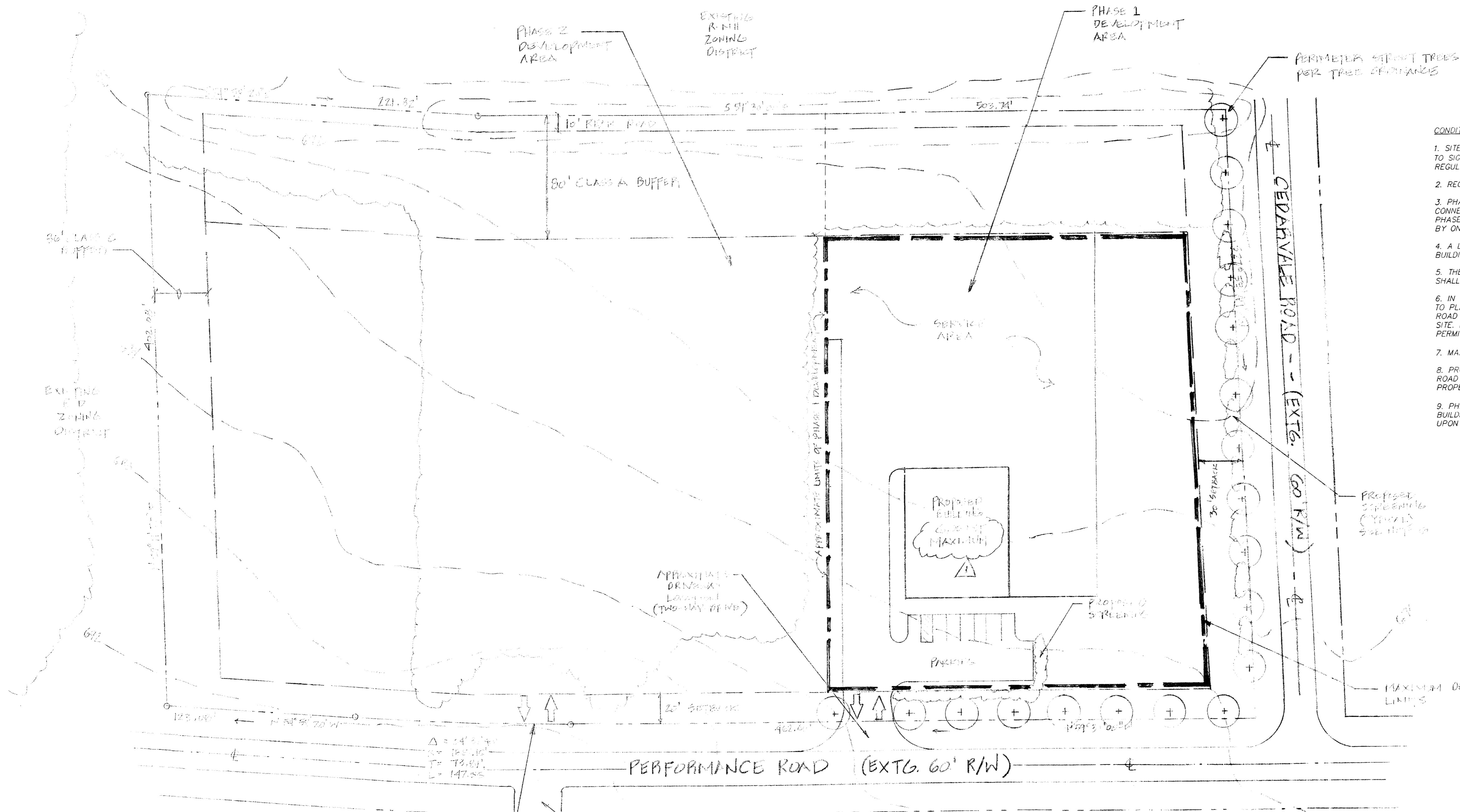
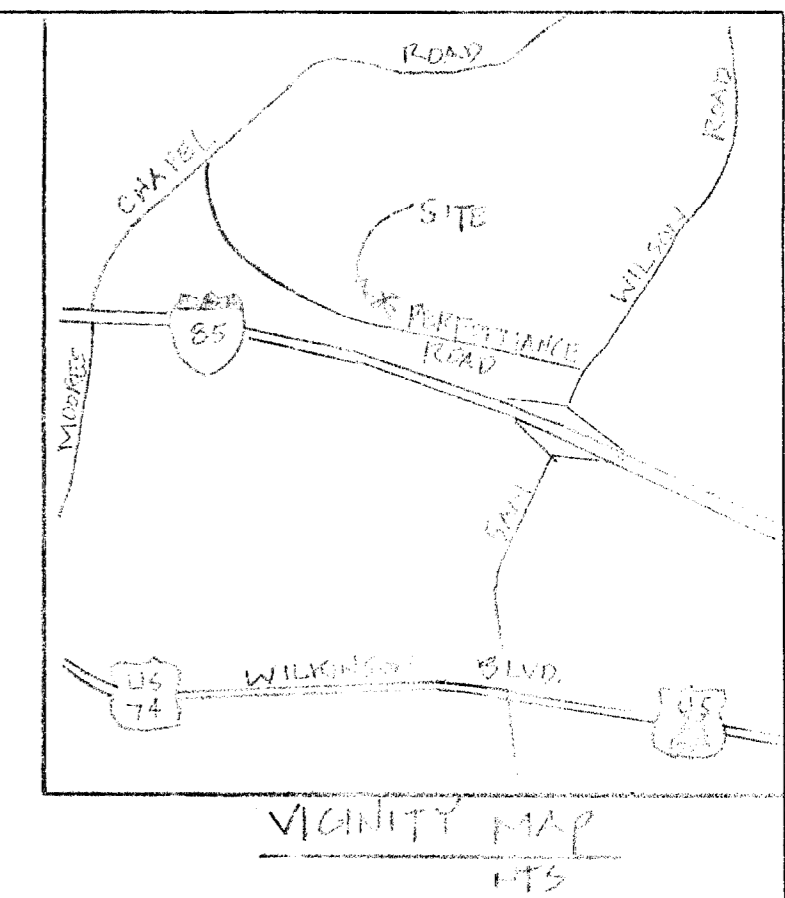


