

CLIENT / OWNER:
Mr. Jean-Marc Landau
Long Cove Investments Group, LLC
3300 S. Tryon St., Unit F-21205
Charlotte, NC 28276

**Long Cove Resort & Marina
Site Plan**

Rezoning Petition 2021-xxx
14629 Rainbarrel Road, Charlotte, NC

NO. DATE: BY: REVISIONS:

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

RZ - 2.0

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)).
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 preparation and service, indoor and outdoor gathering spaces, upgraded bath house and restroom facilities, and, a boat launching ramp and/or fueling facilities 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 the temporary tenants of the cottages on the site but which are not included as part of the rezoning and continue to be legally non-conforming.
4. Transportation
 - a. The site will 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.
5. Architectural Standards
Reserved.
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.
7. Environmental Features
The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets that adjoin the site if any are present.

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.
8. Parks, Greenways, and Open Space
Reserved
9. Fire Protection
Per applicable code
10. Signage
Per applicable code.
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

Initial Submission- 2-2-21, 1.2