

use as a secondary use, and all other accessory and incidental uses as allowed in the **L1** zoning district. The portion of the Site designated for Boat and RV Parking shall be permitted to include outdoor storage as allowed in the **L2** zoning district.

In no event shall the following uses be permitted as a primary use on the Site:

- Adult establishment
- Automobile service stations
- Automotive repair garages
- Car washes
- Dry cleaning and laundry establishments
- Petroleum storage facilities
- Cemeteries
- Landfills
- Quarries
- Raceway and dragstrips
- Heavy manufacturing

**III. Transportation**

- a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by NCDOT/CDOT for approval, as applicable.
- b. Petitioner shall provide a minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Old Dowd Road, as generally depicted on the Rezoning Plan.
- c. When necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- d. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

**IV. Architectural Standards**

- a. Building Materials: the principal building(s) constructed on the Rezoning Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast concrete, synthetic stone, masonry, corrugated siding (such as HardiPlex, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.

**VI. Setbacks, Buffers and Screening**

- a. The Petitioner shall provide a minimum 54.5-foot Class A buffer (reduced 25% from 73' with a berm) in areas as generally depicted on the Rezoning Plan.

**VII. Binding Effect of the Rezoning Documents and Definitions**

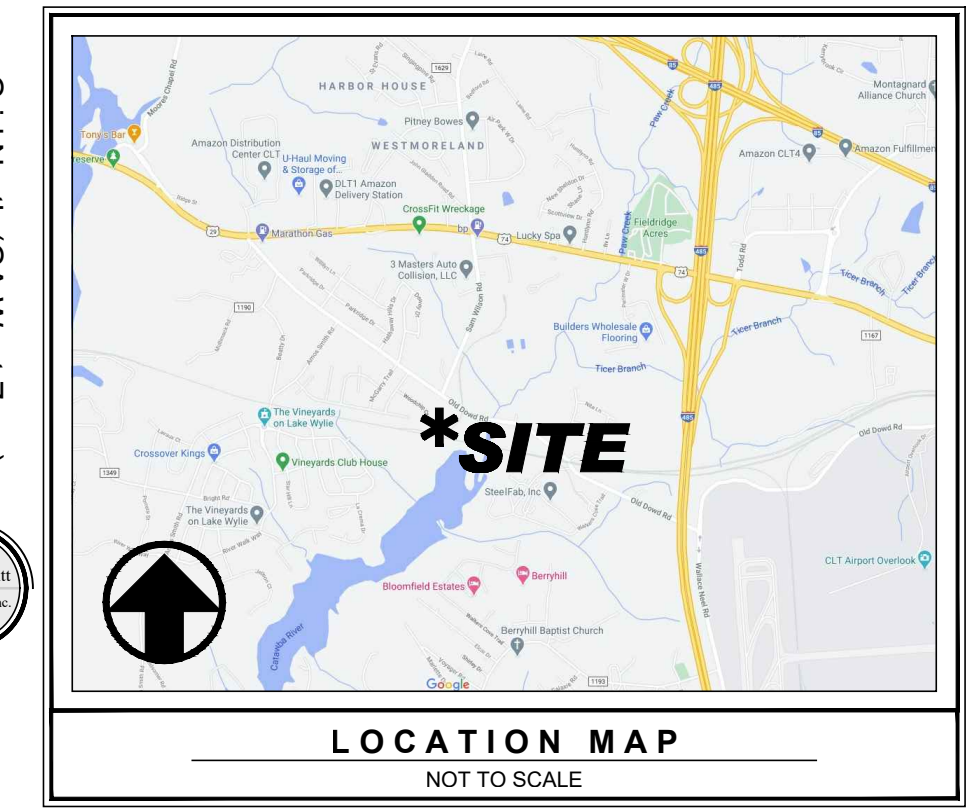
- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or of the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

**II. General Provisions**

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Turnstone Group, LLC, the "Petitioner" to accommodate a self-storage facility with outdoor boat and RV parking on a portion of that approximately 0.84-acre site located on Old Dowd Road, south of the intersection with Sam Wilson Road, more particularly described as Tax Parcel Number 113-351-01 (the "Site").
- b. Development of the 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 to 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 L2 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 A.20(1) or (2) of the Ordinance, as applicable.

