

28.0

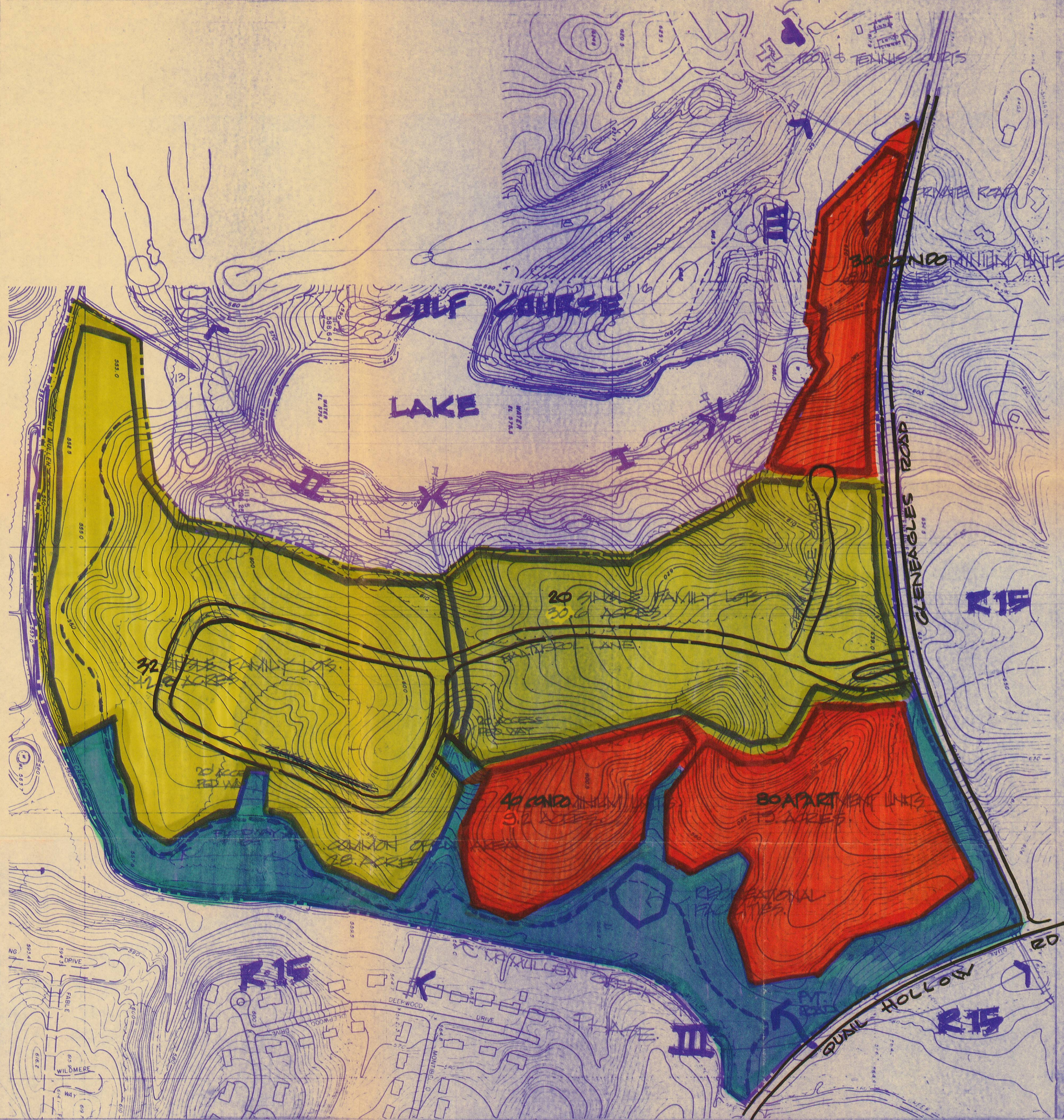
SUMMARY CALCULATIONS

DATA:

GROSS LAND AREA.	141.27 ACRES
NET LAND AREA.	137.81 ACRES.
NET DEVELOPABLE AREA (-14%)	117.52 ACRES
COMMON OPEN AREA.	28.0 ACRES.

