

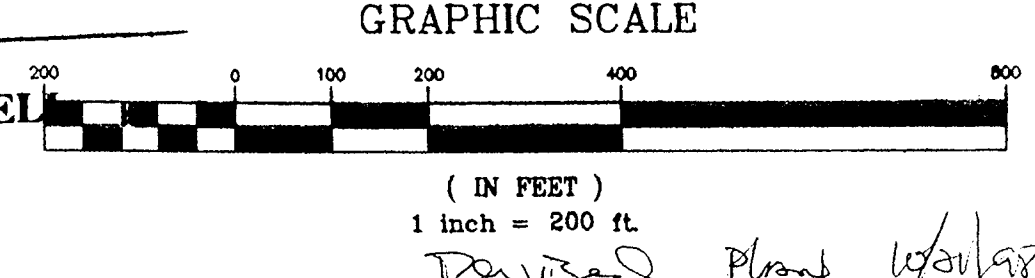
STUB STREET AS INDICATED ON PLAN WILL NOT BE AVAILABLE FOR ACCESS UNTIL ADJOINING PROPERTY IS REZONED AND/OR REDEVELOPED WITH NON-RESIDENTIAL USES.

- NOTES:
- 1.) PETITIONER WILL UPGRADE PERFORMANCE ROAD TO COMMERCIAL STREET STANDARDS WITH CURB AND GUTTER AND SIDEWALK AND DEDICATE 30' OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE ALONG THE PROPERTY FRONTAGE.
  - 2.) THE PROPOSED STREET SYSTEM WITHIN THE PROPERTY WILL NOT CONNECT TO ANY ROADWAYS ALONG THE EXTERIOR BOUNDARIES EXCEPT PERFORMANCE ROAD, EXCEPT AS NOTED ABOVE.
  - 3.) THE UNDISTURBED CLASS "A" BUFFER SHOWN WILL BE ELIMINATED ONCE THE ADJACENT PROPERTIES ARE NO LONGER USED FOR RESIDENTIAL PURPOSES.
  - 4.) STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CURRENT ORDINANCES.

SITE ACREAGE 100.7 ACRES  
 EXISTING ZONING R-3 & B0  
 PROPOSED ZONING I-1

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 7.13.05  
 BY: DEBRA D. CAMPBELL



REVISIONS

DATE	DESCRIPTION	BY
10/19/98	PER CMPC COMMENTS	BTC
6.3.05	ADD STREET CONNECTION NOTE PG. 16	PC
6.15.05	PROPOSED ADMINISTRATIVE CHANGE	

SHEET TITLE	"FOR PUBLIC HEARING" CONDITIONAL SITE PLAN REZONING PETITION # 98-47(C)	PROJECT NO.	
PROJECT	PERFORMANCE ROAD PROPERTY PAW CREEK TWP., MECK CO., NC FOR: REEVES ENTERPRISES, INC.	SCALE	1"=200'
		DATE	9/17/98
		DRAWN BY	MSB
		CHECKED BY	
		DRAWING NO.	
		SHT	OF

CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

DATE: July 13, 2005

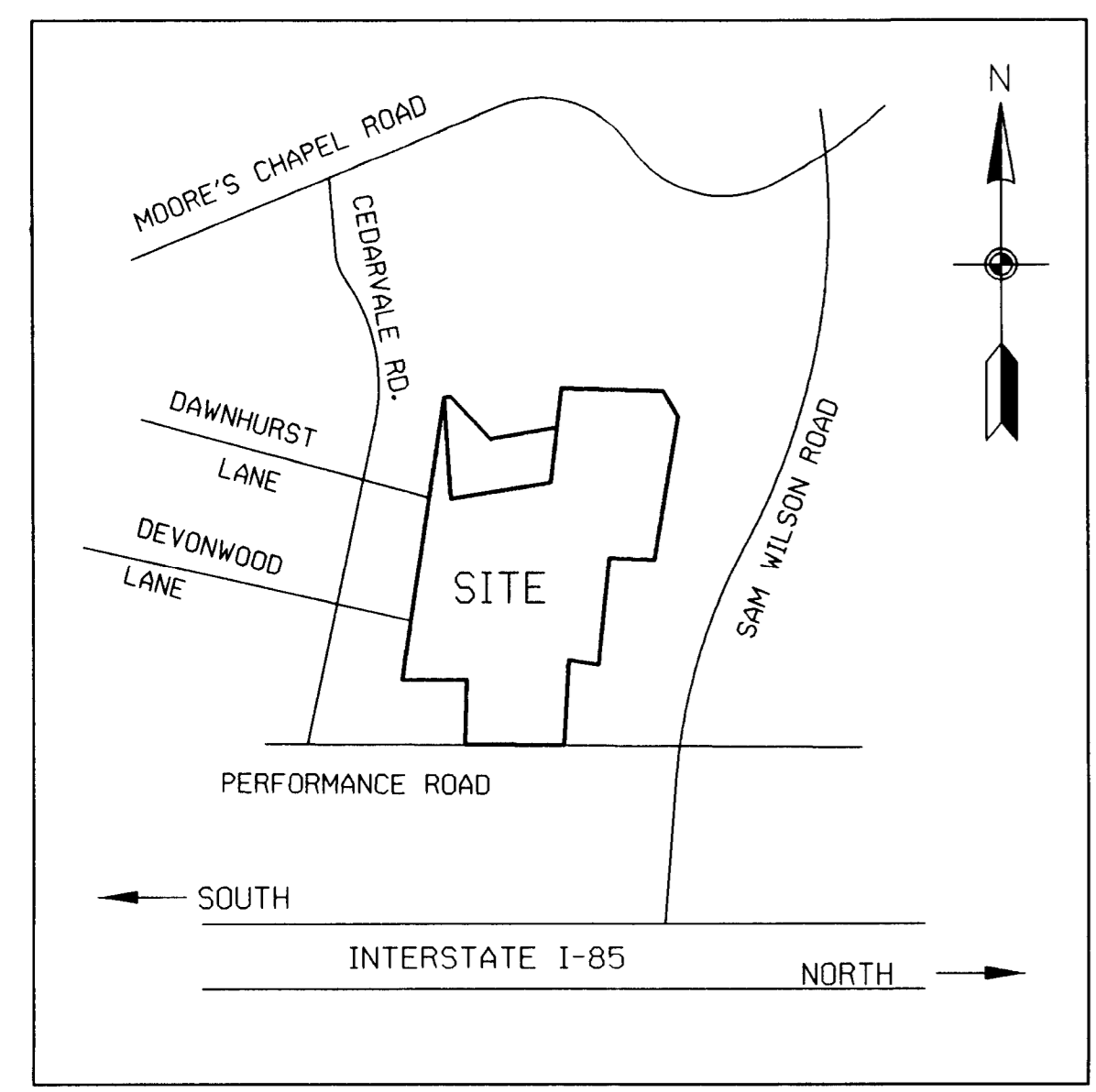
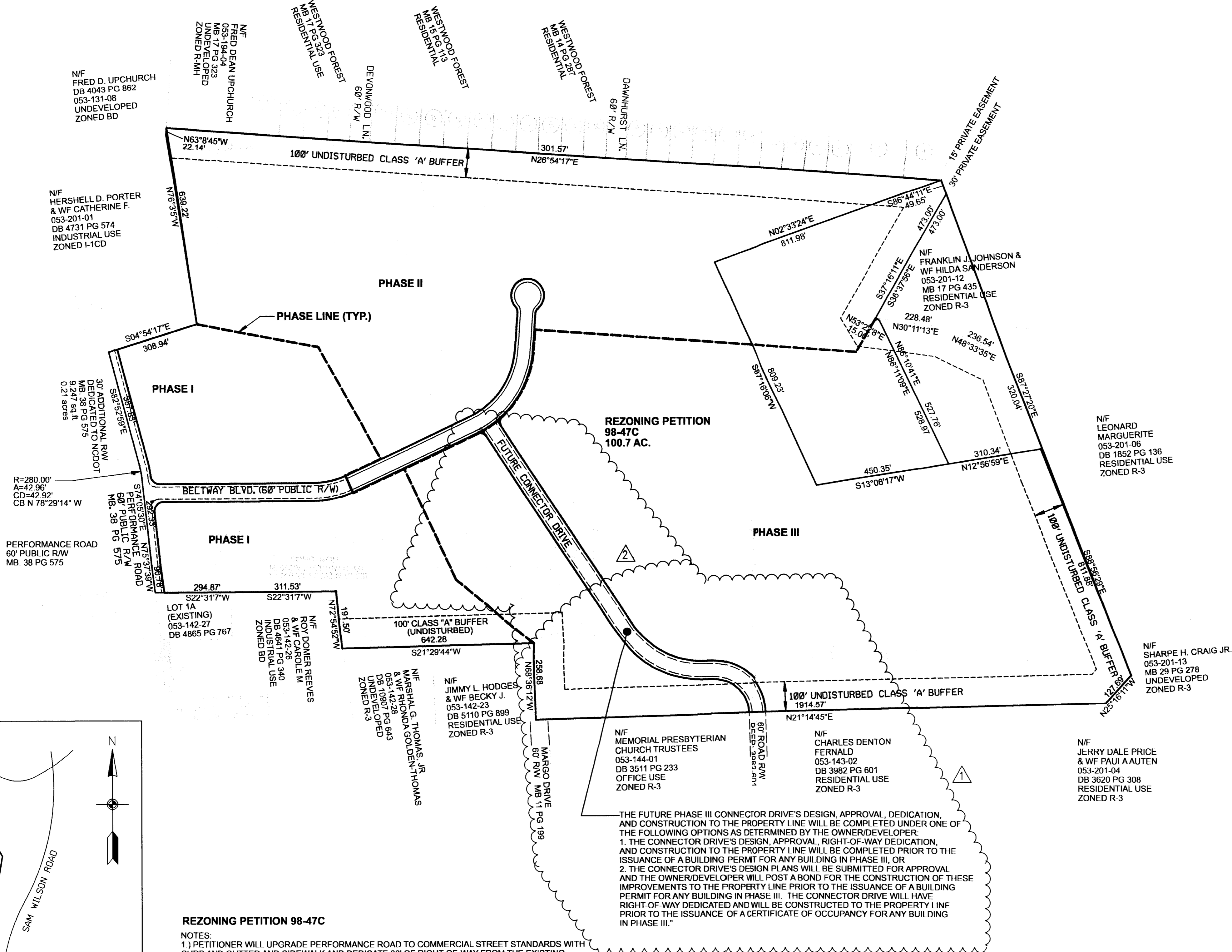
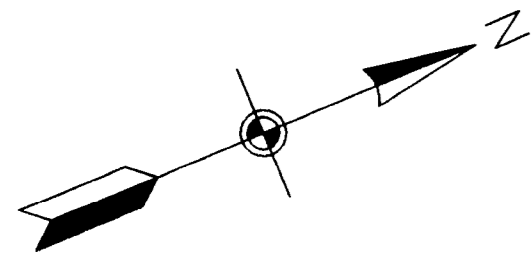
TO: Katrina Young  
 Interim Zoning Administrator

