

**SITE DATA**

DEVELOPER: CHRIS HUMAN  
MUNGO HOMES  
8008 CORPORATE CENTER DRIVE, SUITE 201  
CHARLOTTE, NORTH CAROLINA 28226

PREPARED BY: MCADAMS COMPANY  
2100 SOUTH TRYON STREET, SUITE 400  
CHARLOTTE, NC 28203  
704.527.0800

PARCEL NUMBER: 20110104

TOTAL SITE ACREAGE: ± 31.96 AC  
EXISTING ZONING: N1-A (AND/O)

PROPOSED ZONING: N2-A  
PROPOSED USE: SINGLE FAMILY ATTACHED DWELLINGS

TOWNHOMES: 194 UNITS  
TOTAL COUNT: 194 UNITS

REQUIRED OPEN SPACE (250 SF PER UNIT): ± 1.11 AC  
PROPOSED OPEN SPACE: ± 3.45 AC

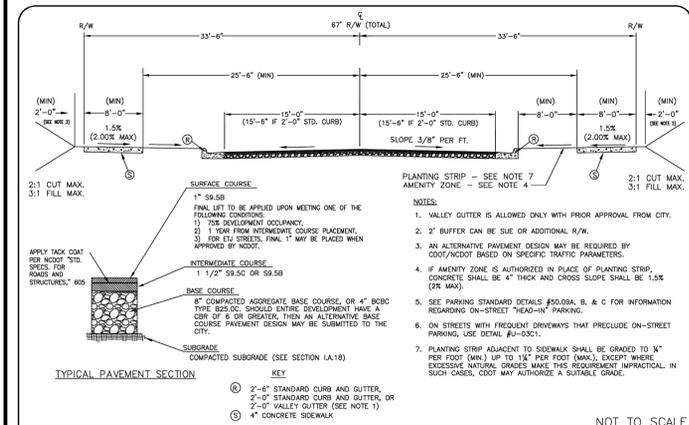
REQUIRED GREEN AREA (15% OF SITE): ± 4.79 AC  
PROPOSED GREEN AREA: ± 4.79 AC

STORMWATER MANAGEMENT: ± 0.96 AC

**ADJACENT PROPERTY OWNERS**

PARCEL	DEED	OWNER	ZONING	PARCEL	DEED	OWNER	ZONING
1	20110601	18608-947 DOUGLAS A VOGHT	R-4(CD)	22	20110707	30907-430 ROBERTO RICARDO LOOR SOLORZANO & BETTY LYCY MERA CEDENO	R-4(CD)
2	20110602	20176-361 AMINATA DABRIBH & HENRY K BENDU	R-4(CD)	23	20110708	19109-754 PHUONG VAN NGUYEN & THANH THUY T VU	R-4(CD)
3	20110603	36218-425 ANTHONY COLIN	R-4(CD)	24	20110709	16979-213 KATHY HEMBRÉE	R-4(CD)
4	20110604	10803-125 JOHNNY J WILLIAMS & MELINDA ARDREY	R-4(CD)	25	20110710	28665-80 MARIA E NAY	R-4(CD)
5	20110605	28979-520 LORRAINE RICHARDSON	R-4(CD)	26	20110711	31648-174 MEGHAN I SHIMSKY	R-4(CD)
6	20110606	33029-810 JOSE LUIS RIVERA & EDWARD F RIVERA	R-4(CD)	27	20110712	10998-411 RICHARD B WELCH	R-4(CD)
7	20110607	34650-627 BRETT JOHN SMITH	R-4(CD)	28	20110713	26118-334 JOHN R CLAWSON	R-4(CD)
8	20110608	38112-278 STEPHEN MARK CODDINGTON	R-4(CD)	29	20110799	11816-965 MECKLENBURG COUNTY	R-4(CD)
9	20110609	26592-758 CHERIE MCCULLOUGH	R-4(CD)	30	20147634	14493-404 KATHY A LEWIS	R-4(CD)
10	20110610	38124-107 RAMY IBRAHIM	R-4(CD)	31	20147635	23470-923 SANTOS NUNEZ & JUANA NUNEZ	R-4(CD)
11	20110611	32130-166 OSIRIS VELASQUEZ & FRANCISCO VILORIO	R-4(CD)	32	20147636	35606-634 HATTIE NICOLE BROOKS	R-4(CD)
12	20110612	24142-780 JIM GUAN LI	R-4(CD)	33	20147637	10123-490 CLAUDE GRIER JR & SANDRA E GRIER	R-4(CD)
13	20110613	38550-022 GEORGE AMOATENG & MERCY AMOATENG	R-4(CD)	34	20147638	22997-484 WALTER W MORALES	R-4(CD)
14	20110614	23306-519 THUY MGOOC TRAN	R-4(CD)	35	20147639	16995-108 OSCAR SANCHEZ & MIRUZ A VARELA	R-4(CD)
15	20110615	33420-338 YAMASA CO LTD	R-4(CD)	36	20147640	12070-862 DANIEL GUERRERO & LUZ DIVINA GUERRERO	R-4(CD)
16	20110616	15057-52 BEE SIM KOH	R-4(CD)	37	20147641	37151-574 DUNIA GARATE	R-4(CD)
17	20110622	37489-589 SRF ACQUISITIONS S LLC	R-4(CD)	38	20147642	35467-280 ASHLEY B MCCULLOUGH	R-4(CD)
18	20110701	31625-741 CARLOS SALLI QUINONES BARRAGAN	R-4(CD)	39	20147643	21179-667 VISHUN MOUNIE & ROMIA MOUNIE	R-4(CD)
19	20110704	25590-810 MELISSA R DICKS	R-4(CD)	40	20147644	11816-959 MECKLENBURG COUNTY	R-4(CD)
20	20110705	10783-750 ROBERT J KELLY	R-4(CD)	41	20148102	33564-795 PULTE HOME COMPANY LLC	N1-A
21	20110706	37892-538 KIEN THI NGUYEN	R-4(CD)				

