

Vicinity Map

Laura Wilson  
015-284-43  
ZONED R-3

Note: Buffer to be from Existing Vegetation or Class "B" standard (max. slope 3:1)

CLASS "B" BUFFER:  
Buffer reduced from 57' to 44' width by use of fence as per Table 12.302(b).  
Note: Petitioner reserves the right to apply for Alternative Buffer requirements by the Zoning Variance Board or by the Zoning Administrator.

EXISTING POND  
NOTE: POND TO BE USED FOR STORM WATER DETENTION (see note 6)

A.H. & S.M. WILSON INC.  
015-284-40

MARVIN HIPF CATHEY  
015-284-37

ZONED R-3

A.H. & S.M. WILSON INC.  
015-284-39

ZONED I-1

PUCKETT BROTHERS INC.  
015-284-42

ZONED B-1

PUCKETT BROTHERS INC. #2 & 3  
015-284-41

ZONED B-1

Beatties Ford Road (SR #2074)

CHARLOTTE MECKLENBURG  
023-083-11

ZONED R-3

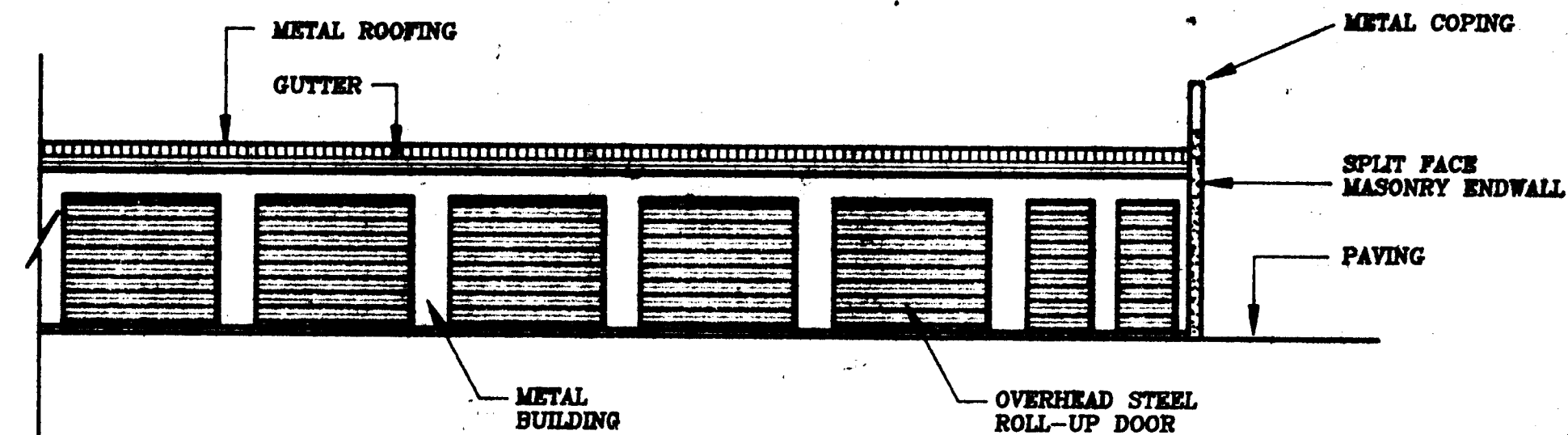
ELLIS HOWARD & W.F. DAVIS  
023-083-09

**SITE DEVELOPMENT & REZONING PLAN**

SCALE: 1" = 40'-0"

