

PETITION NO. 2022-049
 DEVELOPMENT STANDARDS
 TURNSTONE GROUP, LLC
 913-282-3323

Site Development Data
 Tax Parcel Number: 113-351-03
 Acreage: 9.441
 Existing Zoning: NS (LLWCA Overlay Watershed)
 Proposed Zoning: L2C(D) (LLWCA Overlay Watershed)
 Existing Use: Vacant
 Proposed Use: Indoor Self-Storage, Boat and RV Parking/Storage
 Proposed Development: Up to 92,000 square feet of gross floor area
 Maximum Building Height: Height as permitted by the Ordinance.
 Parking: As required by the Ordinance

- I. General Provisions**
- 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 9.44-acre site located on Old Dowd Road, south of the intersection with Sun Wilson Road, more particularly described as Tax Parcel Number 113-351-03 (the "Site").
 - 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 location of access points.
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 Zoning District shall govern all development taking place on the Rezoning Site.
 - 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 6.207(1) or (2) of the Ordinance, as applicable.

- II. 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 uses as a secondary use, and all other accessory and incidental uses as allowed in the I-2 zoning district. The portion of the Site designated for Boat and RV Parking shall be permitted to include outdoor storage as allowed in the I-2 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
 - Concessions
 - Landfills
 - Quarries
 - Racetrack and dragstrips
 - Heavy manufacturing

- III. Transportation**
- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement 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.
 - Petitioner shall provide the following transportation improvements:
 - Provide northbound access approach with the following configuration: one ingress lane and one egress lane;
 - Construct a 106-foot westbound Old Dowd Road left turn lane with appropriate tapers;
 - Re-striping and turn lane movement shall be coordinated with CDOT/NCDDOT during the permitting phase of development;
 - Install a traffic signal at the site intersection of Old Dowd Road and Sun Wilson Road in coordination with CDOT/NCDDOT to be connected to the CDOT network via fiber optic connection; and
 - Provide a right turn lane on Old Dowd Road as generally depicted on the Rezoning Plan.

- 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.
- Where 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.
- 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.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable. To the roadway improvement within their respective road system authority, it is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad western Mecklenburg area, by way of public-private partnership effort or other public sector project support.

- IV. Architectural Standards**
- 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 stone, pre-cast concrete, synthetic stone, masonry, masonry siding (such as HardiPlank), pond, shingles, or similar products, metal panels, EIFS, cast-in-place concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.
 - Outside storage, if provided, shall only be located in the area generally depicted on the Rezoning Plan.

- V. Setbacks, Buffers and Screening**
- The Petitioner shall provide a minimum 54.75-foot Class A buffer (reduced 25% from 73' with a berm) in areas generally depicted on the Rezoning Plan, or an otherwise required by the Zoning Ordinance or as may be reduced by variance as applicable at the time permitting.
 - Petitioner may pursue alternative buffer requirements for all or portions of the proposed buffers on the Rezoning Plan, in accordance with Ordinance provisions of Section 12.301 and in coordination with the Zoning Administrator and Planning Director or their delegates.

- VI. Environmental Features**
- The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
 - The location, size, and type of storm water management systems are subject to review and approval as part of the final development plan submitted 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.
 - Development within any SWM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions. The existing point on the site may require a buffer depending on results of the delineation report.

- VII. Binding Effect of the Rezoning Decision and Definitions**
- 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.
 - 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 the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

LOT AREA CHART:

LOT #	AREA (SF)	AREA (AC)
1	233,515	5.36
2	128,119	2.94
RW DEDICATION	40,574	0.93

- NOTES:**
- A PHOTOMETRIC LIGHTING PLAN TO BE PROVIDED AT TIME OF PERMITTING.
 - SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 78°59'10" W	20.00
L2	S 78°59'10" W	20.00
L3	S 78°59'10" W	11.00
L4	S 78°59'10" W	26.80
L5	S 78°59'10" W	50.60

CURVE TABLE

CURVE	LENGTH	PC	PT	PI	CHORD
C1	249.65'	848.84'	S 67°41'31" E	249.76'	249.76'
C2	281.10'	521.66'	S 78°59'10" E	281.10'	281.10'

OWNER / DEVELOPER
TURNSTONE GROUP, LLC
 1175 PEACHTREE ST., NE, STE. 1150
 ATLANTA, GA 30309
 PHONE: (404) 477-8180
 E-mail: QD 24 HQ Contact E-mail

24 HOUR EMERGENCY CONTACT
 MR. ADAM GOLDSTEIN
 PHONE: (404) 477-8180
 E-mail: QD 24 HQ Contact E-mail

EX. SITE ZONING: NS (LLWCA Overlay Watershed)

