



**Charlotte** Planning Department  
**APPROVED BY CITY COUNCIL**  
 RZP-2021-174  
 Approved: 03/27/2022

VICINITY MAP  
 SCALE: N.T.S.

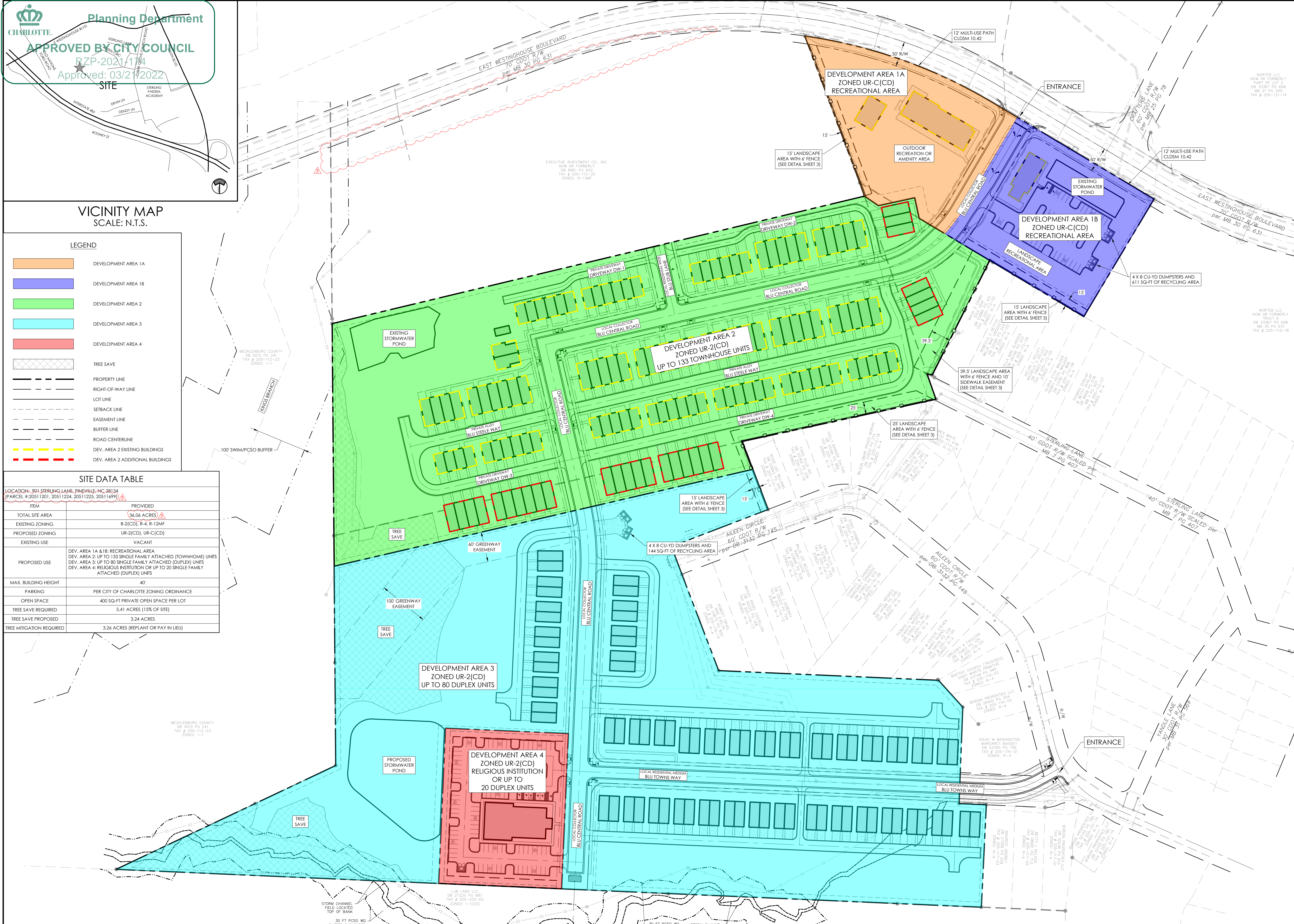
LEGEND

- DEVELOPMENT AREA 1A
- DEVELOPMENT AREA 1B
- DEVELOPMENT AREA 2
- DEVELOPMENT AREA 3
- DEVELOPMENT AREA 4
- TREE SAVE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- BUFFER LINE
- ROAD CENTERLINE
- DEV. AREA 2 EXISTING BUILDINGS
- DEV. AREA 2 ADDITIONAL BUILDINGS

SITE DATA TABLE

LOCATION: 901 STERLING LANE, PINEVILLE, NC 28134  
 (PARCEL #: 20511201, 20511224, 20511225, 20511699)

ITEM	PROVIDED
TOTAL SITE AREA	36.06 ACRES
EXISTING ZONING	B-2(CD), R-4, R-12MF
PROPOSED ZONING	UR-2(CD), UR-C(CD)
EXISTING USE	VACANT
PROPOSED USE	DEV. AREA 1A & 1B: RECREATIONAL AREA DEV. AREA 2: UP TO 133 SINGLE FAMILY ATTACHED (TOWNHOME) UNITS DEV. AREA 3: UP TO 80 SINGLE FAMILY ATTACHED (DUPLX) UNITS DEV. AREA 4: RELIGIOUS INSTITUTION OR UP TO 20 SINGLE FAMILY ATTACHED (DUPLX) UNITS
MAX. BUILDING HEIGHT	40'
PARKING	PER CITY OF CHARLOTTE ZONING ORDINANCE
OPEN SPACE	400 SQ-FT PRIVATE OPEN SPACE PER LOT
TREE SAVE REQUIRED	5.41 ACRES (15% OF SITE)
TREE SAVE PROPOSED	3.24 ACRES
TREE MITIGATION REQUIRED	3.26 ACRES (REPLANT OR PAY IN LIEU)



**HensonFoley**  
 Landscape Architecture | Civil Engineering  
 121 Glead Road, Huntersville, NC 28078  
 p: 704.875.1615 | www.hensonfoley.com  
 NC ENGINEERING BOARD LICENSE #: C0981  
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-999