FROM: Debra Campbell  
 Planning Director

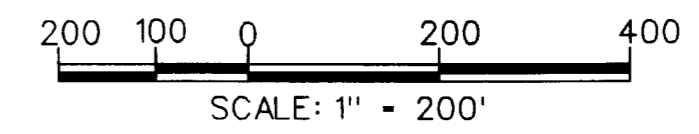
SUBJECT: Administrative Approval for Petition No. 1998-047 (c) by Belway Business Park (originally petitioned by Domer & Carole Reeves)

Attached is the revised plan for the above petition. The plans have been revised to note and show a connection to the unnamed 60' right-of-way to the east in the event that the area is rezoned and/or redevelops for non-residential uses. Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.



**REZONING PETITION 98-47C**  
 NOTES:  
 1) PETITIONER WILL UPGRADE PERFORMANCE ROAD TO COMMERCIAL STREET STANDARDS WITH CURB AND CUTTER AND SIDEWALK AND DEDICATE 30' OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE ALONG THE PROPERTY FRONTAGE.  
 2) THE PROPOSED STREET SYSTEM WITHIN THE PROPERTY WILL NOT CONNECT TO ANY ROADWAYS ALONG THE EXTERIOR BOUNDARIES EXCEPT PERFORMANCE ROAD, EXCEPT AS NOTED ABOVE.  
 3) THE UNDISTURBED CLASS A BUFFER SHOWN WILL BE ELIMINATED ONCE THE ADJACENT PROPERTIES ARE NO LONGER USED FOR RESIDENTIAL PURPOSES.  
 4) STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CURRENT ORDINANCES.  
 SITE ACREAGE 100.7 ACRES  
 EXISTING ZONING R-3 & BD  
 PROPOSED ZONING I-1  
 NOTE: PROPERTY LINES PLOTTED FROM DEEDS AND MAPS OF RECORD



△	8-02-07	CHARLOTTE-MECKLENBURG COMMENTS
△	7-10-07	CHARLOTTE-MECKLENBURG COMMENTS
REV. NO.	DATE	DESCRIPTION
<b>ATTACHED TO ADMINISTRATIVE APPROVAL</b> <b>DATED: August 6, 2007</b> <b>BY: DEBRA D. CAMPBELL</b>		
<b>ADMINISTRATIVE SITE PLAN AMENDMENT FOR</b> <b>BELTWAY BUSINESS PARK</b> <b>REZONING PETITIONS 98-47C,</b> <b>2005-054, &amp; 2006-103</b> CHARLOTTE, NORTH CAROLINA		
<b>CAMPCO ENGINEERING, INC.</b> 156 OAKLAND AVENUE ROCK HILL, SC 29731 PH. 803-327-7121 FAX 803-327-7343 E-MAIL: CAMPCO@CAMPCOENGINEERING.COM		
CE*: 9465R	CAD FILE: 9465MP02	
SCALE: 1" = 200'	ISSUED: 06-15-07	SHEET: 1

**CHARLOTTE - MECKLENBURG  
 PLANNING COMMISSION  
 INTER - OFFICE COMMUNICATION**

**DATE:** August 6, 2007  
**FROM:** Debra Campbell  
 Planning Director  
**TO:** Gary Huss  
 Zoning Coordinator  
**SUBJECT:** Administrative Approval for Petition No. 1998-047 (c) by Beltway Business Park (originally petitioned by Domer & Carole Reeves), 2005-054, Performance Road LP, and 2006-103, Kilburn Commercial Properties.

Attached are revised plans for the above petitions. The plans have been revised to note phasing for the roadway construction to the adjoining property and eliminate the buffer in areas where the adjoining properties have been rezoned. Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.  
 Note that all other ordinance requirements still apply.