# 9349 CHINA GROVE CHURCH RD.

# REZONING PETITION # 2021-085

## DEVELOPMENT STANDARDS

--**Proposed Uses:** The Site may be used for any I-2 uses allowed by right and under prescribed conditions together with accessory uses that are also allowed in the I-1 zoning district plus the following uses: outdoor storage, and a trucking company and trucking operations including truck & trailer repair and maintenance, trucking logistics and office uses, storage of trailers and trucks and associated accessory uses (as more specifically described and restricted in the Development Standards below). 1 2

--**Maximum Gross Square feet of Development:** A maximum FAR of .80

--**Maximum Building Height:** Height as permitted by Ordinance and will be measured as defined by the Ordinance.

--**Parking:** As required by the Ordinance.

**1. General Provisions:**

**a. Site Location**. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Raven Property Group, LLC ("Petitioner") to accommodate the development of industrial uses on an approximately 5.86 acre site located at 9349 China Grove Church Road (the "Site"). 1

**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") in existence as of the date of the approval of this Rezoning. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-2 zoning classification shall govern all development taking place on the Site.

**c. Graphics and Alterations**. Any schematic depictions of the building envelopes, parking areas, sidewalks, driveways, streets, 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, 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 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.

**d. Number of Buildings Principal and Accessory**. Notwithstanding the number of building(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.

**2. Permitted Uses, Development Area Limitations:**

**a.** The Site may be developed with any I-2 uses allowed by right and under prescribed conditions together with accessory uses that are also allowed in the I-1 zoning district in addition to the following uses: 1 2

- Outdoor Storage.
- A trucking company and trucking operations including truck & trailer repair and maintenance, trucking logistics and office uses, storage of trailers and trucks, and accessory warehousing and associated accessory uses. 1

b. The amount of development will be limited to an FAR of .80

**3. Access and Transportation:**

**a.** Access to the Site will be from China Grove Church Road from three existing driveways in the manner generally depicted on the Rezoning Plan.

**b.** The existing driveway along southern property boundary and the existing parking area located between existing building and the southern property boundary may not be used by semi-trucks or tractor trailers. 4

**c.** The Petitioner will construct an eight (8) foot planting strip and a five (5) foot sidewalk along the Site's frontage on China Grove Church Rd. This improvement is not required where existing off-street parking would be required to be removed. 2

**d.** The placement and configuration of any new the vehicular access points 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 in accordance with applicable published standards.

**e.** The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

**f.** Any required roadway and/or streetscape improvement(s) will be approved and constructed prior to the issuance of the first certificate of occupancy 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.

**g.** The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with published standards.

**4. Setbacks, Buffers and Screening:**

a. A thirty (30)-foot setback as generally depicted on the Rezoning Plan shall be provided along China Grove Church Road. Portions of the Site with existing improvements in place within the setback may remain as allowed by the Ordinance (areas associated with the existing building located on the Site). 1 2

b. A 91-foot Class A Buffer will be provided along the Site's southern boundary as generally depicted on the Rezoning Plan.

**c.** Outdoor storage is limited to the location and setbacks indicated on the Rezoning Plan. Outdoor storage areas will be screened as required by the Ordinance.

d. Screening as required by the Ordinance will be provided along China Grove Church Road.

**5. 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. How the Site will comply with Tree Ordinance will be determined once plans are submitted for land development approval.

c. Existing trees within the right-of-way of China Church Grove are protected and must be preserved per the standards of the tree ordinance. A permit to remove existing trees within the r/w may be requested. 1

**6. Lighting:**

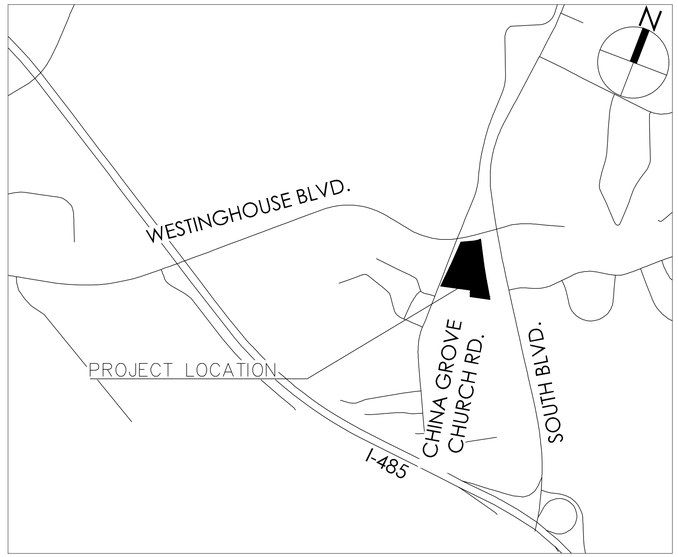
**a.** Lighting will comply with the Ordinance.