SITE DATA:

EXISTING ZONING: B-D
PROPOSED ZONING: I-1 (CD)
6.70 ACRES TOTAL
EXISTING USE: VACANT
PROPOSED USES:
- PIPE FABRICATING AND PROCESSING
(PHASE 1: 6,000 SF MAXIMUM)
- ANY USE PERMITTED IN THE I-1 DISTRICT
(PHASE 2: 58,000 SF MAXIMUM)
MAXIMUM SQUARE FOOTAGE: 64,000 SF
(FOR THE ENTIRE SITE: PHASE 1 AND FUTURE)



CONDITIONAL NOTES (PETITION #95-14 (C)):

1. SITE DEVELOPMENT SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS AND INCLUDING WATERSHED REGULATIONS.
2. REQUIRED BUFFER AREAS MAY BE REDUCED IN ACCORDANCE WITH ORDINANCE STANDARDS.
3. PHASE ONE DEVELOPMENT SHALL BE LIMITED TO 6,000 SF AND BE SERVICED BY A DRIVEWAY CONNECTION FROM PERFORMANCE ROAD. PHASE TWO DEVELOPMENT MAY BE ONE OR MORE DEVELOPMENT SITES AND SHALL BE SERVICED BY ONE DRIVEWAY CONNECTION TO PERFORMANCE ROAD.
4. A LEFT HAND TURN LANE AT DRIVEWAY ENTRANCES SHALL BE REQUIRED WHEN 47,001 SF OF BUILDING AREA HAS BEEN CONSTRUCTED ON THE SITE.
5. THE CLASS A BUFFER SEPARATING THE SITE FROM THE ADJOINING R-MH ZONED PROPERTY SHALL BE LEFT UNDISTURBED.
6. IN ADDITION TO STREET TREES PLANTED ALONG CEDARVALE ROAD, THE PETITIONER AGREES TO PLANT ADDITIONAL EVERGREEN SHRUBS AS INDICATED ON THIS PLAN, ALONG CEDARVALE ROAD IN ORDER TO PROVIDE FOR SPECIAL LANDSCAPING TREATMENT ALONG THIS EDGE OF THE SITE. IN FURTHERANCE OF THIS GOAL, NO BUSINESS IDENTIFICATION SIGNAGE SHALL BE PERMITTED ALONG CEDARVALE ROAD.
7. MAXIMUM HEIGHT OF EXTERIOR LIGHTING SHALL BE 30'.
8. PROPOSED DRIVEWAY ACCESS TO SERVE THE PHASE 2 DEVELOPMENT FROM PERFORMANCE ROAD WILL BE ALIGNED WITH EXISTING DRIVEWAY THAT SERVES THE JORDAN GRAPHICS PROPERTY.
9. PHASE 1 DEVELOPMENT REPRESENTS A GENERAL CONCEPT/ARRANGEMENT OF THE PROPOSED BUILDING, PARKING AND CIRCULATION AREAS. MODIFICATIONS ARE PERMITTED, HOWEVER, BASED UPON SITE CONSTRAINTS, TENANT NEEDS, FINAL DESIGN AND CONSTRUCTION DOCUMENTS, ETC.

ATTACHED TO ADMINISTRATIVE APPROVAL

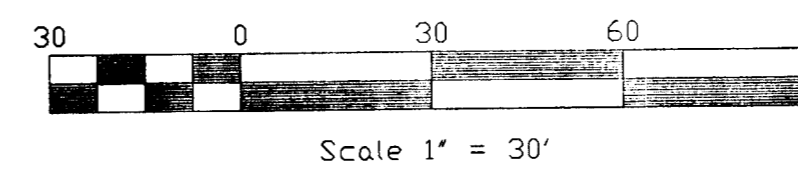
AUG 21 2014

BY: DEBRA CAMPBELL

NOTE:
ALL BOUNDARY, TOPOGRAPHICAL AND EXISTING INFORMATION WAS TAKEN FROM A C.D. SITE PLAN FOR PETITION #95-14 (C)
REVISION DATE: 4/25/95
PREPARED BY:
Gna DESIGN ASSOCIATES, INC.
428 E. 4th STREET
CHARLOTTE, N.C. 28202

APPROVED BY COUNTY COMMISSION
DATE: APRIL 18, 1995

**PETITION #95-14 (C)
C.D. SITE PLAN**



DATE: August 21, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 1995-014C Wilkinson Property

Attached is a revised site plan for the petition listed above. The site plan has been revised to show when a turn lane will be required to be built for the development. Since this change is minor and does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- A new traffic impact analysis did not warrant the turn lane at this time for the proposed 6,000 square foot use.

Note:

- All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.
- Signage was not a part of this review.

CONDITIONAL REZONING REQUEST
C.D. SITE PLAN

JOHNNY WILKINSON PROPERTY
PERFORMANCE ROAD - MECKLENBURG COUNTY, N.C.



Sub. No.
Ser. No.
Revisions
Scale
Drawn By
Checked By
Date
Job No.

C.D.
SITE
PLAN

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500