

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multi-Family (Mid-Rise) Housing [221]	14.2	801 Daily/ 68 AM/ 68 PM
2)		
3)		
4)		
5)		
Total:		801 Daily/ 68 AM/ 68 PM

Multimodal Mitigation	
Tier:	Required Points:
1	3

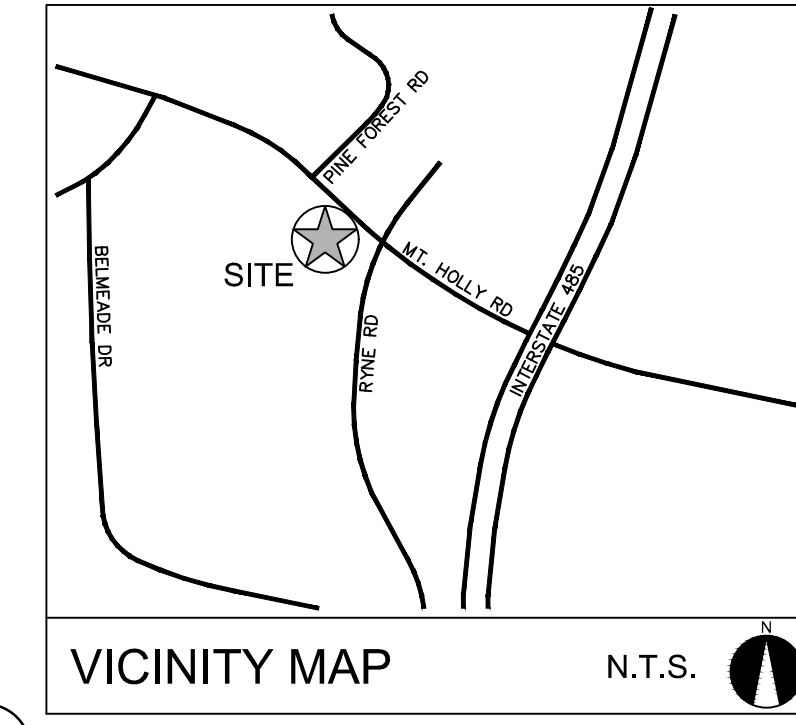
List of Mitigations: TBD
 1) 816 LF Shared-Use Path along Mount Holly Road = 16 points
 2)
 3)
 4)
 5)

Transportation Demand Management Mitigation	
Tier:	Required Points:
N/A	N/A

List of Mitigations: N/A
 1)
 2)
 3)
 4)
 5)

