

Charlotte

Planning Department

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

APPROVED BY CITY COUNCIL

P-2026-0001

Approved: 08/17/2026

Proposed Trip Generation

Land Use

Density

Daily Trips/Peak Hour Trips

1) Multi-Family (Mid-Rise) Housing [221]

2)

3)

4)

5)

14.2

801 Daily/ 68 AM/ 68 PM

Multimodal Mitigation

Tier: 1

Required Points: 3

List of Mitigations: TBD

1) 816 LF Shared-Use Path along Mount Holly Road = 16 points

2)

3)

4)

5)

Transportation Demand Management Mitigation

Tier: N/A

Required Points: N/A

List of Mitigations: N/A

1)

2)

3)

4)

5)

TIS Required (Yes/No): No

CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): TBD

1)

2)

3)

4)

5)

SITE DATA	
TAX MAP NO:	05326108, 05326109
MUNICIPALITY:	CHARLOTTE (ETJ)
BASIN:	UPPER CATAWBA / WESTERN CATAWBA
GROSS SITE AREA:	±12.45 ACRES (542,151 SF)
RAILWAY R/W AREA:	±3.89 ACRES (169,439 SF) EXCLUDED FROM REZONING
NET SITE AREA:	±8.56 ACRES (372,712 SF) TO BE REZONED
EXISTING ZONING:	ML-1
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL-ACREAGE
PROPOSED ZONING:	N2-B (CD)
PROPOSED USE:	MULTI-FAMILY STACKED
NUMBER OF UNITS PROPOSED:	170
OFF-STREET PARKING TIER:	TIER 1
REQUIRED PARKING MINIMUM:	255 (1.5 PER DWELLING UNIT)
REQUIRED PARKING MAXIMUM:	N/A
LOADING SPACE REQUIRED:	1 (10'X25') SPACE
OPEN SPACE REQUIRED:	10% = ±0.86 ACRES (37,272 SF)
GREEN AREA TIER DESTINATION:	TIER 3
GREEN AREA REQUIRED:	15% = ±1.28 ACRES (55,90 75F)
MAXIMUM BUILDING HEIGHT:	48'
MAXIMUM BUILDING COVERAGE:	60%
FRONT SETBACK:	24' FROM FUTURE B.O.C (4-5 LANE BLVD)
MINIMUM SIDE SETBACK:	5'
MINIMUM REAR SETBACK:	20'
TRASH AREA REQUIRED:	8 CY COMPACTOR PER 90 UNITS
RECYCLE STATIONS REQUIRED:	144SF STATION PER 80 UNITS

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgpr.com

REZONING PETITION
FOR PUBLIC HEARING
2026-001

REZONING DOCUMENTS

MOUNT HOLLY ROAD
CHARLOTTE, NORTH CAROLINA
MISSION PROPERTIES
1114 CLEMENT AVE. #100
CHARLOTTE, NC 28205
704.307.8265

SCHEMATIC
SITE PLAN

PROJECT #: 695-019
DRAWN BY: SG
CHECKED BY: BG

JANUARY 15, 2026

REVISIONS:

- 1 05/11/26 PER STAFF COMMENTS
- 2 06/18/26 PER STAFF COMMENTS
- 3 08/07/26 PER STAFF COMMENTS

RZ1.00

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NOTES

PLANNING DEPARTMENT

APPROVED BY CITY COUNCIL

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. DISTANCE MEASUREMENTS TO BE MADE BY GEODETIC MEASUREMENTS.

4. AREA CALCULATIONS WERE DETERMINED BY COORDINATE COMPUTATION.

5. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO GUARANTEE CAN BE MADE THAT ALL UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE IN SERVICE OR ABANDONED. ARE SHOWN. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION, AS OBSERVED AT THE TIME OF THIS SURVEY. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. CORNERSTONE PROFESSIONAL LAND SURVEYING IS NOT LIABLE FOR MISIDENTIFIED, MISSING, OR WRONGLY LOCATED UTILITIES.

6. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.

