

INTERSTATE 85
VARIABLE WIDTH R/W
(NCDOT PROJECT # 8.U672209)

SOUTH I-85 SERVICE ROAD

0.45 MILE TO INTERSECTION
OF SAM WILSON RD

R/W

R/W

PAVED

PROPOSED
ZONING
I-1 C.D.

100' PCSO STREAM
BUFFER ON
PERENNIAL STREAM

BUILDING AND
PARKING
ENVELOPE

REBA LYNN CLARK HARDWAY
MARK WILSON CLARK
D.B. 4334, PG. 996
PIN: 055-391-03

AREA
627,720 SQ. FT.
14.4105 ACRES

100' PCSO STREAM BUFFER
MEASURED FROM TOP OF BANK.
STREAMS AND WETLANDS
DELINEATED BY ATLAS
ENVIRONMENTAL AND
APPROVED BY USACE
SAW-2022-00205 - 02/03/2022

CLASS 'A'
BUFFER. SEE
DEVELOPMENT
NOTES

25% REDUCTION IN
CLASS 'A' BUFFER
WITH BERM. SEE
DEVELOPMENT
NOTES

PINNACLE PROPERTY
HOLDINGS, LLC
D.B. 32112, PG.
405
PIN: 055-391-01

RICHARD H. DEESE
D.B. 13655 PG. 372
PIN: 055-391-21

RICHARD H. DEESE
CHARLTON C. DEESE
D.B. 1099, PG. 120
PIN: 055-391-11

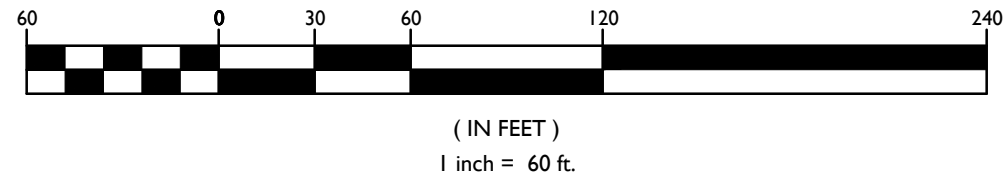
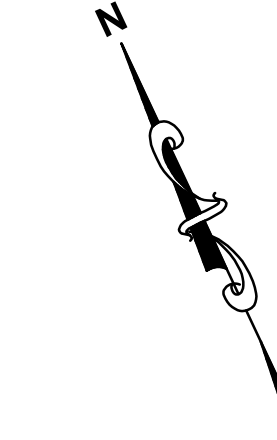
CHARLTON C. DEESE
D.B. 3894, PG. 257
PIN: 055-391-22

IVA DIANNE HENDERSON
THOMAS RAY HENDERSON
D.B. 35256, PG. 832
LOT 2, M.B. 70, PG. 150
PIN: 055-391-15

DEAN FOY HASKETT
D.B. 29303, PG.
890
PIN: 055-391-13

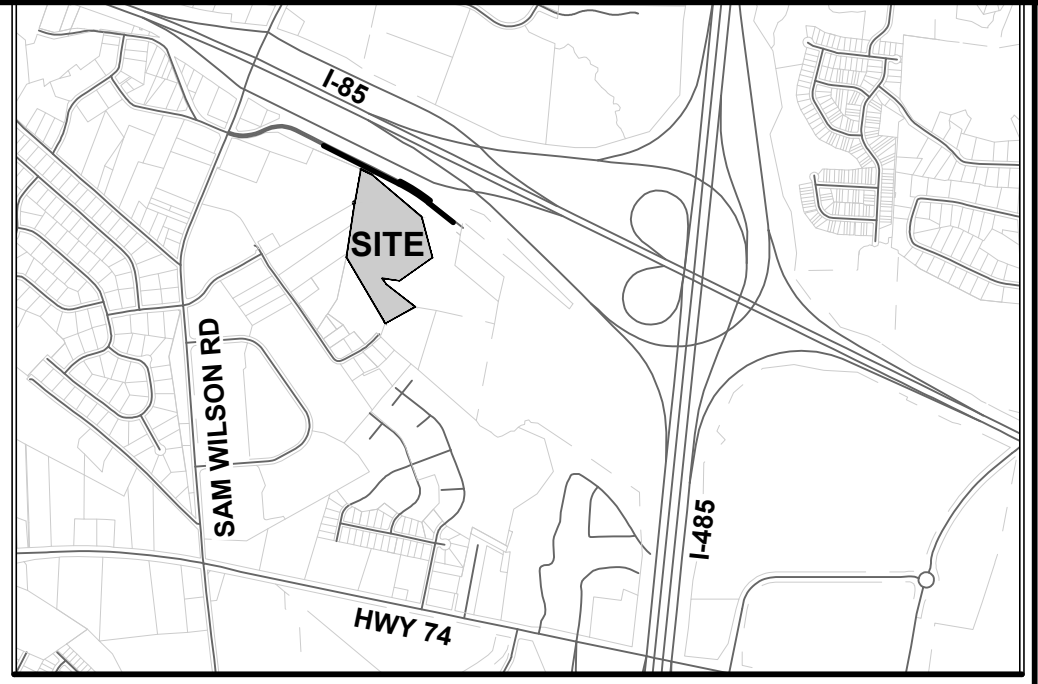
EXIST.
STRUCTURE
(TYP.)

