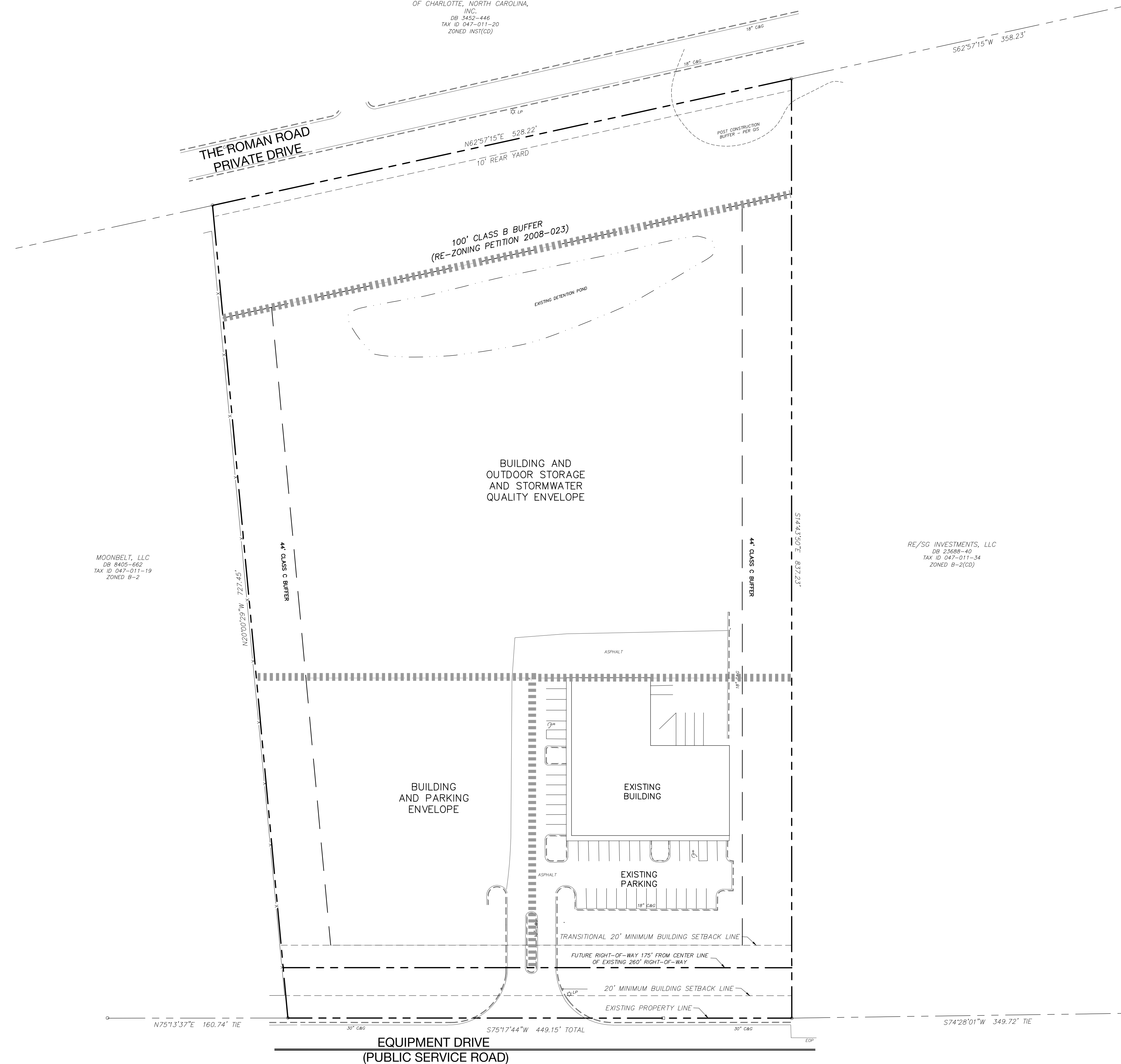


THE NORTHSIDE BAPTIST CHURCH
OF CHARLOTTE, NORTH CAROLINA,
INC.
DB 3452-446
TAX ID 047-011-20
ZONED IN3(CD)



