

Vicinity Map

### ADJOINING PROPERTY OWNERS

- |  |   |   |
|--|---|---|
| 1 111-242-12<br>OWNER/MAILING ADDRESS<br>VULCAN LANDS INC<br>% AVTAX INC<br>2970 CLAIRMONT RD #640<br>ATLANTA GA 30329         | 6 111-242-15<br>OWNER/MAILING ADDRESS<br>MOORE JOHN K<br>& WF PATRICIA B<br>PO BOX 35261<br>CHARLOTTE NC 28235                | 11 139-121-01<br>OWNER/MAILING ADDRESS<br>DULINS GROVE ADVENT<br>CHRISTIAN CHURCH (TRUSTEE)<br>11100 ARLINGTON CHURCH RD<br>CHARLOTTE NC 28227                                    |
| 2 111-242-01<br>OWNER/MAILING ADDRESS<br>BROOKS SHIRLEY JANE<br>(BY WILL)<br>13917 ALBEMARLE RD<br>CHARLOTTE NC 28227          | 7 111-242-13<br>OWNER/MAILING ADDRESS<br>BROOKS ALLEN<br>11401 BROOKS MILL RD<br>CHARLOTTE NC 28227                           | 12 139-122-02<br>OWNER/MAILING ADDRESS<br>ALLEN C G JR<br>(BY ENTIRETY)<br>1351 HWY 27<br>MIDLAND NC 23107  |
| 3 111-242-02<br>OWNER/MAILING ADDRESS<br>HELMS BETTY B<br>(BY ENTIRETY)<br>14009 ALBEMARLE RD<br>CHARLOTTE NC 28227            | 8 111-242-20<br>OWNER/MAILING ADDRESS<br>BROOKS WILLIAM ALLEN<br>11401 BROOKS MILL RD<br>CHARLOTTE NC 28227                   | 13 139-121-09<br>OWNER/MAILING ADDRESS<br>HOWARD STEPHEN ROGER<br>& WF LAURIE RUTH<br>11111 ARLINGTON CHURCH RD<br>CHARLOTTE NC 28227   |
| 4 111-242-06<br>OWNER/MAILING ADDRESS<br>WDC FAMILY LIMITED<br>PARTNERS<br>14217 ALBEMARLE RD<br>CHARLOTTE NC 28227            | 9 111-271-04<br>OWNER/MAILING ADDRESS<br>VULCAN LANDS INC<br>C/O AVTAX INC<br>2970 CLAIRMONT RD #640<br>ATLANTA GA 30329      | 14 139-121-11<br>OWNER/MAILING ADDRESS<br>NORFOLK-SOUTHERN RAILROAD<br>C/O NORFOLK SOUTHERN CORP.<br>110 FRANKLIN ROAD SOUTHEAST<br>TAXATION DEPARTMENT<br>ROANOKE, VA 24042-0028 |
| 5 111-242-07<br>OWNER/MAILING ADDRESS<br>VULCAN MATERIALS CO<br>C/O AVTAX INC<br>2970 CLAIRMONT RD #640<br>ATLANTA GA 30329-74 | 10 111-231-123<br>OWNER/MAILING ADDRESS<br>CONNER CHARLES EDWARD JR<br>& WF SUE B<br>13741 ALBEMARLE RD<br>CHARLOTTE NC 28227 |   |

# CLEAR CREEK QUARRY

Rezoning Plan  
For Public Hearing  
Petition #99-14c

for

Vulcan Materials Company  
Charlotte, North Carolina

SCALE: 1"=100'