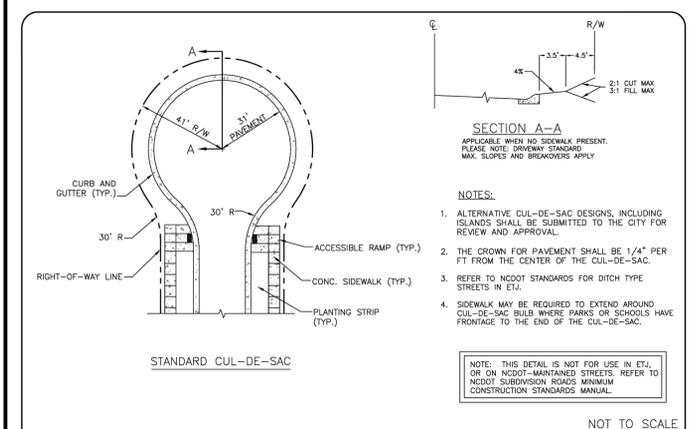
NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS  
INCLUDES CHARLOTTE #71

LOCAL RESIDENTIAL WIDE STREET  
TYPICAL SECTION (8' SIDEWALK)

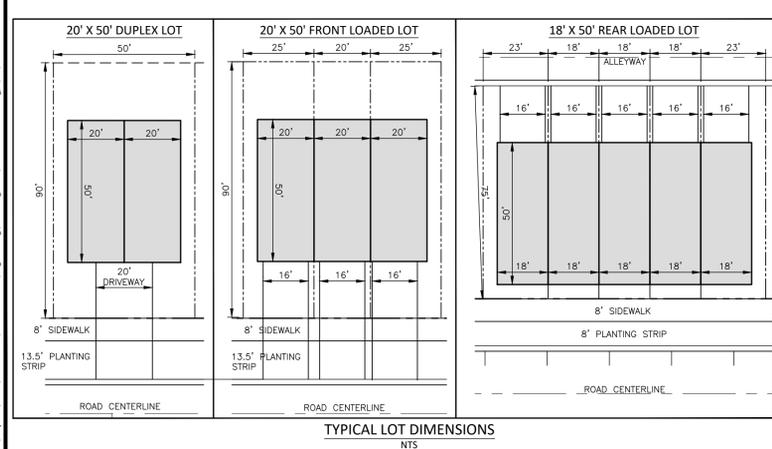
STD. NO. 11.16  
REV. 03A | 23



CITY OF CHARLOTTE  
LAND DEVELOPMENT STANDARDS

CITY OF CHARLOTTE RESIDENTIAL  
CUL-DE-SAC DETAIL

STD. NO. 11.16  
REV. 11.16 | 23



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**REVISIONS**

NO.	DATE

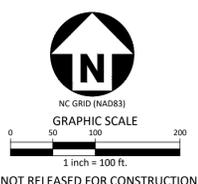
**PLAN INFORMATION**

PROJECT NO.	MNG24004
FILENAME	MNG24004-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=100'
DATE	05.24.2024