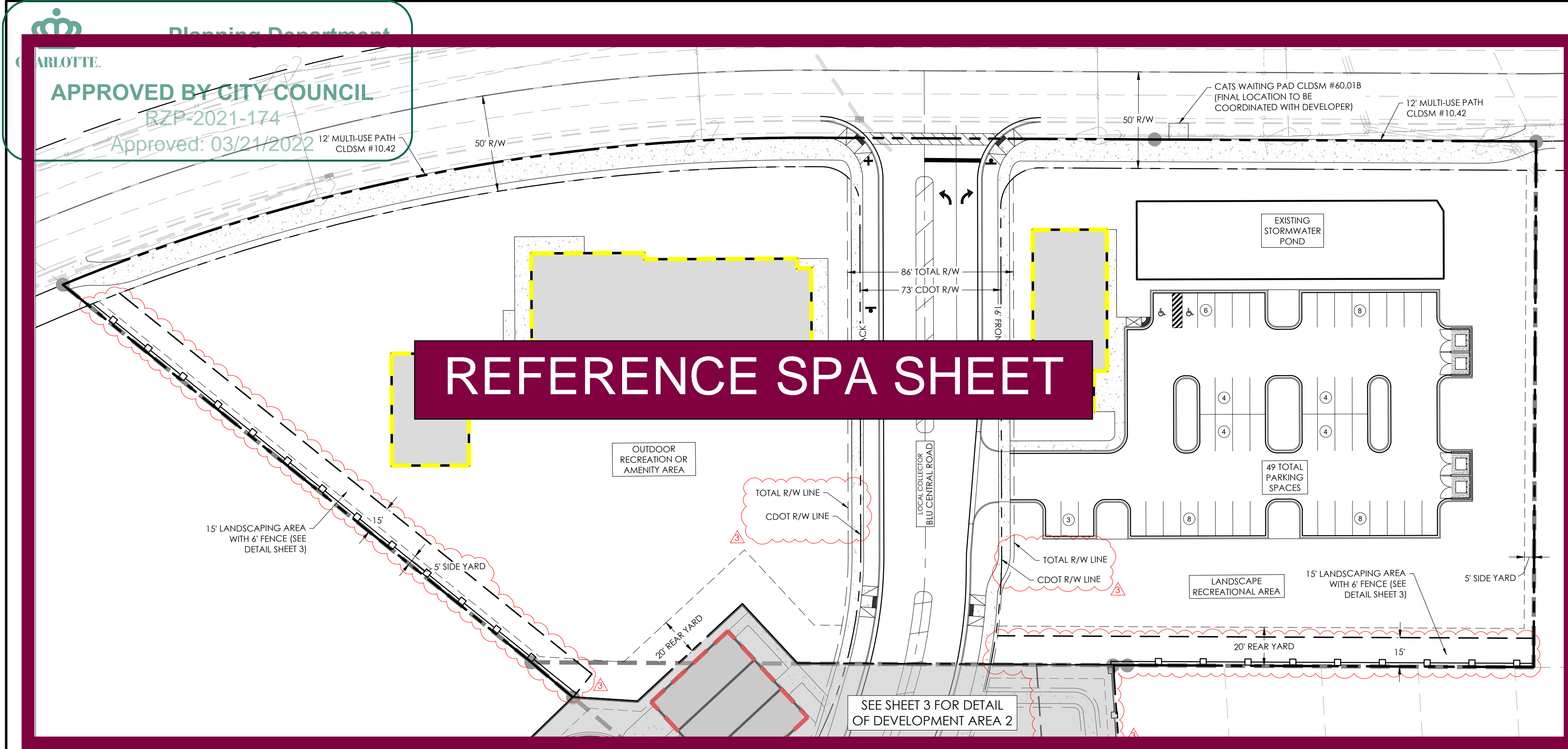
N  
 W E  
 NORTH ARROW  
 GRAPHIC SCALE 1"=80 FT.  
 EXHIBIT - FOR INFORMATION ONLY

**BLU SOUTH - REZONING - RZP-2021-174**  
 PIN # 20511201, 20511224, 20511225  
 901 STERLING LN, PINEVILLE, NC 28134  
**OVERALL**