NO. UNITS ALLOWED.	
NO. UNITS w/OUT BONUS.	341 UNITS.
DENSITY BONUS (8%)	27 UNITS.
TOTAL.	368 UNITS.
MAX DENSITY ALLOWED.	3.1 UNITS/ACRE

NO. UNITS PROPOSED.		1st PLAN APPROVED
SINGLE FAMILY LOTS.	52	32
APARTMENT UNITS.	80 UNITS.	80
CONDOMINIUM UNITS.	70 UNITS.	190
TOTAL.	202 UNITS.	302
MAX DENSITY PROPOSED.	1.87 UNITS/ACRE	2.55



M.W.M. MIDDLETON, WILKERSON, McMILLAN, ARCHITECTS
6230 FAIRVIEW ROAD, CHARLOTTE, NORTH CAROLINA 28210

QUAIL HOLLOW
APARTMENT
SITE PLAN 1" = 200'-0"

74-31C

APPROVED BY COUNTY COMM. 7-7-75
(REPLACES PREVIOUSLY APPROVED PLAN OF 10/21/74)
PAGE 4 74-31(C)

PROPOSED REVISED PLAN

* This plan has been replaced by one approved by the Comm. on Feb. 22, 1977 and by the Comm. on March 5, 1977.

371
299

SUMMARY CALCULATIONS.

DATA.

GROSS LAND AREA.	141.35 ACRES.
NET LAND AREA.	137.89 ACRES.
NET DEVELOPABLE AREA (14%)	118.58 ACRES.
COMMON OPEN AREA.	28.0 ACRES.

NO. UNITS ALLOWED.

NO. UNITS W/O BONUS.	344.	UNITS.
DENSITY BONUS (11%)	38.	UNITS.
TOTAL.	382.	UNITS.

MAX. DENSITY ALLOWED. 3.2 UNITS/ACRE

NO. UNITS PROPOSED.



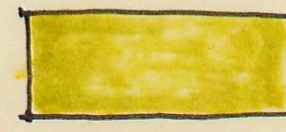

SINGLE FAMILY LOTS.	32 UNITS.
APARTMENT UNITS	80 UNITS.
CONDOMINIUM UNITS.	190 UNITS.
TOTAL.	302 UNITS.

MAX DENSITY PROPOSED 2.55 UNITS/ACRE.

