

VICINITY MAP  
NOT TO SCALE

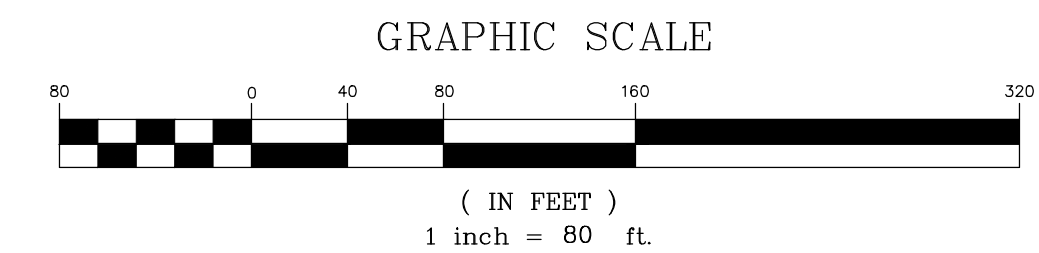
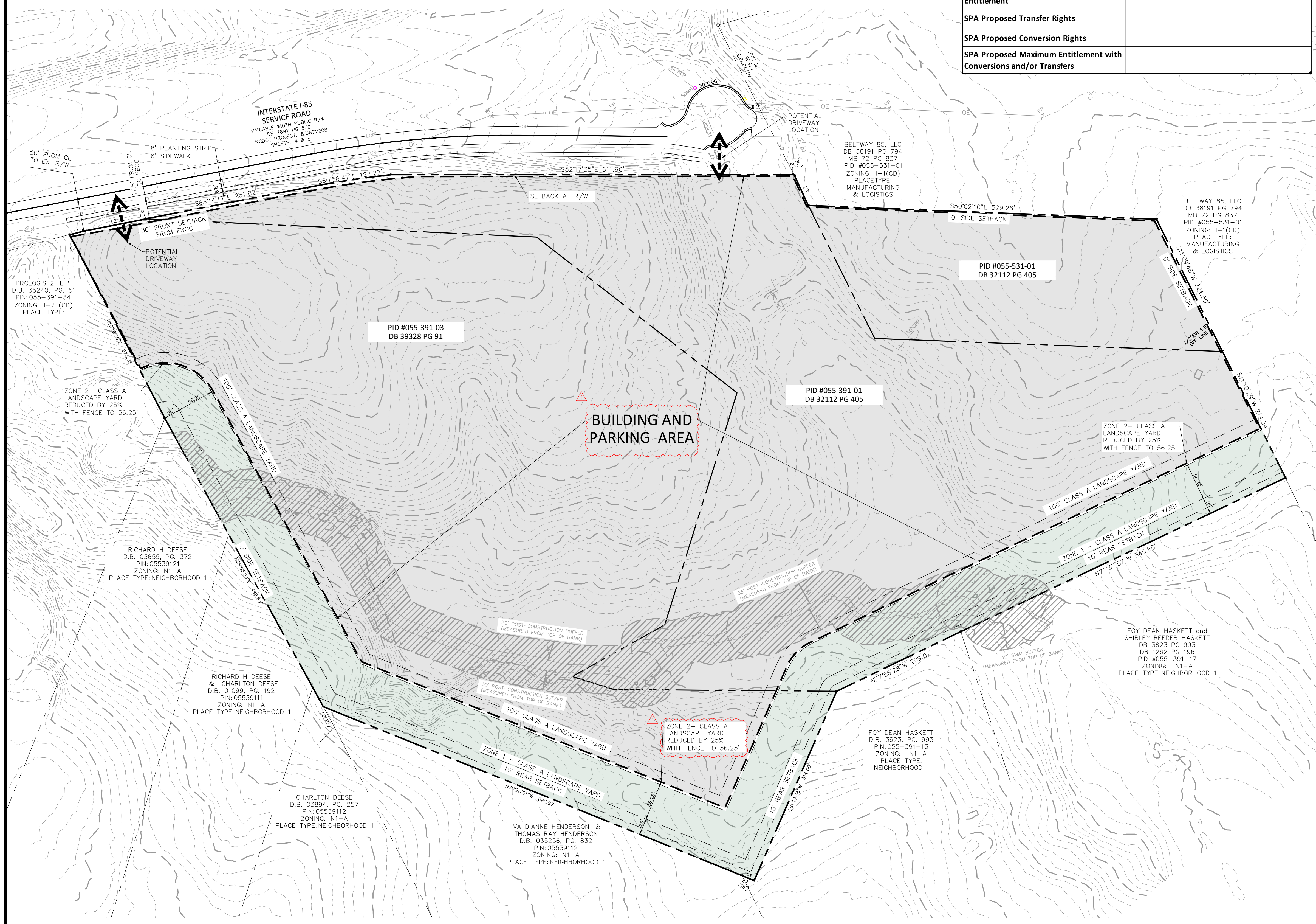
**SITE DEVELOPMENT DATA**