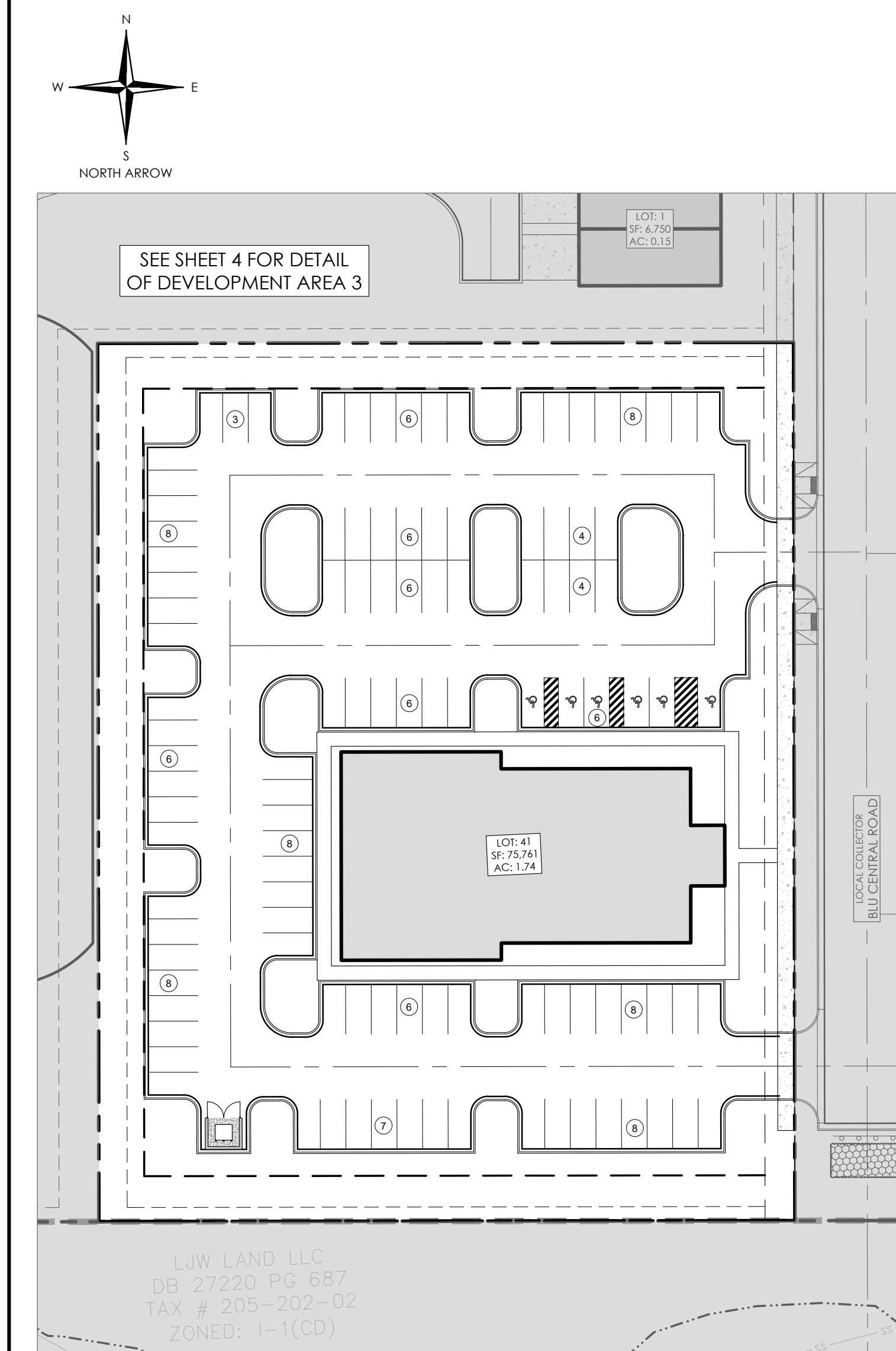
REVISIONS:

1 - 2021/12/13 - 1ST CITY REVIEW
2 - 2022/01/17 - 2ND CITY REVIEW
3 - 2022/02/25 - 3RD CITY REVIEW

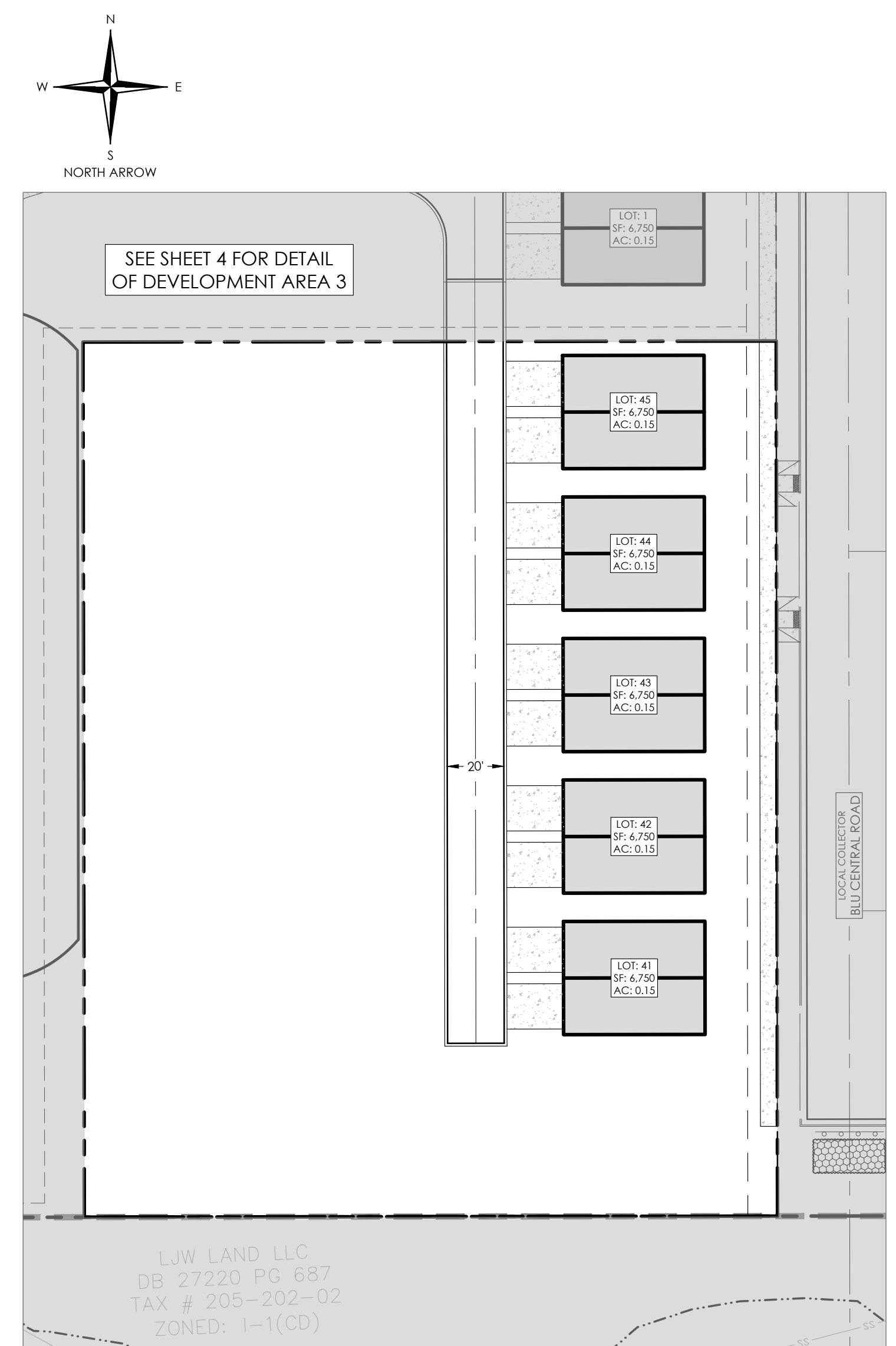
X-REZONING-MF-219059.DWG  
 PROJECT NUMBER: 219059-A  
 DATE: 06/25/2021 DRAWN BY: DLI  
 SHEET 1 OF 4