**REZONING PLAN**

**RZ.01**

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**Mungo Homes**  
**Development Standards - Brown Grier Road**  
**05/21/2024**  
**Rezoning Petition No. 2024-0xx**

**Site Development Data:**

--Acreage: ± 31.96  
--Tax Parcel #: 201-10-104  
--Existing Zoning: N1-A  
--Proposed Zoning: N2-A(CD)  
--Existing Uses: Single Family  
--Proposed Uses: Up to 194 single family attached residential dwelling units, together with accessory uses, as allowed in the N2-A zoning district.  
--Maximum Building Height: As per the N2-A building height standards.  
--Parking: As required by the Ordinance.

**1. General Provisions:**

a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mungo Homes ("Petitioner") to accommodate the development of a residential community on an approximately 31.96-acre site located on Brown Grier Road (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 (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-A zoning classification 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, building elevations, driveways, streets, building and parking envelopes, open space 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 37.3 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.

d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings as part of the single family attached component to be developed on the Site will be limited to fifty-eight (58). It is understood that fifty-five (55) buildings are generally depicted. The increase in three buildings permits the ability to increase the number of buildings so long as the building massing along an exterior property line is not increased and the number of units does not exceed 194 units. Buildings on the residential duplex lots, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures associated with the single family attached component will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

**2. Permitted Uses & Development Area Limitations:**

a. The Site may be developed with up to one hundred and ninety-four (194) single family attached residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-A zoning district.

**3. Access and Transportation Improvements:**

a. Access to the Site will be from Brown Grier Road as generally depicted on the Rezoning Plan along with the extension of Cornus Lane from the abutting single family attached development located south of the Site. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

b. 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 and/or NCDOT in accordance with published standards.

c. All off-site transportation improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy. Internal streets will be constructed as required by Ordinance.

d. 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, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

e. The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot shared-use path along the Site's Brown Grier Road frontage. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the shared use path where feasible.

f. In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approved by CDOT prior to construction/installation.

g. 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.

h. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. *CTR forthcoming.*

**4. Streetscape, Buffers, Yards, Open Space, and Landscaping:**

a. A minimum eight (8) foot planting strip and a twelve (12) foot shared-use path will be provided along Brown Grier Road as generally depicted on the Rezoning Plan.

b. A ten (10) foot wide Class C landscape yard will be provided as generally depicted on the Rezoning Plan as per Article 20.9 of the Ordinance.

c. Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.

d. Open space will be provided per the N2-A requirements found in Article 5.4.

e. Internal trees (including parking trees, internal trees, and non-code required trees) shall be provided along internal private alleys and streets totaling a minimum equivalent to 40-foot spacing along the total measured centerlines of internal private alleys and streets (e.g., 1600 linear feet of internal alley centerline = 40 internal trees minimum to be planted)."

**5. General Design Guidelines:**

a. The single family attached 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 single family attached component will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

b. Windows, doors, porches, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk.

c. Meter banks will be screened from adjoining properties and from public streets.

d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along the Brown Grier Road frontage.

e. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

f. No more than five (5) attached dwelling units may be located in each residential building.

**6. Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) 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. 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 areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance.

d. The Petitioner shall dedicate the post construct buffers areas generally depicted on the rezoning plan to Mecklenburg County Park and Recreation.

**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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.  
b.



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NO. DATE

**PLAN INFORMATION**

PROJECT NO. MNG24004  
FILENAME MNG24004-RZ1  
CHECKED BY EM  
DRAWN BY JDS  
SCALE  
DATE 05. 24. 2024

**SHEET**

**REZONING NOTES**

**RZ.02**