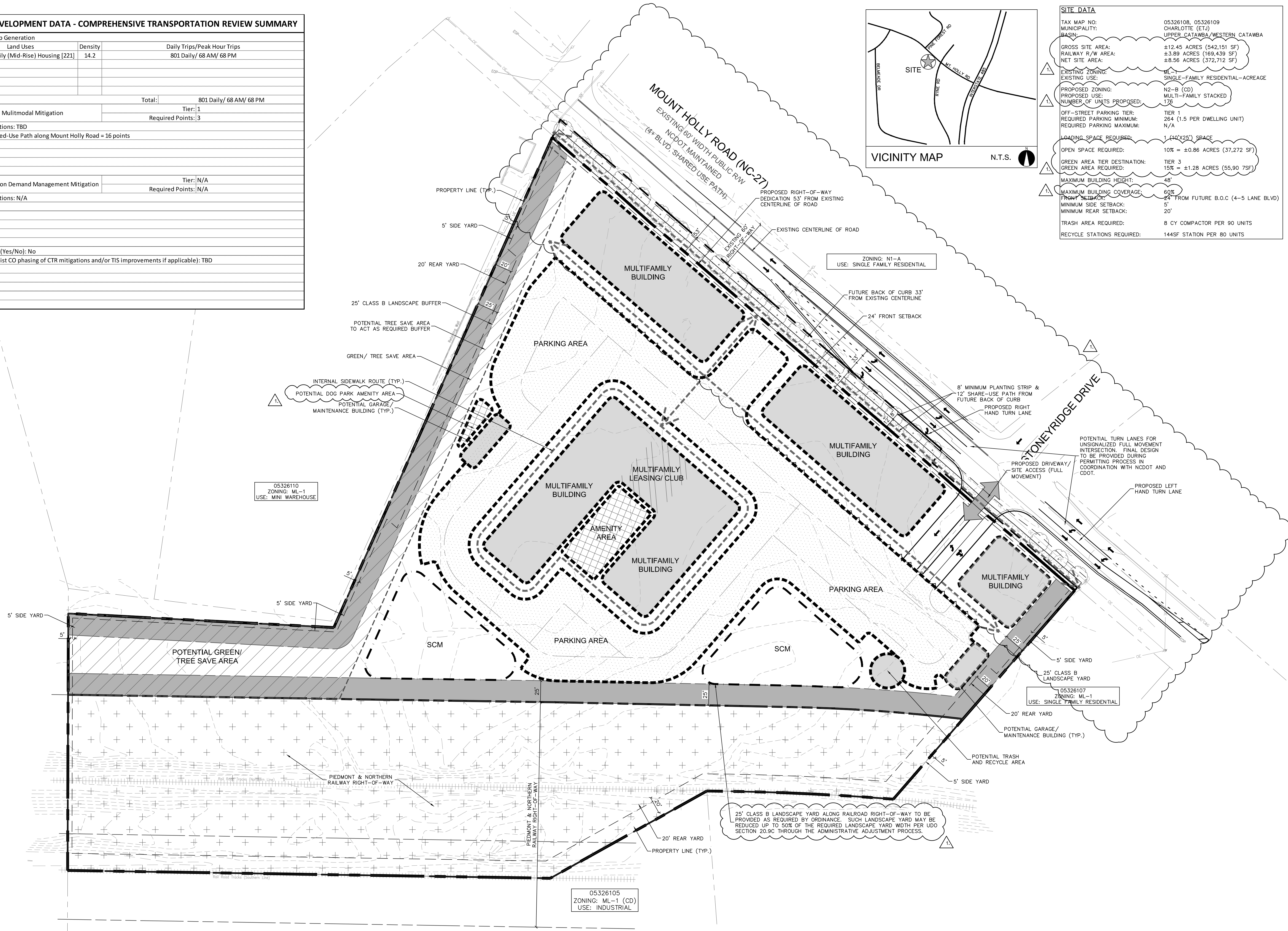
TIS Required (Yes/No): No
 CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): TBD

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)
NET SITE AREA:	±8.56 ACRES (372,712 SF)
EXISTING ZONING:	ML-1
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL-ACREAGE
PROPOSED ZONING:	N2-B (CD)
PROPOSED USE:	MULTI-FAMILY STACKED
NUMBER OF UNITS PROPOSED:	176
OFF-STREET PARKING TIER:	TIER 1
REQUIRED PARKING MINIMUM:	264 (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 (55,907 SF)
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



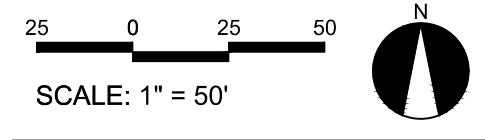
LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING
 1111 Hawthorne Lane, Charlotte, NC 28205
 704.343.0608
 www.drgpr.com

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

RZ1.00

MPV PROPERTIES AND MISSION PROPERTIES - MOUNT HOLLY ROAD
DEVELOPMENT STANDARDS
5/11/2026
REZONING PETITION 2026-001

SITE DEVELOPMENT DATA:

--ACREAGE: ± 12.45
--TAX PARCEL #: 05326109, 05326108
--EXISTING ZONING: M-1

--PROPOSED ZONING: N2-B(CD)

--EXISTING USES: SINGLE FAMILY RESIDENTIAL
--PROPOSED USES: A RESIDENTIAL DEVELOPMENT WITH UP TO ONE HUNDRED SEVENTY-SIX (176) MULTI-FAMILY STACKED UNITS TOGETHER WITH ACCESSORY USES AS MORE SPECIFICALLY RESTRICTED BELOW IN SECTION 2.
--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED MAXIMUM PERMITTED BY ORDINANCE.
--PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED JOINTLY BY MPV PROPERTIES AND MISSION PROPERTIES TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY ±12.45 ACRE SITE LOCATED AT 10129 AND 10039 MOUNT HOLLY ROAD, CHARLOTTE NC 28214. (THE "SITE").

b. ZONING DISTRICTS/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, INCLUDING ANY AMENDMENTS (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, (I) THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N2-B ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, STORMWATER CONTROL MEASURES, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH A MULTI-FAMILY STACKED DEVELOPMENT WITH UP TO ONE HUNDRED SEVENTY-SIX (176) RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-B ZONING DISTRICT TOGETHER WITH ACCESSORY USES, PERMITTED ACCESSORY USES TO INCLUDE CO-WORKING SPACE FOR RESIDENTS LIVING ON THE SITE AS WELL AS A FOOD AND SUNDRIES MARKET FOR RESIDENTS TO PURCHASE ESSENTIAL AND NON-ESSENTIAL ITEMS.