DEVELOPMENT AREA 1

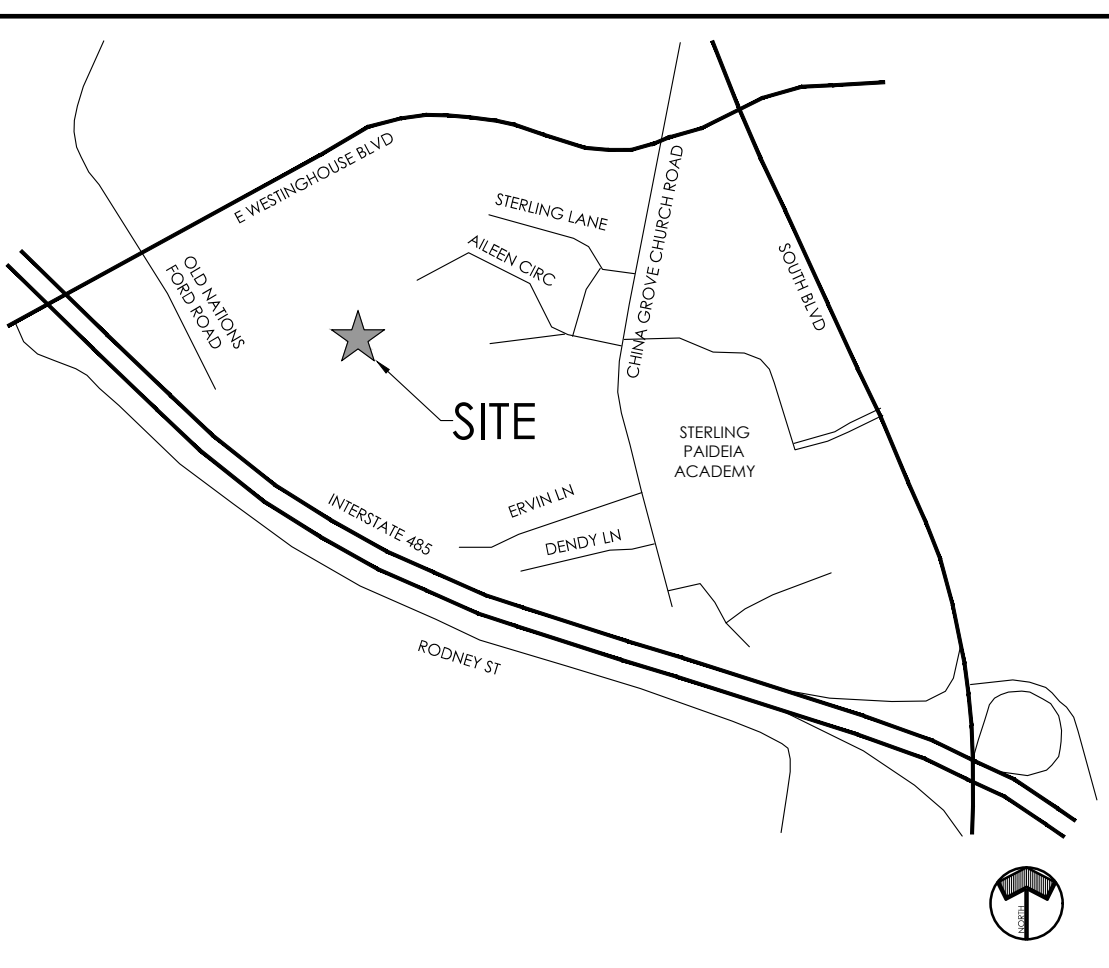


DEVELOPMENT AREA 4 (OPTION 1)



DEVELOPMENT AREA 4 (OPTION 2)

LEGEND	
[Orange Box]	DEVELOPMENT AREA 1A
[Blue Box]	DEVELOPMENT AREA 1B
[Green Box]	DEVELOPMENT AREA 2
[Cyan Box]	DEVELOPMENT AREA 3
[Red Box]	DEVELOPMENT AREA 4
[Hatched Box]	TREE SAVE
[Dashed Line]	PROPERTY LINE
[Dotted Line]	RIGHT-OF-WAY LINE
[Solid Line]	LOT LINE
[Dashed Line]	SETBACK LINE
[Dotted Line]	EASEMENT LINE
[Dashed Line]	BUFFER LINE
[Dashed Line]	ROAD CENTERLINE
[Yellow Dashed Line]	DEV. AREA 2 EXISTING BUILDINGS
[Red Dashed Line]	DEV. AREA 2 ADDITIONAL BUILDINGS



VICINITY MAP  
SCALE: N.T.S.

**REVISIONS:**

- 1 - 2021/12/13 - 1ST CITY REVIEW
- 2 - 2022/01/17 - 2ND CITY REVIEW
- 3 - 2022/02/25 - SRD CITY REVIEW

**ENVIRONMENTAL**

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE TREE ORDINANCE.
- SOLID WASTE DISPOSAL SHALL COMPLY WITH THE CITY CODE.

