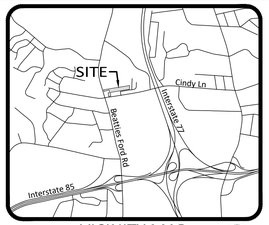


VICINITY MAP
NTS

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SUBLOT LINE
- EASEMENT LINE
- BUFFER LINE
- CENTERLINE
- MINOR CONTOUR
- MAJOR CONTOUR
- GREEN AREA
- OPEN SPACE

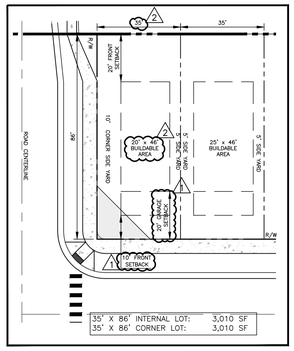
SITE DATA

DEVELOPER: MR. RON STALEY
TRUE FOUNDATION / TRUE HOMES
2649 BREKONRIDGE CENTRE DRIVE
MONROE, NORTH CAROLINA 28110

PREPARED BY: MCADAMS COMPANY
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800

PARCEL NUMBER: PORTION OF 04108205

TOTAL SITE ACREAGE:	± 4.91 AC
EXISTING ZONING:	CG & N1-B
PROPOSED ZONING:	N1-E (CD)
PROPOSED USE:	SINGLE FAMILY DETACHED DWELLINGS
SETBACK REQUIREMENTS:	
FRONT YARD:	20 FEET - DRIVEWAY DEPTH + GARAGE SETBACK (WHEN GARAGES ARE PROVIDED) 1 10 FEET - DWELLING SETBACK
CORNER SIDE YARD:	10 FEET
SIDE YARD:	5 FEET
REAR YARD:	20 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET
PROVIDED OPEN SPACE:	± 0.33 AC 1
REQUIRED GREEN AREA (15% OF SITE):	± 0.73 AC
PROVIDED GREEN AREA:	± 0.73 AC 1
STORMWATER MANAGEMENT:	± 0.30 AC



TYPICAL LOT DIMENSIONS
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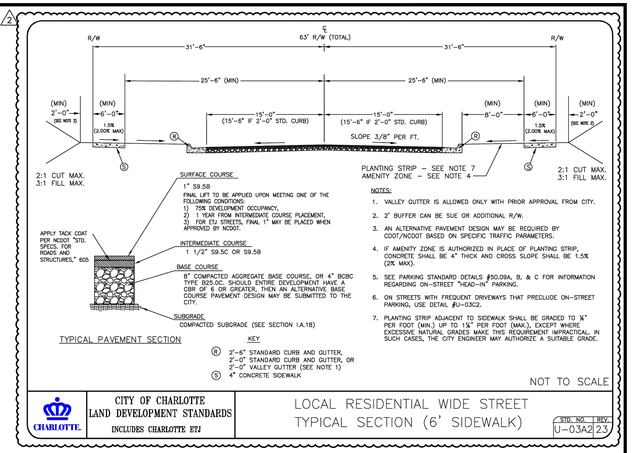

