

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON HILL BUILDINGS, 711 EASLEY DRIVE, SUITE 600, GREENVILLE, SC 29617 | TINA O'SHEA STREET, CHARLOTTE, NC 28207 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #600, RALEIGH, NC 27603

PLANNING & ZONING INFORMATION:

• PARCEL ID NUMBER(S):	01106201
• PARCEL/SITE AREA:	± 6.28 ACRES
• EXISTING ZONING:	RURAL PRESERVATION (RP)
• PROPOSED ZONING:	CONDITIONAL ZONING (CZ) DISTRICT
• EXISTING USE:	VACANT / RESIDENTIAL
• PROPOSED USE:	HOTEL / MOTEL / INN / COTTAGES / COMMERCIAL SPA
• JURISDICTION:	MECKLENBURG COUNTY (CORNELIUS ETJ)

• SITE BUFFERS:	
• ADJACENT RESIDENTIAL:	MODIFIED TYPE A-2 BUFFER
• PARKING PERIMETER BUFFER:	10' TYPE C BUFFER
• STREET BUFFER:	15' TYPE B-2 BUFFER

• BUILDING SETBACKS:	
• FRONT SETBACK (MIN):	25'
• FRONT SETBACK (MAX):	NONE
• STATE ROAD SETBACK:	25'
• SIDE SETBACK:	0'
• REAR SETBACK:	30'

- NOTES:**
- TRANSPORTATION:**
VEHICULAR ACCESS WILL BE PROVIDED TO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
SEE REZONING PLAN FOR NCDOT REQUIRED INTERSECTION SIGHT DISTANCE CLEAR ZONE.
- LIGHTING & UTILITY NOTES**
- ALL PROPOSED UTILITY LINES SHALL BE LOCATED UNDERGROUND AND ADHERE TO ALL APPLICABLE STANDARDS SET FORTH BY THE TOWN AND/OR UTILITY PROVIDER.
 - NO PROPOSED SITE LIGHTING AT THIS TIME. LIGHTING SHALL ADHERE TO TOWN REQUIREMENTS.
- MECHANICAL EQUIPMENT**
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE STREET AND LOCATED TO THE SIDE OR REAR OF THE BUILDING. ROOFTOP EQUIPMENT SHALL MEET THE SCREENING REQUIREMENTS OF THE TOWN.
- SIGNAGE**
- ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF CORNELIUS SIGN ORDINANCE.
- TRASH NOTES**
- DUMPSTER AREAS SHALL BE SCREENED FROM PUBLIC VIEW ON ALL FOUR SIDES WITH AN OPAQUE WALL OR OPAQUE GATE.
- WATERSHED**
- WATERSHED: ROCKY RIVER & CLARKE WATERSHEDS
 - THIS PROJECT DOES NOT LIE WITHIN A FEMA FLOOD ZONE PER FEMA PANEL 3710466200J (03/03/2009)

SITE USE SUMMARY:

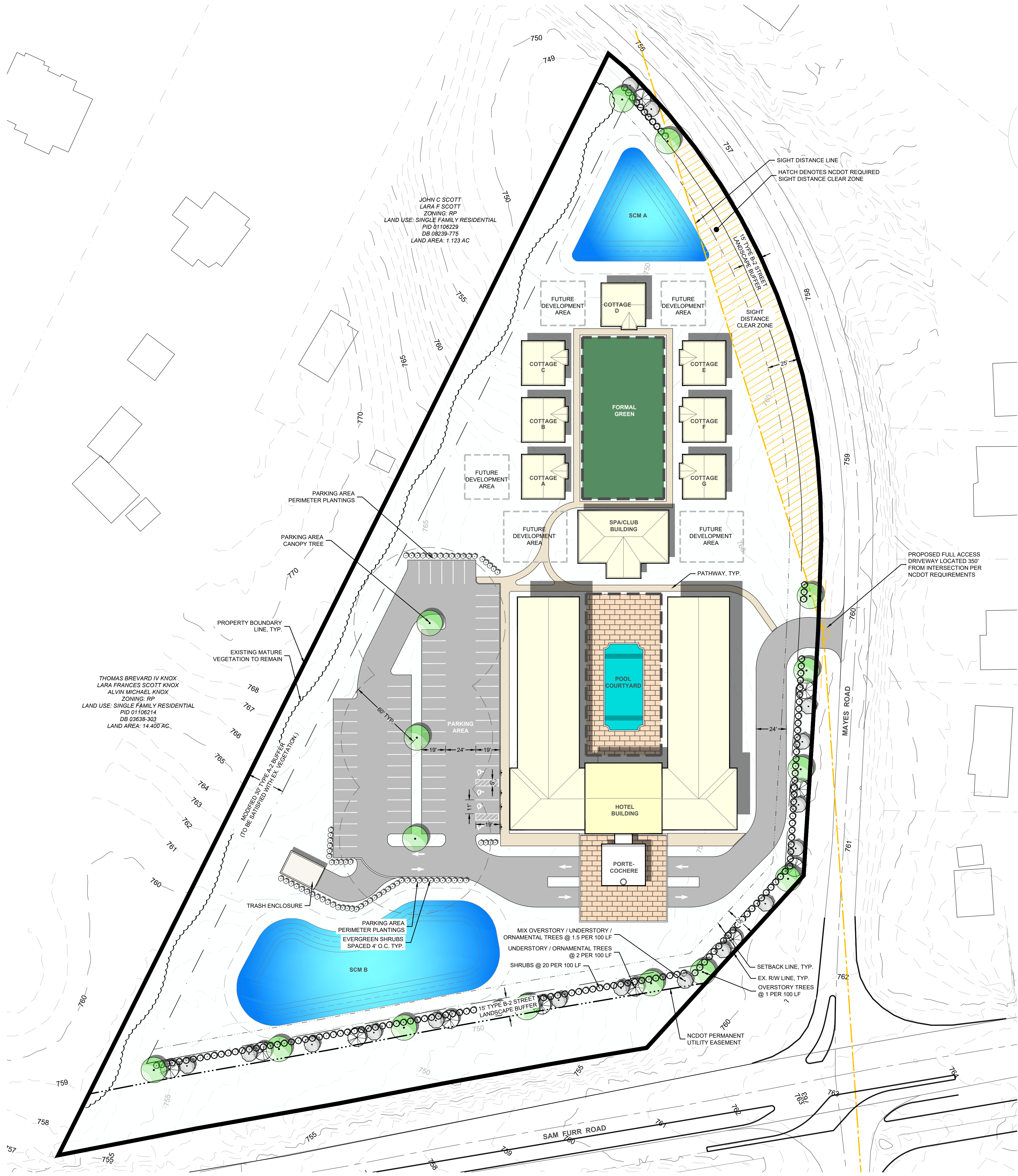
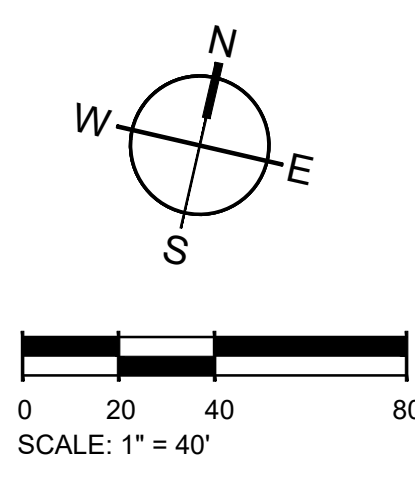
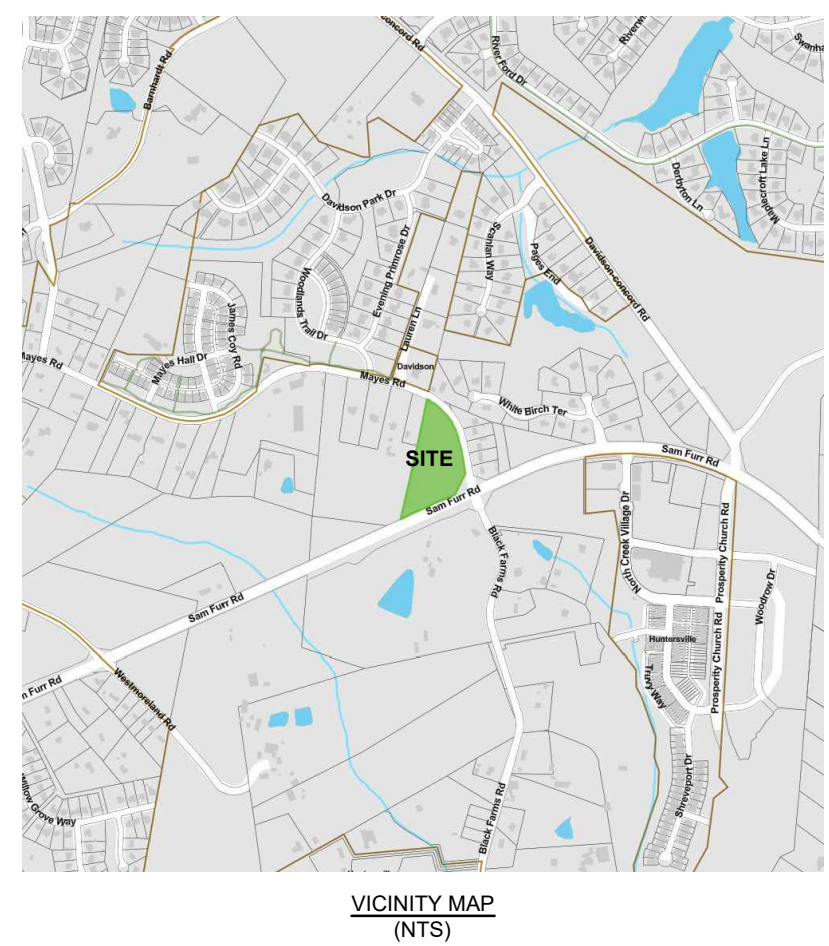
HOTEL:	UP TO 45,000 SF (2-STORY)
	UP TO 45 KEYS
COTTAGES:	UP TO 15,000 SF
	UP TO 10 BUILDINGS (10 KEYS)
SPA / CLUBHOUSE:	UP TO 4,500 SF
TOTAL KEYS:	UP TO 55 KEYS (45 HOTEL KEYS + 10 COTTAGE KEYS)
TOTAL COMMERCIAL SF:	UP TO 4,500 SF

*PROPOSED HOTEL PARKING REQUIREMENT:	1 SPACE / KEY (MINIMUM)
	UP TO 55 REQUIRED

SPA / CLUBHOUSE SPACES REQUIRED:	2 SPACES / 1,000 SF (MINIMUM)
	UP TO 9 REQUIRED

TOTAL SPACES PROVIDED:	±72 SPACES
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BICYCLE PARKING REQUIREMENT:	SHORT TERM: 1 / 2,000 SF
	LONG TERM: 80% OF SHORT TERM



CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR.

SAM FURR ROAD INN
SOUTH CREEK CONSTRUCTION
SAM FURR ROAD
CORNELIUS, NORTH CAROLINA

SW+ PROJECT:	13161
DATE:	3/17/2026
DRAWN BY:	MAS AER
CHECKED BY:	SAH TTL
REVISION HISTORY	

REZONING #
REZ XX-XX

SITE PLAN
EXHIBIT A