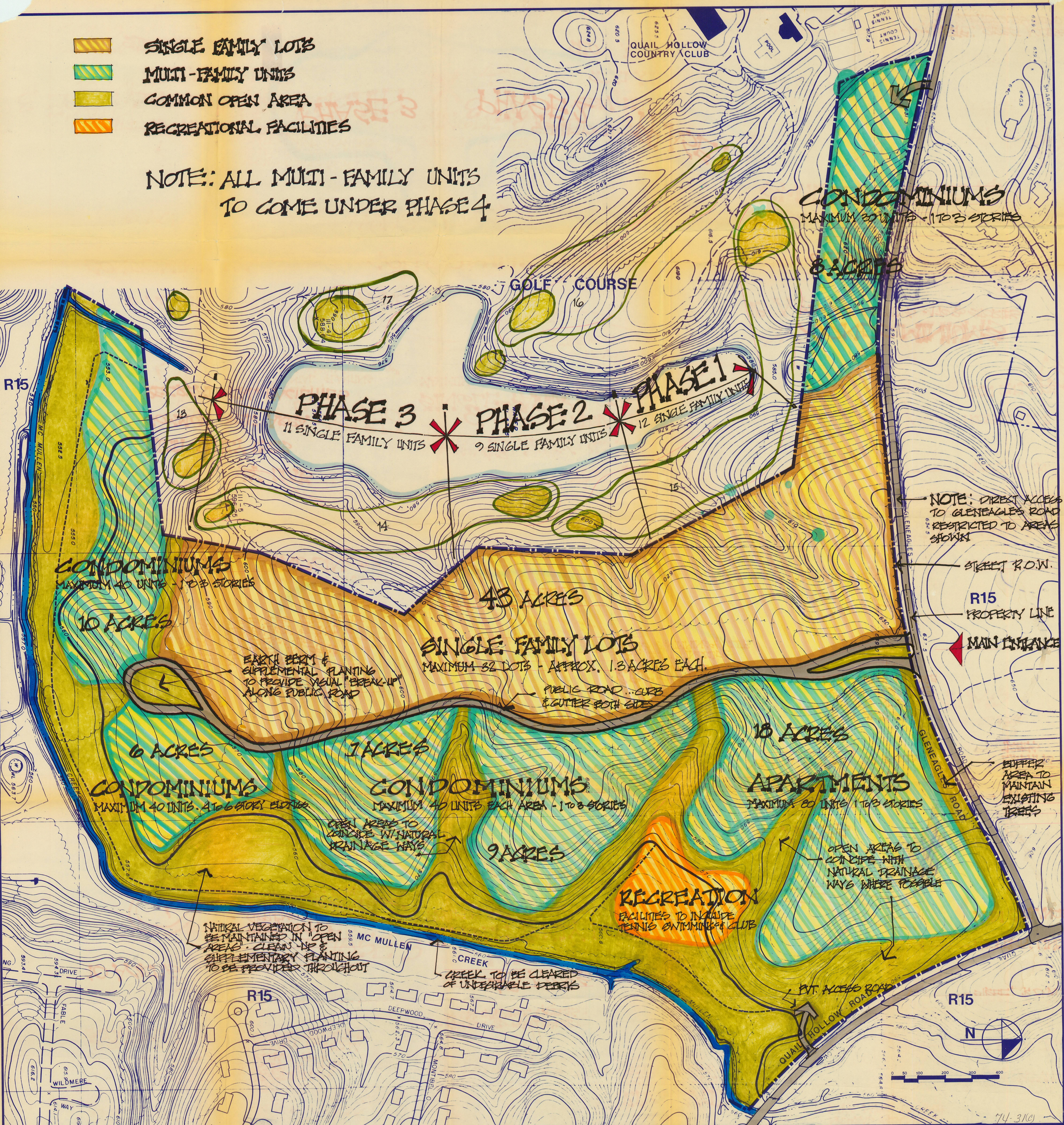


JOB NO. 238.
DATE 26 JUL 74
DRAWN
REVISED
M.W.M. MIDDLETON, WILKERSON, McMILLAN, ARCHITECTS 6230 FAIRVIEW ROAD, CHARLOTTE, NORTH CAROLINA 28210
74-310
SHEET
OF

Approved by County Comm. Oct 26 74

-  SINGLE FAMILY LOTS
-  MULTI-FAMILY UNITS
-  COMMON OPEN AREA
-  RECREATIONAL FACILITIES

NOTE: ALL MULTI-FAMILY UNITS
TO COME UNDER PHASE 4



*Display copy of plan
approved by City Council
6/27/92*

INTER-OFFICE COMMUNICATION

DATE: December 9, 1982
 FROM: Martin R. Cramton, Jr.
 Planning Director

TO: Mr. Robert Brandon
 County Zoning Administrator

SUBJECT: Approval of Revised Innovative Housing Plan for a Portion of
 Quail Hollow Planned Unit Development (PUD).

At its meeting of December 7, 1982, the Planning Commission approved a revised conceptual plan for a portion of the Quail Hollow PUD (6.2 acres) for "Innovative Housing" provisions as shown on the attached schematic plan.

