

OAK
ENGINEERING
429 MONROE ROAD, CHARLOTTE, NC 28205
NORTH CAROLINA PROFESSIONAL ENGINEER LICENSE #1742

GARRISON ROAD INDUSTRIAL

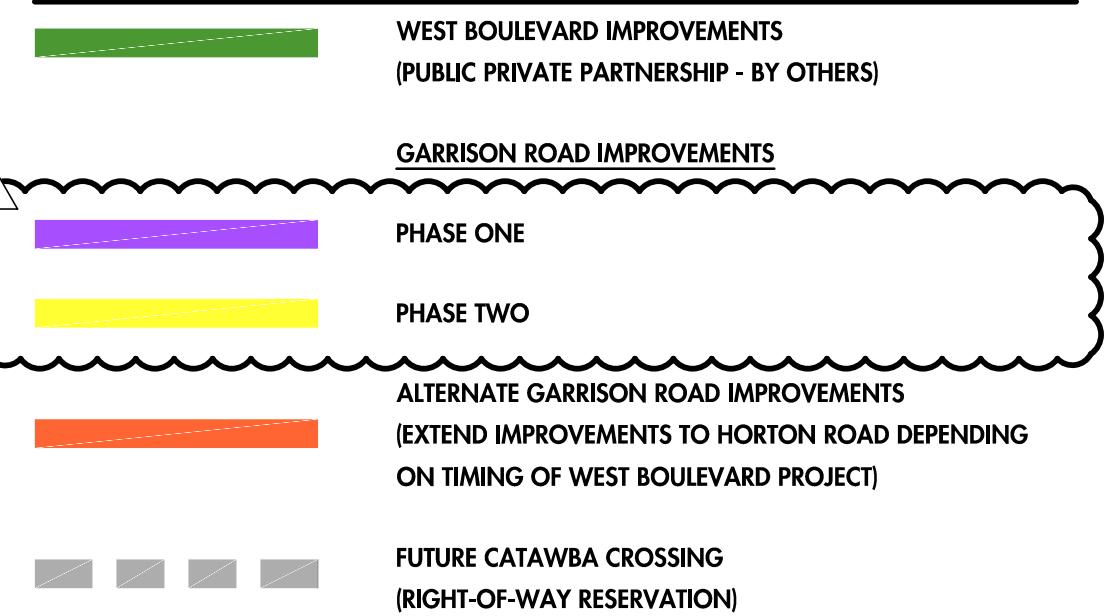
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCCRANEY PROPERTY COMPANY

TECHNICAL DATA SHEET

SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLC
ACREAGE:	#145.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 14129103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.) 1,450,000 SF HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
MAXIMUM GFA:	1,450,000 SF
MAXIMUM HEIGHT:	HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
PCSO WATERSHED DISTRICT:	WESTERN CATAWBA
FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X

