

LEGEND:

BUILDING



ROAD



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A.T. ENGINEERING SERVICE, PLLC
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 CARY, NC 27511
 PHONE: (919) 468-0112
 COA: P-1177

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REV.	DESCRIPTION	BY	DATE
0	FOR REZONING	DBG	10/15/25
1	REVISED REZONING AREA	JEC	02/02/26
2	REVISED REZONING AREA	JC	02/25/26
3	REZONING COMMENTS	JC	03/13/26

ATC SITE NUMBER:

211761

ATC SITE NAME:

CHARLOTTE 1390 NC 1

SITE ADDRESS:

8036 HOOD ROAD
 CHARLOTTE, NC 28215-8713

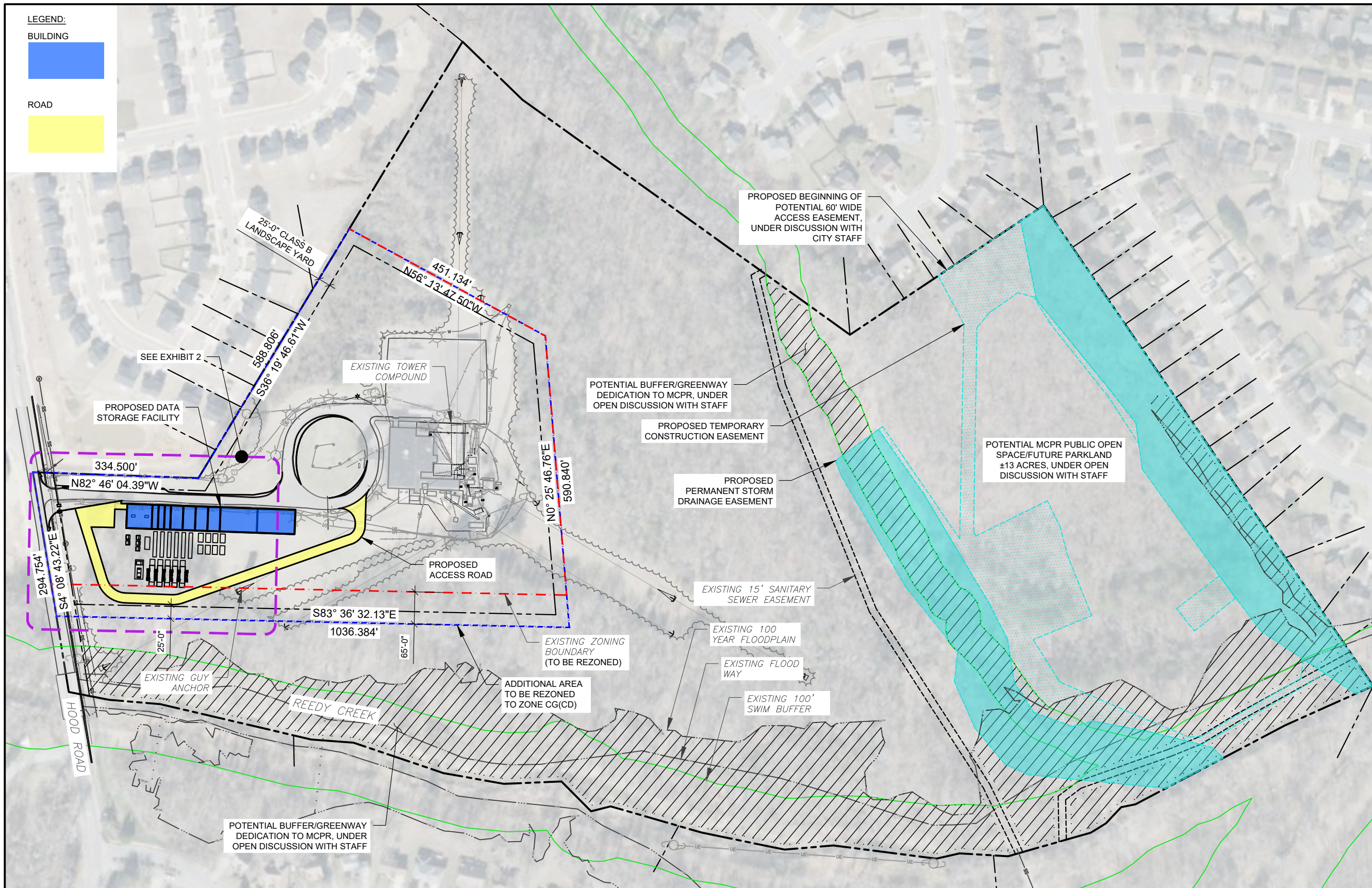
SEAL:

