



Charlotte-Mecklenburg Planning Department

DATE: March 22, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1999-029C H.C. Grimmer Development CO., LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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 this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow single-family attached and detached on parcel "C".

Reasons for Staff's support of the request:

- The proposed units are still a for-sale product and the site will comply with all Ordinances.

Note:

All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.

PROPOSED DEVELOPMENT SUMMARY

PARCEL	USE	ZONING	AREA	MAX. # UNITS
A	SINGLE FAMILY	MX-2	62.46± AC.	281
B	SINGLE FAMILY	MX-2	30.69± AC.	122
C	SINGLE FAMILY / TOWNHOUSE	MX-2	19.58± AC.	195
D	MULTIFAMILY	MX-2	26.84± AC.	412
E	SEE NOTE #6	R-17MF(CD)	7.41± AC.	N/A

NOTE: OVERALL SITE PETITION: #99-29C. PETITION #2009-041 APPLIES ONLY TO THE PORTION OF PARCEL 'D' CONSISTING OF TAX PARCEL NO. 029-064-94.

DEVELOPMENT DATA

TAX PARCEL NOS.: 029-061-06, '08 & '24
 EXISTING ZONING: R-3
 PROPOSED ZONING: MX-2 & R-17MF(CD)
 TOTAL SITE AREA: 146.88± ACRES
 MX-2 AREA: 139.57± ACRES
 R-17MF(CD) AREA: 7.41± ACRES
 COMMON AREA: 15.2± ACRES (NOT INCLUDING NEIGHBORHOOD RECREATION AREA)
 AREA IN RIGHT-OF-WAY: 0.11± ACRES
 ALLOWABLE MX-2 DENSITY: 8 UNITS/ACRE
 MAX. NO. UNITS ALLOWED: 139.46 x 8 = 1115
 TOTAL NO. UNITS PROPOSED: 1010