ROAD IMPROVEMENTS



ADJACENT PROPERTY OWNERS

#	PID	LAST NAME	FIRST NAME	DB	DP	SITE ADDRESS
1	14114101	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
2	14114102	RUSHING	JAMES WARREN	18398	943	10412 GARRISON RD
3	14114103	SWANEY	ROBERT LSR	6348	3045	10408 GARRISON RD
4	14114104	RUSHING	RONNIE DUCE	28678	312	10408 GARRISON RD
5	14114105	SWANEY	EVA C	29541	693	10308 GARRISON RD
6	14114106	RUSHING	GRADY'S L/E	18376	745	10300 GARRISON RD
7	14114110	RUSHING	RONNIE DUCE	28678	312	GARRISON RD
8	14114113	SWANEY	ROBERT LSR	4846	302	10412 GARRISON RD
9	14114114	RUSHING	RONNIE D	5208	798	10502 GARRISON RD
10	14114115	RUSHING	RONNIE DUCE JR	27979	329	10338 GARRISON RD
11	14116102	CROSBY	LACHELLE M	31140	5	7242 DIXIE RIVER RD
12	14116103	SHORT	KYLE	31692	83	7052 DIXIE RIVER RD
13	14116104	WOODARD	HENRIETTA	1604	593	7048 DIXIE RIVER RD
14	14116111	BROWN	CARRIETTA A	31458	779	7006 DIXIE RIVER RD
15	14116114	HALL	LEE	1632	469	DIXIE RIVER RD
16	14116115	POTTS	KERMIT	33946	161	DIXIE RIVER RD
17	14116120	GRIER	BERNIE WALLACE	1154	397	6802 DIXIE RIVER RD
18	14116123	ON SITE HOLDINGS LLC		27099	305	6802 DIXIE RIVER RD
19	14116175	BURRIS	ROBERT F	32515	585	7502 DIXIE RIVER RD
20	14116176	PETERSON	TAD	32226	429	7429 CANOVA LN
21	14116177	SUMMER	ERIN NICOLE STARNES	31094	350	7412 CANOVA LN
22	14116178	PATIL	SADANAND SANJEEVKUMAR	32369	370	7408 CANOVA LN
23	14116179	BARTLETT	NICOLE L	30828	922	7404 CANOVA LN
24	14116180	FINAN	JEFFREY D	30589	465	9238 LOCH GLEN NY
25	14116193	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	LOCH GLEN NY
26	14116196	BEREWICK HOMEOWNERS ASSOC. INC		33446	264	CANOVA LN
27	14117101	DIXIE RIVER LAND COMPANY LLC		17222	642	6332 DIXIE RIVER RD
28	14117111	MECKLENBURG COUNTY		14350	402	5910 DIXIE RIVER RD
29	14117112	MECKLENBURG COUNTY		14350	408	DIXIE RIVER RD
30	14118101	SL HORTON ROAD LLC		23229	795	GARRISON RD
31	14118102			32765	3	10137 HORTON RD
32	14118116	SWANEY	ROBERT L	3328	259	10301 GARRISON RD
33	14118117	SWANEY	ROBERT L	3620	925	10309 GARRISON RD
34	14118118	HIGGINS	SHERI S	27004	414	GARRISON RD
35	14118119	MOBLEY	CHARLES DOUGLAS	27556	198	10515 GARRISON RD
36	14118128	SWANEY	ROBERT L	5744	479	10315 GARRISON RD
37	14128101	LOIS GARRISON LLC		30562	479	10309 GARRISON RD
38	14128101	CRESCENT COMMUNITIES II LLC		32009	785	DIXIE RIVER RD
39	14128102	CRESCENT COMMUNITIES II LLC		32009	785	DIXIE RIVER RD
40	14129101	SHAW	WILLIAM A JR	12389	563	GARRISON RD
41	14129102	BURRIS	DWIGHT D	5446	563	10731 GARRISON RD
42	14129103	SHAW	WILLIAM A JR	N/A	10813 GARRISON RD	
43	14129105	BURRIS HOLDINGS LLC		12002	826	GARRISON RD
44	14129106	MECKLENBURG COUNTY		24799	269	GARRISON RD
45	14129107	MOBLEY	CHARLES DOUGLAS	27556	198	GARRISON RD

