

Barnhardt – Hawthorne Ln
Development Standards
May 4, 2026

Rezoning Petition No. 2026-xxx
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 (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:** Up to eighty (80) feet as measured by and 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.

3. Transportation:

- 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 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.

4. 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.

5. 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.