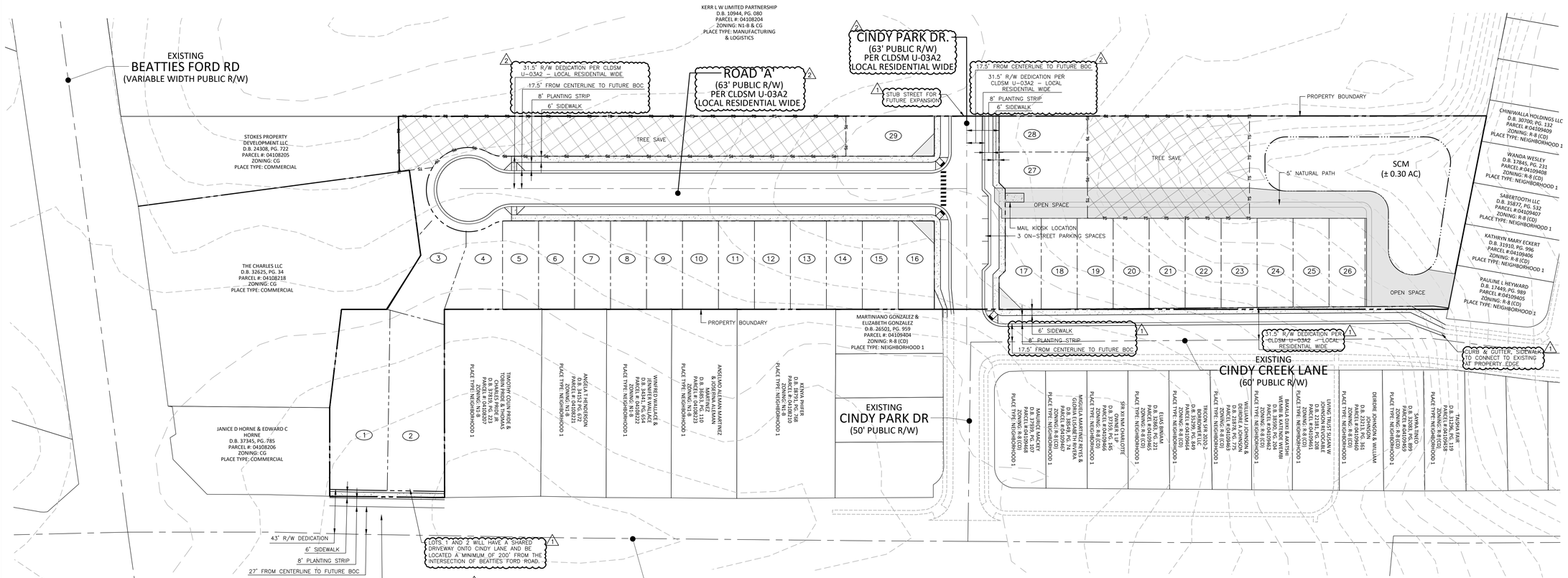

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REZONING PETITION # 2024-139
3624 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA 28216

THE JOHN R. McADAMS COMPANY, INC.
NORTH CAROLINA
C-0293
CERTIFICATE OF AUTHORIZATION

REVISIONS

NO.	DATE	
1	02. 10. 2025	PER CITY COMMENTS
2	03. 20. 2025	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TRU-24009
FILENAME	TRU24009-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=50'
DATE	11. 15. 2024

SHEET

REZONING PLAN

RZ.01

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Development Standards
Rezoning Petition No. 2024-139 1

Site Development Data:

--Acreage:	± 4.91
--Tax Parcel #:	Portion of 04108205
--Existing Zoning:	GC + N1-B
--Proposed Zoning:	N1-E(CD)
--Existing Uses:	Vacant
--Proposed Uses:	Single-family detached residential dwelling units as permitted by right and under prescribed conditions, together with accessory uses, as allowed in the N1-E zoning district.
--Maximum Building Height:	40 feet 1
--Parking:	As required by the Ordinance.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by True Foundation of True Homes ("Petitioner") to accommodate the development of a residential community on an approximately 4.91-acre site located at 3624 Beatties Ford Road (the "Site").

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 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N1-E zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, open space areas, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Intent. 1 This Rezoning is intended to accommodate development on the Site of single-family detached residential uses, as consistent with the N1 place type. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

2. Permitted Uses & Development Area Limitations:

a. Total number of single-family detached residential dwelling units shall not exceed 29. Accessory uses, as allowed by right and under prescribed conditions are permitted per the N1-E zoning district requirements.

3. Access and Transportation Improvements:

a. Access to the Site will be from Cindy Park Drive 1 and Cindy Lane as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable published standards.

c. Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

d. All transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued..

e. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

h. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the Site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at two (2) feet behind back of sidewalk where feasible.

1 **i.** Lots 1 and 2 will have a shared driveway onto Cindy Lane and be located a minimum of 200' from the intersection of Beatties Ford Road.

4. Architectural Standards:

a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.

b. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

2 **c.** Usable porches and or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and stoops and entry level porches may be covered but should not be enclosed and are at least four (4) feet deep.

5. Environmental Features:

1 **a.** The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management system(s) are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. Tree save areas will comply with the requirements of the Charlotte Tree Manual.

1 **c.** For adjoining parcels receiving storm water discharge, the Petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to and including Cindy Woods Lane. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the storm water conveyance. If efforts are unsuccessful, the Petitioner will include on-site measures to help mitigate the impacts of storm water discharge onto the adjoining parcels.

6. Lighting:

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

7. Affordable Housing Initiative:

a. All dwellings will be House Charlotte eligible.

b. All dwellings will be deed restricted to ensure affordability for a minimum seven (7) year period.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

9. 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CHECKED BY	EM
DRAWN BY	JDS
SCALE	
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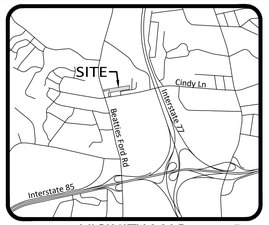
SHEET

REZONING NOTES

RZ.02



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- CENTERLINE
- MINOR CONTOUR
- MAJOR CONTOUR
- GREEN AREA
- OPEN SPACE
- HERITAGE TREE