The primary innovative provisions that were approved are:

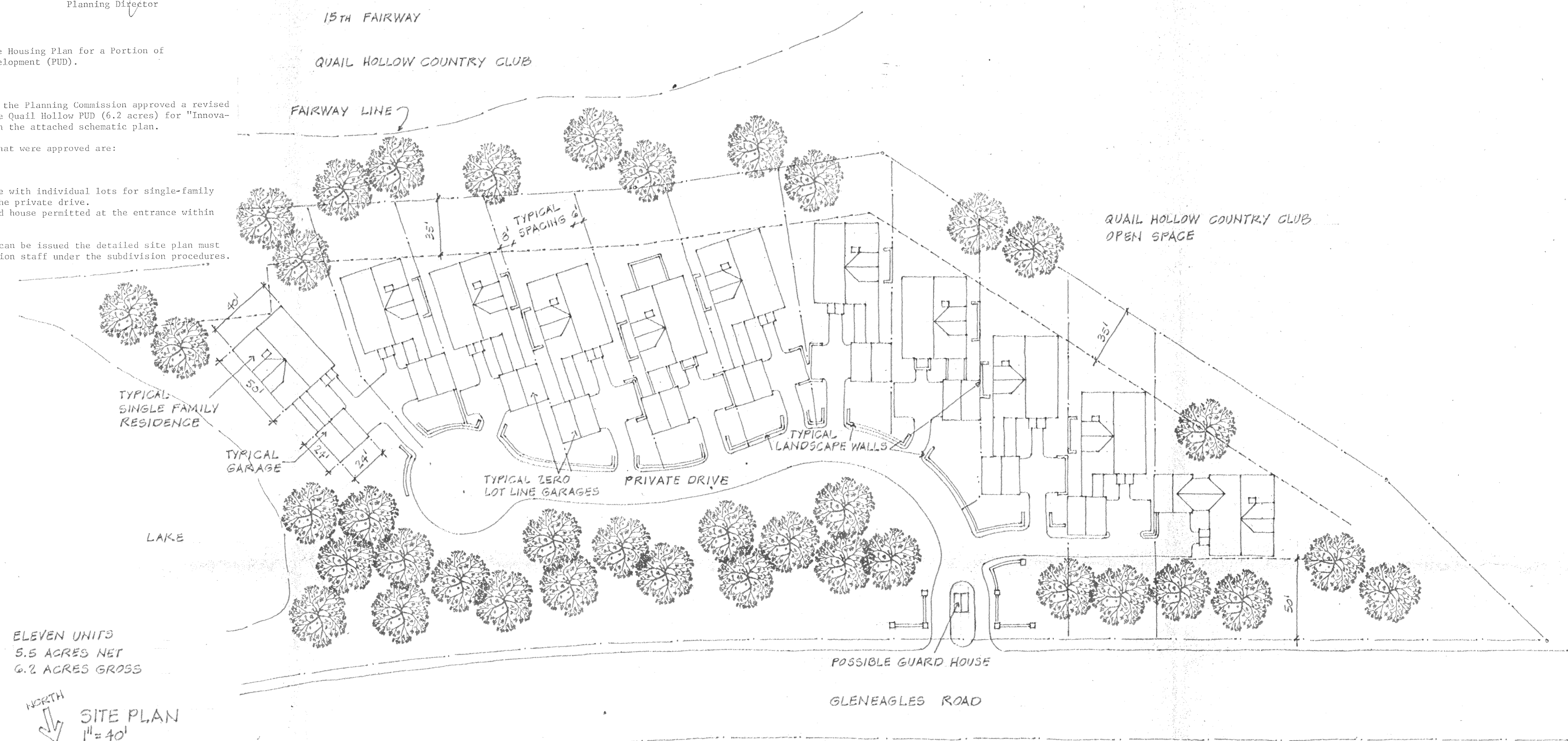
- (1) A "zero side lot line".
- (2) A 35-foot rear yard.
- (3) The use of a private drive with individual lots for single-family detached residences off the private drive.
- (4) The possibility of a guard house permitted at the entrance within the required setback.

Of course, before building permits can be issued the detailed site plan must be approved by the Planning Commission staff under the subdivision procedures.

