

Barnhardt – Hawthorne Ln
Development Standards
September 4, 2026

Rezoning Petition No. 2026-028
TIER 1 CONDITIONAL REZONING

Site Development Data:

- Acreage:** ±21.25 Acres
- Tax Parcel #:** 08118119, 08118167, 08118166
- Existing Zoning:** ML-2 (Manufacturing and Logistics)
- Proposed Zoning:** NC(CD) (Neighborhood Center) Tier 1 Conditional
- Existing Uses:** Manufacturing
- Proposed Uses:** A mixed-used development that may include multi-family stacked residential units and all other uses, including accessory uses, as allowed in the NC zoning district (as may be more specifically described and limited in Section 2 below).
- Building Height:** As allowed by the Ordinance in the NC zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards form this Rezoning Plan associated with the Rezoning Petition filed by Barnhardt Manufacturing Company (“Petitioner”) for Parcels 08118119, 08118167, and 08118166 located on the east side of Hawthorne Lane north of Central Avenue (the “Site”).
- b. **Zoning District/Unified Development Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NC zoning district shall govern all development taking place on the Site.
- c. **Environment.** The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The Petitioner shall also comply with the Tree provisions of the Ordinance found in Article 20.

2. Permitted Uses & Development Provisions:

- a. The Site may be developed as mixed-used development and may include multi-family stacked residential units, commercial uses such as office, retail, restaurant/bar, personal services, and fitness uses and all other uses, including uses under prescribed conditions and accessory uses (such as parking), as allowed in the NC zoning district, with the following prohibited uses:
 - i. Vehicle fueling facility,

- ii. Enclosed vehicle rental,
- iii. Minor vehicle repair facility,
- iv. Beneficial fill site, and
- v. Wireless telecommunication.

- b. The Site shall include a minimum of 20,000 square feet of nonresidential uses. These uses shall be provided upon development of the parcels adjacent to the gold line, but not limited to those locations on the site.

3. Transportation and Transit:

- a. It is understood that 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. It is understood that an encroachment agreement must be approved by CDOT prior to construction/installation
- b. The transportation improvements along the Site's frontage(s) shall be in compliance with the Subdivision, Streets, and Other Infrastructure Articles of the Ordinance. These Articles include the street design and streetscape for the Site's frontage(s) as required by the Ordinance and the adopted Charlotte Streets Map. The Petitioner will coordinate with CDOT and Subdivision staff during the land development permitting process to ensure compliance with all Subdivision, Streets, and Other Infrastructure Articles of the Ordinance.
- c. A new local public street shall be constructed on the Site to connecting Hawthorne Lane and Clement Avenue. The street shall be constructed to an Office Commercial Wide street cross-section (73' minimum right-of-way) and will be a critical segment of the future Gold Line alignment. During the land development review and approval process, the Petitioner shall coordinate with CDOT staff and other City staff on the alignment of the new local street and transit corridor to accommodate the transit corridor cross-section. The Petitioner shall also coordinate with CATS staff on the location and additional reservations needed for the future Hawthorne Station platform.
- d. To protect the operations of the Gold Line, on-street parking along its alignment shall be prohibited. The 73' right-of-way shall remain and be utilized for other Gold Line infrastructure components.
- e. The placement and installation of utilities shall be coordinated with CATS staff during the land development review and approval process to minimize relocations and conflicts with the Gold Line track and systems.

4. Publicly Accessible Open Space

- a. The Site shall include a minimum of one acre of the total required open space for the site as publicly accessible open space. This shall be achieved with one single pocket-park or a series of publicly accessible open spaces.

5. **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 of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

6. **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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.