7. MOUNT HOLLY ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.

8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

9. ELEVATIONS BASED ON N.G.S. MONUMENT "WHITE", ELEVATION = 717.70 FEET (NAVD 88).

10. (ALTA 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

11. (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

12. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

LINE LEGEND:

EASEMENT	---
FENCE	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
WATER LINE	---
WOOD FENCE	---

LEGEND:

BFP - BACK FLOW PREVENTOR
BM - BENCHMARK
C&G - CURB & GUTTER
CB - CATCH BASIN
CGF - COMBINED GRID FACTOR
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/L - CENTERLINE
C/O - CLEAN OUT
CONC. - CONCRETE
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FGB - FIBER OPTIC BOX
GM - GAS METER
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HVC - HEATING, VENTILATION, AIR COND.
INV - INVERT
LP - LIGHT POLE
MBX - MAILBOX
M.B. - MAP BOOK
MH - MANHOLE
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
P/L - PROPERTY LINE
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

TREE LEGEND:

CED - CEDAR
CRP - CREPE MYRTLE
MAP - MAPLE
PEC - PECAN

MAP REFERENCES:

R1 - D.B. 6663, PG. 541
R2 - D.B. 6663, PG. 544
R3 - D.B. 22964, PG. 644
R4 - D.B. 6053, PG. 466
R5 - M.B. 25, PG. 59

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9998
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
SPECTRUM
1-800-892-2253

AREA RESERVED FOR TITLE COMMITMENT:

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3018.76'	217.83'	N87°29'12" W	217.78'

ZONING:

SUBJECT PROPERTY ZONED: ML-1
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

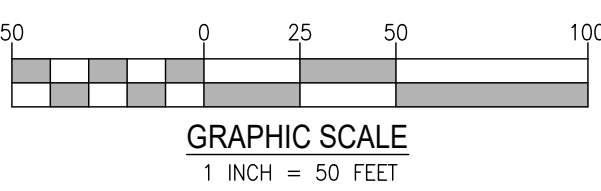
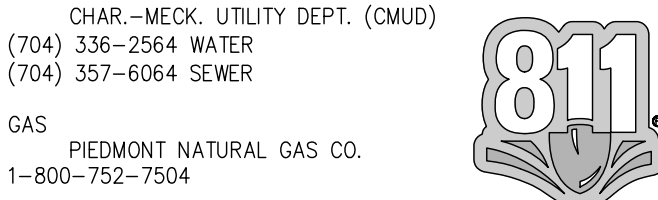
NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER WAS PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6, PURCHASER / DEVELOPER TO VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.
MAP NUMBER: 5710451600K; ZONE 'X'

OBSERVED PARKING:

THERE WERE NOT DELINEATED PARKING SPACES ON THE SUBJECT PROPERTIES AT THE TIME OF THIS SURVEY.



SURVEYOR DESCRIPTION (PIN: 053-261-09)

COMMENCING AT NGS Monument "White" having Coordinates of North: 564,987.28' and East: 1,411,954.78' North 31°17'36" West a ground distance of 2,464.45' to an existing iron rod being in the center of the existing P & N Rail Road Tracks and said point also being on the northern line of Beacon RCP, LLC as described in Deed Book 38021, Page 307, recorded in the Mecklenburg County Register of Deeds and said point also being the point of BEGINNING. Thence from said point of beginning and running with the northern line of Beacon RCP, LLC and the center of said tracks North 89°04'13" West a distance of 563.33' to an existing iron rod being on the eastern line of U.S. National Whitewater Center, Inc. as described in Deed Book 30448, Page 891; thence with the eastern line of U.S. National Whitewater Center, Inc. North 0°09'15" East a distance of 299.84' to an existing iron; thence turning and running South 86°57'48" East a distance of 310.27' to an existing iron; thence turning and running North 24°01'27" East a distance of 649.13' to an existing iron being on the southern right of way line of Mount Holly Road; thence with the southern line of Mount Holly Road South 49°09'26" East a distance of 587.81' to an existing iron; thence turning the following three (3) courses and distances:
1) South 32°27'33" West a distance of 217.99' to an existing iron;
2) South 30°39'14" West a distance of 222.38' to an existing iron pipe;
3) South 60°59'33" West a distance of 49.41' to an existing iron in the centerline of the northern rail road tracks and being the northeastern corner of aforementioned Beacon RCP, LLC, thence with the northern line of Beacon RCP, LLC South 60°52'33" West a distance of 209.20' to the POINT OF BEGINNING, having an area of 467,480 square feet, or 10.7319 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated January 7, 2026 (Job Number 2025-410).