DATE: 12/28/98

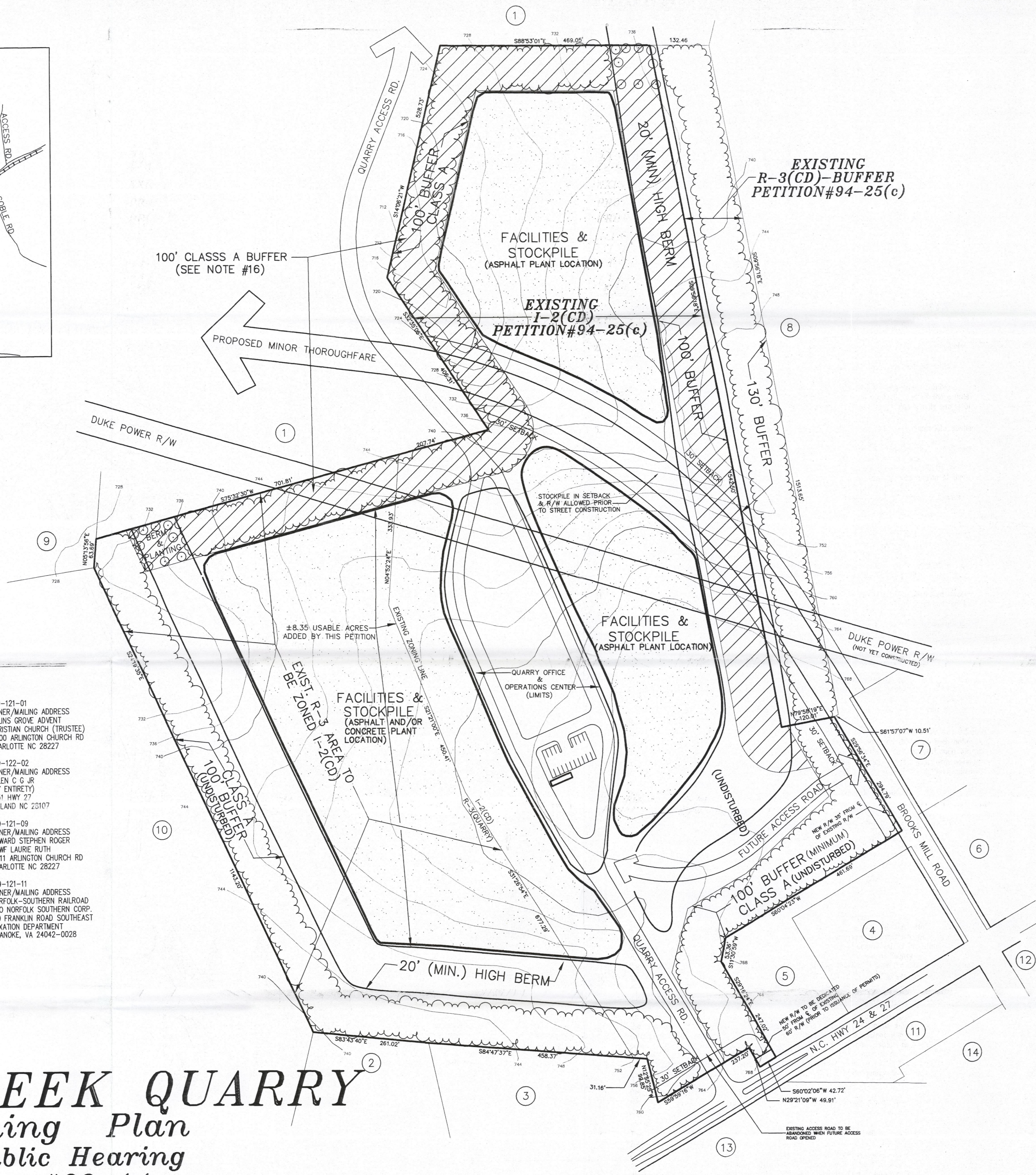
DPR #98062

REVISED: 2/11/99

REVISED: 3/26/99

REVISED: 6/2/99 ADDED NOTE 23

## Technical Data Sheet RZ-1



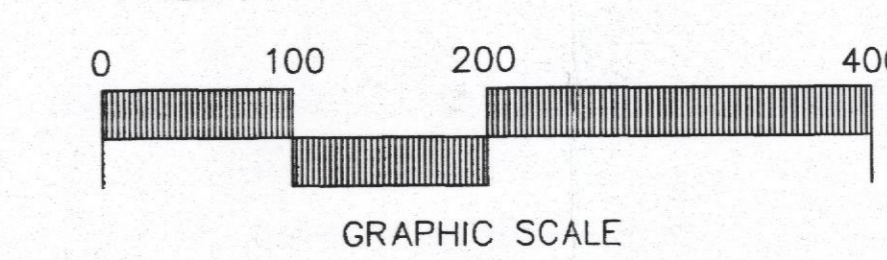
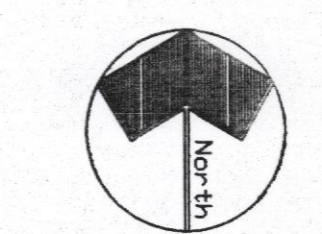
- ### LEGEND
- KEY TO ADJACENT PROPERTY OWNERS
  - UNDISTURBED AND/OR PLANTED BUFFER AREA
  - UNDISTURBED AND/OR PLANTED BUFFER AREA (SEE NOTE #16)
  - LIMITS OF FACILITIES & STOCKPILE DEVELOPMENT (USABLE AREA)
  - APPROXIMATE LIMITS OF EARTHEN BERM
  - PROPOSED PLANTING

### DEVELOPMENT DATA

EXISTING ZONING	R-3(QUARRY) & I-2(CD)
PROPOSED ZONING	I-2(CD)
PROPOSED USE	SEE NOTE #4
SITE AREA: (51.7± AC.)	
I-2(CD) (EXISTING)	34.1± AC.
I-2(CD) (PROPOSED)	17.7± AC.

