

**1. Development Data Table**

a. Site Acreage: ±7.0 AC (±6 AC Net of Road and Rail ROW)  
 b. Tax Parcels included in the Rezoning: 113-111-24 & 113-111-19  
 c. Existing Zoning: I-1; WATERSHED OVERLAY, LOWER LAKE WYLIE  
 d. Proposed Zoning: I-2(CD); WATERSHED OVERLAY, LOWER LAKE WYLIE  
 e. Existing Use: INDUSTRIAL; TRUCK STORAGE & REPAIR  
 f. Proposed Use: INDUSTRIAL; HEAVY MANUFACTURING  
 g. Maximum Building Height: AS ALLOWED BY ORDINANCE  
 h. Maximum Number of Buildings: THREE PRINCIPAL STRUCTURES  
 i. Setbacks: Front: 20 FEET  
 Side Yard: 5 FEET  
 Rear Yard: 10 FEET AGAINST I-1 ZONING 0' AGAINST RAILROAD ROW

**2. General Provisions**

a. These Site Plan Notes form a part of the Conditional Plan associated with the rezoning application filed by Thomas Concrete of Carolina, Inc. ("Petitioner" or "Owner") to accommodate the development of approximately seven (7) acres located off of Old Dowd Road in Charlotte, Mecklenburg County, North Carolina (the "Site").

b. These Site Plan Notes, the Site Plan, Petitioner's rezoning application and any additions or revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan." Development of the Site will be governed by the Conditional Plan as well as applicable provisions of the City of Charlotte Zoning Ordinance ("Ordinance").

c. Development of the Site is proposed within two (2) parcels that are to be consolidated. Therefore, any yard, buffer, building height, separation requirements and any other regulations related to parcel boundaries shall not be required internally.

d. Alterations to the Conditional Plan are subject to Section 6.207 Alterations to Approval of the Ordinance.

**3. Permitted Uses**

a. The Site may be developed for use as a concrete manufacturing facility and such accessory uses and structures incidental and related thereto, including outdoor storage, as well as any other uses permitted by right or under prescribed conditions in the I-2 Zoning District, together with those accessory uses and structures permitted by right or under prescribed conditions on the Site with the exception of those uses expressly prohibited herein.

b. Prohibited uses for the Site are as follows: agricultural industries, foundries, construction and demolition (C&D) landfills, junk yards, lumber mills, medical waste disposal facilities, petroleum storage facilities with storage capacity of over 200,000 gallons, quarries, sanitary landfills, satellite dish farms, solid waste transfer stations, and waste incinerators.

c. Site is located within the Lower Lake Wylie Critical Area. Built upon area not to exceed fifty percent (50%) of the Site.

**4. Transportation**

a. For a period of thirty five (35) years after approval of this Rezoning Petition, Petitioner will reserve an area fifty-five feet (55') in width and location described as "55' Reserved R/W" on the Site Plan (the "Reserved R/W") for the future realignment of Old Dowd Road, said realignment to be constructed by others. Petitioner reserves the right to use the Reserved R/W for parking and maneuvering until such time as the proposed realignment is funded, and the Reserved R/W is necessary for construction of the realignment. Notwithstanding the above, Petitioner has not offered or dedicated the 55' Reserved R/W for public use, nor is dedication of the 55' Reserved R/W a requirement of zoning approval. At such time as the acquisition of the Reserved R/W becomes necessary, compensation shall be based on the value of the Site unencumbered by the reservation set forth herein.

b. Driveways:

(1) The Site shall have two (2) access points along Old Dowd Road in locations as generally depicted on the Site Plan. Exact location of access to and from the Site will be determined after orientation of the proposed buildings and structures in relation to the adjacent right of way is established. In determining the location of the access points, Petitioner commits to maximizing separation between the two access points as reasonable given the location of proposed improvements.

(2) Any proposed driveway connections to Old Dowd Road will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by NCDOT and CDOT during the driveway permit process.

(3) Parking areas are allowed anywhere within the development envelope as generally depicted on the Site Plan.

c. Prior to issuance of the Site's first building certificate of occupancy, Petitioner shall dedicate and convey forty-one feet (41') of road right of way in fee simple along Old Dowd Road frontage as measured from the existing centerline of Old Dowd Road and as shown on the Site Plan.

d. Prior to the issuance of the Site's first building certificate of occupancy, Petitioner commits to construct a left turn lane on Old Dowd Road for access to and from the Site in the location and as generally depicted on the Site Plan.

**5. Architectural Standards**

a. Concrete manufacturing plant will be constructed as generally depicted in the attached photographs.

