

Green Bird Properties, LLC
328 Plymouth Ave Charlotte
NC 05/12/2025
Revised:9/29/2025
Rezoning Petition No. 2025-055

Site Development Data:

- Acreage:** .516 acres
- Tax Parcel:** 08309208, 08309209, 08309210
- Existing Zoning:** NS
- Proposed Zoning:** NC-CD
- Existing Uses:** vacant
- Proposed Uses:** Subject to limitation to site below may be used as permitted as allowed by NC Zoning District
- Max Building Height:** 40'
- Parking:** As required by ordinance

1. General Provisions:

- a. **Site Location.** Green Bird Properties forms this rezoning plan associated with the Rezoning Petition filed by Green Bird Properties/ Porcha Thomas to allow all uses permitted in the NC zoning district except for those prohibited by General Provisions 2.b."
- b. **Zoning Districts/ Ordinance.** Development of the site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NC-CD zoning classification shall govern all development taking place on the site.
- c. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the ordinance.

2. Permitted and Prohibited Uses:

- a. The site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the NC-CD zoning district.
- b. The following uses are not allowed on the site: Dormitory, group home, vehicle fueling facility, vehicle rental: enclosed, vehicle repair facility: minor, homeless shelter, beneficial fill site, parking lot (principal use), passenger terminal, public transit facility, utility (including transmission & distribution), wireless telecommunications. Temporary uses- outdoor entertainment. Accessory Drive-through, outdoor entertainment.

3. Additional Provisions:

- a. No vehicular access/driveways permitted access on Parkwood Ave.
- b. Streetscape improvements should be required upon redevelopment of site.

4. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan may be applied for by Green Bird Properties for the applicable development area or portion of the site affected by such amendments in accordance with the provisions herein and of Article 37.3 of the Ordinance.

5. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.