### GENERAL NOTES

1. Trees and plantings shown represent the general character and amount of existing and proposed trees and landscaping, but not exact placement. When developed, the site shall meet all screening requirements of the Mecklenburg County Zoning Ordinance, including Alternate Buffer and Screening requirements as stated in Section 12.304.
2. The berms shown on the Plan will be constructed to provide additional screening as the adjacent quarry is developed.
3. All signs associated with the project shall be limited to monument type signs and no outdoor advertising or billboards sign shall be permanent.
4. Allowable uses shall include parking, signs, buildings, equipment, service areas and stockpiles associated with the manufacturing of asphalt and redi-mix concrete products, and all those uses pursuant to the existing quarry permit. There will be a maximum of four(4) plants, only one(1) of which may be a concrete plant.
5. Buffer shown on the Site Plan shall be undisturbed except where required to accommodate existing berms and roadway or utility crossings, except as noted in #16 below.
6. The petitioner/Owner shall dedicate up to 70' right-of-way for the Arlington Church/Camp Stewart minor thoroughfare crossing this proposed I-2 (CD) property as shown on this plan. The Petitioner shall dedicate that right-of-way as is requested for construction by the NCDOT, or County Engineering. Dedication shall be done in sufficient time to allow for construction of the roadway without delays.
7. Parking shall be provided within the designated development area to meet or exceed Ordinance requirements.
8. Areas and dimension of areas may vary due to road alignment, topography, landscaping, buffering, and other site conditions.
9. Hours of operation shall be limited to 7:00 a.m. through 7:00 p.m., except where otherwise required by Contract Agreement with NCDOT, Mecklenburg county, the city of Charlotte or other governmental agency.
10. At the time of installation, any asphalt or concrete facilities must satisfy and/or exceed all local, county, state and federal air quality requirements. All state and county air quality permits must be obtained before commencement of manufacturing.
11. Potential fugitive dust from the asphalt or concrete facilities will be reduced or controlled through the use of paved access roads and other dust suppression methods. Paving access road for dust suppression will be installed prior to production of asphalt.
12. Configuration of private roads, berms and development areas are subject to minor modifications as necessary to accommodate definitive development plans, topography and other conditions.
13. The future right-of-way for the extension of Arlington Church Road (except in buffer areas) may be used for non-permanent structures or stockpiles until such time as the roadway is constructed NCDOT or County Engineering Dept. as necessary to construct the road.
14. The existing driveway from Albemarle road will be abandoned upon construction of the new driveway onto Brooks Mill Road, which will be constructed in coordination with NCDOT's Albemarle Road Project, (in any event, within 6 months of Albemarle Rd. roadway improvements completion).
15. The above-ground tanks place on the site for purposes of storing liquid asphalt cement shall be double-walled.
16. The petitioner may seek a variance from the required class A buffer between residential and industrial zoning classifications for that portion of the buffer so noted and shown on this plan. Such buffer areas are either adjacent to quarry operations or area zoned for buffers. In the event such variance is granted, those buffer areas shown on this plan shall not be required. The 20' high berm adjacent to the 130' R-3(CD) buffer at the eastern side of the site will remain even if the buffer requirement is deleted by approval of a variance request.
17. The approval of this plan amends the plan for petition #94-25 (c) as follows:
  - The 100' class A buffer shown on that plan is deleted as shown here, and that buffer becomes 'usable' area.
  - Added the potential for seeking a variance from the requirement to screen the quarry from the asphalt or concrete plants or the adjacent 130' R-3 (CD) buffer.
  - Allows the 'usable' areas to extend into the buffer areas noted above if a variance is granted to delete said buffer.
  - 30'± high berm is changed to 20' (min.) high berm.
  - Concrete products are added to allowable uses.
  - Note #4 to allow redi-mix concrete products; changed # of plants allowed.
  - Notes #10 and #11 revised.
  - Notes #15 & 16 are deleted.
  - Notes #17 revised and renumbered as note #15 above.
18. The industrial zoning requested in this Petition will not be expanded or considered for expansion beyond the approximately 51.7 acre area indicated on this site plan. No additional area within the boundary of the Clear Creek Quarry site, which existed at the time of the approval of this Petition, may be petitioned or considered for industrial zoning unless requested or initiated by the Mecklenburg County Board of County Commissioners or another governmental body with zoning jurisdiction over the site.
19. The 51.7 acre area included in this Petition which is zoned I-2 (CD) is specifically approved due to the existence and operation of the Clear Creek Quarry. As a condition of the approval of this Petition, the Petitioners agree that at such time as the quarry ceases to operate (except for planned shutdowns or seasonal reasons), loses its permit(s) to operate, or is closed in accordance with the approved reuse plan for the site, the owners of the quarry site will initiate a rezoning Petition to change the area of the site zoned I-2 (CD) to a zoning district which is consistent with adopted public policies and plans for the area. Upon the adoption of a new district, all uses on the property must be in conformance with the standards of the new district and uses not in conformance with the standards of the new district must be terminated. Such a Petition must be initiated within 12 months of the time that the quarry closes or ceases to operate.
20. Detached lights shall be limited to 30' height.
21. No concrete plant may be established on the site as indicated on the Petitioner's site plan until a public water supply is available to the site and the concrete plant must use water from the public water supply for its operation.
22. The installation of new facilities approved as part of this Petition will be governed by the following restrictions. One new facility may be installed and begin operating at any time after the approval of this Petition. The second new facility may apply for and receive building and/or other permits in anticipation of operation, but may not begin operations until the earlier of the completion of the Albemarle Rd. widening project currently underway in Mecklenburg County, or October 1, 2000.
23. A 5' sidewalk with an 8' planting strip will be installed along the portion of the site which adjoins Albemarle Rd. at such time as the existing driveway connection from the site to Albemarle Rd. is closed.



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