**6. Streetscape and Landscape**

a. Petitioner shall provide a 38 foot wide Class A landscape buffer across the Site's frontage of Old Dowd Road as generally depicted on the Site Plan from the residential property directly across Old Dowd Road.

b. Petitioner shall establish a 76 foot wide Class A buffer along the rear of the Site as required to separate abutting residentially zoned or used property or, pursuant to Section 12.304 of the Ordinance, reserves the right to provide an alternative buffer subject to Zoning Administrator's approval.

c. Should the land use relationship between the Site and abutting properties change such that a lesser buffer would be required, Petitioner reserves the right to reduce or eliminate the aforementioned buffers in accordance with Ordinance requirements and the limits of the development envelope may be expanded to include the former buffer area(s).

d. Petitioner shall screen outdoor storage from view along Old Dowd Road.

e. Where applicable, Petitioner reserves the right to use existing vegetation to meet any buffer and screening requirements.

f. Along Old Dowd Road, Petitioner commits to constructing an 8 foot planting strip and a 12 foot Multiuse Path as generally depicted on the Site Plan; provided however, Petitioner reserves the right to adjust the limits of the Multiuse Path and planting strip as necessary to minimize impacts to existing culvert, drainage pipe, headwall and other features. Notwithstanding anything herein to the contrary, Petitioner shall not be required to make or pay for modifications to the existing culverts, headwall or other drainage features in connection with construction of the planting strip and Multiuse Path. The Multiuse Path is provided in lieu of on-street bicycle facilities.

g. The Site will comply with the Tree Ordinance.

**7. Environmental Features**

a. Development within the Post-Construction Stormwater Ordinance stream buffer shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

**8. Parks, Greenways, and Open Space**

**9. Fire Lane Treatment**

**10. Signage**

**11. Lighting**

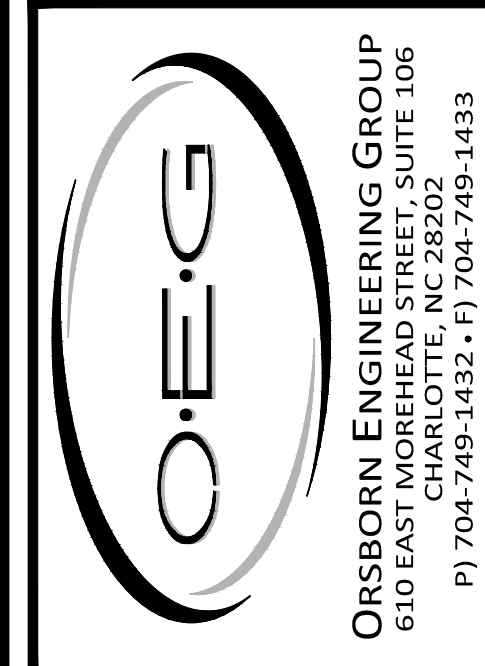
**12. Phasing**

**13. Other:**

Residentially zoned or used property having common property boundaries with the Site but which are separated from the Site by either a street or a railroad right of way are not "abutting residentially used or zoned property" for purposes of complying with separation requirements set forth in Section 9.1103 (28)(c) and (d) for heavy manufacturing uses and Sections 12.108 and 12.402 regarding height limitations, lighting, and separation requirements of structures on the Site.

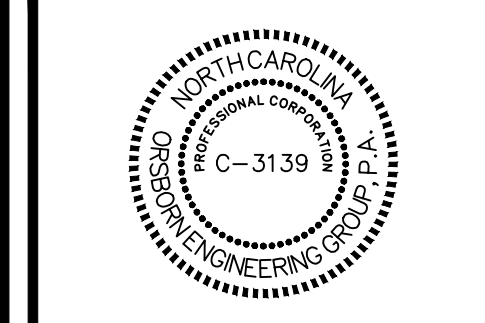
**14. Binding Effect of the Rezoning Petition:**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and Owner, including any subsequent Owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



**SCHEMATIC SITE PLAN**  
**PETITION #2018-000**  
 FOR  
**8502 OLD DOWD ROAD**  
**CHARLOTTE, NORTH CAROLINA**

**THOMAS CONCRETE OF CAROLINA, INC.**  
 2500 CUMBERLAND PKWY.  
 SUITE 200  
 ATLANTA, GA 30039



Development within the Post-Construction Stormwater Ordinance stream buffer shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

DATE	REVISED PER COMMENTS	REVISIONS
01/25/19	REVISED PER COMMENTS	
12/17/18	REVISED PER COMMENTS	
JOB #	18046	
DATE:	10/02/18	
SCALE:	1" = 40'	
DRAWN BY:	JAW	
APPROVED BY:	JCO	
<b>RZ-1</b>		



January 25, 2019, 4:35pm, By: M. Hatcher  
 PL138046.002.DWG - Old Dowd Road (Dwg) 18046.RZ1.dwg