MRCjr/RCH/mh

cc: Mr. H. C. Bissell
 Mr. J. Meyer

Enclosure



ELEVEN UNITS
 5.5 ACRES NET
 6.2 ACRES GROSS

NORTH
 SITE PLAN
 1" = 40'

NOTE:
 IT IS THE INTENT OF THIS DRAWING
 TO SHOW THE BASIC CONCEPTUAL
 DESIGN FOR THE DEVELOPMENT.
 ACTUAL LOCATION AND SHAPE OF
 STRUCTURES AND LANDSCAPE
 WALLS MAY VARY AS THE DESIGN
 IS DEVELOPED.

PROPOSED INNOVATIVE HOUSING
 GLENEAGLES ROAD
 CHARLOTTE, NORTH CAROLINA

Meyer · Greeson
 Architecture/Interior Design PA
 119 Brevard Court, Charlotte, North Carolina 28202

Attach to memo
 J.M. Cramton
 dated 12/9/82

SD 3 - 1

11/5/82

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

DATE: January 10, 2012

SSC

TO: Mark Fowler
Zoning Supervisor

FROM: Shad Spencer
Planning Coordinator

INNOVATIVE REQUEST APPROVAL---QUAIL HOLLOW NO. 3 (Rezoning Petition 1974-31c)

On January 4, 2012 the Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved an Innovative Request by Buck Wearn and the Quail Hollow No.3 Neighborhood for the Quail Hollow No.3 Neighborhood, portion of rezoning petition 1974-031c. Listed below are the approved innovative provisions:

Certain portions of the required rear yard on a lot used for a single family may be utilized for porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions:

- No more than 20% of the area of the required rear yard may be used to accommodate extensions of the principal structure for porches, decks, greenhouses, covered patios, or utility rooms;
- No such extension may encroach into the rear yard more than 25% of the depth of the required rear yard; and
- No such extension may be more than 50% of the width of the dwelling at the rear building line.

These extensions must observe the same side yard or building separation as that required for the principal structure. If any portion of the required rear yard is used to accommodate an extension of the principal structure as allowed by this provision, no more than 15% of the remaining required rear yard may be occupied by any detached accessory structure.

KING & SPALDING

King & Spalding LLP
100 North Tryon Street
Suite 3900
Charlotte, North Carolina 28202
www.kslaw.com

Keith H. MacVean
Land Use Consultant
Direct Dial: 704-503-2637
Direct Fax: 704-503-2622
kmacvean@kslaw.com

December 12, 2011

Ms. Debra Campbell
Planning Director
City of Charlotte Planning Department
600 East Fourth Street
Charlotte, NC 28202

RE: Request for Innovative Approval for Quail Hollow No. 3.

Dear Debra,

We are assisting Mr. Buck Wearn the owner of 7026 Ballentyne Court, lot 6 of Quail Hollow No. 3. Quail Hollow No. 3 is part of the Quail Hollow Planned Unit Development located on Gleneagles Road and is adjacent to the Quail Hollow Country Club.

The property is currently zoned R-12PUD (Innovative). An Innovative plan approval for Quail Hollow No. 3 was granted by the Planning Commission on December 9th 1983. This previous innovative approval allowed the creation of eleven unique lots on a private street with common open space areas.

As part of the previous Innovative approval the following Innovative provisions were granted; (i) zero side lot line for attached garages, (ii) a 35 foot rear yard, (iii) private street frontage for the proposed single-family homes, and (iv) the ability to construct a guard house at the entrance to development from Gleneagles Road.

Mr. Wearn as an owner of lot in Quail Hollow No. 3 would like to amend the approved Innovative plan for Quail Hollow No. 3 to allow a portion of the required 35 foot rear yard to be used for certain extensions of the principal structure.

The extension into the rear yard would be limited to the following types of structures; porches, decks, greenhouses, covered patios and utility rooms. Extension into the rear yard would be limited to no more than 20% of the area of the rear yard; the extension would not extend more than 25 % of the depth of the rear yard (8.75 feet); and the extensions would not be allowed to be more than 50% of the width of the dwelling. Additional limitations on the proposed extensions can be found on the proposed Innovative site plan.