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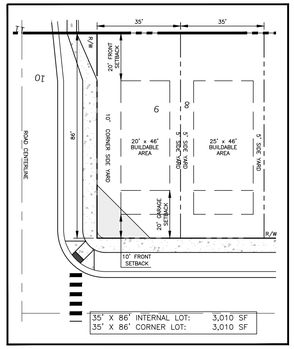
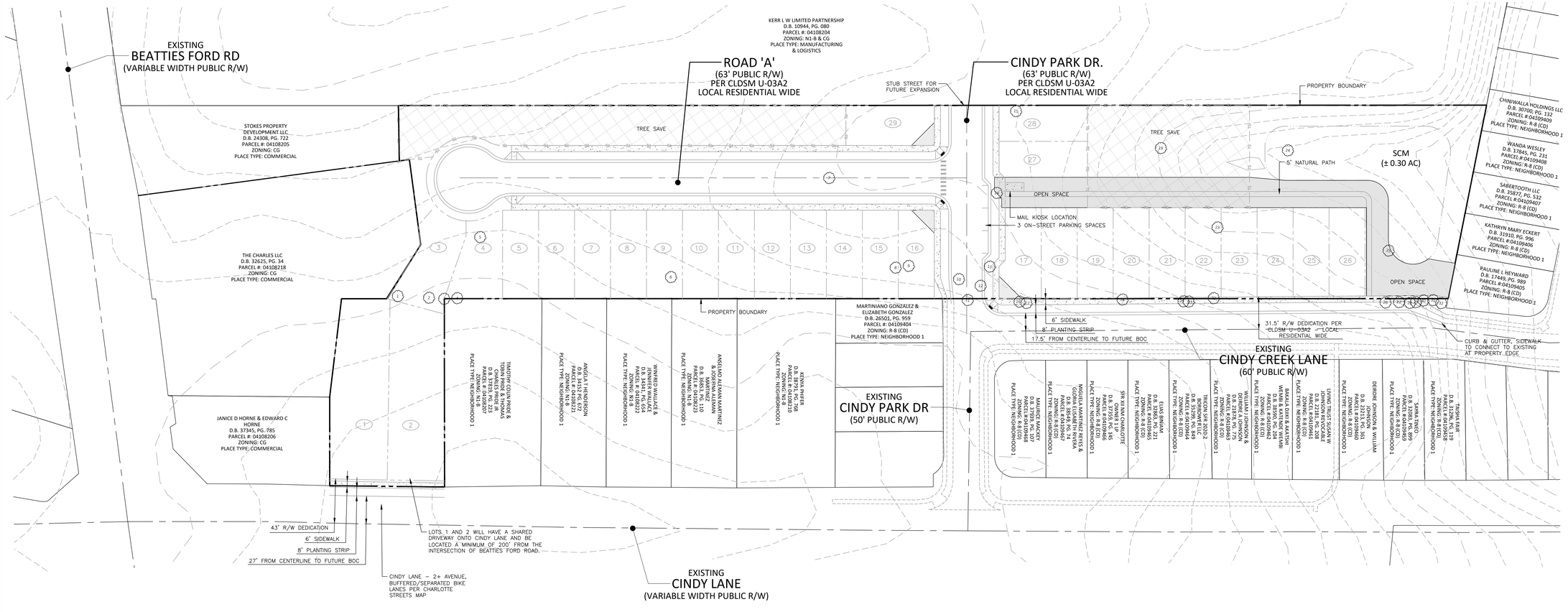


TYPICAL LOT DIMENSIONS
NTS

HERITAGE TREE TABLE

Tree #	Diameter	Species
1	30"	OAK
2	32"	OAK
3	36"	OAK
4	30"	OAK
5	40"	OAK
6	31"	OAK
7	32"	OAK
8	45" BASE	CHERRY QUAD
9	33" BASE	CHERRY QUAD
10	30" BASE	OAK DBL
11	20"	OAK
12	32" BASE	OAK DBL
13	48" BASE	OAK TRPL
14	45"	OAK
15	35"	OAK
16	14"	BIRCH
17	9"	BIRCH
18	25"	SYCAMORE
19	36"	OAK
20	32" BASE	MAPLE DBL
21	20" BASE	SYCAMORE TRPL
22	28"	OAK
23	60"	OAK
24	31"	OAK
25	34"	OAK
26	20"	PINE
27	9"	OAK
28	8"	OAK
29	8"	OAK
30	22"	OAK
31	30"	OAK
32	16"	GUM



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SCALE	1"=50'
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SHEET

TREE SURVEY

RZ.03

Y:\Projects\TRU\TRU24009\04-Production\Engineering\Rezoning\(TRU24009-RZ1.dwg, 3/10/2025 2:20:35 PM, Drew Singleton