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

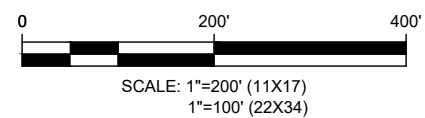
DATE DRAWN:	10/15/25
ATC JOB NO:	14508069_E1
OPS JOB NO:	14130100
ATC LEGACY #:	306378

**OVERALL
 REZONING EXHIBIT**

SHEET NUMBER: **EXHIBIT 1** REVISION: **3**



1 REZONING EXHIBIT (REZONING PETITION #: 2025-120)



NOTE:
 TOTAL PROPERTY ACREAGE: 58.1 ACRES
 PROPERTY ZONED N1-A: 45.7 ACRES
 PROPERTY PORTION ZONED CG: 12.4 ACRES
 PROPOSED BUFFER DEDICATION/GREEN AREA = 11.4 ACRES
 TOTAL PERCENTAGE OF GREEN AREA = 19.7%

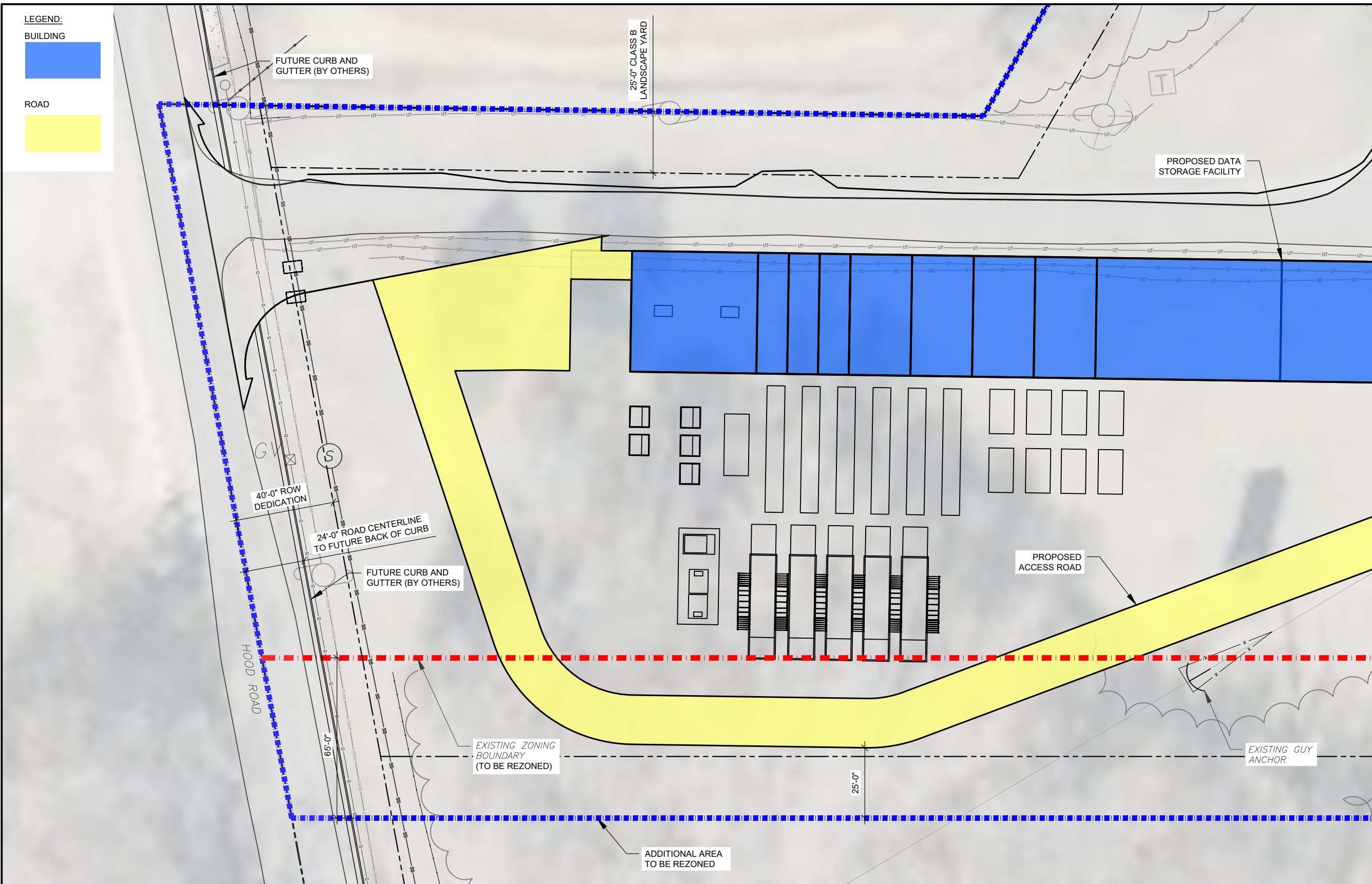
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 CHARLOTTE, NC 28215-8713