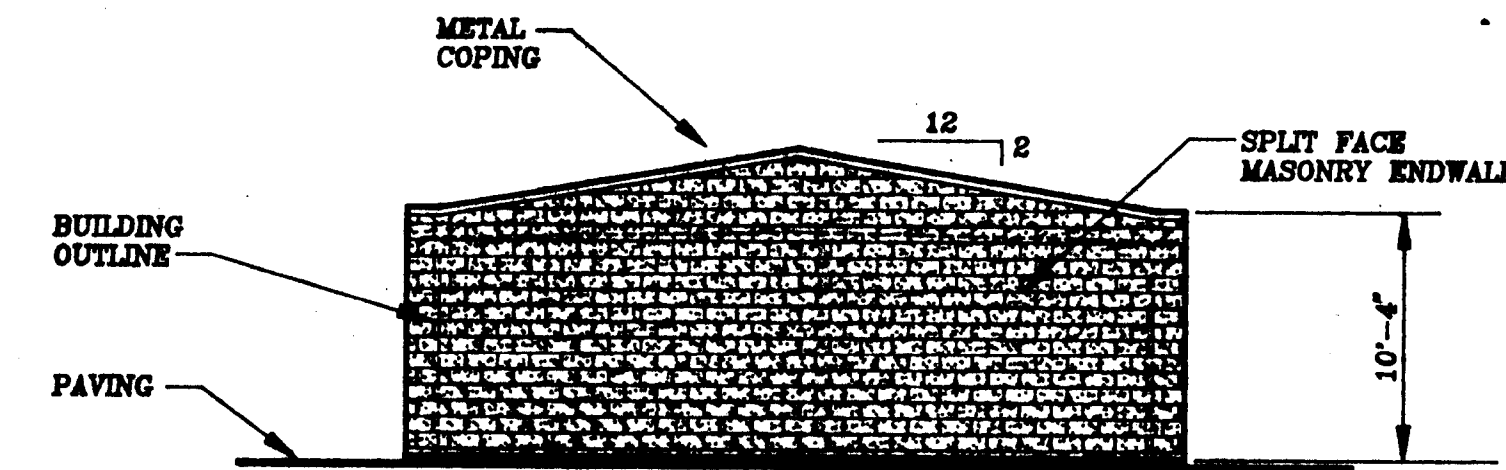
INFORMATION TAKEN FROM SURVEY BY:  
PRESTON R. TAYLOR, JR.  
REG. SUR. L-1052  
BELMONT, NC  
DECEMBER 18, 1989

LARRY R. RITTER, INC.  
REG. SUR. L-1480  
GASTONIA, NC  
JULY 9, 1990



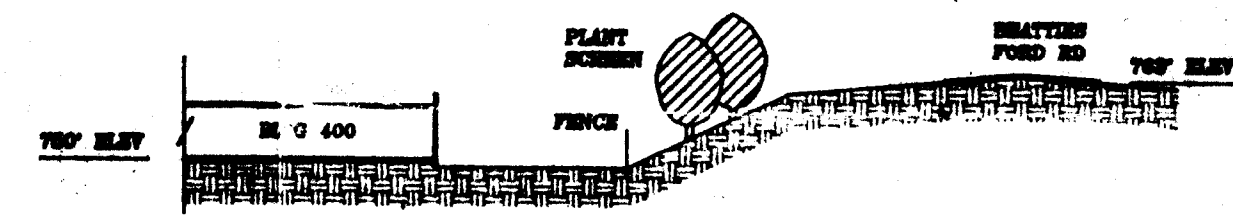
Typical Sidewall Elevation

scale: 1/8" = 1'-0"



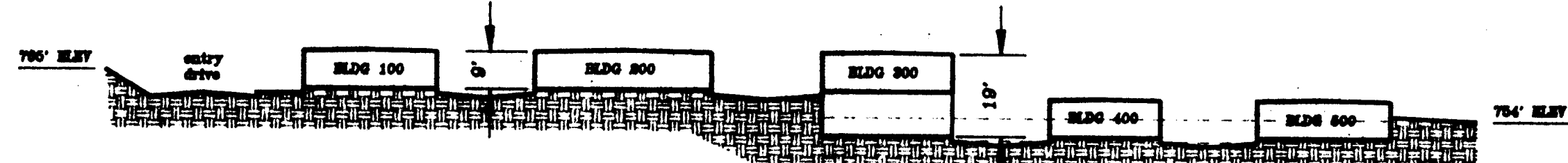
Typical Endwall Elevation

scale: 1/8" = 1'-0"



