

#86-42(C)



DOUGLAS AIRPORT

INDUSTRIAL PARK

PRISON CAMP

WILMOUNT ROAD

YORKMONT ROAD

300' GREENWAY

FENCE

50' SETBACK AREA (MEASURED FROM THE FUTURE R.O.W.) TO BE LANDSCAPED WITH NO PARKING PERMITTED LANDSCAPING IS TO INCLUDE GRASS, TREES, SHRUBS, AND/OR FENCING

LAMB'S CHAPEL

CITY OF CHARLOTTE

*THIS PORTION REDUCED FROM 100' TO 50'

50' GREENWAY

PHASE 3
B-D (CD)

B-D (CD)

PHASE 1
I-1 (CD)

FLOODWAY GREENWAY CONSISTING OF 300 YEAR FLOOD FRINGE AREA

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA WITH 100' MINIMUM

60' EXISTING R.O.W.

ADDITIONAL 25' STRIP ON EACH SIDE OF THE EXISTING R.O.W. TO BE RESERVED FOR FUTURE ROAD IMPROVEMENTS

PHASE 2
I-2 (CD)

AUSTIN POWDER CO.

100' GREENWAY

LANDFILL

POLICE & FIRE TRAINING

HUNTER DAIRIES

BOPTON ROAD

- 1. PERMITTED USES:**
Only those uses indicated below shall be permitted in each district.
- | PERMITTED USES | PERMITTED USES | PERMITTED USES |
|---|---|--|
| Auto Detailing
Auto Wash
Car Wash
Detailing and car care services
Gasoline service stations
Kiosks and vending machines
Mobile food service
Mobile service units
Offices
Retail stores
Truck repair and maintenance
Truck washing
Truck detailing | Blacksmith shops
Blasting and dynamiting
Casting and foundry
Metal fabricating
Machine shops
Manufacturing of metal products
Manufacturing of plastic products
Manufacturing of wood products
Ovens and kilns
Paint and coating shops
Printing and bookbinding
Shoe and leather goods
Textile and apparel manufacturing
Tobacco processing
Truck repair and maintenance
Truck washing
Truck detailing | All uses not allowed in the B-D (CD) and I-1 (CD) districts of this Conditional Plan, plus the following additional uses:
Building materials storage
Contractors offices and storage yards
Freight terminals, limited to air freight handling
Heavy equipment, rental and wholesale sales and rental including accessory services
Public utility construction equipment and materials |
- 2. BUILDING AREA AND STANDARDS:**
All buildings erected within the boundaries of this plan shall meet the following requirements:
a. Total floor area covered by building shall not exceed the stated amount for each district as shown on this plan.
b. All buildings shall be located within the Greenway buffer, and setback areas indicated on the plan. Setbacks, side and rear yard requirements for any additional portion of the building shall conform with the applicable portions of the Mecklenburg County Zoning Ordinance.
c. Before any building is constructed, approval shall be secured from an architectural design review committee described below.
d. Except during building construction, no temporary structures will be allowed.
- 3. PARKING AND LOADING:**
Off-street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:
a. All parking areas, driveways and walkways shall be paved.
b. All parking and loading shall be located at least 15 feet from the front of buildings in the B-D (CD) district. No parking shall be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.
c. No loading dock shall open directly onto a Beem Road unless adequately screened.
d. The maximum height of a building from Beem Road into the Greenway will be maximum of seven (7) feet. No other signs or signs shall be permitted. Signs to be attached to the front of buildings shall be attached to the rear wall of the building and shall be no more than 10' from the rear wall of the building.
e. No access shall be permitted through the 300-foot Greenway along Pine Oaks Drive and Beem Road. No access shall be permitted through the 100' Beem Road buffer.
- 4. SCREENING:**
Screening shall be installed at those locations required by ordinance or by restrictive covenants.
- PROPERTY OWNERS ASSOCIATION:**
An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:
a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.
b. Maintain the Greenway areas in generally natural condition, especially controlling the cutting of trees.
c. Carry out all obligations assigned to it by established and recorded restrictive covenants described below.
- 5. ARCHITECTURAL DESIGN REVIEW COMMITTEE:**
An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by these requirements and/or the applicable covenants.
- 7. RESTRICTIVE COVENANTS:**
The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by duly recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.
- 8. MISCELLANEOUS:**
a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.
b. All utilities distribution lines for buildings within 500 feet of Beem Road shall be placed underground.
c. The size, shape, design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the Mecklenburg County Zoning Ordinance.
d. Within ninety (90) days after adoption of a resolution or resolution by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway Greenway areas along Big Bear Road, the County Board of Commissioners shall convey, by fee simple warranty deed, the Floodway Greenway areas to the County of Mecklenburg for inclusion in the Mecklenburg County Greenway System. The Commission shall first convey the Floodway Greenway areas to the County of Mecklenburg for inclusion in the Mecklenburg County Greenway System. The Commission shall convey the Floodway Greenway areas to the County of Mecklenburg for inclusion in the Mecklenburg County Greenway System. The Commission shall convey the Floodway Greenway areas to the County of Mecklenburg for inclusion in the Mecklenburg County Greenway System. The Commission shall convey the Floodway Greenway areas to the County of Mecklenburg for inclusion in the Mecklenburg County Greenway System.

AREA TABULATION:

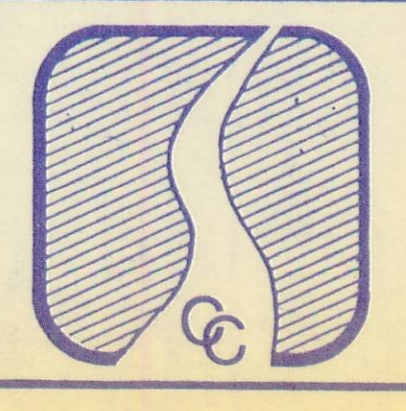
Parcel No.	Zoning	Area	Maximum Building Coverage
1	B-D (CD)	50.98 AC	888,275 SF
2	I-1 (CD)	38.98 AC	1,162,790 SF
3	I-2 (CD)	64.07 AC	669,615 SF

Parcel No.	Zoning	Area	Maximum Building Coverage
4	B-D (CD)	252.28 AC	4,395,730 SF

- GENERAL NOTES:**
- All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.
 - All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
 - Fences included in Greenway areas will be constructed when building construction starts within 1800'.
 - Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

SCALE 1" = 400'

Stamp with text: For #86-76c, 4-13-82, 4-17-82, 5-17-82, 4-14-86, 10-7-86, COFFEY CREEK PARK, HILTON HEAD ISLAND S.C.



COFFEY CREEK PARK
for R&P INC.
HILTON HEAD ISLAND S.C.

SITE PLAN PETITION 8676

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