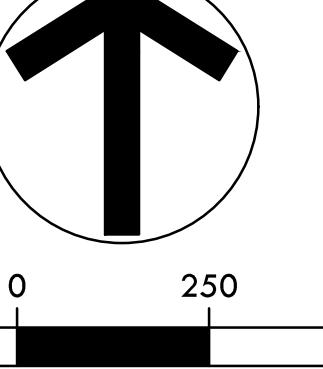
SHADED PARCELS INCLUDED IN REZONING PETITION

REVISIONS:
1. 5/11/20 - CITY STAFF COMMENTS
2. 8/24/20 - CITY STAFF COMMENTS

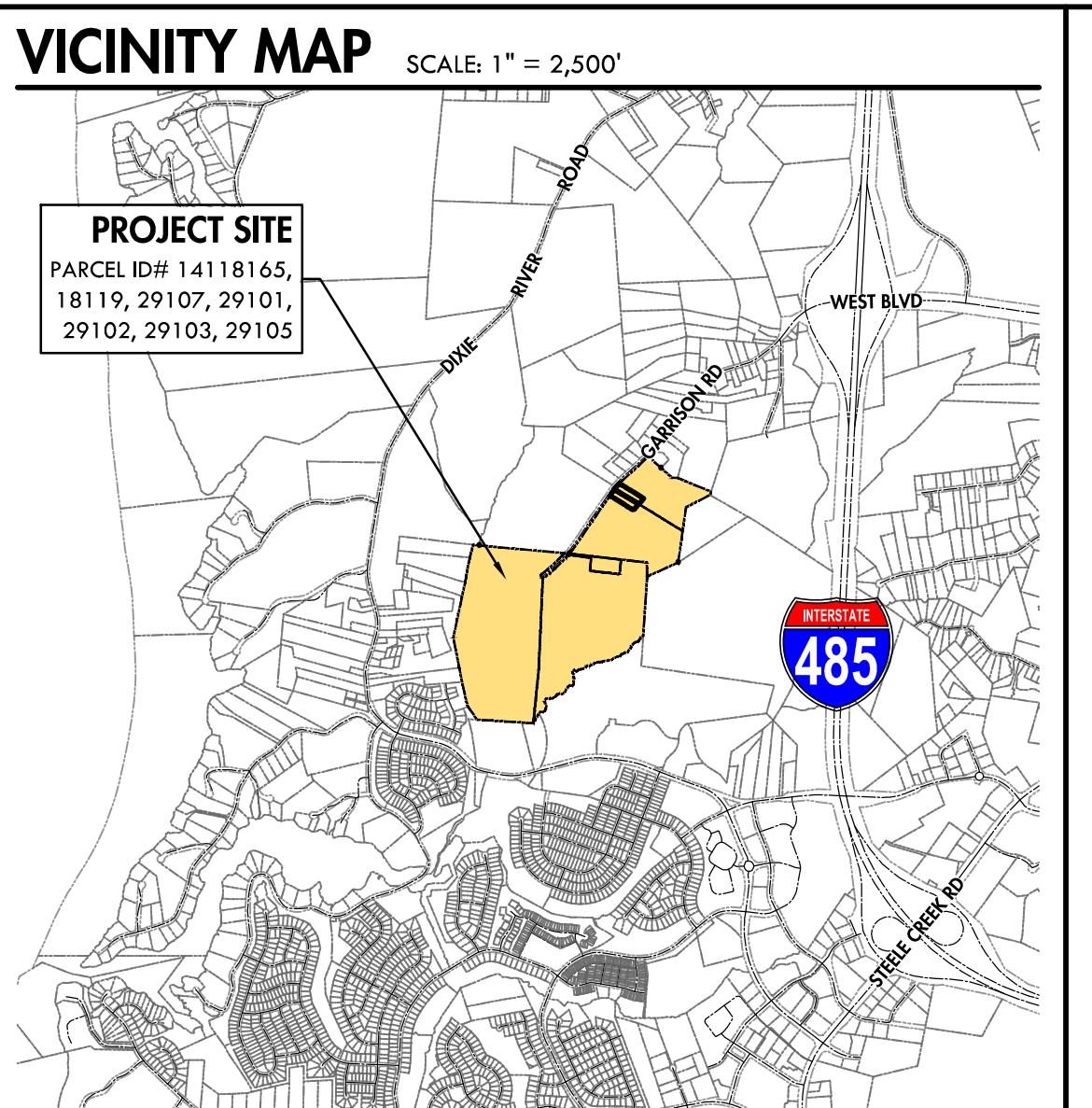
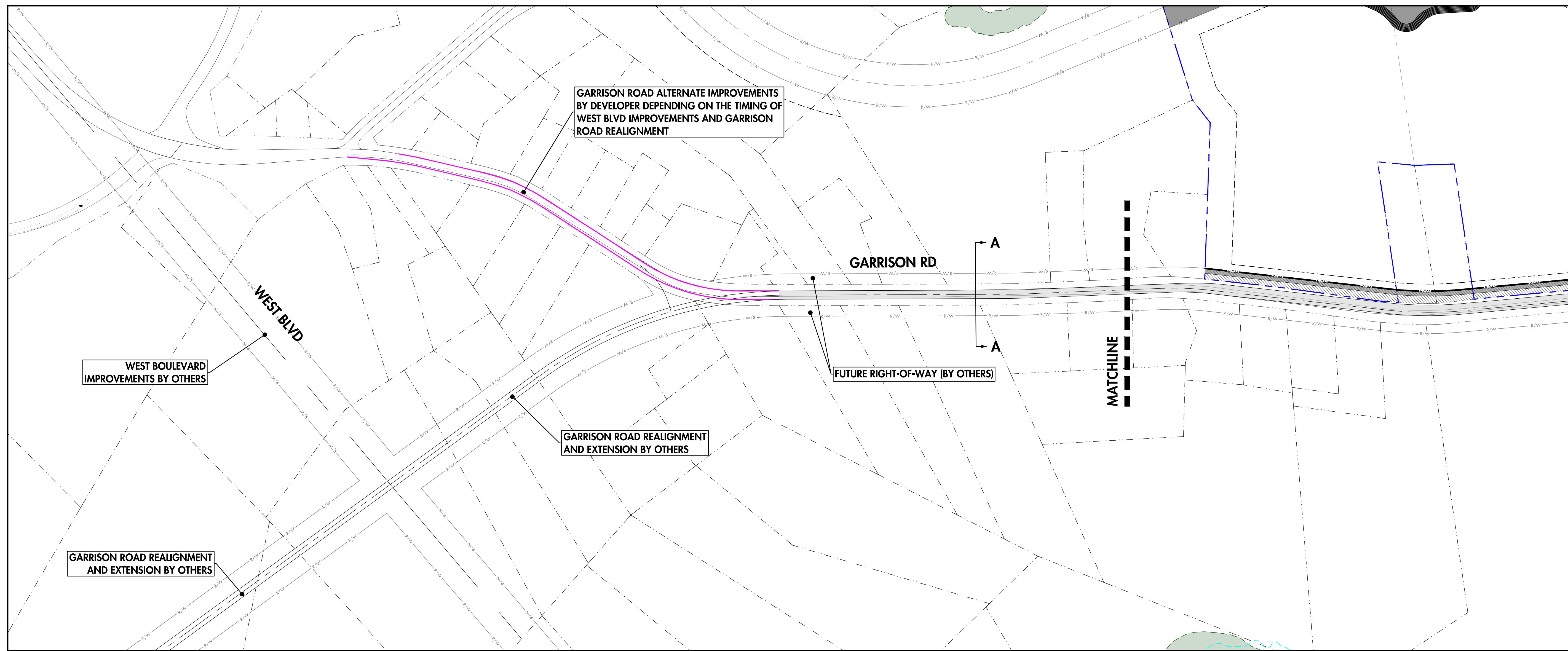
PROJECT #: 019-039
SHEET 1 OF 5

