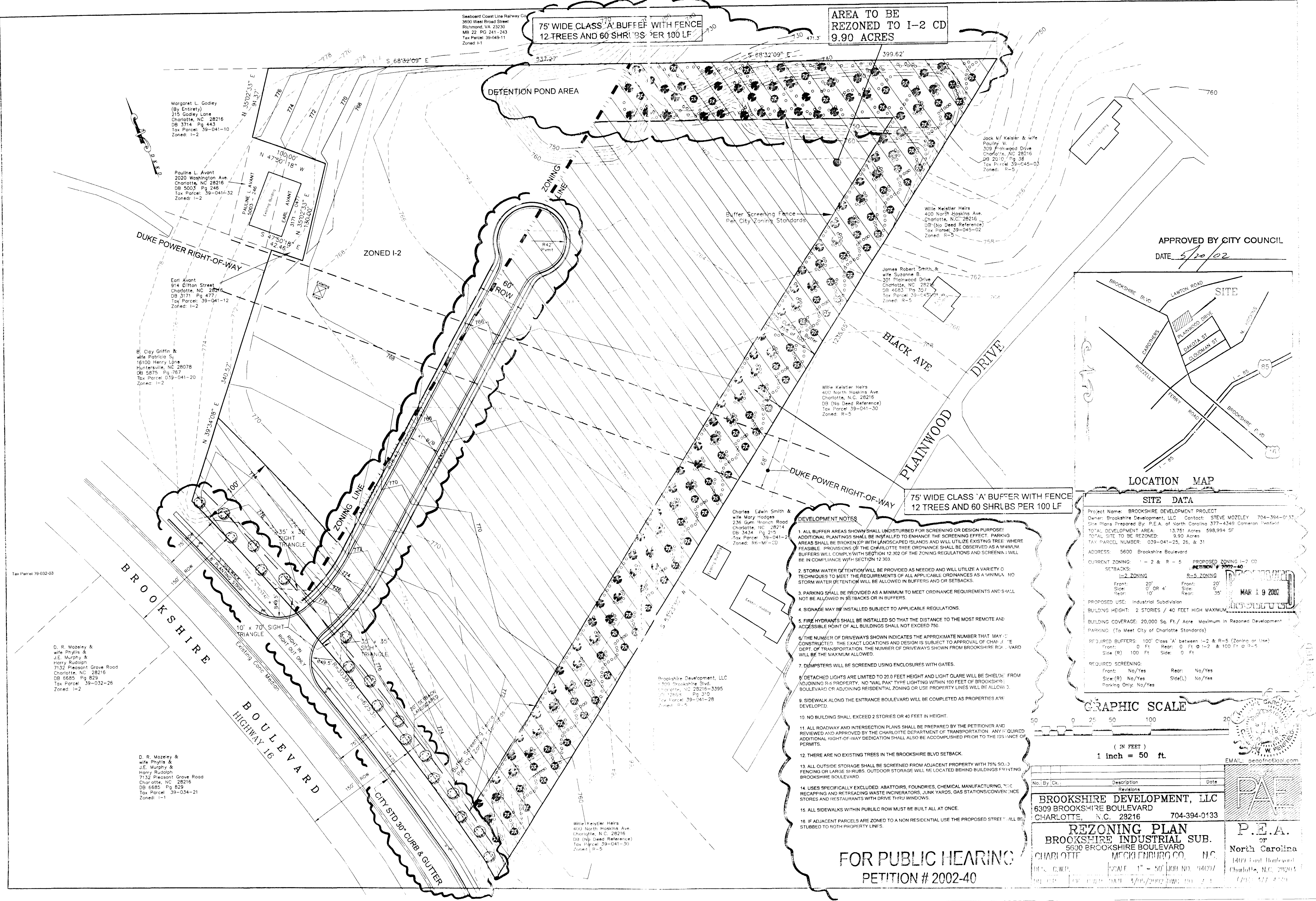


Seaboard Coast Line Railway Co.
3600 West Broad Street
Richmond, VA 23230
MB 22 PG 241-243
Tax Parcel 39-049-11
Zoned I-1

75' WIDE CLASS 'A' BUFFER WITH FENCE
12 TREES AND 60 SHRUBS PER 100 LF

AREA TO BE
REZONED TO I-2 CD
9.90 ACRES



Margaret L. Godley
(By Entirety)
215 Godley Lane
Charlotte, NC 28216
DB 3714 Pg 443
Tax Parcel 39-041-10
Zoned: I-2