MOONBELT, LLC
DB 8405-862
TAX ID 047-011-19
ZONED B-2

RE/SG INVESTMENTS, LLC
DB 23688-40
TAX ID 047-011-34
ZONED B-2(CD)

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 047-011-32
TOTAL SITE AREA: 8.693 AC
ZONING:
EXISTING: I-1(CD)
PROPOSED: I-2(CD)

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Scouts, LLC (the "Petitioner") for an approximately 8.693 acre site located on the north side of Equipment Drive, south of The Roman Road, and designated as Tax Parcel No. 047-011-32, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- C. 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 Site.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and intended to depict the general arrangement of uses and improvements on the Site and, subject to the terms of these Development Standards and the Ordinance, are subject to alterations or modifications during the design development and construction document phases, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. Subject to paragraphs B and C below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-2 zoning district which also are allowed by right or under prescribed conditions in the I-1 zoning district, together with incidental or accessory uses associated therewith.
- B. Notwithstanding paragraph 2.A above, the following uses are prohibited on the Site:
 - motels and hotels,
 - fast food restaurants with drive through facilities,
 - convenience stores with gasoline sales,
 - car washes as a principal use,
 - automotive service stations,
 - adult establishments, and
 - nightclubs.
- C. Notwithstanding paragraph 2.A above, the Site may also be devoted to the following uses allowed in the I-2 zoning district: Outdoor storage of goods and materials used in assembly, fabrication or processing, in excess of 25% of the floor area of all buildings on the Site; provided, however, that in no event shall the area devoted to outdoor storage exceed 152,783 square feet or extend beyond the area designated for outdoor storage on the Rezoning Plan.
- D. The total number of buildings and the maximum gross floor area allowed on the Site will be governed by the terms of the Ordinance.
- E. Buildings, structures and parking areas must be located within the building and parking envelopes depicted on the Rezoning Plan. Additionally, buildings, structures and parking areas may be located in the area designated for outdoor storage on the Rezoning Plan if that area, or portions thereof, are not devoted to outdoor storage.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

4. LANDSCAPING

- A. A 100 foot Class B buffer shall be established along the northern boundary line of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. This 100 foot Class B buffer shall be undisturbed; provided, however, that in the event that the existing vegetation does not meet the tree and shrub requirements of a Class B buffer, supplemental plantings may be installed to bring this Class B buffer into compliance with these requirements. Notwithstanding anything contained herein to the contrary, the width of this 100 foot Class B buffer may not be reduced.
- B. As more particularly depicted on the Rezoning Plan, 44 foot Class C buffers shall be established along the western and eastern boundary lines of the Site, which buffers shall conform to the standards of Section 12.302 of the Ordinance.

5. ENVIRONMENTAL FEATURES

- A. Development of the Rezoning Site shall comply with the City of Charlotte Tree Ordinance.

6. LIGHTING

- A. No wall pack style light fixtures will be permitted on those portions of the buildings oriented directly to Equipment Drive. Any wall mounted light fixtures and any other types of exterior light fixtures (including pole lights) installed on the Site shall be capped and fully cut off and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Rezoning Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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5531 Equipment Dr.

Rezoning Plan

5531 Equipment Drive Charlotte, NC 28262

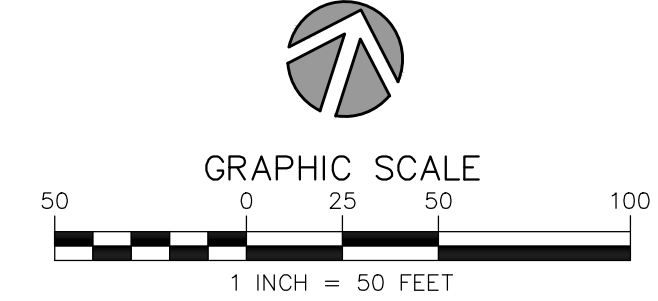
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Project No: 17-073
Date: 2017-08-25
Designed by: UDP
Drawn by: UDP
Scale: 1"=50'
Sheet No:

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INTERSTATE HIGHWAY 85
260' PUBLIC DEDICATED RIGHT-OF-WAY

Rezoning Petition #2017-XXX