PROPOSED ZONING: I-2 District

SITE AREA: 9.233 ACRES TOTAL

TAX PARCEL ID: 11335103

BUILDING SETBACK LINES:
 FRONT YARD: 20 FEET
 REAR YARD: 10 FEET
 SIDE YARD: 5' OR 5 FEET (IF ADJACENT TO RAILROAD)

BUILDING SUMMARY:
 3 STORY
 BUILDING AREA: 62,000 S.F. TOTAL
 MAX. BUILDING HEIGHT: 40 FEET

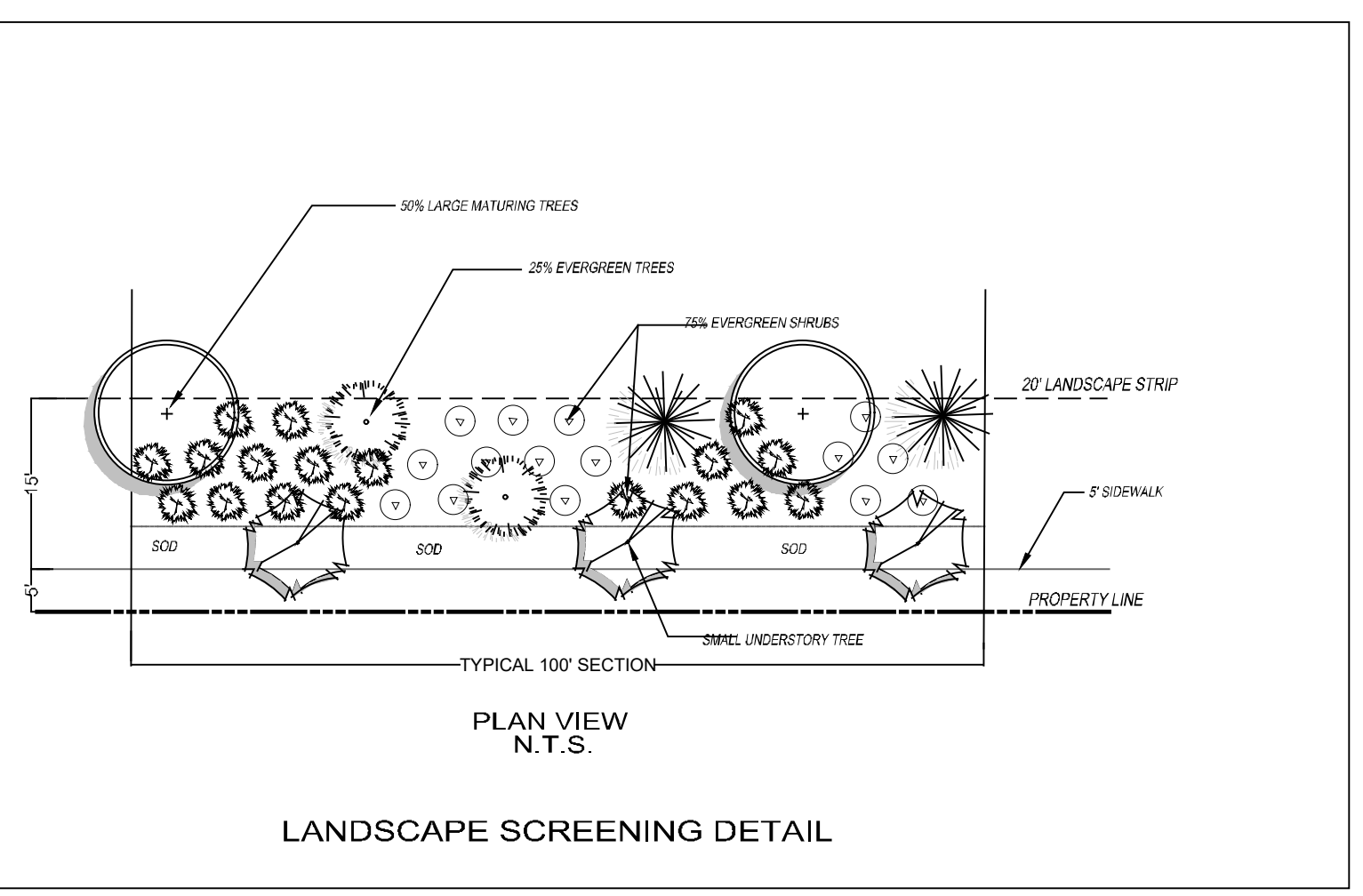
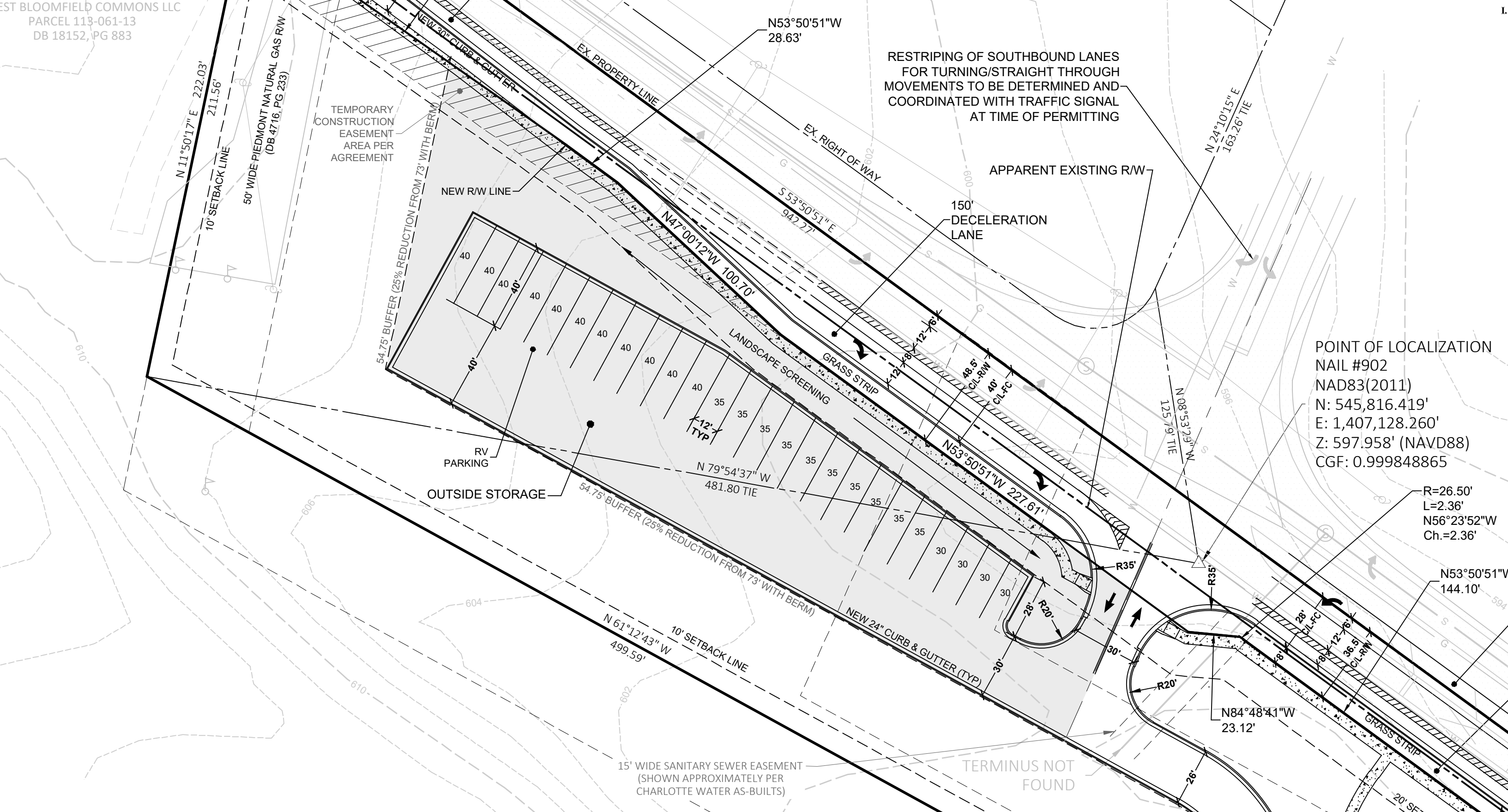
PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	25	25
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	26	26
BICYCLE PARKING:	1	2
LOADING SPACES**	4	4