Ms. Debra Campbell
December 12, 2011
Page 2

This Innovative request is similar to what is allowed by the Zoning regulations today. However, since this property is zoned R-12PUD and is subject to the provisions of the Zoning regulations in place at the time of the approval of the conditional plan the property owner cannot utilize the provisions of the current zoning regulations that would allow these types of extensions. Therefore a request for a modification to the currently approve innovative plan is the only viable solution to this issue.

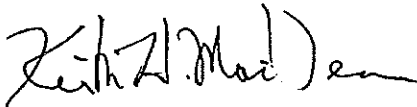
We feel this request is innovative because the rear yard of this home as well as the rear yard of all the homes in this section of Quail Hollow back up to the Quail Hollow golf course and are not adjacent to other homes where the extensions could be seen as reducing the privacy of the adjacent homes. In addition this Innovative request does not detract from this previous approval.

We feel that this request is in keeping with the previous innovative approval for Quail Hollow No. 3 and allow renovations and additions to the existing homes that will allow the homeowners to better enjoy the adjoining open space without altering the character of the existing neighborhood.

As we discussed we have sent a letter to the owners of the lots within Quail Hollow No. 3 informing them of this proposed change. We have also discussed this request with several of the owners who called after they received the letter informing them of the proposed change. The homeowners we spoke with were supportive of the proposed change. In addition the proposed additions to Mr. Wearn's home on lot six (6) that would utilize this proposed Innovative Plan Amendment have been reviewed and approved by the Architectural Control Committee for Quail Hollow No. 3.

The attached plan documents the proposed innovative request. We would appreciate you placing this request on the January 4th Zoning Committee meeting for approval. We are available to answer questions about this request should you have any.

Yours Truly,



Keith H. MacVean
Land Use/Real Estate Consultant

cc: Buck Wearn
Chip Leaf, Watts Leaf Architects, PA

Chip Leaf

From: Buck Wearn [bwearn@att.net]
Sent: Friday, December 09, 2011 5:35 PM
To: Chip Leaf; Keith MacVean
Subject: Fwd: Request to Modify the Approved Innovative Plan for Quail Hollow #3

From: Tom Carpenter <Tom_Carpenter@ajg.com>
Date: December 9, 2011 5:32:59 PM EST
To: "bwearn@att.net" <bwearn@att.net>
Subject: Request to Modify the Approved Innovative Plan for Quail Hollow #3

Buck:

I just wanted to confirm with you that the Quail Hollow #3 Homeowners Association is in agreement with the plan to approach the Zoning Committee of the Planning Commission as outlined in Chip Leaf's 12/2/2011 letter. We agree that the provision to extend the covered patio into the rear yard would be made a part of the Innovative Plan for Ballentyne Court and available to all the homes in Quail Hollow #3.

Please let me know if you have any questions on our position or require any further clarification.

Thanks.

Tom Carpenter

 Arthur J. Gallagher Risk Management Services, Inc.

Thomas S. Carpenter IV, CPCU
Area President

Two Morrocroft Centre
4064 Colony Road, Suite 450
Charlotte, NC 28211-3784

Phone: 704-602-3805 Fax: 704-362-1997
E mail: tom_carpenter@ajg.com Web: www.ajg.com/charlotte

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

**Process - Innovative Housing Plan Approval
Previous Approval :**

Letter of December 9, 1982 to Mr. Robert Brandon, County Zoning Administrator from Martin R. Cramton, Jr., Planning Director

Subject: Approval of Revised Innovative Housing Plan for a Portion of Quail Hollow Planned Unit Development (PUD).

At its meeting of December 7, 1982, the Planning Commission approved a revised conceptual plan for a portion of the Quail Hollow PUD (6.2 acres) for "Innovative Housing" provisions as shown on the attached schematic plan.

