

**VICINITY MAP**  
Not to Scale

LEGEND	
	Ex. Site Boundary
	Setbacks
	Maximum Building/Parking Limits
	Outdoor Storage Area

SITE DATA SOURCES	
Site Boundary:	Deed Book 11793 Page 570
Topography:	LIDAR Data (Collected by NCFMP and NCDOT 2016-2017)
Building, Impervious Data, and Aerial:	Mecklenburg County PolarisGIS Data (2020)

I-2 ZONING INFORMATION	
Max Floor Area Ratio:	1.00
Max Floor Area:	Retail = 25,000 SF Office = 100,000 SF
Min Lot Area:	8,000 SF
Min Lot Width:	50 Feet
Max Building Height:	40 Feet
Front Setback:	20 Feet
Side Yard Setback:	0 Feet
Rear Yard Setback:	10 Feet



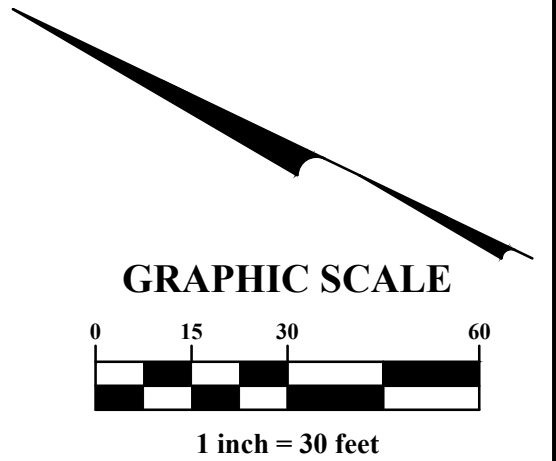
N/F  
WHITEHALL TECH  
CENTER VII, LLC  
DB 17410 PG 144  
PID #201-02-127  
AREA: 9.07 AC  
ZONING: I-1(CD)

N/F  
ELAM GROUP, LLC  
DB 11793 PG 118  
TRACT 1 OF  
PB 21 PG 570  
PID #201-03-222  
AREA: 5.390 AC  
ZONING: I-1

N/F  
YORK ROAD INVESTORS, LLC  
DB 14655 PG 782  
PID #201-03-225  
AREA: 1.449 AC  
ZONING: I-1(CD)

N/F  
WH TECH 4 & 5, LLC  
DB 28848 PG 802  
PID #201-03-201  
AREA: 7.129 AC  
ZONING: I-1(CD)

N/F  
WATERS INVESTMENTS-TUFFY, LLC  
DB 19849 PG 77  
PID #201-03-224  
AREA: 1.672 AC  
ZONING: I-1(CD)



MARK	DATE	DESCRIPTION
Δ	12/14	Updates per Submittal 1 Comments

MADISON CAPITAL GROUP, LLC

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
REZONING PLAN  
8500 SOUTH TRYON STREET  
REZONING PETITION 2020-155

**EMH**  
EVANS, MACHOWSKI, HAMBERTON & JILLEN, INC.  
Engineers - Surveyors - Planners - Scientists  
1000 South Tryon Street, Suite 200  
Charlotte, NC 28203  
Phone: 919.775.6000 Fax: 919.775.6001  
emh.com

DATE	August 31, 2020
SCALE	1" = 30'
JOB NO.	20200807
SHEET	RZ-01

Site Development Data:

PETITION NO. 2020-155  
DEVELOPMENT STANDARDS  
PETITIONER: Go Store It South, LLC  
12/15/2020

Site Development Data:

Tax Parcel Number: 201-032-22  
Acreage: +/- 5.4 acres  
Existing Zoning: I-1  
Proposed Zoning: I-2(CD)  
Existing Use: Warehouse  
Proposed Use: Industrial/Office/Retail  
Proposed Development: Uses permitted the I-1 zoning district plus outdoor storage, as further excluded in the Development Standards  
Maximum Building Height: Height as permitted by the Ordinance.  
Parking: As required by the Ordinance

I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Go Store It South, LLC (the "Petitioner") to accommodate an industrial, office, and/or retail development on that approximately 5.4-acre site located at 8500 South Tryon Street, more particularly described as Tax Parcel Number 201-032-22 (the "Rezoning Site").
- b. Development of the Rezoning Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights and the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 Zoning District shall govern all development taking place on the Rezoning Site.
- d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Permitted Uses and Maximum Development, Prohibited Uses

The Rezoning Site may be developed with warehousing, office, retail and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district not otherwise excluded below, not to exceed a floor area ratio (FAR) of 1.0. In addition to uses permitted in the I-1 zoning district, outdoor storage (as permitted in the I-2 zoning district) shall also be permitted. Outdoor storage, if provided, shall only be permitted in the areas as designed on the Rezoning Plan.

In no event shall the following uses be permitted:

- Adult establishment
- Automobile service stations
- Automotive repair garages
- Car washes
- Dry cleaning and laundry establishments
- Junk yards
- Petroleum storage facilities
- Cemeteries
- Landfills
- Quarries
- Raceway and dragstrips
- Truck stops
- Truck terminals

III. Transportation

- a. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT) and/or North Carolina Department of Transportation (NCDOT).
- b. Petitioner shall work with NCDOT during the permitting process to make reasonable site modifications as a result of the NCDOT TIP Project #I-6019: I-485 and South Tryon Interchange Improvement Project where necessary.
- c. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- d. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

IV. Landscaping and Screening

If outdoor storage is provided on the Rezoning Site, the Petitioner shall provide screening trees and/or an opaque fence or wall to shield the outdoor storage area from view from all network-required streets.

V. Environmental Features

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- b. The location, size, and type of storm water management systems are subject to review and approval as part of the 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.

VI. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Rezoning Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner 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 the Petitioner or the owner(s) of any part of the Rezoning Site from time to time who may be involved in any future development thereof.

I:\2020\0802\Draw\04SheetA\Resubmittal - Plan\A\_S\_Treedr - Resubmittal - Plan.dwg - Last Saved By: hroeder - 12/14/2020 5:12 PM - Last Printed By: Baretter - 12/14/2020 5:16 PM (No Xrefs)

MARK	DATE	DESCRIPTION
Δ	12/14	Updates per Submittal I Comments

MADISON CAPITAL GROUP, LLC

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
REZONING PLAN  
8500 SOUTH TRYON STREET  
REZONING PETITION 2020-155



DATE  
August 31, 2020

SCALE  
NONE

JOB NO.  
20200807

SHEET  
RZ-02