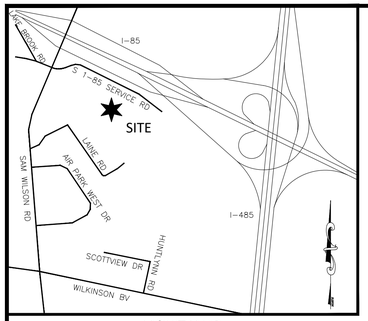


VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

TAX PARCEL NUMBER: 05539103, 05553104 and 05539101

ACREAGE: +/-27.26 AC

EXISTING ZONING: ML-2 (CD) MANUFACTURING AND LOGISTICS-2 CONDITIONAL, AND N1-A (ANDO) NEIGHBORHOOD 1-A , AIRPORT NOISE DISCLOSURE OVERLAY

PROPOSED ZONING: ML-2 (CD) SPA, MANUFACTURING AND LOGISTICS-2 CONDITIONAL SITE PLAN AMENDMENT, AND ML-2 (CD) (ANDO), MANUFACTURING AND LOGISTICS-2 CONDITIONAL, AIRPORT NOISE DISCLOSURE OVERLAY

PROPOSED USE: USES PERMITTED UNDER MI-2 ZONING, EXCEPT AS LISTED BELOW

MAXIMUM NUMBER OF BUILDINGS: TO BE DETERMINED

MAXIMUM BUILDING HEIGHT: 80' (50' within 100' of N1-A; 65' within 200' of N1-A)

PARKING: AS PER ORDINANCE STANDARDS

OPEN SPACE: N/A

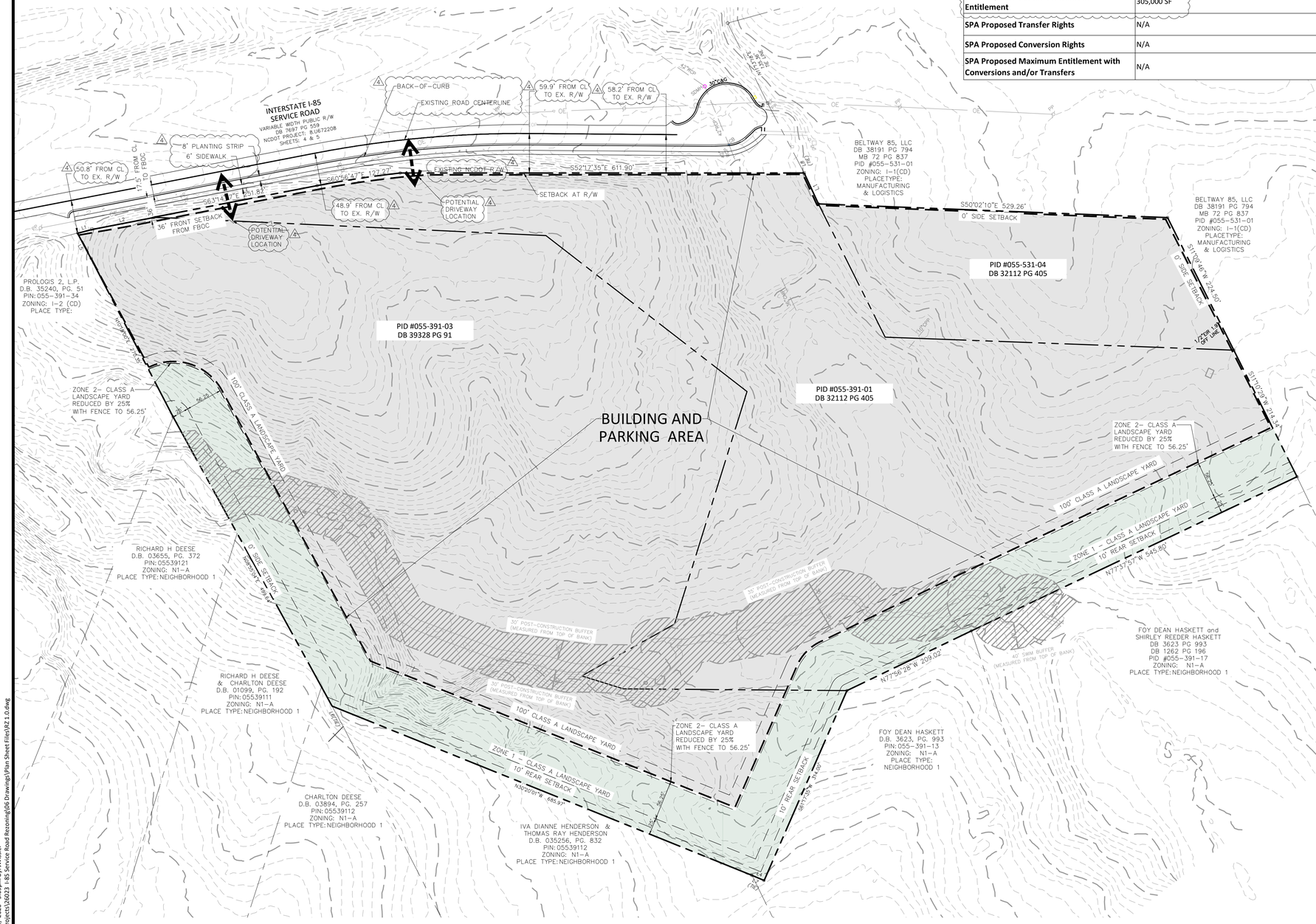
FRONT SETBACK: 36'