PARCEL 'D' (TP NO. 029-064-94 PORTION ONLY):
 AREA: 20.78± ACRES
 EXISTING ZONING: MX-2
 PROPOSED ZONING: MX-2 SPA

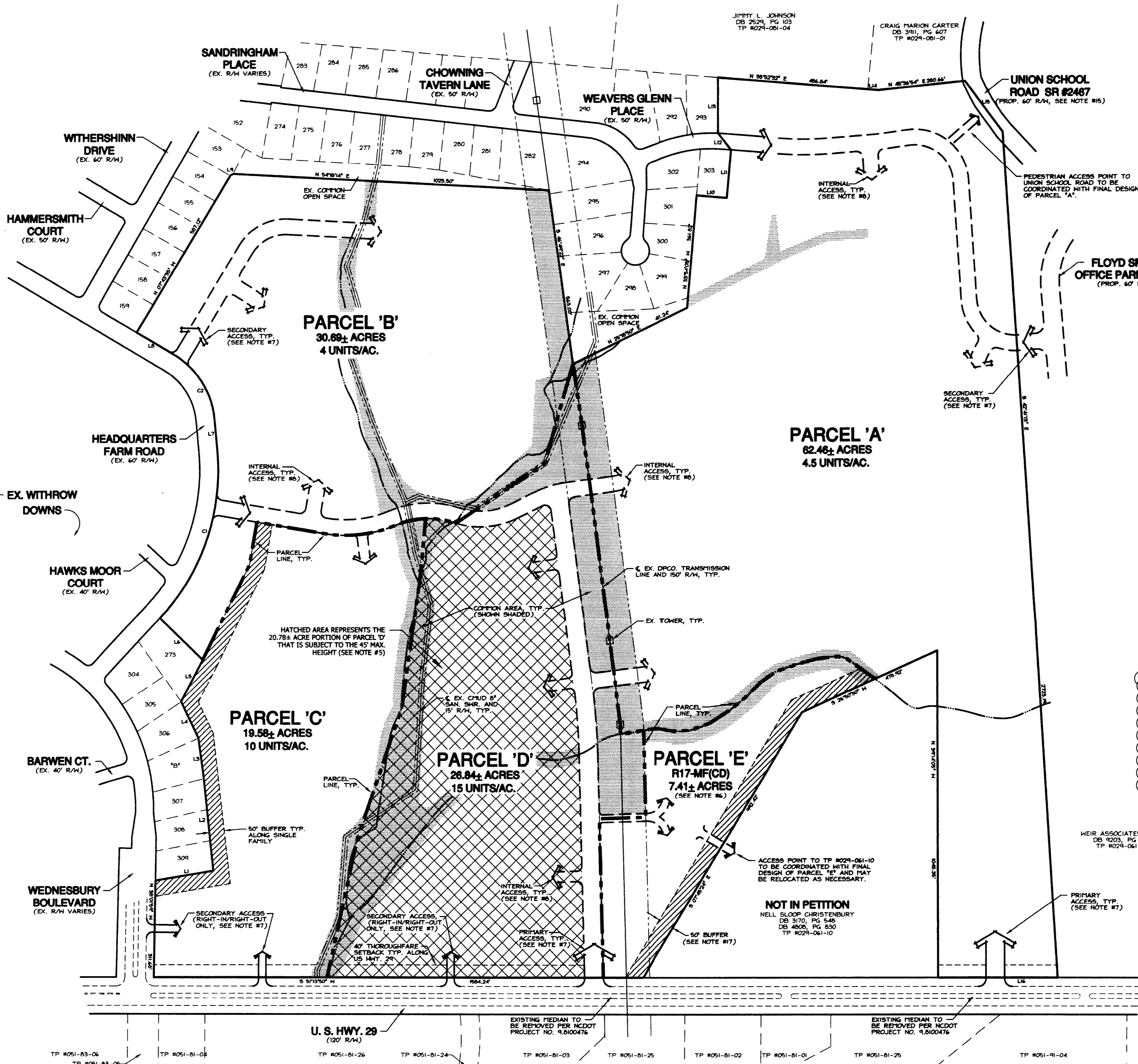
PETITIONER

DEVELOPER:
 H.C. GRIMMER DEVELOPMENT CO., LLC
 PO BOX 698
 MATTHEWS, NC 28106

OWNER:
 H.C. GRIMMER DEVELOPMENT CO., LLC
 PO BOX 698
 MATTHEWS, NC 28106

PETE A. ATHANASSIOS (TP #029-061-08)
 PO BOX 151
 MYRTLE BEACH, SC 29582

OWNER / DEVELOPER FOR PETITION #2009-041 ONLY:
 1152, LLC
 5601 VIRGINIA BEACH BLVD.
 VIRGINIA BEACH, VIRGINIA 23462
 (TAX PARCEL #029-064-94, PREVIOUSLY A PORTION OF TP #029-061-06)

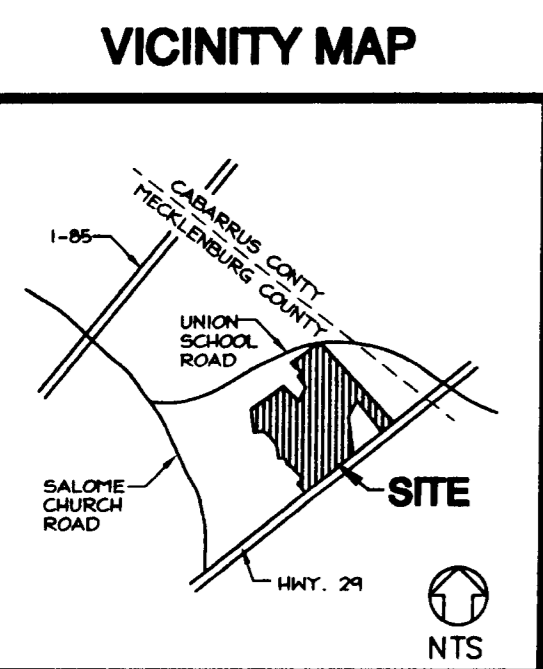


24. THE DEVELOPMENT OF PARCEL 'C' WILL CONSIST OF SINGLE FAMILY ATTACHED OR DETACHED HOUSING AS SPECIFICALLY DEFINED IN THE ZONING ORDINANCE, WHICH WILL BE OFFERED FOR SALE.

25. THE DEVELOPMENT OF PARCEL 'E' WILL CONSIST OF SINGLE FAMILY ATTACHED HOUSING AS SPECIFICALLY DEFINED AS FOWLING ATTACHED IN THE ZONING ORDINANCE (COMMONLY REFERRED TO AS TOWNHOMES) WHICH WILL BE OFFERED FOR SALE.