3. ACCESS, TRANSPORTATION IMPROVEMENTS, AND CATS:

a. ACCESS TO THE SITE WILL BE FROM MOUNT HOLLY ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PETITIONER COMMITS TO CONSTRUCTING A LEFT TURN LANE INTO SITE ACCESS, A RIGHT TURN LANE INTO SITE ACCESS AND AN EASTBOUND LEFT TURN LANE INTO STONEYRIDGE DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LENGTHS OF STORAGE AND TRANSITION OF THE TURN LANES WILL BE DETERMINED DURING PERMITTING.

c. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT SHARED USE PATH ALONG THE SITE'S FRONTAGE ALONG MOUNT HOLLY ROAD. THE TWELVE (12) FOOT SHARED USE PATH CONSTRUCTED ALONG MOUNT HOLLY ROAD SHALL INCLUDE BICYCLE FACILITIES IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP AND MEET ADA/PROWAG REQUIREMENTS. IF THE SITE IS NOT ANNEXED INTO THE CITY, THE ENTIRE FACILITY MUST BE OUTSIDE OF THE RIGHT-OF-WAY AND WITHIN A PUBLIC ACCESS EASEMENT WHERE THE CONSTRUCTION AND MAINTENANCE WILL BE COMPLETED AND MAINTAINED BY THE PETITIONER. THE PROPOSED MOUNT HOLLY ROAD RIGHT-OF-WAY MAY BE ADJUSTED TO THE FACE OF THE SHARED USE PATH IF THE SITE IS NOT ANNEXED INTO THE CITY AND THE FACILITY IS REQUIRED TO BE OUTSIDE OF THE RIGHT-OF-WAY. FOR EACH BUILDING ENTRANCE FRONTING ON MOUNT HOLLY ROAD, A DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED FROM THE BUILDING ENTRANCE TO THE ADJACENT PUBLIC SIDEWALK.

d. MOUNT HOLLY ROAD IS DESIGNATED A 4+ BOULEVARD WITH A SHARED USE PATH ON THE ADOPTED CHARLOTTE STREETS MAP. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE TO THE FUTURE BACK OF CURB IS A MINIMUM OF THIRTY-THREE (33) FEET FROM WHICH THE FRONT SETBACK ALONG MOUNT HOLLY ROAD IS MEASURED. UNLESS NCDOT ALLOWS THE CURB TO BE PLACED WITHIN THE RIGHT-OF-WAY, THE CURB WILL NOT BE CONSTRUCTED.

e. ALL TRANSPORTATION IMPROVEMENTS, IF ANY, SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES OR AGREED TO DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE. THE PETITIONER MAY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT COMPLETED AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS REQUESTED AND RELEASED.

f. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

g. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

h. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, INCLUDING DEDICATION OF THE 53-FOOT MOUNT HOLLY ROAD RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

i. 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 NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

j. THE PETITIONER RESERVES THE RIGHT TO MAKE ADDITIONAL ADJUSTMENTS THAT MAY BE NECESSARY TO ACCOMMODATE CHANGES THROUGHOUT THE CONSTRUCTION PROCESS AS APPROVED BY NCDOT/CDOT.

k. 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.

1. UNTIL LAND DEVELOPMENT ACTIVITIES ARE SUBSTANTIALLY COMPLETED ON THE SITE, PETITIONER SHALL POST ONE NO TRESPASSING SIGN VISIBLE FROM MT. HOLLY ROAD ON EACH PARCEL AND SHALL SUBMIT ALL DOCUMENTATION REQUIRED BY THE CHARLOTTE MECKLENBURG POLICE DEPARTMENT (CMPD) TO AUTHORIZE CMPD TO ACT AS PETITIONER'S AGENT TO ORDER UNAUTHORIZED INDIVIDUALS TO LEAVE THE SITE.