Pauline L. Avant
2020 Washington Ave.
Charlotte, NC 28216
DB 5003 Pg 246
Tax Parcel 39-041-32
Zoned: I-2

Earl Avant
914 Clifton Street
Charlotte, NC 28216
DB 3771 Pg 477
Tax Parcel 39-041-12
Zoned: I-2

B. Clay Griffin &
wife Patricia S.
16100 Henry Lane
Huntersville, NC 28078
DB 5875 Pg 767
Tax Parcel 059-041-20
Zoned: I-2

D. R. Mozeley &
wife Phyllis &
J.E. Murphy &
Harry Rudolph
7132 Pleasant Grove Road
Charlotte, NC 28216
DB 6685 Pg 829
Tax Parcel 39-032-26
Zoned: I-2

D. R. Mozeley &
wife Phyllis &
J.E. Murphy &
Harry Rudolph
7132 Pleasant Grove Road
Charlotte, NC 28216
DB 6685 Pg 829
Tax Parcel 39-034-21
Zoned: I-1

Jack W. Keister & wife
Pauline W.
309 Plainwood Drive
Charlotte, NC 28216
DB 2010 Pg 38
Tax Parcel 39-045-03
Zoned: R-5

Willie Keister Heirs
400 North Hoskins Ave.
Charlotte, N.C. 28216
DB (No Deed Reference)
Tax Parcel 39-045-02
Zoned: R-5

James Robert Smith &
wife Suzanne B.
301 Plainwood Drive
Charlotte, NC 28216
DB 4683 Pg 327
Tax Parcel 39-045-01
Zoned: R-5

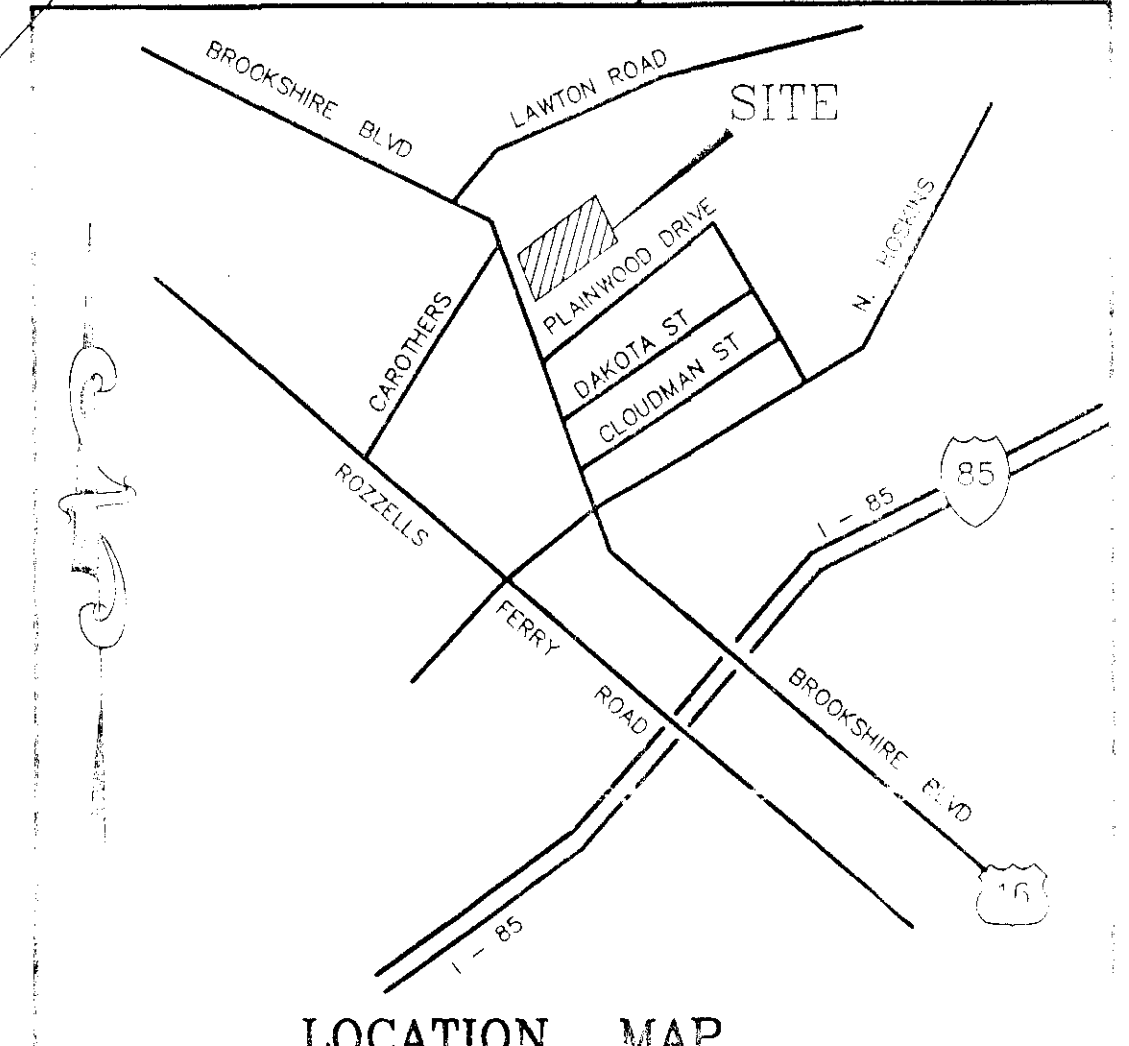
Willie Keister Heirs
400 North Hoskins Ave
Charlotte, N.C. 28216
DB (No Deed Reference)
Tax Parcel 39-041-30
Zoned: R-5

Charles Edwin Smith &
wife Mary Hodges
238 Gum Branch Road
Charlotte, NC 28214
DB 3434 Pg 215
Tax Parcel 39-041-21
Zoned: R6-MF-CD

Brookshire Development, LLC
1109 Brookshire Blvd.
Charlotte, NC 28216-3395
DB 12854 Pg 310
Tax Parcel 39-041-28
Zoned: R-5

Willie Keister Heirs
400 North Hoskins Ave
Charlotte, N.C. 28216
DB (No Deed Reference)
Tax Parcel 39-041-30
Zoned: R-5

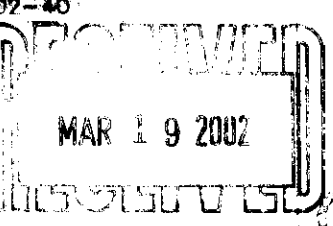
APPROVED BY CITY COUNCIL
DATE 5/20/02



LOCATION MAP

SITE DATA

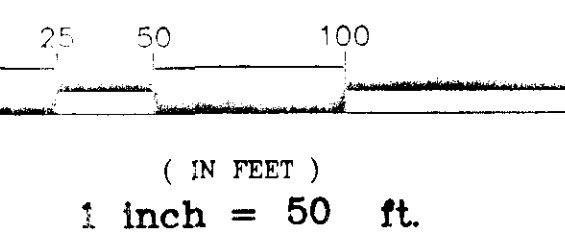
Project Name: BROOKSHIRE DEVELOPMENT PROJECT
Owner: Brookshire Development, LLC Contact: STEVE MOZELEY 704-394-0133
Site Plans Prepared By: P.E.A. of North Carolina 377-4349 Cameron Hanfield
TOTAL DEVELOPMENT AREA: 13,751 Acres 598,994 SF
TOTAL SITE TO BE REZONED: 9.90 Acres
TAX PARCEL NUMBER: 039-041-25, 26, & 31
ADDRESS: 5600 Brookshire Boulevard
CURRENT ZONING: I-2 & R-5 PROPOSED ZONING I-2 CD
SETBACKS: RETENTION # 2002-40
I-2 ZONING R-5 ZONING
Front: 20' Side: 20' Rear: 10' Front: 20' Side: 6' Rear: 35'
PROPOSED USE: Industrial Subdivision
BUILDING HEIGHT: 2 STORIES / 40 FEET HIGH MAXIMUM
BUILDING COVERAGE: 20,000 Sq. Ft./ Acre Maximum in Rezoned Development
PARKING: (To Meet City of Charlotte Standards)
REQUIRED BUFFERS: 100' Class 'A' between I-2 & R-5 (Zoning or Use)
Front: 0 Ft Side: 0 Ft Rear: 0 Ft
Side (R) 100 Ft Side: 0 Ft
REQUIRED SCREENING:
Front: No/Yes Rear: No/Yes
Side (R) No/Yes Side (L) No/Yes
Parking Only: No/Yes



DEVELOPMENT NOTES

1. ALL BUFFER AREAS SHOWN SHALL UNDISTURBED FOR SCREENING OR DESIGN PURPOSES. ADDITIONAL PLANTINGS SHALL BE INSTALLED TO ENHANCE THE SCREENING EFFECT. PARKING AREAS SHALL BE BROKEN UP WITH LANDSCAPED ISLANDS AND WILL UTILIZE EXISTING TREES WHERE FEASIBLE. PROVISIONS OF THE CHARLOTTE TREE ORDINANCE SHALL BE OBSERVED AS A MINIMUM. BUFFERS WILL COMPLY WITH SECTION 12.302 OF THE ZONING REGULATIONS AND SCREENING WILL BE IN COMPLIANCE WITH SECTION 12.303.
2. STORM WATER DETENTION WILL BE PROVIDED AS NEEDED AND WILL UTILIZE A VARIETY OF TECHNIQUES TO MEET THE REQUIREMENTS OF ALL APPLICABLE ORDINANCES AS A MINIMUM. NO STORM WATER DETENTION WILL BE ALLOWED IN BUFFERS AND/OR SETBACKS.
3. PARKING SHALL BE PROVIDED AS A MINIMUM TO MEET ORDINANCE REQUIREMENTS AND SHALL NOT BE ALLOWED IN SETBACKS OR IN BUFFERS.
4. SIGNAGE MAY BE INSTALLED SUBJECT TO APPLICABLE REGULATIONS.
5. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DISTANCE TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS SHALL NOT EXCEED 750.
6. THE NUMBER OF DRIVEWAYS SHOWN INDICATES THE APPROXIMATE NUMBER THAT MAY BE CONSTRUCTED. THE EXACT LOCATIONS AND DESIGN IS SUBJECT TO APPROVAL OF CHARLOTTE DEPT. OF TRANSPORTATION. THE NUMBER OF DRIVEWAYS SHOWN FROM BROOKSHIRE BOULEVARD WILL BE THE MAXIMUM ALLOWED.
7. DUMPSTERS WILL BE SCREENED USING ENCLOSURES WITH GATES.
8. DETACHED LIGHTS ARE LIMITED TO 20.0 FEET HEIGHT AND LIGHT GLARE WILL BE SHIELDED FROM ADJOINING RES. PROPERTY. NO "WAL PAK" TYPE LIGHTING WITHIN 100 FEET OF BROOKSHIRE BOULEVARD OR ADJOINING RESIDENTIAL ZONING OR USE PROPERTY LINES WILL BE ALLOWED.
9. SIDEWALK ALONG THE ENTRANCE BOULEVARD WILL BE COMPLETED AS PROPERTIES ARE DEVELOPED.
10. NO BUILDING SHALL EXCEED 2 STORIES OR 40 FEET IN HEIGHT.
11. ALL ROADWAY AND INTERSECTION PLANS SHALL BE PREPARED BY THE PETITIONER AND REVIEWED AND APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. ANY REQUIRED ADDITIONAL NIGHT-OF-WAY DEDICATION SHALL ALSO BE ACCOMPLISHED PRIOR TO THE ISSUANCE OF PERMITS.
12. THERE ARE NO EXISTING TREES IN THE BROOKSHIRE BLVD SETBACK.
13. ALL OUTSIDE STORAGE SHALL BE SCREENED FROM ADJACENT PROPERTY WITH 75% SOLID FENCING OR LARGE SHRUBS. OUTDOOR STORAGE WILL BE LOCATED BEHIND BUILDINGS FROM THE BROOKSHIRE BOULEVARD.
14. USES SPECIFICALLY EXCLUDED: ABATTOIRS, FOUNDRIES, CHEMICAL MANUFACTURING, TIRE RECAPING AND RETREADING WASTE INCINERATORS, JUNK YARDS, GAS STATIONS/CONVENIENCE STORES AND RESTAURANTS WITH DRIVE THRU WINDOWS.
15. ALL SIDEWALKS WITHIN PUBLIC ROW MUST BE BUILT ALL AT ONCE.
16. IF ADJACENT PARCELS ARE ZONED TO A NON RESIDENTIAL USE THE PROPOSED STREET WILL BE STUBBED TO BOTH PROPERTY LINES.

GRAPHIC SCALE



FOR PUBLIC HEARING
PETITION # 2002-40

No. By (Ck.)	Description	Date
	Revisions	
	BROOKSHIRE DEVELOPMENT, LLC	
	6309 BROOKSHIRE BOULEVARD	
	CHARLOTTE, N.C. 28216	704-394-0133

REZONING PLAN
BROOKSHIRE INDUSTRIAL SUB.
5600 BROOKSHIRE BOULEVARD
CHARLOTTE, N.C.
MCDONALD CO. N.C.
SCALE: 1" = 50' JOB NO. 9409
DATE: 5/20/02



P.E.A.
of
North Carolina
1409 East Boulevard
Charlotte, N.C. 28203
TEL: 377-4349