NOT IN PETITION
 NELL SLOOP CHRISTENBURY
 DB 3110, PG 548
 DB 4006, PG 830
 TP 8024-061-10

27. SOLID WASTE MANAGEMENT PLAN FOR PETITION #2009-041: THE PETITIONER SHALL HANDLE AND DISPOSE OF ALL CONSTRUCTION WASTE FROM THE SITE, INCLUDING DEBRIS RELATED TO LAND CLEARING ACTIVITIES, IN ACCORDANCE WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS. WHERE ECONOMICALLY FEASIBLE, THE PETITIONER SHALL ATTEMPT TO RECYCLE CONSTRUCTION-RELATED WASTE FROM THE SITE (I.E., CLEAN WOOD, METAL, CONCRETE, ETC.).



Attached to Administrative Approval

Solomon A. Fortune \$
 Solomon A. Fortune

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	706.46	344.19'	35.63'	576.30'	N 20°19'38" W	49°09'14"
C2	276.33	223.41'	140.20'	248.98'	N 71°03'11" W	53°06'57"

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 8°28'25" E	384.54'
L2	N 88°25'24" E	108.00'
L3	N 46°25'24" E	200.00'
L4	N 11°25'24" E	101.37'
L5	N 84°25'24" E	104.00'
L6	N 44°25'24" E	86.00'
L7	S 81°25'24" W	187.50'
L8	N 11°25'24" E	101.37'
L9	N 84°25'24" E	104.00'
L10	N 44°25'24" E	86.00'
L11	N 80°25'24" E	172.50'
L12	N 55°25'24" E	202.50'
L13	S 55°25'24" E	202.50'
L14	S 51°25'24" E	325.00'

#6 - 6/15/09, ADDED NOTE #27 PER LUESA (SOLID WASTE) STAFF COMMENTS.
 #7 - 8/14/09, REVISED "PROPOSED DEVELOPMENT SUMMARY", "DEVELOPMENT DATA" & "PETITIONER" PER CHPC STAFF REVIEW. ADDED NOTE #26 PER DEPT. REVIEW.
 #8 - 3/19/09, REVISED NOTE #5, PARCEL 'D' & PETITIONER INFO PER CLIENT (SITE PLAN APPROPRIATE APPLICATION).
 #9 - 10/27/09, REVISED PER CLIENT REQUEST.
 #4 - 7/6/09, REVISED PER CHPC STAFF COMMENTS.
 #3 - 7/1/09, REVISED PER CHPC STAFF COMMENTS.
 #2 - 5/26/09, REVISED PER COMMUNITY COMMENTS.
 #1 - 4/15/09, REVISED PER CHPC STAFF COMMENTS.
 REVISION SUMMARY.

