIC STREET TO BE CONSTRUCTED BY PETITIONER WITHIN THE SITE.
  - C. THE TRUCK COURTS SERVING THE BUILDINGS LOCATED IN BUILDING ENVELOPE A AND BUILDING ENVELOPE B SHALL BE LOCATED TO THE REAR OF THESE BUILDINGS AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - D. THE TRUCK COURT SERVING THE BUILDING LOCATED IN BUILDING ENVELOPE C SHALL BE LOCATED ON THE NORTHERN SIDE OF THE BUILDING AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. STREETScape/BUFFERS
- A. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SHOPTON ROAD. THE 8 FOOT WIDE SIDEWALK, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
  - B. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG BOTH SIDES OF THE NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE. THE 8 FOOT WIDE SIDEWALKS, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- C. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B)(A) OF THE ORDINANCE.
  - D. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
6. ENVIRONMENTAL FEATURES
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
  - B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
  - C. THE LOCATION, SIZE AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
  - B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
  - C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



GAFFNEY PROPERTY  
REZONING PETITION NUMBER 2020-156  
CHARLOTTE, NORTH CAROLINA  
EASTGROUP PROPERTIES, INC.  
DEVELOPMENT STANDARDS

REVISIONS:  
1. 1/11/21 - CITY STAFF COMMENTS  
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ENGINEER: GTW  
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SHEET 2 OF 2