SURVEYOR DESCRIPTION (PIN: 053-261-08)

COMMENCING AT NGS Monument "White" having Coordinates of North: 564,987.28' and East: 1,411,954.78' North 15°13'03" West a ground distance of 2,533.98' to an existing iron rod being on southern right of way line of Mount Holly Road and being a northerly corner of L.A. Belk as described in Deed Book 9250, Page 469 recorded in the Mecklenburg County Register of Deeds and said point being the point of BEGINNING. Thence from said point of beginning and running with line of L.A. Belk South 40°59'49" West passing an existing iron rod at a distance of 290.06'; passing an existing iron pipe at an additional 0.33' for a total distance of 327.18' to a calculated point being in the center of the existing P & N Rail Road Tracks and said point also being on the northern line of Myrtle H. Powell as described in Deed Book 10108, Page 506; thence running with the northern line of Myrtle H. Powell and the center of said tracks with a curve turning to the left, with an arc length of 217.83', and a radius of 3,018.76' (chord: North 87°29'12" West 217.78') to an existing iron rod being on the eastern line of Edwin T. Young, Jr. and Janis R. Young as described in Deed Book 6663, Page 541 and Deed Book 6663, Page 544; thence with line of Edwin T. Young, Jr. and Janis R. Young North 60°59'33" East a distance of 49.41' to an existing iron pipe; thence turning and running North 31°03'54" East a distance of 221.39' to an existing iron pipe; thence turning and running North 32°02'07" East a distance of 199.48' to a new iron rod being on the southern right of way line of Mount Holly Road; thence with the southern line of Mount Holly Road South 49°17'55" East a distance of 222.84' to a new iron rod to the POINT OF BEGINNING, having an area of 74,318 square feet, or 1.7061 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated January 7, 2026 (Job Number 2025-410).

ALTANSPS LAND TITLE SURVEY PREPARED FOR:
TO BE DETERMINED
10109 & 10039 MOUNT HOLLY ROAD
CITY OF CHARLOTTE MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 6663, PAGE 541/544; BOOK 22964, PAGE 644
TAX PARCEL NO: 053-261-09 AND 053-261-08

PROJECT NUMBER:
2025-410

DATE: JAN. 7, 2026 SCALE: 1" = 50'
CREW: AB/ND/ADB DRAWN: ND/BM CHECKED: AB

DRAWING REVISIONS
DATE DESCRIPTION

SHEET NUMBER:
1 OF 1

TOTAL AREA:
541,798 SQ. FT.
12.4380 ACRES

GPS CERTIFICATION (21 NCAC 56 .1607):

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A (0.07'+50ppm)
(2) POSITIONAL ACCURACY: HORZ = 0.07' VERT = 0.10'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: MAY 10, 2023
(5) DATUM/EPOCH: NAD83 (2011), NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "WHITE"
(7) GEOID MODEL: GEOID18 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99984327
(9) UNITS: US SURVEY FEET

PRELIMINARY
NOT FOR SALES, CONVEYANCE,
OR RECORDATION

ALTA/NSPS CERTIFICATION:

TO: PURCHASER[TO BE DETERMINED]; LENDER[TO BE DETERMINED]; TITLE INSURANCE COMPANY[TO BE DETERMINED];

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6,(b), 7,(b), 7,(b)(1), 8, 9, 11b, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2026.

ANDREW B. BAKER, PLS (L-4542)
email: andy@cornerstonepls.net

DATE

ANDREW B. BAKER, PLS (L-4542)

DATE

