

**DEVELOPMENT STANDARDS**

**1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hunters Affordable Bonding, Inc (the "Petitioner") for an approximately 1.43 acre site located on the east side of Beatties Ford Road, south of the intersection of Trinity Road and Beatties Ford Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 037-12-103.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 zoning district shall govern the development and use of the Site.
- D. The development and uses depicted on the Rezoning 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 Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning 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 Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. The Site may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-2 zoning district.
  - (1) The off-street parking of motor vehicles, including, without limitation, trucks, tractor trailers and vans.
  - (2) Outdoor storage.

**3. TRANSPORTATION**

- A. Vehicular ingress to and vehicular egress from the Site shall be provided by way of Beatties Ford Road.

**4. STREETScape, LANDSCAPING AND BUFFERS**

- A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a berm that meets the standards of Section 12.302(6A) of the Ordinance.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

**5. ENVIRONMENTAL FEATURES**

- A. Development shall comply with the requirements of the City of Charlotte Tree Ordinance.
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.

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

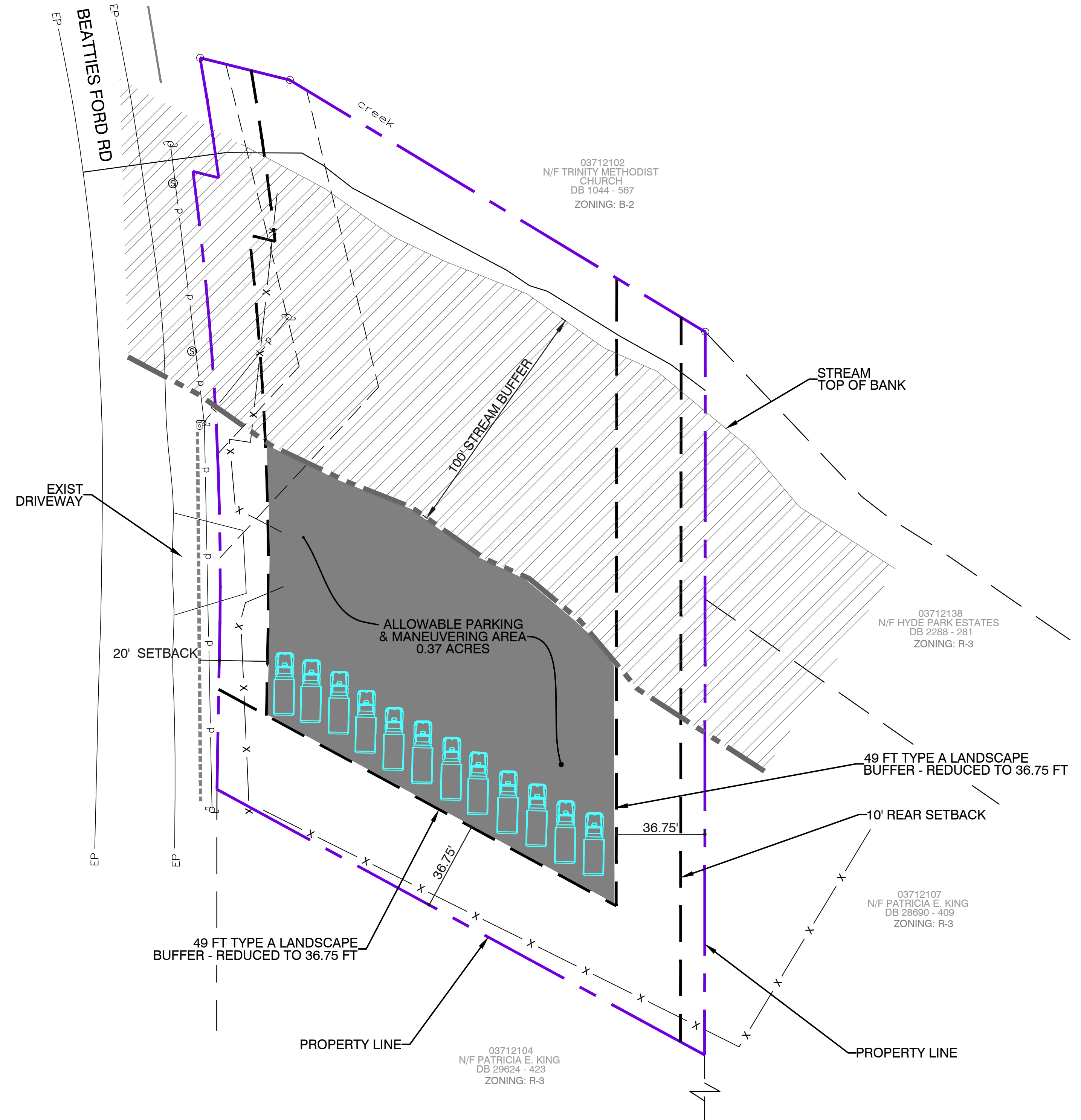
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. 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.
- C. 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.

**DEVELOPMENT SUMMARY**

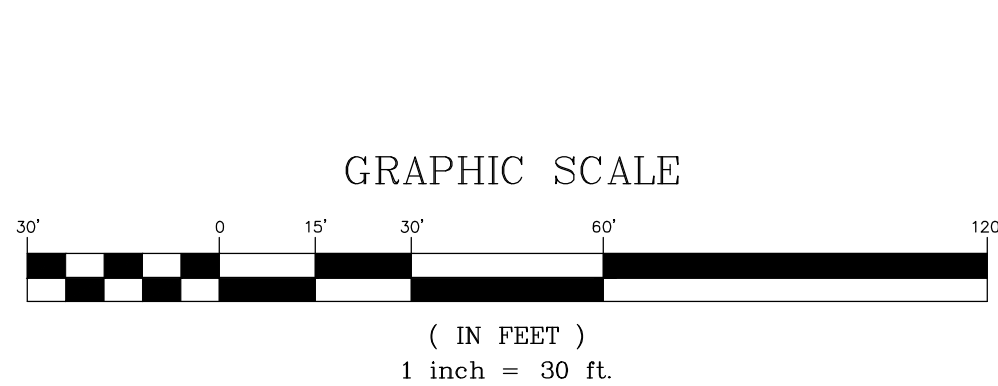
TAX PARCEL NUMBER: 03712103  
 TOTAL SITE AREA: 1.43 ACRES  
 EXISTING ZONING: B-2  
 PROJECT NAME: 6208 BEATTIES FORD RD  
 PROPOSED ZONING: I-2  
 SETBACKS: FRONT 20'  
 SIDE 0'  
 REAR 10'  
 PROPOSED USE: SEE DEVELOPMENT STANDARDS



120 Academy Street  
 Fort Mill, SC 29715  
 (701) 366-3998  
 www.seedwater.com  
 NC Firm License No. C-4622



**LEGEND**



Revisions	No.	Name	Date

Drawing Information	
Project No.	20-010
Drawn By	
Date	8-19-2020
Checked By	
Approved By	

**6208 BEATTIES FORD RD**  
 HUNTERS AFFORDABLE BONDING, INC.  
 6208 BEATTIES FORD RD  
 CHARLOTTE, NC 28216

**REZONING PLAN**

Drawing No. **RZ-1.0**