SIDE SETBACK: 0'

REAR SETBACK: 10'

WATER SUPPLY WATERSHED
PROTECTION DISTRICT: LOWER LAKE WYLIE WATERSHED PA

Plan Submittal Date: 07/10/2026	Development Area
Current Zoning	ML-2 (CD) & N1-A (ANDO)
Proposed Zoning and Additional Vested Rights if Applicable	ML-2 (CD) SPA & ML-2 (CD) (ANDO)
Acreage	27.26
Parcels	05539103, 05553104 and 05539101
Maximum Height	80' (50' within 100' of N1-A; 65' within 200' of N1-A)
Exisiting Approved Baseline Maximum Entitlement	75,000 SF
Exisiting Approved Transfer Rights	N/A
Exisiting Approved Conversion Rights	N/A
Exisiting Approved Maximum Entitlement with Conversions and/or Transfers	N/A
SPA Proposed Baseline Maximum Entitlement	305,000 SF
SPA Proposed Transfer Rights	N/A
SPA Proposed Conversion Rights	N/A
SPA Proposed Maximum Entitlement with Conversions and/or Transfers	N/A



Development Standards

1. General Provisions

a. These Development Standards form a part of the Rezoning Site Plan associated with the Site Plan Amendment to Rezoning Petition #2024-068 filed by Culp Road Materials, LLC (the "Petitioner") to accommodate development of an approximately 27.266 acre site bearing Mecklenburg County Parcel Nos. 05539103, 05553104 and 05539101 which site is more particularly depicted on the Rezoning Site Plan and hereinafter referred to as the "Site". Rezoning Petition #2024-068 rezoned +/- 14.150 acres from Neighborhood 1-A (N1-A) to Manufacturing and Logistics - 2 Conditional (ML-2(CD)). The purpose of this Site Plan Amendment is to add property to the Site by rezoning an additional +/-13.116 acres of adjacent property from Neighborhood 1-A, Airport Noise Disclosure Overlay (N1-A (ANDO)) to Manufacturing and Logistics - 2 Conditional, Airport Noise Disclosure Overlay (ML-2(CD)(ANDO).

b. The development and use of the Site will be governed by the Rezoning Site Plan, these Development Standards, and the applicable provisions of the Charlotte Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan or these Development Standards establish different standards, the regulations established under the ML-2 zoning district will govern development of the Site.

c. Future amendments to the Rezoning Site Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the UDO.

d. The development and uses depicted on the Rezoning Site Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Site Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, landscape yard, and buffer requirements set forth on this Rezoning Site Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Site Plan. Alterations and modifications shall be in accordance with the applicable provisions of the UDO.

2. Permitted Uses

a. The Site may not be devoted to the following uses:

i. Adult Electronic Gaming Establishment
ii. Adult Use
iii. Aggregate Recycling Facility
iv. Agriculture - Industrial Processes
v. Airport
vi. Airstrip
vii. Cemetery
viii. Correctional Facility
ix. Crematorium
x. Homeless Shelter
xi. Landfill, Land Clearing, & Inert Debris (LCID)
xii. Quarry
xiii. Raceway/Dragstrip
xiv. Shooting Range, Indoor
xv. Vehicle Repair Facility, Major
xvi. Waste Management Facility
xvii. Telecommunications and Data Storage Facility

b. Except as specifically prohibited above, the Site may be devoted to any of the uses permitted by right or subject to prescribed conditions in the ML-2 zoning district, together with any incidental and/or accessory uses associated therewith that are permitted in the ML-2 zoning district.

c. A total maximum of 305,000 square feet of gross floor area may be developed on the Site.