**7. 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 or development areas within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**8. 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.




VICINITY MAP
SCALE: 1"=1000'

## SITE DATA TABLE

| | |
|---|---|
| ADDRESS: | 9349 CHINA GROVE CHURCH RD. |
| REZONING AREA SITE ACREAGE : | 5.86± ACRES 1 |
| TAX PARCELS INCLUDED IN REZONING: | 205-11-110 AND A PORTION OF 205-111-08 AND 205-111-09 1 |
| EXISTING ZONING : | ML-1, ML-2, AND N1-B 1 |
| PROPOSED ZONING: | I-2 (CD) |
| CURRENT LAND USE: | INDUSTRIAL AND VACANT 1 2 |
| PROPOSED LAND USE: | SEE DEVELOPMENT STANDARDS FOR PERMITTED USES |

## SHEET INDEX

| SHEET NO. | SHEET NAME |
|---|---|
| C1 | COVER SHEET DEVELOPMENT STANDARDS/GENERAL NOTES |
| C2 | SITE PLAN |


REZONING AGENT:
MOORE & VAN ALLEN PLLC
100 N. Tryon St., Suite 4700
Charlotte NC 28202
CONTACT: KEITH MACVEAN
PHONE: 704.331.3531
EMAIL: keithmacvean@mvlaw.com

CONTACT: JEFF BROWN
PHONE: 704.331.1144
EMAIL: jeffbrown@mvlaw.com

PETITIONER:
Raven Property Group, LLC
9349 China Grove Church Rd.
Charlotte NC 28134
CONTACT: DAVID VORONIN
PHONE: 704.650.5974
EMAIL: david@migway.com

OWNER:
Raven Property Group, LLC
9349 China Grove Church Rd.
Charlotte NC 28134
CONTACT: DAVID VORONIN
PHONE: 704.650.5974
EMAIL: david@migway.com

CIVIL ENGINEER:
D&A WOLVERINE PLLC (NCBELS #P-1223)
6120 BROOKSHIRE BLVD UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com