4. SETBACKS, YARDS, OPEN SPACE, AND LANDSCAPING:

a. A TWENTY-FOUR (24) FOOT FRONTAGE SETBACK WILL BE PROVIDED ALONG MOUNT HOLLY ROAD AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. SIDE AND REAR YARDS WILL BE PROVIDED AS REQUIRED BY ORDINANCE.

c. OPEN SPACE WILL BE PROVIDED PER THE N2-B REQUIREMENTS FOUND IN ARTICLE 5.4. IN AREAS WHERE COMMON OPEN SPACE IS PROVIDED, SUCH AREAS WILL BE AMENITIZED WITH USABLE OUTDOOR HARDSCAPE FEATURES, SUCH AS COURTYARDS, SEATING AREAS, AND INCLUDE VARIOUS LANDSCAPE FEATURES, SUCH AS GRASS, GROUNDCOVER, TREES, AND SHRUBS.

d. OPEN SPACE AREAS WILL INCLUDE ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE AND WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON OPEN SPACE. SEATING OPTIONS WILL BE PROVIDED THAT INCLUDE A MINIMUM OF ONE BENCH PER 4,000 SQUARE FEET OF COMMON OPEN SPACE. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL BUILDINGS WITHIN A 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE.

e. A TWENTY-FIVE (25) FOOT CLASS B LANDSCAPE YARD SHALL BE PROVIDED ALONG THE EASTERN AND WESTERN PROPERTY LINE AND ABUTTING THE RAILROAD RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN. SUCH LANDSCAPE YARD MAY BE REDUCED UP TO 50% OF THE REQUIRED LANDSCAPE YARD WIDTH PER UDO SECTION 20.9C THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS.

5. GENERAL DESIGN GUIDELINES:

a. FOR BUILDINGS FRONTING ON MOUNT HOLLY ROAD, A MINIMUM OF 40% OF THE EXTERIOR WALL AREA FRONTING ON MOUNT HOLLY ROAD SHALL BE CONSTRUCTED OF BRICK OR STONE. WINDOWS, DOORS AND TRIM SHALL BE EXCLUDED FROM THIS CALCULATION.

b. THE RESIDENTIAL BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES ASSOCIATED WITH THE MULTI-FAMILY STACKED DEVELOPMENT WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE.

c. THE FACE OF ANY BUILDINGS ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED TWENTY (20) FEET IN LENGTH ON ALL BUILDING LEVELS. WINDOWS WILL BE PROVIDED ON THE FACES ABUTTING PUBLIC STREETS AND INTERNAL NETWORK REQUIRED STREETS IN ORDER TO ACCOMMODATE A MINIMUM 25% TRANSPARENCY ON THE GROUND FLOOR AND 15% TRANSPARENCY ON THE UPPER FLOORS TO AVOID BLANK WALLS.

d. ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMER OR PARAPETS; AND (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

e. METER BANKS, HVAC, AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED AS REQUIRED PER THE ORDINANCE. GROUND-MOUNTED OR WALL-MOUNTED MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE ESTABLISHED SETBACKS ALONG A FRONTAGE, EXCLUDING BACKFLOW DEVICES, FDOS AND LIFE SAFETY EQUIPMENT REQUIRED TO BE IN THE SETBACKS BY THE AUTHORITIES HAVING JURISDICTION.

f. DUMPSTER AND RECYCLING AREA WILL BE FULLY ENCLOSED ON THREE SIDES BY A MINIMUM 75% OPAQUE FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE MATERIAL USED TO ENCLOSE THE DUMPSTER WILL BE OF A MATERIAL PRESCRIBED BY THE ORDINANCE AND BE OF A COMPATIBLE COLOR USED ON THE PRINCIPAL BUILDINGS.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN 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.

b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. THE FINAL LOCATION OF THE REQUIRED TREE SAVE/REPLANTED TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION AND ARE SUBJECT TO CHANGE.

c. DEVELOPMENT WITHIN ANY SWM/PCSO BUFFERS SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

d. THE SITE IS LOCATED WITHIN THE PROTECTED AREA OF THE LAKE WYLIE WATERSHED OVERLAY AND THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE WATERSHED REGULATIONS WITHIN ARTICLE 23 OF THE ORDINANCE.

7. LIGHTING:

a. ALL FREESTANDING EXTERIOR LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH ARTICLE 16.2 OF THE ORDINANCE.