* 25 PARKING SPACES 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.
 ** 10' x 50' LOADING SPACES REQUIRED.

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

RV STORAGE/PARKING SUMMARY:
 25 SPACES TOTAL - 12 FEET WIDE
 11- 40 FEET
 10- 35 FEET
 4- 30 FEET



FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT 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.

GEORGIA 811 1-800-282-7411
 Utilities Protection Center, Inc.
 Know what's below. Call before you dig.

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LOCATION MAP
 NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	09/18/2023	ISSUED FOR PERMITTING
2	09/18/2023	REVISED FOR ZONING APPLICATION
3	09/18/2023	REVISED FOR ZONING APPLICATION
4	09/18/2023	REVISED FOR ZONING APPLICATION
5	09/18/2023	REVISED FOR ZONING APPLICATION
6	09/18/2023	REVISED FOR ZONING APPLICATION
7	09/18/2023	REVISED FOR ZONING APPLICATION
8	09/18/2023	REVISED FOR ZONING APPLICATION
9	09/18/2023	REVISED FOR ZONING APPLICATION
10	09/18/2023	REVISED FOR ZONING APPLICATION

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Travis Pruitt & Associates, Inc.
 LANDSCAPE ARCHITECTS

CONCEPT PLAN - I-2

VINEYARDS STORAGE

BERRYHILL TOWNSHIP, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA