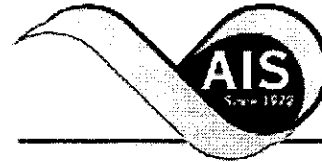




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**ADVANCED  
IMAGING  
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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans

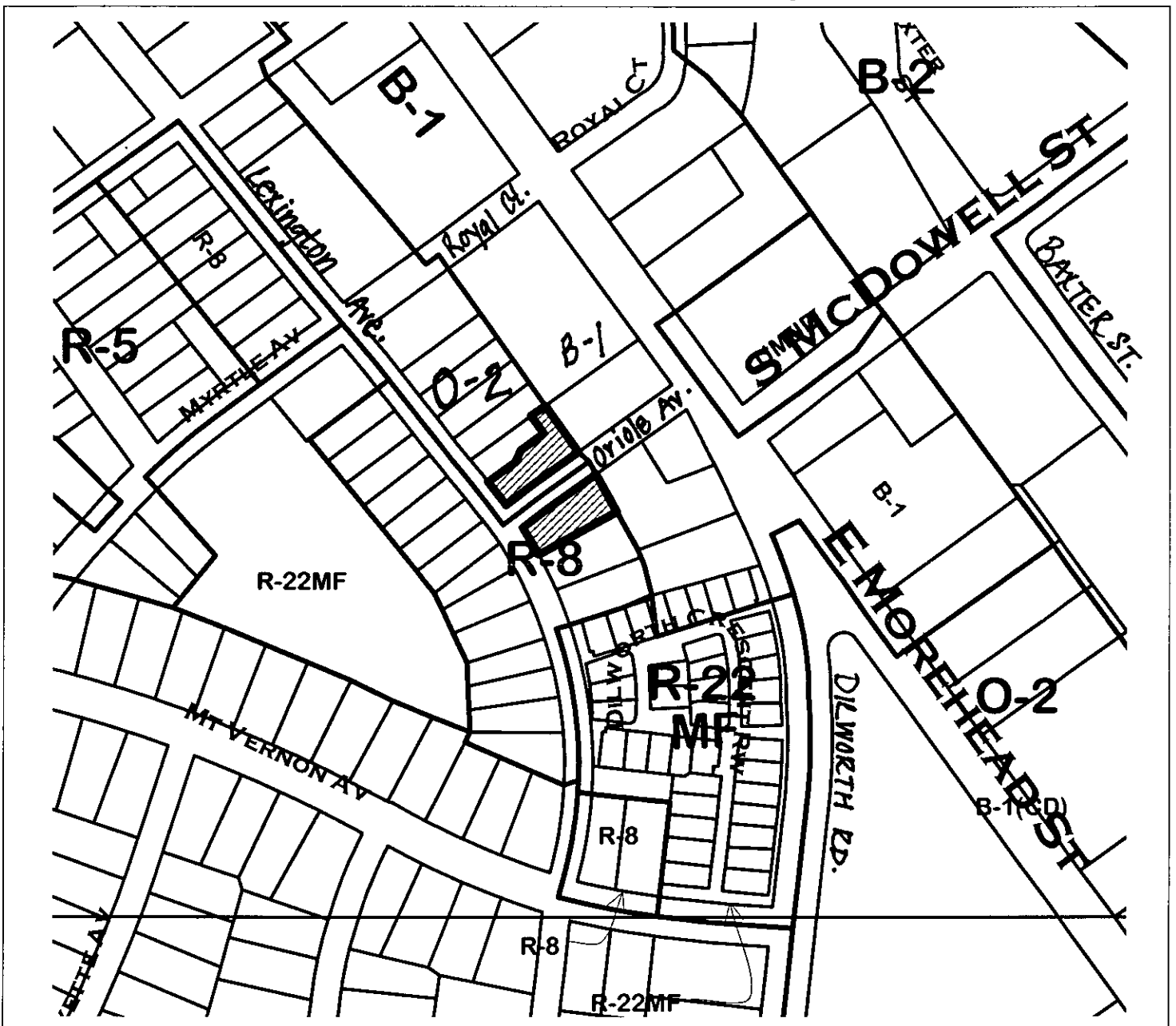


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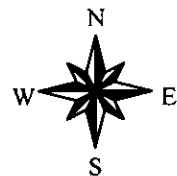
**Petition #:** 2001-27  
Citiline, LLC and Koutoulas  
**Petitioner:** Custom Builder  
**Hearing Date:** March 19, 2001

**Zoning Classification (Existing):** R-8 and O-2  
**Zoning Classification (Requested):** MUDD(CD)

**Acresage & Location** Approximately 0.48 acres located on the northeast and southeast corners of Oriole Street and Lexington Avenue.



**Zoning Map #(s);**



0-1-5

0-1-5

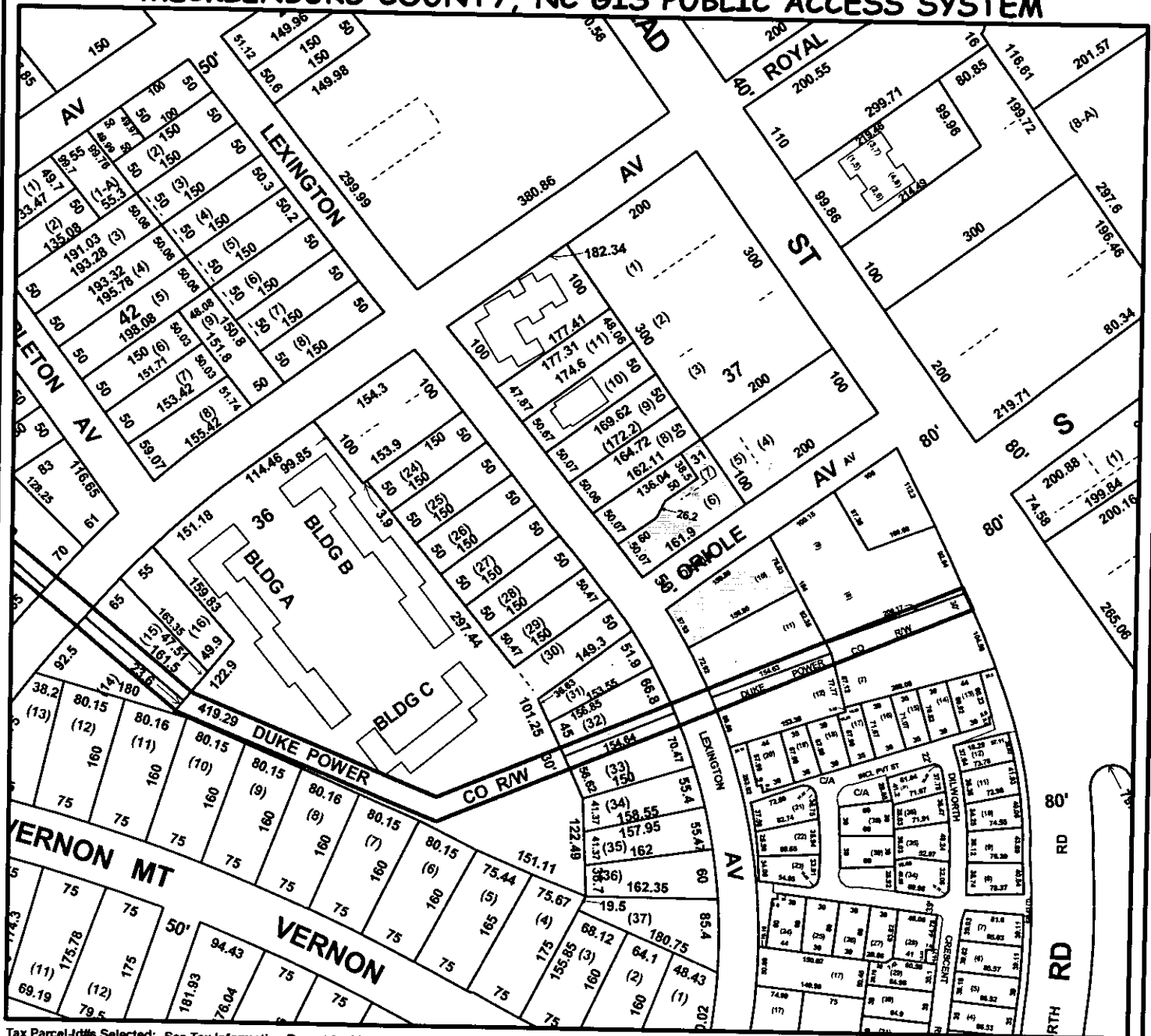
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# MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM



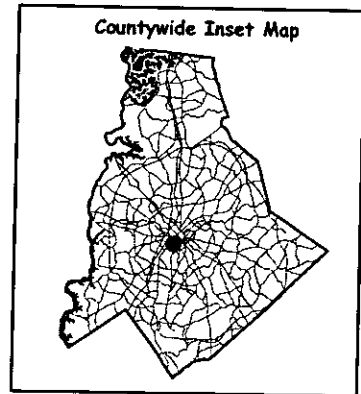
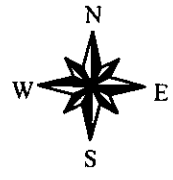
Tax Parcel-Id#s Selected: See Tax Information Report for List of Parcel-Id#s

Tax Book & Page Selected: N/A

2001-27

**LEGEND**

- Rivers/Creeks/Streams
- County Boundary
- I-485 Corridor
- Railroad ROW
- Water Bodies
- Jurisdictions**
- Charlotte
- Cornelius
- Davidson
- Huntersville
- Matthews
- Mint Hill
- Pineville
- Tax Parcels



Scale : 1 Inch = 200 Feet

Map Created on Wednesday, February 14, 2001 12:29 PM

This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

S.W.I.M. Stream Buffer at a width of 35 feet on both sides of the stream measured from the top of the bank. The plans should indicate the location of this buffer, the three buffer zones, and the top of the bank from which the buffer is measured. Also the plans should indicate the location of the orange fabric fencing that mark the outside boundary of the buffer. This buffer must be left undisturbed except for the upland zone where clearing is allowed, but no fill material can be added.

**Petition Number 2001-27**

**Location:** Approximately .481 acres at 901 Lexington Avenue, and 1020 Oriole Street

**Current Zoning:** O-2, R-8

**Requested Zoning:** MUDD-CD

**Comment:** The above referenced properties (tax parcel #s: 123-142-03, 123-053-08) intersect a stream that drains an area greater than 100 acres and therefore require a S.W.I.M. Stream Buffer at a width of 35 feet on both sides of the stream measured from the top of the bank. The plans should indicate the location of this buffer, the three buffer zones, and the top of the bank from which the buffer is measured. Also the plans should indicate the location of the iron pin and orange fabric fencing that mark the outside boundary of the buffer. This buffer must be left undisturbed except for the upland zone where clearing is allowed, but no fill material can be added.

**Petition Number 2001-28**

**Location:** Approximately 59.52 acres on Tema Circle and Rozzelles Ferry Road near its intersection with N.C. Highway 16

**Current Zoning:** Tract I: R-3, Tract II: R-3

**Requested Zoning:** Tract I: B-1, Tract II: R-12 (MF)

**Comment:** The above referenced property (tax parcel #s: 03-222-25, 27, 46 thru 50, 52 thru 56, & 023-121-01, 02) lies in the Water Supply Watershed Protection Areas for Lake Wylie, Critical and Protected Areas, and for Mountain Island Lake, Critical Areas. The buffer and built upon requirements specified in the applicable Zoning and Subdivision Ordinances apply. In addition, the property intersects a stream which drains an area greater than 100 acres and therefore requires a S.W.I.M. Stream Buffer at a width of 35 feet on both sides of the stream measured from the top of the bank. The plans should indicate the location of this buffer, the three buffer zones, and the top of the bank from which the buffer is measured. Also the plans should indicate the location of the orange fabric fencing that mark the outside boundary of the buffer. This buffer must be left undisturbed except for the upland zone where clearing is allowed, but no fill material can be added.