DEVELOPMENT NOTES

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THIS PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF A MIXED RESIDENTIAL COMMUNITY CONSISTING OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTIFAMILY HOUSING, INTERCONNECTED WITH OPEN SPACE, PEDESTRIAN AND VEHICULAR LINKAGES AS WELL AS A COMMUNITY RECREATION FACILITY AND A DAY CARE CENTER.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.
- ALL SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I. E. DUMPSTERS OR COMPACTORS IF PROVIDED) WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
- BUILDINGS WILL NOT EXCEED 40 FEET IN HEIGHT. HOWEVER, A 20.78± ACRE PORTION OF PARCEL 'D' WILL COMPLY WITH THE REQUIREMENTS OF THE MX-2 DISTRICT TO A MAXIMUM HEIGHT OF 45'.
- THE SITE MAY DEVELOP FOR SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, AND MULTIFAMILY HOUSING AS ALLOWED IN THE MX-2 DISTRICT IN ACCORDANCE WITH THE STANDARDS OF THAT DISTRICT AND THE RESTRICTIONS OF THIS SITE PLAN. USES ON THE PARCEL PROPOSED FOR R-17MF (CD) WILL BE DESIGNED AS A PART OF THE OVERALL DEVELOPMENT OF THE SITE AND WILL BE LIMITED TO A DAY CARE CENTER, AN ASSISTED LIVING FACILITY, AND/OR A COMMUNITY RECREATION CENTER. IF A DAYCARE CENTER OR AN ASSISTED LIVING FACILITY IS CONSTRUCTED ON THE SITE, THE SIZE OF THE DEVELOPMENT PARCEL AND THE STANDARDS OF THE ORDINANCE WILL DETERMINE THE DETAILS OF THE INDIVIDUAL USE.
- ACCESS TO THE SITE WILL BE PROVIDED BY TWO PUBLIC STREET CONNECTIONS TO US 29, A PUBLIC STREET CONNECTION TO FLOYD SMITH OFFICE PARK DR., AND BY CONNECTIONS TO OTHER EXISTING STREETS. THE PETITIONER ALSO PROPOSES TO CONNECT LIMITED MOVEMENT DRIVEWAYS TO US 29 AND TO OTHER EXISTING AND NEWLY CONSTRUCTED STREETS WITHIN THE SITE. ALL STREET AND DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY N.C. DOT AND BY MECKLENBURG COUNTY.
- INTERNAL ACCESS POINTS WILL BE DETERMINED AS PART OF THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AND ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERNAL STREET CONNECTIONS ARE SUBJECT TO REVIEW BY NCDOT AND/OR MECKLENBURG COUNTY.
- COMMON OPEN SPACE AREAS WILL BE PROVIDED IN VARIOUS LOCATIONS ON THE SITE AND MAY INCLUDE OPEN LAWNS, PATHWAYS AND TRAILS, RECREATIONAL FACILITIES OR PLAY FIELDS, OTHER FACILITIES. THESE AREAS WILL BE INTERCONNECTED WITH THE REST OF THE DEVELOPMENT BY SIDEWALKS PROVIDED ALONG THE STREETS.
- THE PETITIONER, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208 OF THE ZONING ORDINANCE ("INNOVATIVE DEVELOPMENT STANDARDS"), MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:
 - STREET RIGHT-OF-WAY WIDTHS
 - MINIMUM LOT SIZE
 - SETBACKS AND YARDS
 - LOT WIDTH
- BOUNDARY SURVEY INFORMATION PER SURVEY BY MEL G. THOMPSON & ASSOCIATES, DATED AUGUST 18, 1998.
- TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY DEAL'S LAND SURVEYING, DATED DECEMBER 18, 1997.
- WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY EXTENSIONS OF THE EXISTING CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT SYSTEM.
- SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL, EXCEPT AS MODIFIED PER NOTE #10 ABOVE.
- RIGHT-OF-WAY WILL BE DEDICATED 30' FROM THE CENTERLINE OF UNION SCHOOL ROAD.
- FINAL DETERMINATION OF THE "PARCEL LINES" BETWEEN PORTIONS OF THE SITE WILL BE DETERMINED AT THE TIME OF SUBMISSION OF PRELIMINARY SUBDIVISION PLANS FOR THE VARIOUS PORTIONS OF THE SITE. THE PARCEL AREAS AS SHOWN UNDER "PROPOSED DEVELOPMENT SUMMARY" WILL BE REVISED AS NECESSARY, HOWEVER, THE MAXIMUM NUMBER OF UNITS PER PARCEL WILL NOT CHANGE.