ENGINEER: G.W.
DRAWN BY: J.R.
CHECKED BY: J.B.

250 0 250 500
SCALE: 1" = 250'



RZ-1

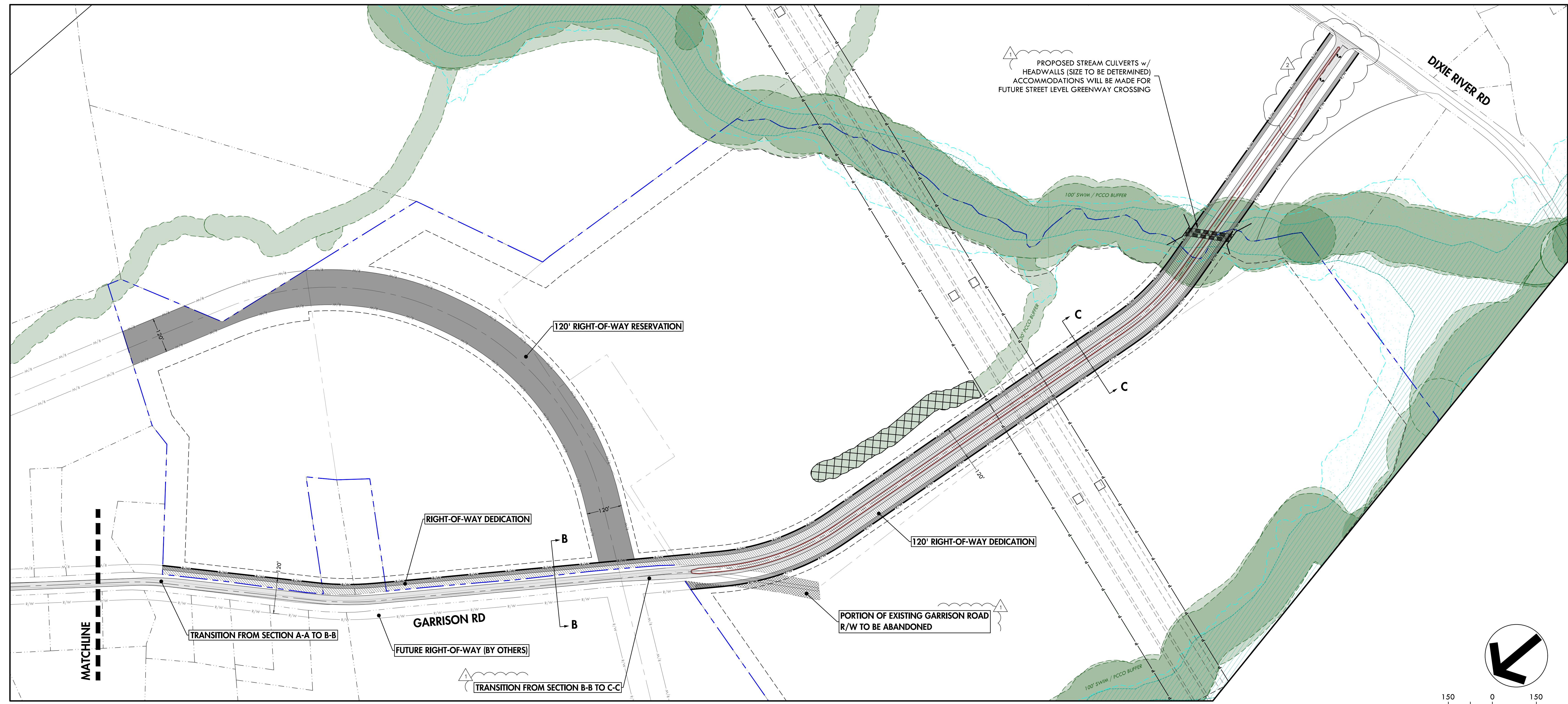


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NORTH CAROLINA FRAILICENSE #P1742

PE SEAL:
NORTH CAROLINA
PROFESSIONAL
ENGINEER
LIC# 33996

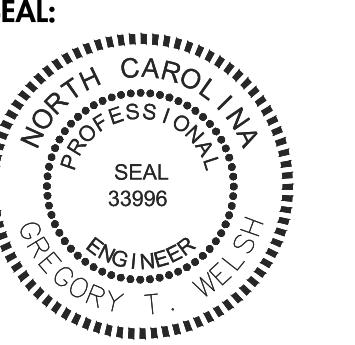
SITE DEVELOPMENT TABLE

PROJECT NAME:	GARRISON ROAD INDUSTRIAL
PETITION NO.:	# 2019-173
PETITIONER:	MCCRANEY PROPERTY COMPANY
PLANS PREPARED BY:	OAK ENGINEERING, PLC
ACREAGE:	±150.0 ACRES
TAX PARCEL NUMBERS:	14118165, 14118119, 14129107, 14129101, 14129102, 1429103, 14129105
CURRENT ZONING:	R-3
PROPOSED ZONING:	I-1 (CD)