The primary innovative provisions that were approved are:

1. A "zero side lot line".
 - a. - Preliminary Plan Innovative Housing Quail Hollow No.3 approved March 17, 1983, note # 10 The residences are places to allow side yards of 8' and 6' at each units. Garages and landscape walls occur on the property lines. Privacy for each unit will be a prime consideration.
2. A 35-foot rear yard.
3. The use of a private drive with individual lots for single-family detached residences off the private drive.
4. The possibility of a guard house permitted at the entrance within the required setback.

Of course, before building permits can be issued the detailed site plan must be approved by the planning commission staff under the subdivision procedures.

New Innovative Housing Plan Request :

1. Certain portions of the required rear yard on a lot used for a single family may be utilized for porches, decks, greenhouses, covered patios and utility room extensions of the principal structure in accordance with the following restrictions.

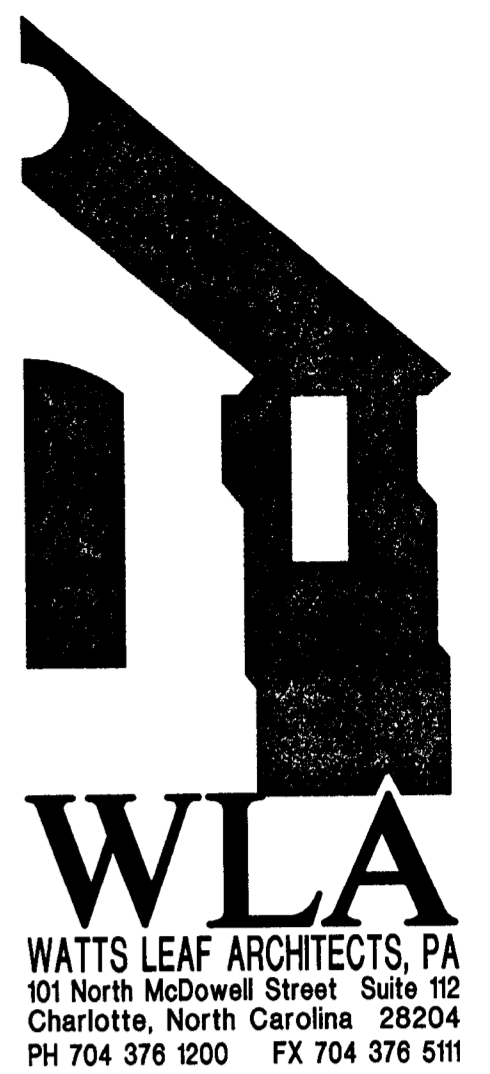
- (a) No more than 20% of the area if the required rear yard may be used to accommodate extensions of the principal structure for porches, decks, greenhouses, covered patios, or utility rooms;
- (b) No such extension may encroach into the rear yard more than 25% of the depth of the required rear yard; and
- (c) No such extension may be more than 50% of the width of the dwelling at the rear building line.

These extensions must be observe the same side yard or building separation as that required for the principal structure. If any portion of the required rear yard is used to accommodate an extension of the principal structure as allowed by this Section, no more than 15% of the remaining required rear year may be occupied by any detached accessory structure.

INNOVATIVE APPROVAL
ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 1/4/2012

APPROVED BY: ZONING COMMITTEE SCS



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: December 9, 1982

TO: Mr. Robert Brandon
County Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Approval of Revised Innovative Housing Plan for a Portion of Quail Hollow Planned Unit Development (PUD).