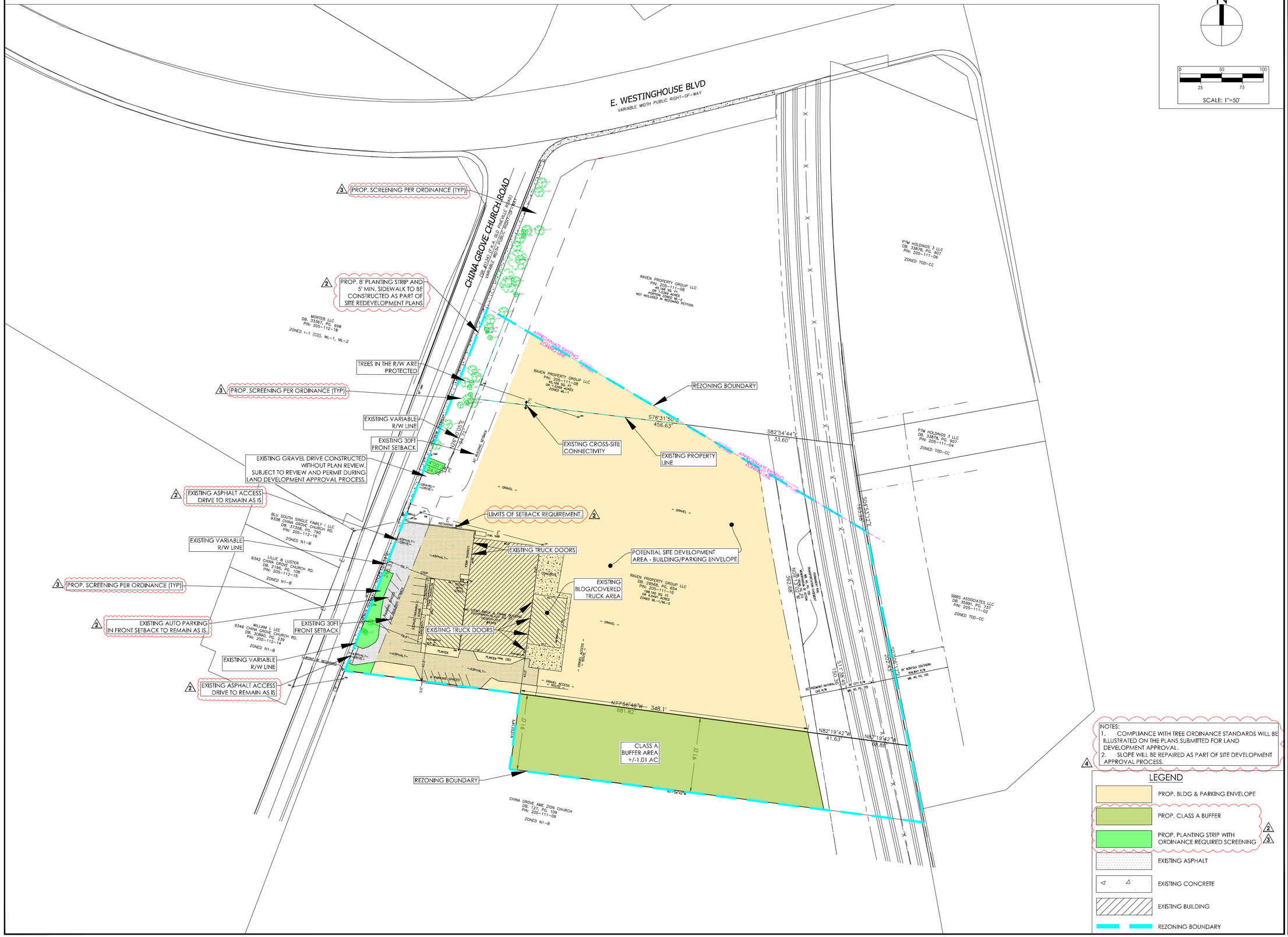

NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK
02/09/2024

4

| | | |
|---|---|---|
| 02/09/24 | TTB | 4 REV PER ATTORNEY/CITY |
| 12/20/23 | TTB | 3 REV PER ATTORNEY/CITY |
| 11/13/23 | TTB | 2 REV PER ATTORNEY/CITY |
| 10/16/23 | TTB | 1 REV PER ATTORNEY/CITY |
| DATE | BY | REVISION |

| PROJECT #: | DATE: | SHEET: |
|---|---|---|
| 232019 | 10/13/2023 | C1 |

# SITE PLAN



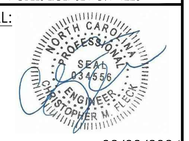

NOTES:
1. COMPLIANCE WITH TREE ORDINANCE STANDARDS WILL BE ILLUSTRATED ON THE PLANS SUBMITTED FOR LAND DEVELOPMENT APPROVAL.
2. SLOPE WILL BE REPAIRED AS PART OF SITE DEVELOPMENT APPROVAL PROCESS.

LEGEND

- PROP. BLDG & PARKING ENVELOPE
- PROP. CLASS A BUFFER
- PROP. PLANTING STRIP WITH ORDINANCE REQUIRED SCREENING (2, 3)
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING
- REZONING BOUNDARY


D&A WOLVERINE PLLC
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
6120 BROOKSHIRE BLVD, UNIT R
CHARLOTTE, NC 28216
P: 704.494.9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223


SEAL:




02/09/2024

**REZONING PETITION # 2021-085**

RAVEN PROPERTY GROUP, LLC
9349 China Grove Church Rd
Pineville NC, NC 28134

**SITE PLAN**

| DATE | BY | REVISION |
|---|---|---|
| 02/09/24 | TTB | 4 REV PER ATTORNEY/CITY |
| 12/20/23 | TTB | 3 REV PER ATTORNEY/CITY |
| 11/13/23 | TTB | 2 REV PER ATTORNEY/CITY |
| 10/16/23 | TTB | 1 REV PER ATTORNEY/CITY |

| | |
|---|---|
| PROJECT #: 232019 | DRAWN BY: TTB |
| | CHECKED BY: GLC |
| DATE: 10/13/2023 | APPROVED BY: CMF |
| SCALE: 1"=50' | SHEET: C2 |