- BUFFERS WILL BE INSTALLED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS. IF THE PROPERTY LOCATED NORTH OF PARCEL 'E' IS REZONED SUCH THAT A BUFFER IS NO LONGER REQUIRED, THE BUFFER INDICATED WITHIN THIS PLAN MAY BE REMOVED. THE BUFFER AREA ALONG PARCEL 'C' WILL REMAIN UNDISTURBED FOR THE FIRST 25' MEASURED FROM THE OUTSIDE EDGE, AND THE REMAINING 25' MAY BE GRADED AND REPLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- FIRE HYDRANTS WILL BE INSTALLED IN ACCORDANCE WITH MECKLENBURG COUNTY STANDARDS.
- THE PETITIONER WILL PRESERVE TREES WHICH ARE 8" OR LARGER CALIPER WITHIN THE SETBACK ALONG US 29 NOT INCONSISTENT WITH OTHER REQUIREMENTS SUCH AS SIGHT DISTANCE TRIANGLES, ETC.
- ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE, EXCEPT FOR STREET LIGHTS, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES. NO WALL MOUNT TYPE LIGHTING WILL BE INSTALLED WITHIN 75 FEET OF THE EXTENSION OF UNION SCHOOL ROAD. LIGHTING WILL BE DIRECTED AWAY FROM ADJOINING RESIDENTIALLY ZONED PROPERTIES.
- IN ACCORDANCE WITH THE REQUIREMENTS OF STORM WATER SERVICES, THE PETITIONER WILL PROVIDE FIELD SURVEY DATA AND AN ENGINEERING ANALYSIS OF THE EXISTING CULVERT UNDER US 29 CONSIDERING CULVERT HYDRAULICS DURING THE 50 AND 100 YEAR STORM EVENTS USING FUTURE LAND USE CONDITIONS. IN ADDITION, THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION: 401/404 PERMIT, NCDENR - RALEIGH OFFICE, 919-733-1786; 401/404 PERMIT, US ARMY CORPS OF ENGINEERS, 704-271-4834.
- STORMWATER DETENTION WILL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER AREA. THE PETITIONER RESERVES THE RIGHT TO LOCATE ALL OR A PORTION OF REQUIRED STORMWATER DETENTION FACILITIES WITHIN THE SETBACK ALONG US 29 WHICH IS THE LOWEST POINT ON THE SITE. IF PLACED WITHIN THE SETBACK AREA, SUCH DETENTION WILL BE LIMITED TO SLOPES NOT TO EXCEED 3 TO 1 AND THE AREA WILL BE LANDSCAPED AS PART OF THE OVERALL SITE DESIGN.
- LOTS THAT FRONT ON HEADQUARTERS FARM ROAD WILL CONTAIN 15,000 SF AND WILL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT REQUIREMENTS OF THE WITHROW DOWNS DESIGN GUIDELINES. LOTS WHICH FRONT ON THE EXTENSION OF WEAVERS GLEN PLACE BETWEEN EXISTING LOT #293 AND THE PROPOSED PEDESTRIAN ACCESS POINT TO UNION SCHOOL ROAD WILL HAVE A MINIMUM WIDTH OF 80 FEET. LOTS WITHIN THE PORTION OF PARCEL 'A' WHICH ADJOIN LOTS OR COMMON SPACE ON SANDRINGHAM PLACE WILL BE LARGER THAN OTHER LOTS WITHIN PARCEL 'A' AND WILL BE "BARRICADED" 30' AS TO COMPLEMENT THE BESTING LOT PATTERN.
- THE DEVELOPMENT OF PARCEL 'C' WILL CONSIST OF SINGLE FAMILY ATTACHED HOUSING AS SPECIFICALLY DEFINED AS FOWLING ATTACHED IN THE ZONING ORDINANCE (COMMONLY REFERRED TO AS TOWNHOMES) WHICH WILL BE OFFERED FOR SALE.
- THE PETITIONER WILL INITIALLY BE LIMITED TO THE CONSTRUCTION OF 300 DWELLING UNITS. AFTER WHICH THE PETITIONER WILL OFFER TO CONTRIBUTE 5% OF THE COST (UP TO \$25,000.00) OF A TRAFFIC SIGNAL ON US 29 AT THE MAIN ENTRANCE TO THE SITE NEAREST THE DUKE POWER R/W IF NCDOT DETERMINES THAT A SIGNAL IS WARRANTED. IF NCDOT DETERMINES THAT A SIGNAL IS NOT WARRANTED, THEN THE PETITIONER WILL BE RELIEVED OF THIS COMMITMENT AND WILL BE FREE TO COMPLETE THE REMAINDER OF THE DEVELOPMENT.
- THE PETITIONER FOR PETITION #2009-041 SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE, HOWEVER THE PCCO REQUIREMENTS MAY BE WAIVED UNDER THE GRANDFATHERING EXEMPTION OF THE ADOPTED ORDINANCE.
- SOLID WASTE MANAGEMENT PLAN FOR PETITION #2009-041: THE PETITIONER SHALL HANDLE AND DISPOSE OF ALL CONSTRUCTION WASTE FROM THE SITE, INCLUDING DEBRIS RELATED TO LAND CLEARING ACTIVITIES, IN ACCORDANCE WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS. WHERE ECONOMICALLY FEASIBLE, THE PETITIONER SHALL ATTEMPT TO RECYCLE CONSTRUCTION-RELATED WASTE FROM THE SITE (I.E., CLEAN WOOD, METAL, CONCRETE, ETC.).

FOR PUBLIC HEARING

Hwy. 29 Property

TECHNICAL DATA SHEET
 for
REZONING PETITION # 1999-029C

Job No.: **20908/H2398**
 Date: **2/15/2017**
 Scale: **1" = 200'**

Proj. Mgr.: **RAH**
 Drawn: **RAH**
 Checked: **RAH**

Sheet No.: **RZ-1**