3. Transportation and Parking

a. Vehicular access will be as generally depicted on the Rezoning Site Plan. The placement and configuration of access points are subject to modifications required by the City of Charlotte and/or the North Carolina Department of Transportation ("NCDOT"). The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT and NCDOT during the driveway permit process.

b. Vehicular access to and from the Site will be accomplished by use of South I-85 Service Road as generally depicted on the Rezoning Site Plan. No vehicular access will be permitted from Laine Road.

c. 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.

d. 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, by way of a private/public partnership effort or other public sector project support.

e. Any transportation improvements required by NCDOT and CDOT will be approved and constructed prior to the issuance of a certificate of occupancy for the Site's first building.

f. Should the Site be used for heavy manufacturing, the Site will be evaluated prior to the project permitting phase to determine whether a Traffic Impact Analysis is required.

g. Petitioner shall dedicate and convey in fee simple all existing right of way to the City before the site's first building certificate of occupancy is issued.

4. Architectural Standards

a. Any and all building(s) proposed for the Site will comply with the Dimensional and Design standards for the ML-2 zoning district.

b. Any conceptual architectural perspectives of proposed structures to be located on the Site are illustrative, and intended to depict the general conceptual architectural style and character of the structure. Notwithstanding the foregoing, changes and alterations to the exterior of a structure that do not materially change the overall conceptual architectural style and character shall be permitted.

c. Should two or more buildings be constructed on the site, Petitioner agrees to comply with applicable requirements of the subdivision ordinance.

5. Streetscape and Landscaping

a. Petitioner will provide required landscape yards as generally depicted on the Rezoning Site Plan in conformance with the requirements of Article 20 of the UDO.

b. Petitioner agrees to construct an 8-foot wide planting strip and a 6-foot wide sidewalk along the Site's I-85 service road frontage. The planting strip and sidewalk are to be placed as generally depicted on the Rezoning Site Plan and may be adjusted to accommodate topography, tree preservation, culverts, utilities, stream crossings, tie-ins to adjacent sidewalk or other Site constraints. During the site permitting process, Petitioner agrees to explore options for locating all or portions of the sidewalk outside of the existing service road right of way to the extent reasonably practicable. Petitioner agrees to maintain the sidewalk and include any portion of the sidewalk outside of the service road right of way within a public access easement.

c. In the event that an adjacent parcel of land is either rezoned to a zoning district, or devoted to a use that reduces or eliminates landscape yard requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant landscape yard areas accordingly.

d. Petitioner reserves the right to use existing vegetation to meet landscape yard requirements in accordance with Article 20.2.E of the UDO.

e. Petitioner reserves the right to provide an alternative landscape yard pursuant to Article 20.4 of the UDO as generally depicted on the Site Plan to allow access to the Site.

f. The Site consists of three (3) parcels. Petitioner reserves the right to combine one or more of the parcels.

g. Property lines internal to the Site shall not be required to comply with setback, buffer, or other separation requirements.

h. Petitioner agrees to locate future back of curb and gutter 17.5-feet from centerline of the existing I-85 service road right of way as generally depicted on the Rezoning Site Plan.

6. Environmental Features

a. Petitioner will comply with the UDO, Storm Water 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. Future stream channel delineation and modification is reserved in accordance with US Army Corps of Engineers and NC Department of Environmental Quality.

c. Petitioner reserves the right to have off-site tree save area, pursuant to Article 20 of the UDO and applicable sections of the Charlotte Tree Manual.

7. Parks, Greenways, and Open Space

8. Fire Protection

9. Signage

10. Lighting

11. Phasing

12. Binding Effect of the Rezoning Application

a. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Site Plan will, unless amended in the manner provided under the UDO, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. 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 or Owners of the Site from time to time who may be involved in any future development thereof.

b. This Rezoning Site Plan constitutes a site- specific vesting plan and if approved, establishes vested rights for a period of five (5) years in accordance with North Carolina Gen. Stat. §160D-108.1.

NORTH

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

PROJECT INFORMATION:
SITE PLAN AMENDMENT
FOR REZONING PETITION #2026-036

I-85 SERVICE ROAD INDUSTRIAL
S I-85 SERVICE ROAD
CHARLOTTE, NC 28214

OWNER INFORMATION:
CULP ROAD MATERIALS, LLC
1211 CULP ROAD
PINEVILLE, NC 28134

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-3139 ORSBORN ENGINEERING GROUP, P.A.

	DATE	REVISIONS
4	10/2/26	PER COMMENTS
3	08/03/26	PER COMMENTS
2	07/10/26	PER COMMENTS
1	05/15/26	PER SPA RZ 2024-068

JOB #	24028
DATE:	05/15/26
SCALE:	1" = 80'
DRAWN BY:	LWL
APPROVED BY:	JCO

RZ 1.0

October 12, 2026 - 5:09pm By: JWissler
P:\Cloud Projects\24023 I-85 Service Road Rezoning\06 Drawings\Plan Sheet Files\RZ 1.0.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.