**GREENWAY**

- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA 3 OR ON DEVELOPMENT AREA 4, PETITIONER SHALL GRANT A 60 FOOT WIDE PERPETUAL, NON-EXCLUSIVE EASEMENT TO MECKLENBURG COUNTY (THE "EASEMENT") WITHIN THAT PORTION OF THE OPEN SPACE AREA DEPICTED ON THE REZONING PLAN. THE PURPOSE OF THE EASEMENT IS TO ACCOMMODATE A FUTURE ACCESS TRAIL TO THE KINGS BRANCH GREENWAY LOCATED TO THE WEST OF THE SITE FROM THE INTERNAL PUBLIC STREET DESIGNATED AS BLU CENTRAL ROAD TO BE CONSTRUCTED AND MAINTAINED BY MECKLENBURG COUNTY.
- THE TREES LOCATED WITHIN THE EASEMENT SHALL COUNT TOWARDS THE SITES MINIMUM TREE SAVE REQUIREMENTS, AND THE EASEMENT SHALL COUNT TOWARDS THE SITES REQUIRED OPEN SPACE.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

**PERMITTED USES/DEVELOPMENT LIMITATIONS**

- DEVELOPMENT AREA 1A AND DEVELOPMENT AREA 1B**
  - (a) SUBJECT TO THE LIMITATIONS SET OUT HEREIN, THOSE PORTIONS OF THE SITE DESIGNATED AS DEVELOPMENT AREA 1A AND DEVELOPMENT AREA 1B MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-C ZONING DISTRICT.
    - INDOOR RECREATION, INCLUDING, WITHOUT LIMITATION, A FITNESS CENTER.
    - OUTDOOR RECREATION, INCLUDING, WITHOUT LIMITATION, A SWIMMING POOL, PUTTING GREENS AND SPORT COURTS.
    - OFFICE USES, INCLUDING RESIDENTIAL SALES AND LEASING OFFICES.
    - NEIGHBORHOOD FOOD AND BEVERAGE SERVICE, AS DEFINED IN THE ORDINANCE. NEIGHBORHOOD FOOD AND BEVERAGE SERVICE IS A USE LIMITED TO THE SERVING OF ICE CREAM, YOGURT, COFFEE, JUICES, AND SIMILAR ITEMS ALONG WITH ITEMS SUCH AS BAGELS, MUFFINS, AND PASTRIES PROVIDED THE FOLLOWING RESTRICTIONS APPLY: THE USE WILL BE LIMITED TO 1,800 SQUARE FEET; PROVIDES NO ON-PREMISE COOKING OF FOOD; WILL NOT SELL BEER, WINE OR ALCOHOLIC BEVERAGES AND DOES NOT HAVE A DRIVE THROUGH WINDOW.
    - MOBILE FOOD VENDING SERVICE.
    - OUTDOOR FRESH PRODUCE STANDS AND MOBILE PRODUCE MARKET.
    - BICYCLE SHARING STATION AND SERVICE.
  - DEVELOPMENT AREA 1A AND DEVELOPMENT AREA 1B COMBINED MAY CONTAIN A TOTAL MAXIMUM OF FOUR PRINCIPAL BUILDINGS.
  - A TOTAL MAXIMUM OF 24,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED AND LOCATED ON DEVELOPMENT AREA 1A AND DEVELOPMENT AREA 1B.
  - IN LIEU OF THE USES DESCRIBED ABOVE, DEVELOPMENT AREA 1A MAY BE DEVOTED TO AN ACCESSORY AMENITY FOR THE RESIDENTIAL USES LOCATED ON THE SITE AT THE OPTION OF PETITIONER.
- DEVELOPMENT AREA 2**
  - (a) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA 2 ON THE REZONING PLAN MAY ONLY BE DEVOTED TO SINGLE FAMILY ATTACHED DWELLING UNITS, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.
  - (b) A MAXIMUM OF 133 SINGLE FAMILY ATTACHED DWELLING UNITS MAY BE DEVELOPED AND LOCATED ON DEVELOPMENT AREA 2.
- DEVELOPMENT AREA 3**
  - (a) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA 3 ON THE REZONING PLAN MAY ONLY BE DEVOTED TO SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED IN TWO UNIT BUILDINGS, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.
  - (b) A MAXIMUM OF 80 SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED IN TWO UNIT BUILDINGS MAY BE DEVELOPED AND LOCATED ON DEVELOPMENT AREA 3.
- DEVELOPMENT AREA 4**
  - (a) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA 4 ON THE REZONING PLAN MAY ONLY BE DEVOTED TO ONE OF THE USES SET OUT BELOW, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.
    - RELIGIOUS INSTITUTION.
    - A MAXIMUM OF 20 SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED IN TWO UNIT BUILDINGS.

**TRANSPORTATION**

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS AS SHOWN ON THE REZONING PLAN. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, LOT LOCATIONS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT.
- THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS AS SHOWN ON THE REZONING PLAN. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PUBLIC STREETS AND INTERNAL PRIVATE ALLEYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, LOT LOCATIONS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT.
- 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 PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN MCKENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- ALL TRANSPORTATION IMPROVEMENTS SET OUT IN THIS SECTION C OF THE DEVELOPMENT STANDARDS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA 3 OR DEVELOPMENT AREA 4.
- 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 PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN MCKENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- SUBJECT TO THE APPROVAL OF CDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW DWELLING UNIT CONSTRUCTED ON DEVELOPMENT AREA 3 OR DEVELOPMENT AREA 4, CONSTRUCT AN ADA COMPLIANT BUS WAITING PAD PER LAND DEVELOPMENT STANDARD 60.01B ON THE SITE'S FRONTAGE ON EAST WESTINGHOUSE BOULEVARD. THE EXACT LOCATION OF THE WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT OF WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE WAITING PAD THEN PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHELTER ON THE WAITING PAD.
- A VEHICULAR CONNECTION TO THE WESTERN END OF AILEEN COURT AND A VEHICULAR CONNECTION TO STERLING LAKE WILL NOT BE REQUIRED.

**ARCHITECTURAL STANDARDS**

- THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON DEVELOPMENT AREA 1 SHALL BE 40 FEET.
- THE MAXIMUM HEIGHT OF ANY DWELLING UNIT LOCATED ON DEVELOPMENT AREA 2 SHALL BE 40 FEET.
- THE MAXIMUM HEIGHT OF ANY DWELLING UNIT LOCATED ON DEVELOPMENT AREA 3 SHALL BE 40 FEET.
- THE MAXIMUM HEIGHT OF ANY DWELLING UNIT LOCATED ON DEVELOPMENT AREA 4 SHALL BE 40 FEET.
- THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO ANY DWELLING UNITS LOCATED ON DEVELOPMENT AREA 3 OR DEVELOPMENT AREA 4.
  - (a) EACH DWELLING UNIT SHALL HAVE A GARAGE.
  - (b) THE DWELLING UNITS WILL BE REAR OR ALLEY LOADED DWELLING UNITS, AND THE GARAGES SHALL BE ACCESSED FROM THE INTERNAL ALLEYS.
  - (c) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 4:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
  - (d) ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL EITHER HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.
  - (e) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.