OVERLAY DISTRICT:	LOWER LAKE WYLIE PROTECTED AREA OVERLAY
EXISTING USE:	VACANT / RESIDENTIAL
PROPOSED LAND USE:	OFFICE / WAREHOUSING / INDUSTRIAL (ALL USES ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS.) 1,450,000 SF HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PERMITTED USES
JURISDICTION:	CITY OF CHARLOTTE
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FEMA INFORMATION:	MAP NO. 3710450200L MAP DATES: 9/2/2015 FLOOD ZONE: AE / X



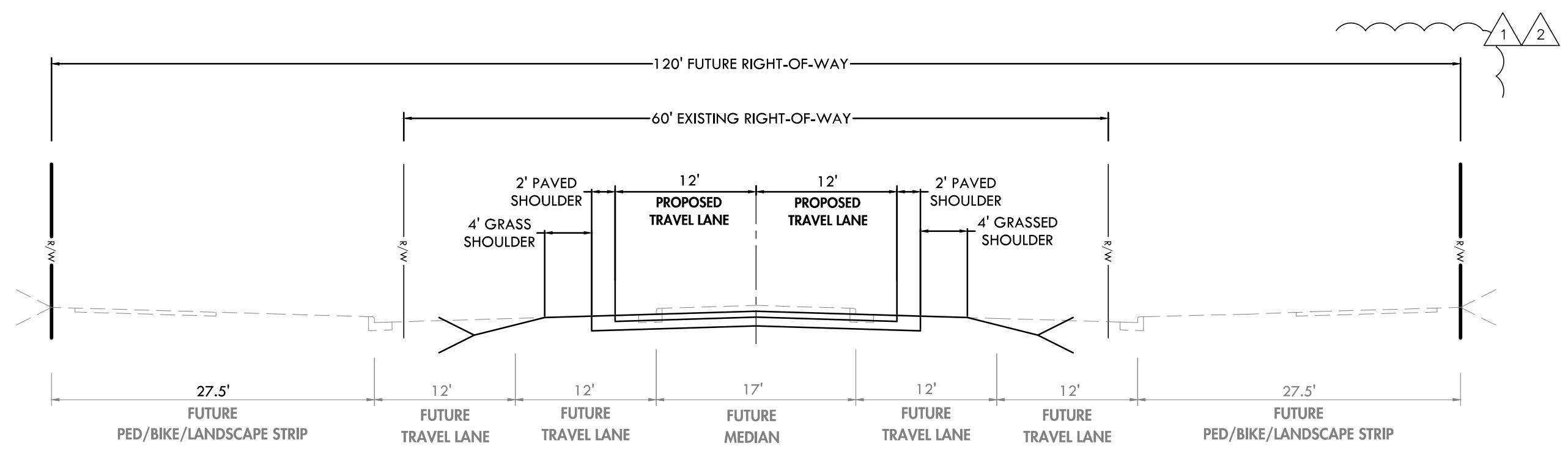
REVISIONS:
1. 5/11/20 - CITY STAFF COMMENTS
2. 8/24/20 - CITY STAFF COMMENTS
PROJECT #: 019-039
SHEET 3 OF 5
RZ-3
SHEET