SEAL:

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ATC JOB NO:	14508069_E1
OPS JOB NO:	14130100
ATC LEGACY #:	306378

**ENTRANCE &
 ROW PLAN**

SHEET NUMBER:
EXHIBIT 2

REVISION:
3



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DEVELOPMENT STANDARDS

Petitioner: American Tower Asset Sub LLC

Rezoning Petition No. 2025-~~xxx~~120

~~10/10/2025~~3/09/2026

Site Development Data:

Tax Parcel Number: 11101111
Acreage: +/- 58 acres
Existing Zoning: O-9(CD) and N1-A
Proposed Zoning: CG(CD) and N1-A(CD)
Maximum Development: Up to 40,000 square feet of gross floor area, as further limited below
Maximum Building Height: Height as permitted by the UDO

I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by American Tower Asset Sub LLC (the “Petitioner”) to accommodate a commercial development on that approximately 58-acre site located on the east side of Hood Road, north of Kentshire Lane, more particularly described as Tax Parcel Number 11101111 (the “Site”).
- b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the “UDO”). The Rezoning Plan is intended reflect maximum development rights and the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the UDO for the CG and N1-A Zoning Districts, respectively, shall govern all development taking place on the Site.

II. Permitted Uses and Maximum Development

1. The CG portion of the Site may be developed with up to 40,000 square feet of gross floor area devoted to only the following uses: office, telecommunications and data storage, utility (Includes Transmission and Distribution), and wireless telecommunications together with any incidental or accessory uses, as allowed in the CG zoning district.
2. No development is proposed within the NA-1 portion of the site.
3. Maximum building height shall be limited to forty (40) feet as measured by the UDO definition.

III. Transportation

- a. Vehicular access to the Site will be as generally depicted on the Rezoning Plan, final locations of such access points to be determined in coordination with CDOT/NCDOT during the permitting phase of development.
- b. 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.
- c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- d. Petitioner shall dedicate 40-feet of right-of-way from the centerline of Hood Road.
- d.e. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the Site.
- f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued
- e.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 north eastern Mecklenburg area~~within the area~~, by way of a private/public partnership effort or other public sector project support.

IV. Buffers and Open Space

- a. The petitioner shall dedicate and convey the 100' SWIM Buffer or Floodplain (whichever is larger) of Reedy Creek to Mecklenburg County or a Greenway Easement of the same area as shown on the Zoning Plan. A minimum of 60' wide access easement shall be dedicated and conveyed to Pasture Lane. (Commitment under discussion with Staff)
- b. The petitioner shall work with Mecklenburg County Parks and Recreation on potential open space/ park dedication as shown on the Rezoning Plan.

~~a-c.~~ Required landscape yards to be provided per UDO Article 20 standards.

V. Environmental Features

- a. The Petitioner shall comply with the UDO Stormwater Articles 23 through 28.
- b. The location, size, and type of storm water management systems 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 order to accommodate actual storm water treatment requirements and natural site discharge points.
- c. Development within the SWIM/PCSO Buffer, if provided, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- d. Petitioner agrees to dedication a Storm Drainage Easement (SDE) for the purposes of the City's stream improvement project per the areas shown.
- ~~e-e.~~ The telecommunication and data storage facility shall utilize a closed-loop cooling system for its primary cooling operations.

VI. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the terms, “Petitioner” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner of any part of the Site from time to time who may be involved in any future development thereof.