**STREETScape AND BUFFERS**

- PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE ON EAST WESTINGHOUSE BOULEVARD. PETITIONER CAN EXPAND THE EXISTING SIDEWALK TO MEET THIS REQUIREMENT.
- PERIMETER LANDSCAPE AREAS SHALL BE PROVIDED ON THOSE PORTIONS OF THE SITES EXTERIOR BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THESE LANDSCAPE AREAS SHALL MEET THE STANDARDS SET OUT ON THE REZONING PLAN.

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 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

**EXHIBIT - FOR INFORMATION ONLY**

**BLU SOUTH - REZONING - RZP-2021-174**  
 PIN # 20511201, 20511224, 20511225  
 901 STERLING LN, PINEVILLE, NC 28134

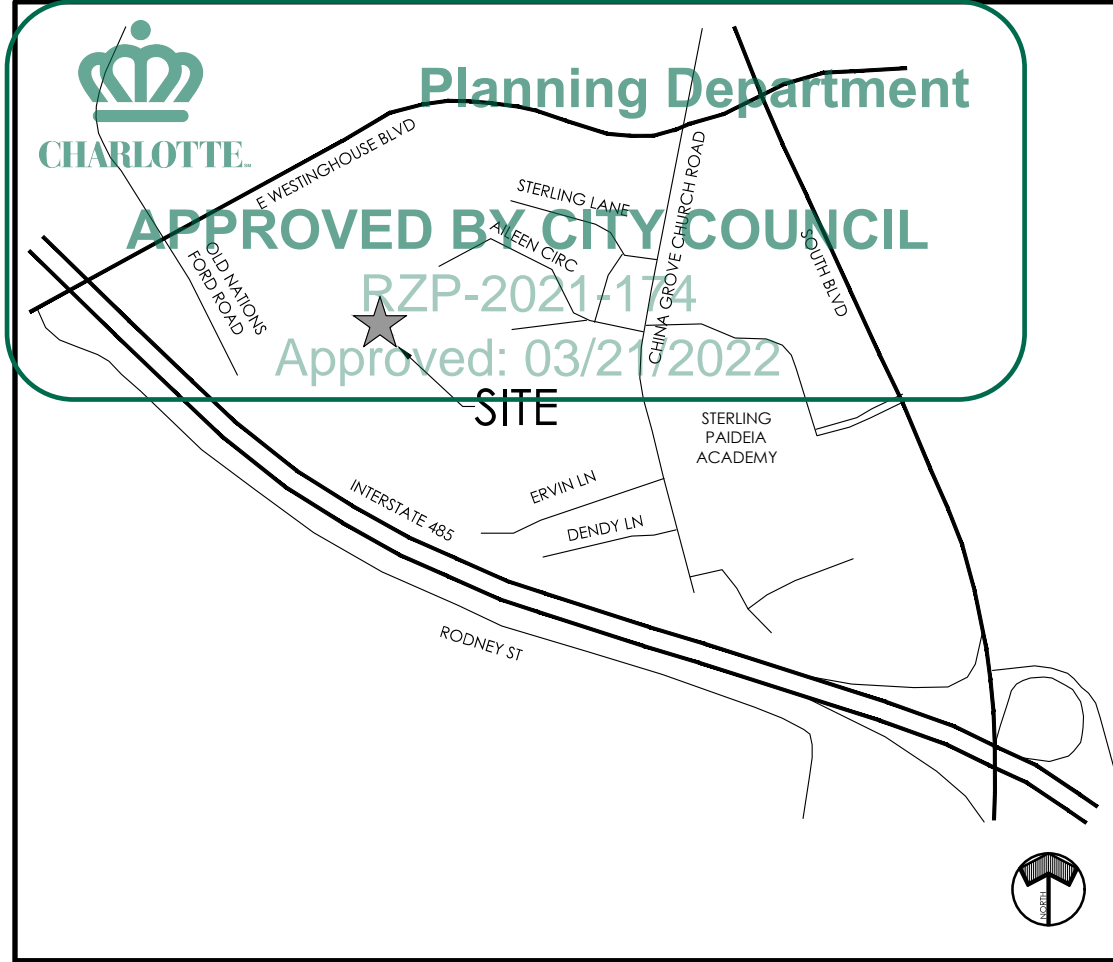
**DEVELOPMENT AREA 1 & 4 AND NOTES**

**REVISIONS:**

- 1 - 2021/12/13 - 1ST CITY REVIEW
- 2 - 2022/01/17 - 2ND CITY REVIEW
- 3 - 2022/02/25 - SRD CITY REVIEW

X-REZONING-MF-219059.DWG  
 PROJECT NUMBER: 219059-A  
 DATE: 06/25/2021 DRAWN BY: DLJ

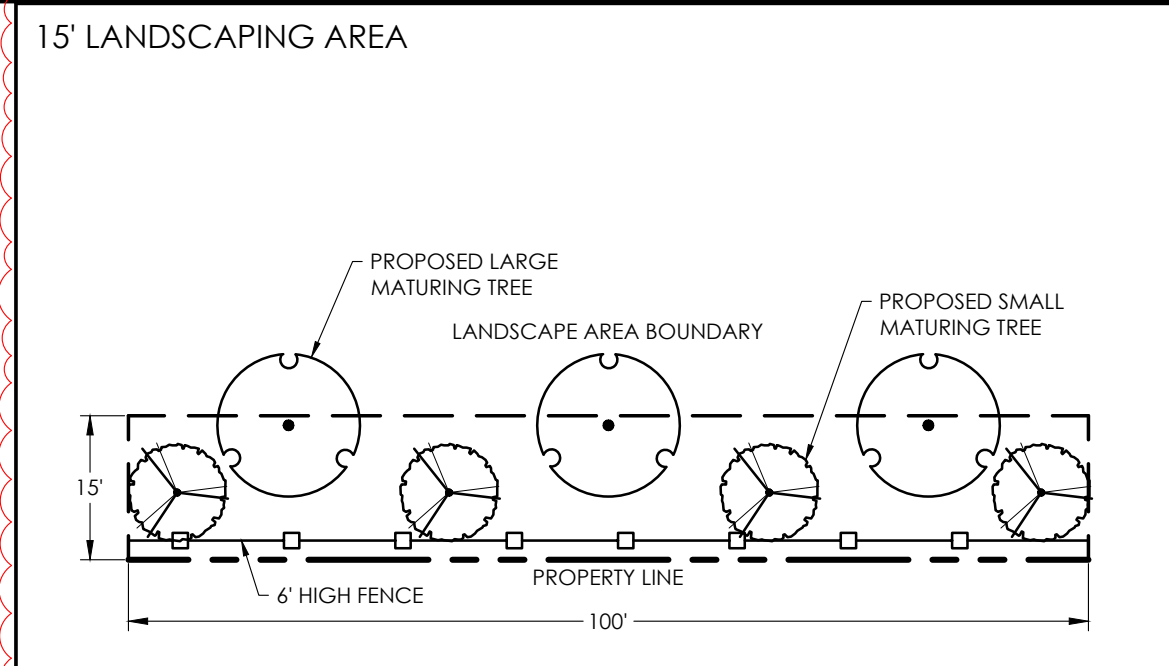
**2** OF **4**  
 SHEET OF



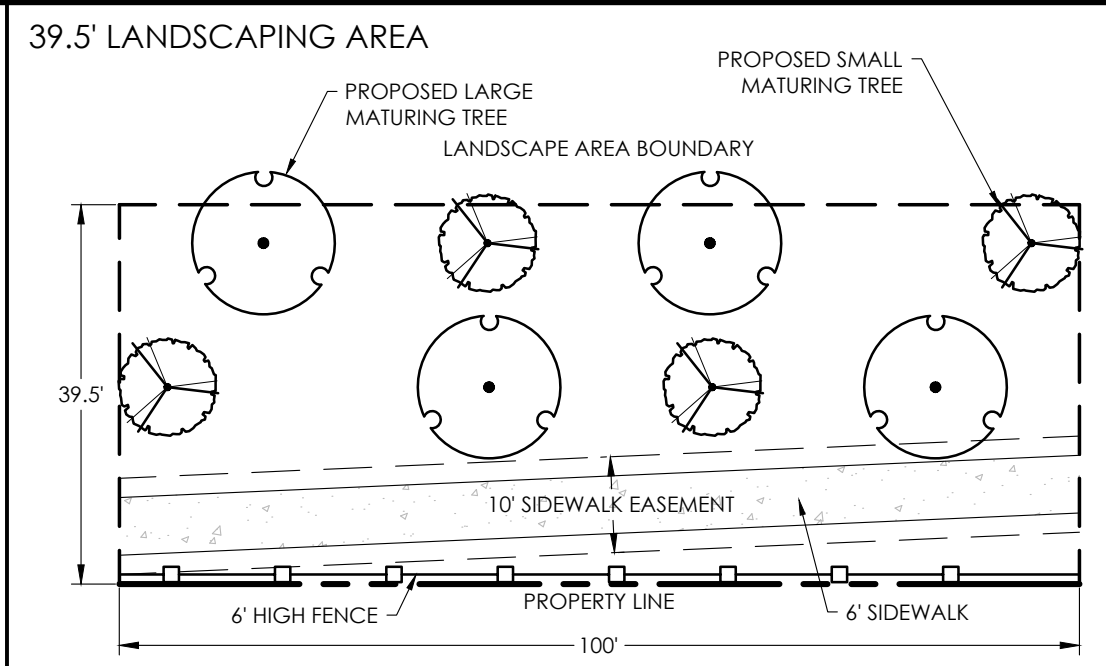
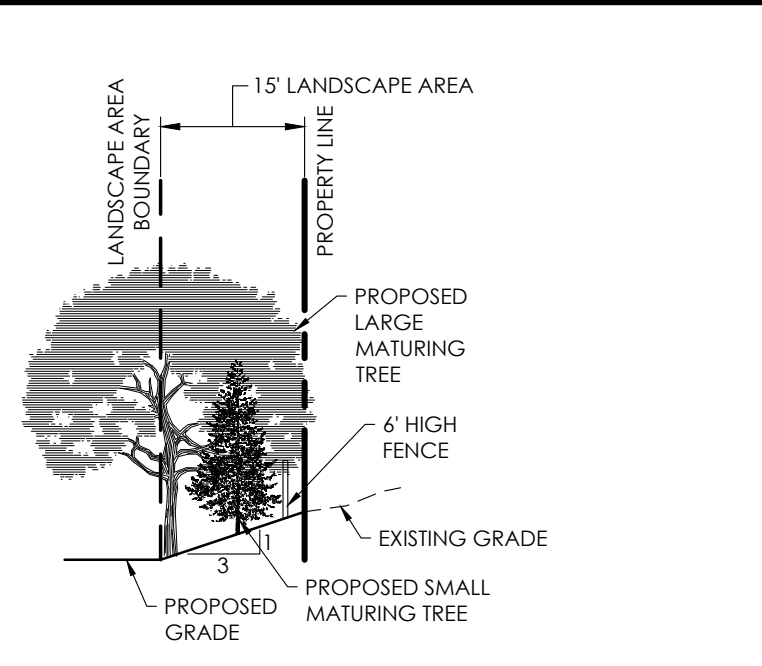
VICINITY MAP  
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**LEGEND**

