

CLIENT / OWNER:  
Mr. Jean-Marc Landau  
Long Cove Investments Group, LLC  
3300 S. York Street, Unit F-212105  
Charlotte, NC 28276

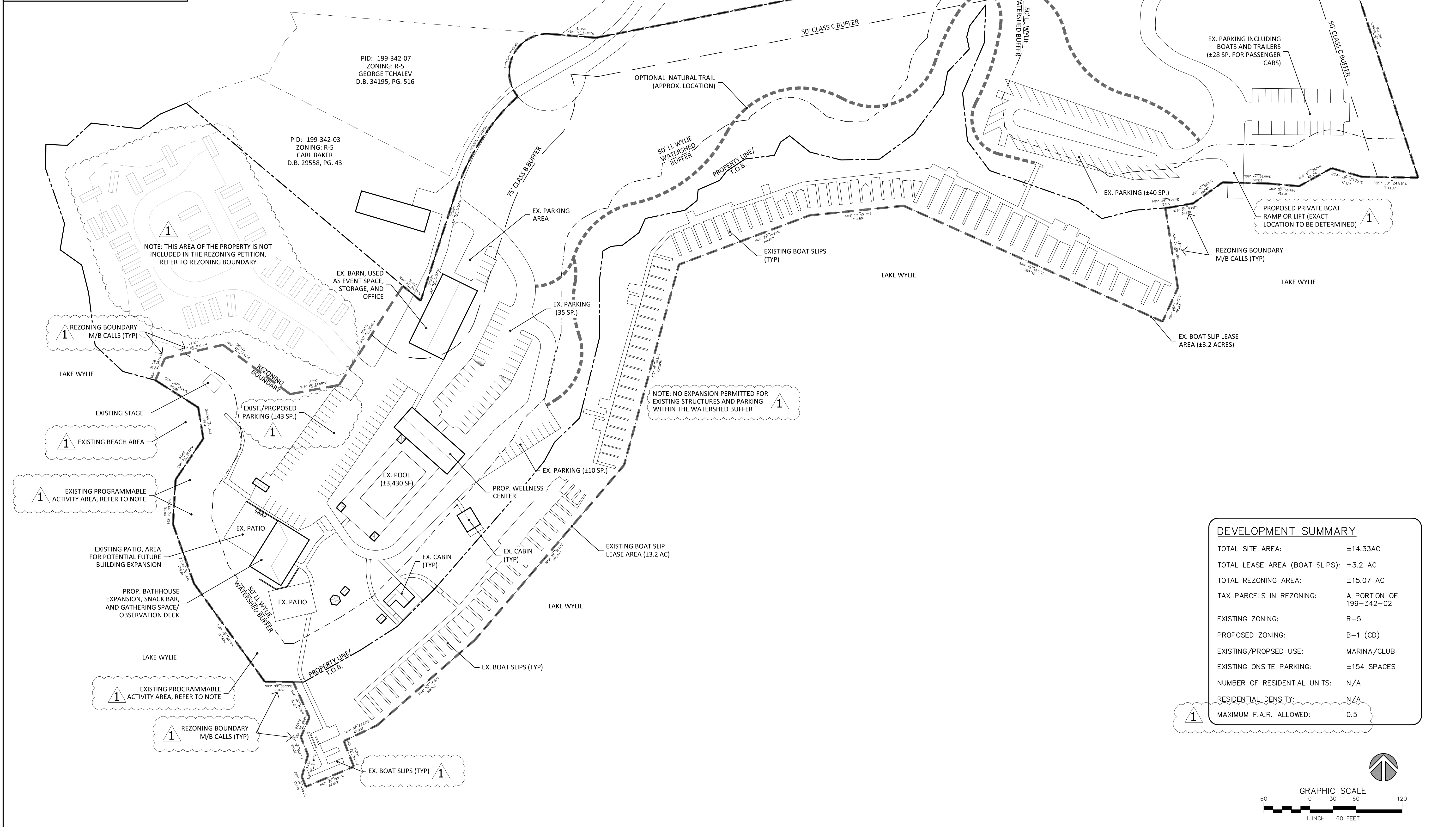
**Long Cove Resort & Marina**  
Site Plan  
Rezoning Petition 2021-101

14629 Rainbarrel Road, Charlotte, NC

NO. DATE: BY: REVISIONS:  
1 2.13.23 JPC PER COMMENTS

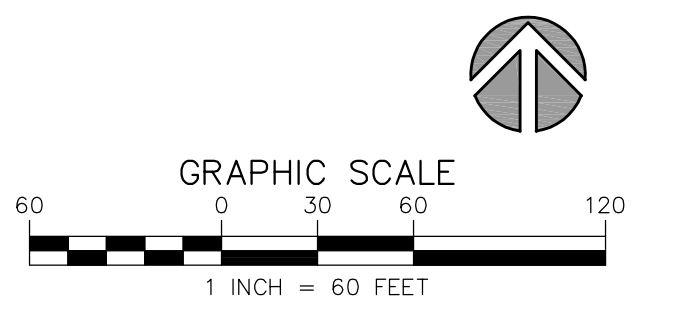
Project No: 20.012  
Date: 04.05.21  
Designed by: jpc  
Drawn By: jpc  
Sheet No:

**RZ - 1.0**



**DEVELOPMENT SUMMARY**

TOTAL SITE AREA:	±14.33AC
TOTAL LEASE AREA (BOAT SLIPS):	±3.2 AC
TOTAL REZONING AREA:	±15.07 AC
TAX PARCELS IN REZONING:	A PORTION OF 199-342-02
EXISTING ZONING:	R-5
PROPOSED ZONING:	B-1 (CD)
EXISTING/PROPOSED USE:	MARINA/CLUB
EXISTING ONSITE PARKING:	±154 SPACES
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
MAXIMUM F.A.R. ALLOWED:	0.5



Long Cove Club and Marina Conditional Development Standards

1. General Provisions.
  - a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  - b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site as well as building and fire codes. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development and code requirements will be applied to the development of this site as defined by those other city ordinances through the development review and permitting process.
  - c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. Purpose
 

The purpose of this Rezoning application is to provide for the continued use of the Long Cove Club and Marina which is currently a legal non-conforming use. The property became a legal non-conforming use in January of 1992 when the revised Zoning Ordinance was established and adopted by Mecklenburg County. That Ordinance eliminated the former Resort Residential district that permitted marinas and customary accessory uses by right. The site would continue to be used for a marina and customary and incidental accessory uses with provisions for the modernization and redevelopment of portions of the site permitted in the B-1 district. To achieve this purpose, the application seeks the rezoning of the site to the B-1 district as a conditional district (B-1 (CD)).

- 1 3. Permitted Uses
 

Uses allowed on the property included in this Petition include a marina, customary and incidental accessory uses and parking areas for autos and for boats and boat trailers as a part of the marina operation. Accessory uses can include buildings and areas for indoor and outdoor recreation, wellness and health facilities, meeting spaces, food and beverage preparation and service, indoor and outdoor gathering spaces, upgraded bath house and restroom facilities, and, a boat launching ramp or boat lift for use by marina members subject to all applicable County and Duke Energy regulations as generally depicted on the conditional site plan. The facilities, activities and services offered on the site will be limited to members of the Long Cove Club and Marina and their guests, and the temporary tenants of the cottages located on a portion of the site but which are not included as part of the rezoning and continue to be legally non-conforming. The indoor area devoted to food preparation will be limited to 400 square feet of floor area and both indoor and outdoor seating will be allowed.
- 1 4. Transportation
  - a. The site will continue to have access via the existing Rainbarrel Road which is a combination of an unimproved public street right of way and a private easement which connects to Pine Harbor Road.
  - b. Parking areas are as generally depicted on the concept plan for the site. Remote parking areas on the eastern end of the site may also include covered and/or enclosed storage for boats and trailers.
  - c. Access to the site from Pine Harbor Road, including both the private easement and the unimproved Rainbarrel Rd. will be improved with an all-weather surface. Since the street will not be accepted by either NC DOT or CDOT for maintenance, the Petitioner will determine the materials used to improve the access road.
  - d. The Petitioner reserves the right to install a security gate to limit access only to authorized persons.
- 1 5. Architectural Standards
 

The Petitioner will restrict outdoor noise amplification to no later than 10:00 P.M. A sign will be posted with this restriction and this restriction will be communicated to all club members and guests and to all occupants of the rental units on the larger site. Certain dimensional non-conformities that exist on the site today as a result of the location of existing buildings shall be allowed to remain and will continue to be non-conforming but may not under any circumstances be modified in such a manner as to increase the degree of any such non-conformity.

6. Streetscape and Landscaping
 

The Petitioner will install or preserve a landscape screen as required by ordinance. This landscaped area may include existing trees and vegetation as well as new trees and evergreen shrubbery.

- 1 7. Environmental Features
 

The Petitioner will submit a tree survey for all trees 8' in caliper DBH or greater and trees two-inches DBH or larger and 6' in height that grow partially or wholly within the public right of way.

The location, size, and type of any storm water management elements that may be constructed on the site are subject to review and approval as part of the full development plan submittal.
- 1 8. Parks, Greenways, and Open Space
 

Programmable open spaces will be subject to the applicable watershed standards.

9. Fire Protection
 

Per applicable code.

- 1 10. Signage
 

Per applicable code. Existing signage may be maintained and updated so long as there is no increase in the area of the sign.

11. Lighting
 

New freestanding lighting will be limited to 30' in height and must be inwardly directed. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed. Lighting along waterside facilities will comply with any applicable Duke Energy regulations.

12. Phasing
 

Reserved

- 1 Initial Submission- 2-2-21, 1.2, revised per staff and community comments 2-13-23, 1.3