TAX PARCEL NUMBER: 05539103, 05553104 and 05539101  
 ACREAGE: +/- 27.26 AC  
 EXISTING ZONING: MANUFACTURING AND LOGISTICS-2 CONDITIONAL (ML-2 (CD)) & NEIGHBORHOOD 1-A (N1-A)  
 PROPOSED ZONING: MANUFACTURING AND LOGISTICS-2 CONDITIONAL (ML-2 (CD))  
 PROPOSED USE: USES PERMITTED UNDER ML-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: LOWER LAKE WYLLIE WATERSHED PA  
 PROTECTION DISTRICT: LOWER LAKE WYLLIE WATERSHED PA

Plan Submittal Date: 05/15/2025	Development Area
Current Zoning	N1-A & ML-2 (CD)
Proposed Zoning and Additional Vested Rights if Applicable	ML-2 (CD)
Acres	27.26
Parcels	05539103, 05553104 and 05539101
Maximum Height	80' (50' within 100' of N1-A; 65' within 200' of N1-A)
Existing Approved Baseline Maximum Entitlement	
Existing Approved Transfer Rights	
Existing Approved Conversion Rights	
Existing Approved Maximum Entitlement with Conversions and/or Transfers	
SPA Proposed Baseline Maximum Entitlement	
SPA Proposed Transfer Rights	
SPA Proposed Conversion Rights	
SPA Proposed Maximum Entitlement with Conversions and/or Transfers	

**DEVELOPMENT STANDARDS**

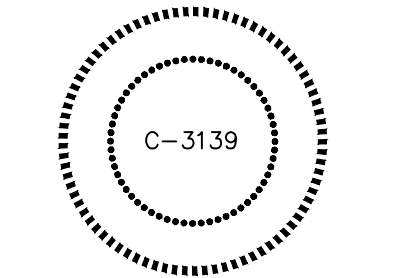
- General Provisions**
  - These Development Standards form a part of the Rezoning Site Plan associated with the Site Plan Amendment to Rezoning Petition #2024-068 filed by Culp Road Materials, LLC (the "Petitioner") to accommodate development of an approximately 27.266 acre site bearing Mecklenburg 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 (N1-A) to Manufacturing and Logistics - 2 Conditional (ML-2(CD)), and to modify conditions to accommodate development of the Site for four (4) additional uses permitted by right in the ML-2 zoning district.
  - 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.
  - 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.
  - 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.
- Permitted Uses**
  - The Site may not be devoted to the following uses:
    - Adult Electronic Gaming Establishment
    - Adult Use
    - Aggregate Recycling Facility
    - Agriculture - Industrial Processes
    - Airport
    - Airstrip
    - Cemetery
    - Correctional Facility
    - Crematorium
    - Homeless Shelter
    - Landfill, Land Clearing, & Inert Debris (LCID)
    - Quarry
    - Raceway/Dragsstrip
    - Shooting Range, Indoor
    - Vehicle Repair Facility: Major
    - Waste Management Facility
  - 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.
  - A total maximum of Seventy-Five Thousand (75,000) square feet of gross floor area may be developed on the Site.
- Transportation and Parking**
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
- Architectural Standards**
  - Any and all building(s) proposed for the Site will comply with the Dimensional and Design standards for the ML-2 zoning district.
  - 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 a structure that do not materially change the overall conceptual architectural style and character shall be permitted.
- Streetscape and Landscaping**
  - 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.
  - Petitioner agrees to install a 6-foot sidewalk and 8-foot planting strip within the existing I-85 service road right of way along the frontage of the Site as generally depicted on the Rezoning Site Plan if allowed by NCDOT during the permitting process. Petitioner reserves the right to meander the sidewalk and planting strip to accommodate topographical and other constraints.
  - 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.
  - Petitioner reserves the right to use existing vegetation to meet landscape yard requirements in accordance with Article 20.2.E of the UDO.
  - 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.
  - The Site consists of three (3) parcels. Petitioner reserves the right to combine one or more of the parcels.
  - Property lines internal to the Site shall not be required to comply with setback, buffer, or other separation requirements.
- Environmental Features**
  - 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 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.
  - Future stream channel delineation and modification is reserved in accordance with US Army Corps of Engineers and NC Department of Environmental Quality.
- Parks, Greenways, and Open Space**
- Fire Protection**
- Signage**
- Lighting**
- Phasing**
- Binding Effect of the Rezoning Application**
  - 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.



**ORSBORN**  
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PROJECT INFORMATION:  
**SITE PLAN AMENDMENT**  
FOR REZONING PETITION #2026-XXX  
**1-85 SERVICE ROAD INDUSTRIAL**  
S I-85 SERVICE ROAD  
CHARLOTTE, NC 28214

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



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NO.	DATE	REVISIONS

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

**RZ 1.0**