**III. Permitted Uses and Maximum Development**

The Rezoning Site may be developed with up to 92,000 square feet of gross floor area of indoor self-storage uses as the primary use, along with warehousing, warehouse distribution, and office



**OWNER / DEVELOPER**  
**TURNSTONE GROUP, LLC**  
1170 PEACHTREE ST. NE, STE 1150  
ATLANTA, GA 30309  
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**24 HOUR EMERGENCY CONTACT**  
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PHONE: (404) 477-6180  
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**EX. SITE ZONING: NS (LLWCA Overlay Watershed)**  
**PROPOSED ZONING: L-2 District**  
**SITE AREA: 9.841 ACRES**  
**TAX PARCEL ID: 113351013**

**BUILDING SETBACK LINES:**  
FRONT YARD: 20 FEET  
REAR YARD: 10 FEET  
SIDE YARD: 0 OR 5 FEET (IF ADJACENT TO RAILROAD)  
STREET SIDE: 1/2 FRONT

**BUILDING SUMMARY:**  
3 STORY  
BUILDING AREA: 92,000 S.F. TOTAL  
MAX. BUILDING HEIGHT: 40 FEET

**PARKING SUMMARY**

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	25	25
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	26	26
BICYCLE PARKING:	1	2
*10.25 PARKING SPACE PER 1,000 GROSS S.F. OF SELF STORAGE, AND 1 SPACE PER 400 GROSS S.F. OF OFFICE = 23 SPACES REQUIRED FOR STORAGE + 3 SPACES REQUIRED FOR OFFICE, TOTAL 26 SPACES REQUIRED.		

**PROJECT DESCRIPTION:**  
NEW CLIMATE CONTROLLED SELF STORAGE FACILITY WITH BOAT AND RV PARKING/STORAGE

**F.A.R. CALCULATION:**

**LOT 1**  
MAX. F.A.R. = 1.0  
PROPOSED F.A.R. = 92,000 S.F. / 230,402 S.F. = 0.40

**LLWCA OVERLAY CALCULATIONS:**

**LOT 1**  
HIGH DENSITY OPTION  
20% BUILT ON AREA ALLOWED  
IMPERVIOUS AREA = 96,009 S.F.  
BUILT ON AREA = 96,009 S.F. / 230,402 S.F. X 100 = 42% BUILT ON AREA

**LOT 2**  
0% BUILT ON AREA PROPOSED

**RV STORAGE/ PARKING SUMMARY:**  
44 SPACES TOTAL - 12 FEET WIDE  
6 - 40 FEET  
7 - 35 FEET  
24 - 30 FEET  
3 - 25 FEET  
3 - 20 FEET  
1 - 15 FEET

**LOT AREA CHART:**

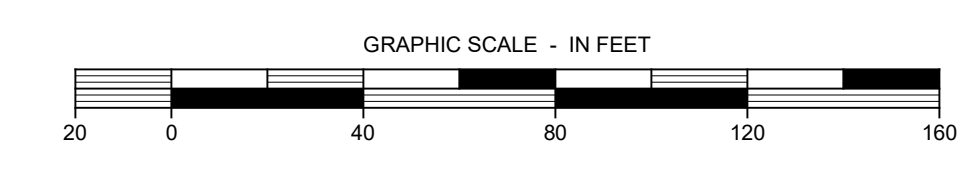
LOT #	AREA (SF)	AREA (AC)
1	230,402	5.29
2	146,602	3.34
RW	52,674	1.21

**FLOOD HAZARD NOTE:**  
THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF MECKLENBURG COUNTY, GEORGIA COMMUNITY PANEL NUMBER 3710450400L, DATED SEPTEMBER 02, 2015.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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**REVISIONS**

NO.	DATE	DESCRIPTION
1	03/07/22	REVISED FOR ZONING APPLICATION
2	03/07/22	REVISED FOR ZONING APPLICATION
3	03/07/22	REVISED FOR ZONING APPLICATION
4	03/07/22	REVISED FOR ZONING APPLICATION
5	03/07/22	REVISED FOR ZONING APPLICATION
6	03/07/22	REVISED FOR ZONING APPLICATION

**CONCEPT PLAN - L-2**

**VINEYARDS STORAGE**

BERRYHILL TOWNSHIP, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

**1-800-282-7411**  
Know what's below.  
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**DATE: 08-06-2021**  
**SCALE: 1" = 40'**  
**CN: 210118CP3**  
**JN: 1-21-0118**  
**FN: 215-E-123**  
**SHEET NO: 1 OF 1**