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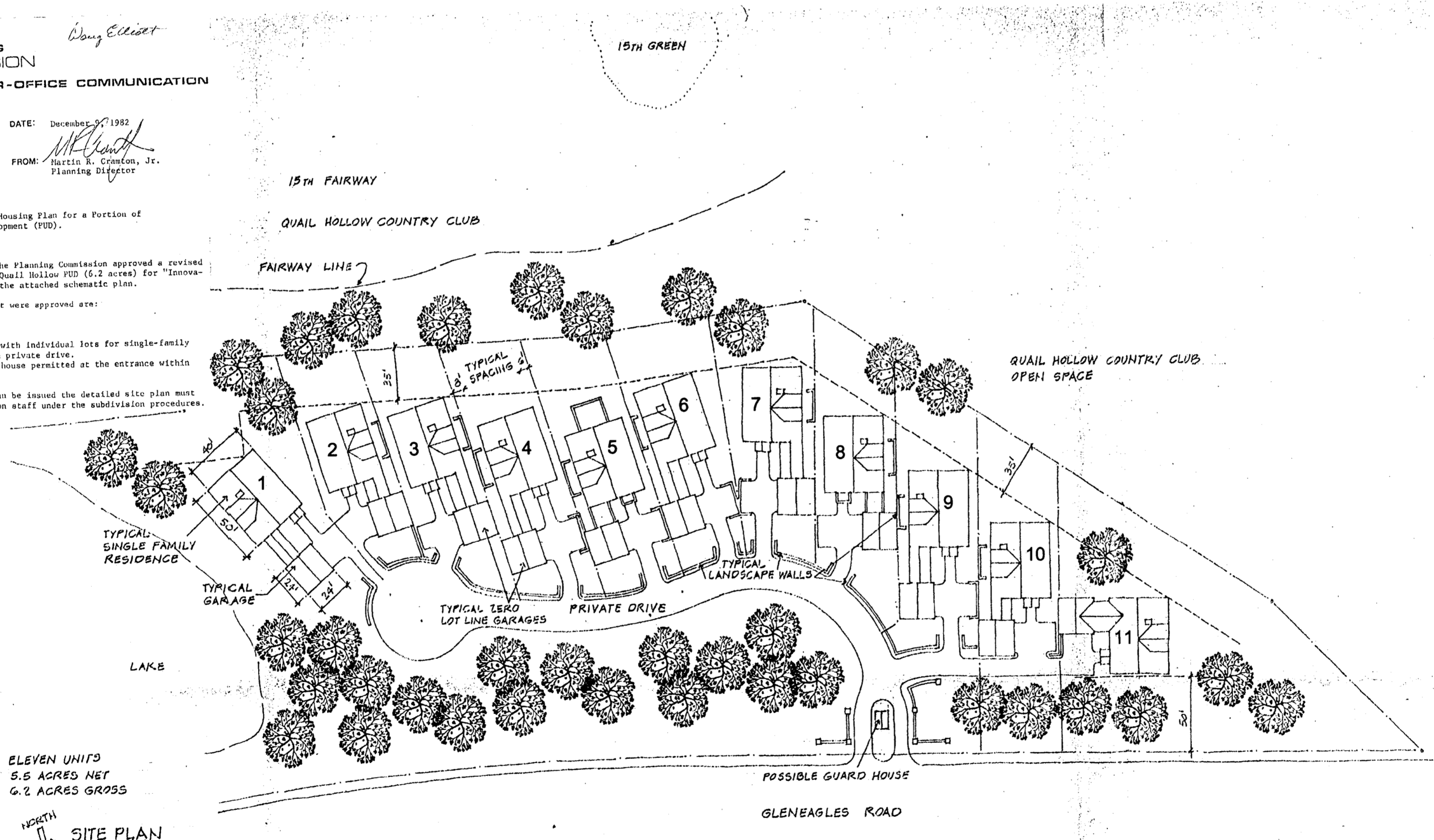
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MRC/jc/mh
cc: Mr. H. C. Binnell
Mr. J. Meyer

Enclosure



ELEVEN UNITS
5.5 ACRES NET
6.2 ACRES GROSS

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PROPOSED INNOVATIVE HOUSING
GLENEAGLES ROAD
CHARLOTTE, NORTH CAROLINA

SD 3 • 1

11/5/82

LOT NUMBERS AS SHOWN ON PRELIMINARY PLAN QUAIL HOLLOW No.3 APPROVED 3/17/1983

**Innovative Approval for
Quail Hollow No. 3**
Charlotte, NC

20 DEC 2011

PROJECT 1105
DATE 20DEC2011
DRAWN BY SAB
CHECKED BY CEL

SITE PLAN

S1