**Petition Number 2001-32**

**Location:** Approximately 63.28 acres at the end of Smithfield Church Road in South Charlotte

**Current Zoning:** R-3

**Requested Zoning:** MX-1

**Comment:** The above referenced property (tax parcel #s: 209-222-03, 04, 06, 07, 09) intersects streams that drain areas greater than 100, 300, and 640 acres and therefore requires S.W.I.M. Stream Buffers at widths of 35 feet, 50 feet, and 100 feet plus 50% of the flood fringe beyond 100 feet respectively. These buffers should be measured from the top of the bank. The plans

## **Petitions 2001-24 thru 2001-32**

Solid Waste and Groundwater Section Comments, January 17, 2001

### **General Comments:**

The following comment is generic in nature and refers to the disposal of land clearing and inert debris wastes and construction wastes generated during site development and construction:

G.S. §130A-301.1 requires that: "source reduction methods including but not limited to, chipping and mulching of land clearing and inert debris waste shall be utilized to the maximum degree technically and economically feasible".

Any on-site disposal of land clearing waste will require approval from MCDEP prior to occurring. Article 9 G.S. §130A-294 and G.S. §130A-301 codified as The North Carolina Solid Waste Management Rules, 15A NCAC 13B, Rule .0563(2) - "Applicability Requirements for Land Clearing/Inert Debris (LCID) Landfills" requires that the owner and operator must provide notification of the intent to operate the disposal site and requires the owner to record the disposal site on the deed of the property prior to operating the site. Siting criteria provided in Rule .0564 - "Siting Criteria for Land Clearing and Inert Debris (LCID) Landfills" specifies the required setbacks or buffers required for the disposal sites greater than 0.5 acres.

G.S. §130A-301.1 requires the following buffers for on-site disposal landfills less than 0.5 acres:

- 1) 50-feet from boundary of adjacent property.
- 2) 50-feet from public, commercial or residential buildings.
- 3) 50-feet from waste boundary to surface waters including storm water detention basins.

Any land clearing waste or construction and demolition wastes removed from the site during site development including wastes generated from land clearing, demolition of existing structures and pavement, and construction of planned structures must be transported to a solid waste management facility permitted by the North Carolina Department of Environment and Natural Resources or MCDEP for those management facilities located in Mecklenburg County.

### **Abandoned Structures:**

Demolition permits must be acquired from the Engineering and Building Standards Department before structures are demolished. The Health Department (704) 336-5101 must be notified and perform a rodent inspection. MCDEP (336-5500) may require a NESHAP asbestos inspection and abatement prior demolition occurring (see MCDEP AIR Quality comments).

### **Underground Storage Tanks:**

The installation and operation of an underground storage tank is regulated by North Carolina Department of Environment and Natural Resources and must meet requirements codified in Title 15 A Subchapter 2N Sections .0100 thru .0800, "Criteria and Standards Applicable Underground Storage Tanks," and Title 15A Subchapter 20 Sections .0100 thru .0500, "Financial

Responsibility Requirements For Owners And Operators of Underground Storage Tanks.” For additional information contact NCDENR, Mooresville Regional Office at 919 N. Main Street, Mooresville, NC 8301-5094; (704) 663-1699 or DENR-UST at 441 N. Harrington Street, Raleigh, NC 27603; (919) 733-8486.

**Well Abandonment:**

Abandonment of wells associated with any structures demolished or of abandoned wells discovered during the development process should be done in accordance with 15A NCAC 02C Rule .0133 - “Abandonment of Wells”.

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Zone petition SW comments