8. 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 DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

9. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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FOR PUBLIC HEARING
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REZONING DOCUMENTS

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

DEVELOPMENT
STANDARDS

0
SCALE: N.T.S.

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

JANUARY 15, 2026

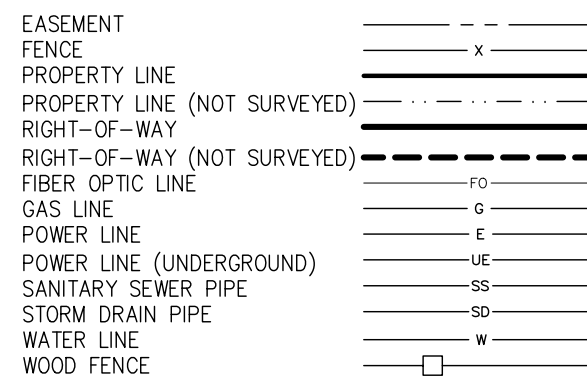
REVISIONS:
05/11/26 PER STAFF COMMENTS

RZ2.00

NOTES:

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
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 PRESENT, EITHER 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-LINCOLN METROPOLITAN PLANNING ORGANIZATION THROUGHFARE 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:



LINE TABLE:

Table with 3 columns: LINE, BEARING, DISTANCE. Includes lines L1 and L2 with bearings and distances.

CURVE TABLE:

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Includes curve C1 with radius 3018.76 and arc length 217.83.

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: 3710451600K; ZONE X

OBSERVED PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTIES AT THE TIME OF THIS SURVEY.

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
FOB - FIBER OPTIC BOX
GM - GAS METER
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HVAC - 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
PL - 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. 40
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:

PS NC III, LP
D.B. 28758, PG. 733
PIN: 053-261-10
LOT 2, M.B. 25, PG. 59

Edwin T. Young, Jr.
Janis R. Young
Area: 467,480 SQ. FT. OR 10.7319 ACRES

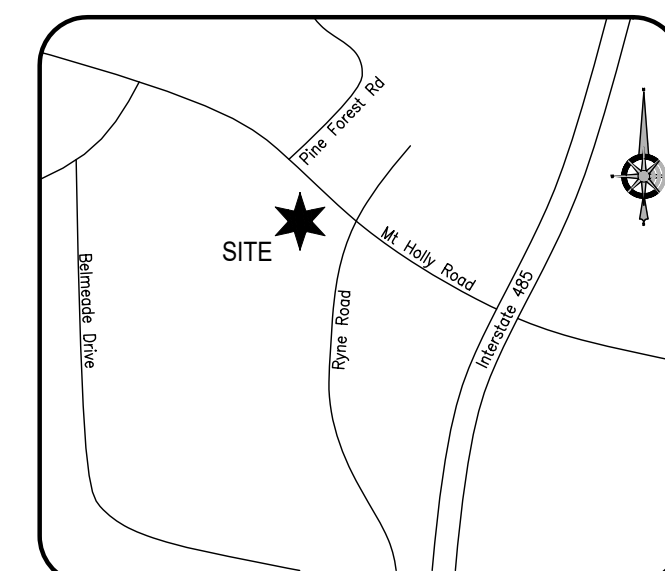
Gary L. Heier, Jr.
Shana B. Sinclair
D.B. 29900, PG. 860
PIN: 053-261-14
LOT 1C, M.B. 26, PG. 695

U.S. National Whitewater Center, Inc.
D.B. 30448, PG. 891
PIN: 053-022-17

Beacon RCP, LLC
D.B. 30021, PG. 307
PIN: 053-261-05

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 to 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 39021, 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 rod 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 to a ground distance of 2,533.98' to an existing iron rod being on the 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).

ALTA/NSPS 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.: 053-261-08 AND 053-261-09

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+50cm)
(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

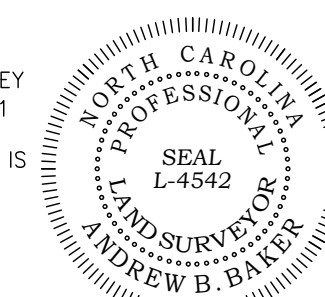
PRELIMINARY
NOT FOR SALES, CONVEYANCE,
OR RECORDATION

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(1), 7(1), 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.

SURVEYOR'S CERTIFICATE (21 NCAC 56 .1604):
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6663, PAGES 541 & 544 AND BOOK 22964, PAGE 644; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWI INFORMATION SHOWN HEREON; THAT POSITIONAL ACCURACY IS 0.07" ±50PPM; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600).

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

ANDREW B. BAKER, PLS (L-4542)



PROJECT NUMBER:

2025-410

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

DRAWING REVISIONS

Table with 2 columns: DATE, DESCRIPTION. Includes a revision entry for 1/7/26.

SHEET NUMBER:

1 OF 1