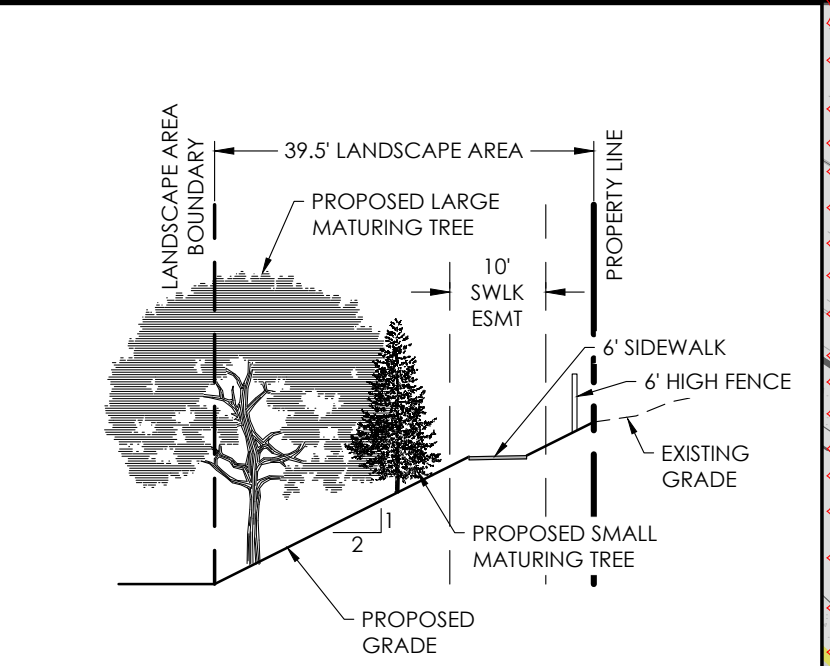
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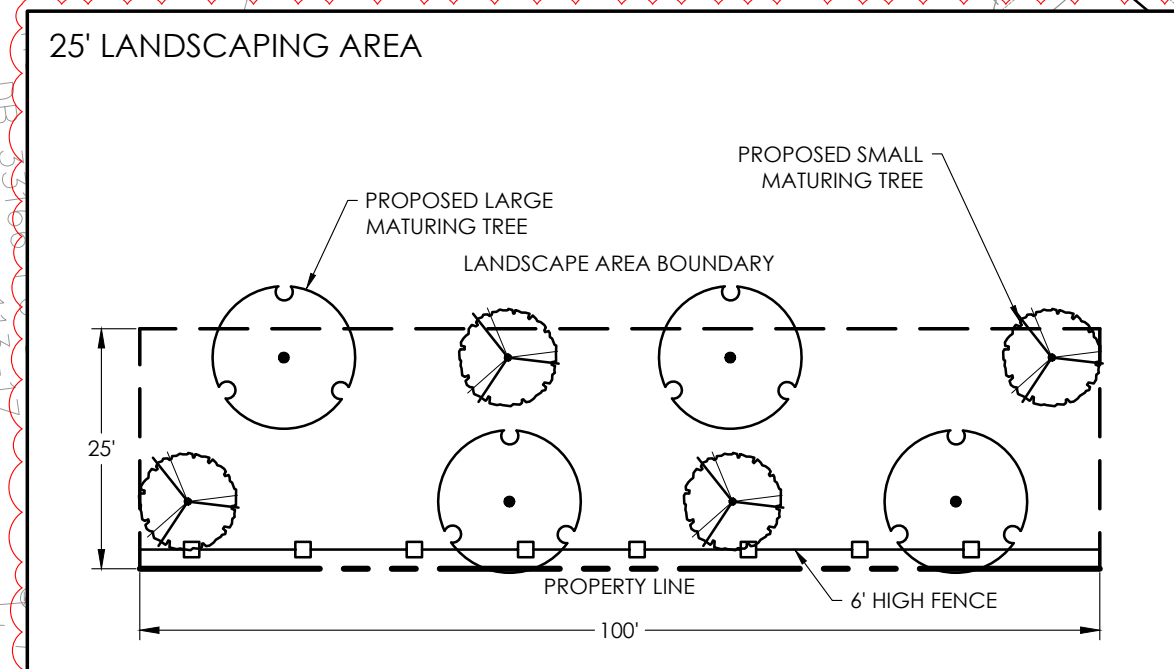
NOTE:  
1. 40% OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURING TREES.  
2. 25% OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.



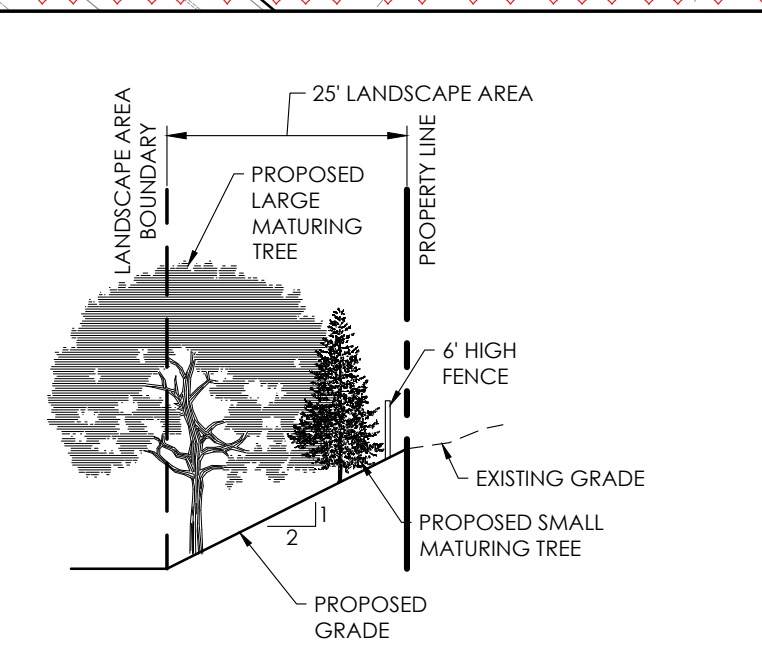
NOTE:  
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2. 25% OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.



SEE SHEET 4 FOR DETAIL OF DEVELOPMENT AREA 3



NOTE:  
1. 40% OF THE REQUIRED TREES WITHIN THE BUFFER SHALL BE LARGE MATURING TREES.  
2. 25% OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.



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NORTH ARROW  
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**DEVELOPMENT AREA 2**

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X-REZONING-MF-219059.DWG  
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SHEET **3** OF **4**