Section "B"

scale: 1" = 30'



Section "A"

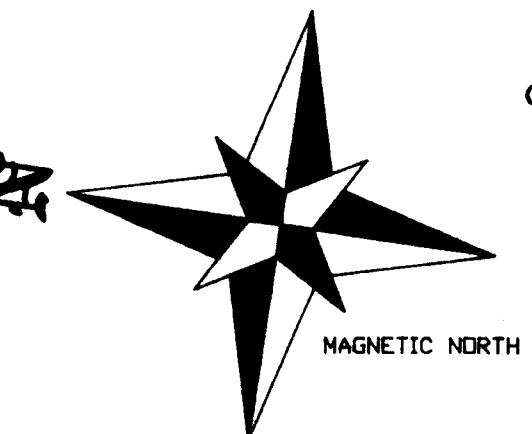
scale: 1" = 30'

**CURRENT ZONING: B-1**  
**PROPOSED ZONING: BD (CD)**

Total Site Area: 6.67 acres  
Total Building Area: 35,800 sf

**DEVELOPMENT NOTES**

1. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE FOR BD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED FOR THE SITE UNLESS NOTED OTHERWISE ON THIS PLAN OR REQUIRED BY THE PLANNING COMMISSION.
2. SIZE AND CONFIGURATION OF SELF-STORAGE BUILDING WILL BE CONTAINED WITHIN THE LIMITS OF THE BUILDING OUTLINES SHOWN.
3. THE SITE MAY BE USED FOR SELF-STORAGE AS SHOWN ON THE PLAN OR FOR ANY USE CONTAINED IN THE ORDINANCE FOR A B-1 DISTRICT IF ALL OR PART OF THE SELF-STORAGE PROJECT IS NOT COMPLETED.
4. NO PARKING WILL BE PERMITTED IN THE SETBACK AREAS NOR WILL OVERNIGHT PARKING OF TRUCKS OR TRAILERS BE ALLOWED ON THE SITE.
5. BUILDING CONSTRUCTION WILL COMPLY WITH NC BUILDING CODE AS TO AREA AND HEIGHT LIMITATIONS.
6. AN EASEMENT AGREEMENT TO UTILIZE THE POND FOR STORM WATER DETENTION WILL BE OBTAINED FROM THE ADJOINING PROPERTY OWNERS DURING THE BUILDING PERMIT PROCESS.
7. ALL BUFFER, SCREENING, INTERNAL LANDSCAPING, AND PARKING REQUIREMENTS WILL BE PROVIDED PER THE ZONING REGULATIONS.
8. A DUMPSTER WILL BE PROVIDED IN A SCREENED ENCLOSURE WITH GATE.
9. DETACHED SITE LIGHTING WILL BE LIMITED TO 15 FT HEIGHT. LIGHTING FIXTURES WILL NOT BE MOUNTED TO EXTERIOR WALLS FACING THE SITE PERIMETER.



Petition No. 96-34(c)		for Public Hearing	
DATE	June, 1996	PROJECT NAME	PROPOSED REZONING
DRAWN BY	RPH	PROJECT ADDRESS	9220 Beatties Ford Road
SCALE	1" = 40'-0"	OWNER	MR. SAM WILSON
APPROVED BY	[Signature]	PROFESSIONAL ENGINEER	R. Patrick Hauser
REVISIONS	DATE BY	PROFESSIONAL ENGINEER	3801 Mark Strider Dr. Suite 84 Gastonia, N.C. 28613 704-438-7070
		SHEET TITLE	PROPOSED REZONING
		PROJECT NO.	96150
		DRAWING NUMBER	Z1 of 1

APPROVED BY COUNTY COMMISSION  
DATE: JANUARY 14, 1997