EXIST.
STRUCTURE
AND CELL
TOWER



LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED ZONING BOUNDARY	----
PROPOSED BUILDING ENVELOPE	----
PROPOSED BUFFERS	----



SITE DEVELOPMENT TABLE

PIN:	055-391-03
AREA:	14.15 ACRES
ADDRESS:	SOUTH I-85 SERVICE RD
PETITIONER:	MCCRANEY PROPERTY CO.
PLANS BY:	PLOTT HOUND ENGINEERING PLLC
EXISTING ZONING:	R-3 (SINGLE FAMILY)
EXISTING USES:	VACANT LAND / RESIDENTIAL
OVERLAY DISTRICT:	AIRPORT NOISE OVERLAY
PROPOSED ZONING:	I-1 (CD)
PROPOSED USES:	SEE DEVELOPMENT STANDARDS (SHEET 2)
MAX BLDG. HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
MAX GFA:	96,000 SF
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA PC DISTRICT LOWER LAKE WYLIE WATERSHED (PA)
FEMA PANEL:	3710450500M; EFF. 9/2/2015
JURISDICTION:	CITY OF CHARLOTTE

SURVEY DISCLAIMER

SURVEY FOR MCCRANEY PROPERTY CO. BY CBS SURVEYING AND
MAPPING INC. 3610 UNION HIGHWAY PO BOX 578 GAFFNEY, SC
29342 ON NOVEMBER 2ND, 2021.

SOUTH 85 SERVICE ROAD
85 AT 485 - SW QUADRANT
CHARLOTTE, NC

REZONING PLAN

BOL
ENG
BCL
DRAWN BY
4/29/2022
DATE

REVISIONS

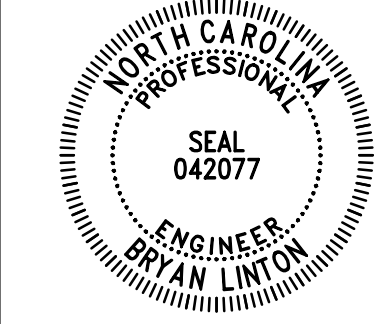
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PROJECT NUMBER
21.33.001

RZ01
Sheet 1 of 2



8550 CORPORATE CENTER DR. SUITE 100E
CHARLOTTE, NC 28203
(704) 439-4521
WWW.PLOTTHOUNDENGINEERING.COM



JOE CURLEY
421 PENMAN STREET, SUITE 201
CHARLOTTE, NC 28203
PHONE: (704) 852-0701

DEVELOPMENT STANDARDS

May 4, 2022

1. GENERAL PROVISIONS

- A.

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by McCraney Property Company (the “Petitioner”) for an approximately 14.15 acre site located on the south side of South I-85 Service Road, east of the intersection of Sam Wilson Road and South I-85 Service Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel No. 055-391-03.
- 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 the development and use of 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 total maximum of 96,000 square feet of gross floor area may be developed on the Site.
- D.

Notwithstanding the foregoing, of the allowed 96,000 square feet of gross floor area that may be developed on the Site, a maximum of 25 percent of such allowable gross floor area, or 24,000 square feet, may be devoted to office uses.

- E.

All buildings, parking areas and truck courts located on the Site shall be located in the building and parking envelope depicted on the Rezoning Plan. Minor adjustments to the location of the building and parking envelope shall be allowed during the permitting process.

3. TRANSPORTATION

- A.

Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point 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 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.

4. ARCHITECTURAL STANDARDS

- A.

The maximum height of any building constructed on the Site shall be governed by the terms of the Ordinance.

5. STREETScape/BUFFERS

- A.

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(8A) of the Ordinance.
- B.

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.

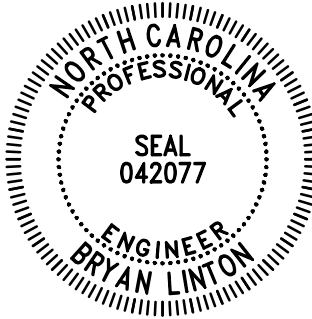
7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.



SOUTH 85 SERVICE ROAD
85 AT 485 - SW QUADRANT
CHARLOTTE, NC

DEVELOPMENT STANDARDS

BCL
ENG
BCL
DRAWN BY
4/29/2022
DATE

REVISIONS

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RZ02
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