SCALE: 1" = 150'

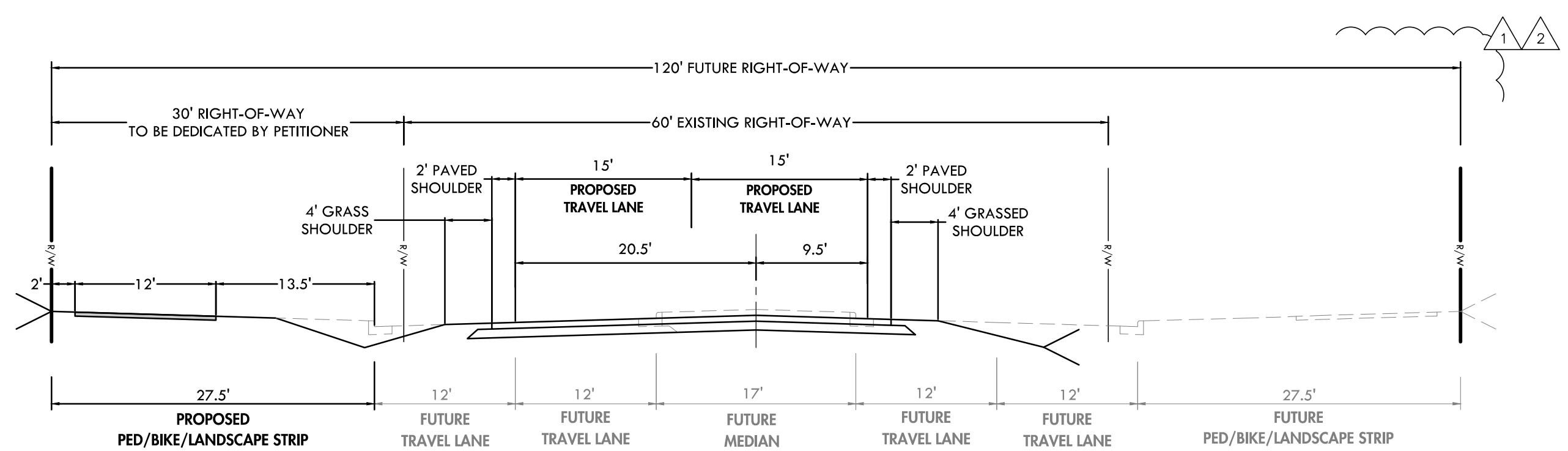


GARRISON ROAD INDUSTRIAL
REZONING PETITION NUMBER 2019-173
CHARLOTTE, NORTH CAROLINA
MCGRANNEY PROPERTY COMPANY

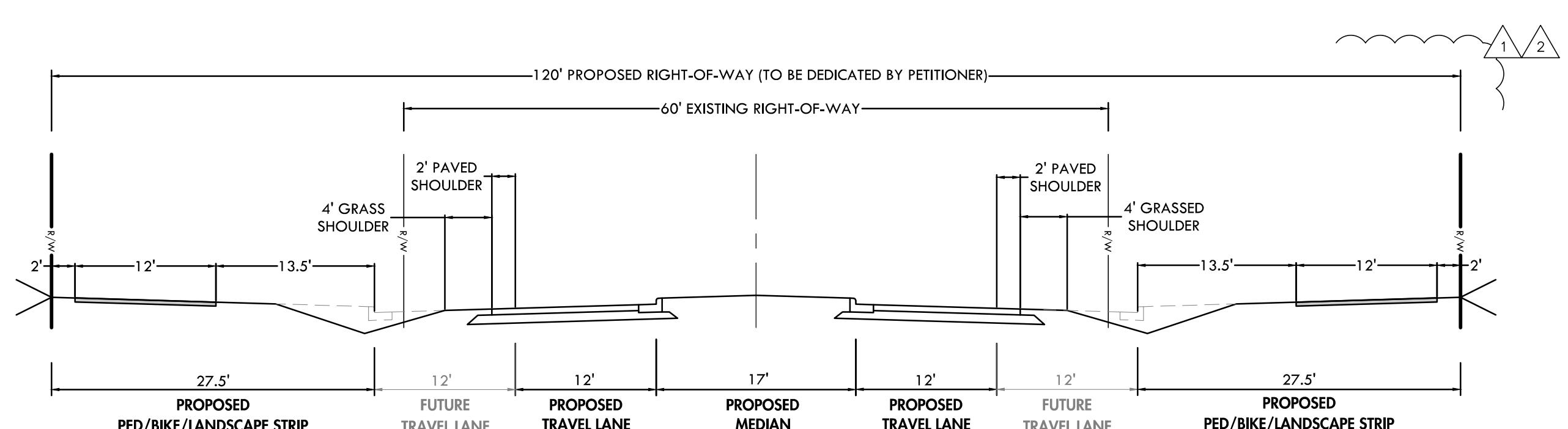
PROPOSED GARRISON ROAD CROSS SECTIONS



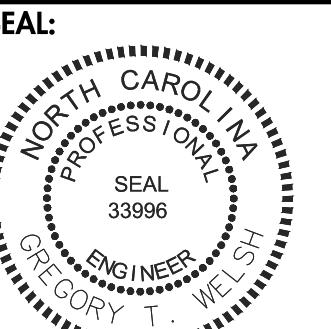
SECTION A - A
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION B - B
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



SECTION C - C
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)



Site Development Data:

- Acreage: 153 acres
- Tax Parcel #: 14129102, 14129105, 14118165, 14129101, 14129107, 14118119 and 14129103
- Existing Zoning: R-3
- Proposed Zoning: I-1(CD)
- Existing Uses: Vacant/Residential
- Permitted Uses: Warehousing, warehouse distribution, manufacturing, office, and all other industrial uses permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described in the Development Standards below).
- Maximum Gross Square feet of Development: Up to 1,450,000 square feet of gross floor area
- Maximum Building Height: Height as permitted by Ordinance and will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance for the permitted uses.

1. General Provisions:

- a. **Site Location.** These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 and any other Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by McCraney Property Company ("Petitioner") to accommodate the development of the requested permitted uses on the approximately 150 acre site located on Garrison 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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern all development taking place on the Site.

- c. **Graphics and Alternatives.** Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, open space, buffers 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. Any layouts, 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 Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, and the final roadway alignment for the future Garrison Road Extension and Catawba connector have not been finalized, 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.

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- b. **Mechanical Equipment Screening.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

- c. **Dumpster Screening.** Dumpster areas and recycling areas will be enclosed by a solid wall or fence.

- d. **Pedestrian Entrances.** There shall be a minimum of one street facing entrance to each public street. Corner entrances shall meet this requirement for both streets. All pedestrian entrances, excluding emergency exits, will be architecturally defined with glazing, awnings, canopies and/or other architectural element, and have a connection to adjacent Public Streets.

6. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

- b. The Site will comply with Tree Ordinance.

- c. Stream Buffers shall comply with the Lower Lake Wylie Watershed Overlay Ordinance.

- d. 100' SWIM/PCSO Stream Buffers shall be increased to include 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area will be deferred to the permitting process.

- e. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in the future to accommodate actual storm water treatment requirements and natural site discharge points.

- f. Development within any SWIM/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.

- g. Prior to submission of any civil site plan for development, the developer agrees to survey all identified jurisdictional wetlands and streams within the assemblage. Stream buffers will be accurately shown, measured from the surveyed tops of banks.

- h. With regard to temporary sediment basin design, the Petitioner commits to basin sizing on storm events detaining the 2-year storm for five (5) days and the 25 year storm for three (3) days while routing the 50 year storm through the water quality skimmer outlet.

- i. Additional specific measures to be employed in concert with the increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seed mixtures and to treat sheet flow runoff to basins including type, amount, and frequency of application.

Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building envelope, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally 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 Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- ii. **Planned/Unified Development.** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all square footage maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site taken as a whole and not individual portions or lots located therein.

- iii. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). 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). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to 1,450,000 square feet gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site:

- structured parking facilities and all loading dock areas (open or enclosed).

2

3. Transportation Improvements and Access:

- a. The transportation improvements, pedestrian improvements and right of way dedication described below in paragraphs 3.a(1), 3.a(2) and 3.a(3) shall be constructed, installed and dedicated by the Petitioner.

- (1) The Petitioner will provide access to the Site as generally depicted on the Rezoning Plan, via extending Garrison and subject to the provisions below; provided that the exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan as long as the overall design intent is not materially altered and requirements described in this Section 3 are met.

- (2) Planting strips and sidewalks shall be constructed in accordance with the final construction plans associated with the Extension of Garrison Road.

- (3) Transportation improvements will be phased by the Petitioner to support the build out of the Site. The Petitioner shall install the following transportation improvements as generally depicted on the rezoning plan:

a. Phase One:

- i. Petitioner shall grant to CDOT a 120-foot right-of-way where the petitioner controls both sides of Garrison Road (or 60-foot of right-of-way measured from the centerline where the petitioner only controls one side of Garrison Road), as generally depicted on the attached rezoning plan.

- ii. Petitioner shall design a 4 lane and construct a 2 lane, median-divided section of Garrison Road from Dixie River Road and extending north to the intersection of Garrison Road and the future "Catawba Crossing".

b. Phase Two:

- i. Petitioner shall design and construct a 2-lane section expandable to 4 lanes along the petitioner-controlled frontage north of the future "Catawba Crossing" as generally depicted on the rezoning plans.

- ii. Upon successful acquisition of right-of-way, that portion of Garrison Road located north of the subject property shall be widened to two 12-foot lanes with a 2-foot shoulder for the subject property to West Boulevard as shown on the attached Rezoning Plan.

- iii. Petitioner shall have the option to widen that portion of Garrison Road to Horton Road as described above if West Boulevard / Garrison Road improvements to be constructed by the developer of the River District are not completed prior to issuance of the final building's Certificate of Occupancy.

Prior to receiving the Certificate of Occupancy for 50% of the allotted square-footage, the petitioner shall increase the storage capacity of the right turn lane of the I-485 Outer Exit Ramp from 140' to 175' as described in the Traffic Impact Study. This improvement shall be waived if the River District's Garrison Road / West Boulevard Improvements are completed.

3

4. Setbacks, Buffers and Screening:

- a. A twenty (20) foot setback shall be provided as defined by Ordinance from public streets.

- b. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to the single-family homes as generally depicted on the Rezoning Plan.

- c. A fifty (50) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MUDD-O as generally depicted on the Rezoning Plan.

- d. A one hundred (100) foot Class A Buffer that can be reduced per Ordinance will be provided adjacent to those properties zoned MX-1 and designated as residential use as generally depicted on the Rezoning Plan.

5. Architectural Standards and Design Guidelines:

- a. **Building Materials.** The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS, cast on site concrete panel or wood. Vinyl as a building material will not be allowed except on windows and soffits.

This needs to be revised. It's a 100-class A buffer for all MX-1 zoned properties. MX-1 is considered a multi-family zoning district per the buffer section of Chap. 12 of the Zoning Ordinance. Petition 2001-030 does not permit non-residential on adjacent MX-1 zoned property.

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- j. The Petitioner shall work with the City Water Quality Administrator or designee to provide increased temporary basin capacity and to implement other erosion control measures based on earthwork cut/fill analysis.

- k. Good faith efforts will be made to follow the additional Design and Site Management Considerations included in the Critical and Protected Area Enhanced Erosion Control Measures Checklist.

- l. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters, and activities necessary to ensure the compliance with water quality regulations and rezoning conditions.

- m. A copy of the EEP easement for the Beaverton Creek Restoration Project will be provided at the time of construction plan submittal and all provisions of the EEP easement will be followed as it pertains to the assemblage.

- n. The Petitioner agrees to coordinate Greenway Connectivity to the adjacent Berwick Regional Park with the River District and Mecklenburg County Parks and Recreation.

- o. The Petitioner agrees to provide continuous monitoring devices downstream to monitor turbidity 24 hours/day during construction and provide alerts to erosion control inspectors if exceedances occur.

- p. The Petitioner agrees to participate in annual bathymetric monitoring of Browns' Cover (currently being led by the River District).

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

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 or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 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.

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