

EXISTING B-2 ZONING

PROPERTY OWNERS

- 1 Wilson, J. P.  
6860 Mt. Holly Rd  
Charlotte 28214  
031-01-103
- 2 Coleman, Stephen  
115 Valleydale Rd  
Charlotte 28214  
031-01-104
- 3 Brotherton, B. T.  
131 Valleydale Rd  
Charlotte 28214  
031-01-105
- 4 Brotherton, B. T.  
131 Valleydale Rd  
Charlotte 28214  
031-01-106
- 5 Williams, Paul Jr.  
RFD 6, Box 818-J  
Charlotte 28208  
031-01-107
- 6 Kiddle, T. L.  
205 Valleydale Rd  
Charlotte 28214  
031-01-108
- 7 King, Madelyn H.  
RFD 6, Box 818-F  
Charlotte 28208  
031-01-109
- 8 Sisk, Annie Plummer  
RFD 6, Box 818-E  
Charlotte 28208  
031-01-110
- 9 Griffin, Nellie M.  
229 Valleydale Rd  
Charlotte 28214  
031-01-111
- 10 Self, Ila Lee Rushing  
237 Valleydale Rd  
Charlotte 28214  
031-01-112
- 11 Tarrell, C. C.  
311 Valleydale Rd  
Charlotte 28208  
031-01-113
- 12 Tarrell, Charlie C.  
311 Valleydale Rd  
Charlotte 28208  
031-01-113
- 13 Duke Power Co.  
422 S. Church Street  
Charlotte 28202  
035-05-313
- 14 Livingston, Ben L.  
RFD 6, Box 818  
Charlotte 28208  
035-05-311
- 15 Jacksonville Woolen Mills, Inc.  
6216 Rozzells Ferry Rd  
Charlotte 28214  
035-05-402
- 16 Wilson, James P.  
PO Box 545  
Paw Creek 28130  
057-20-111
- 17 Wilson, J. P.  
PO Box 545  
Paw Creek 28130  
035-05-312

SECTION at 50' BUFFER

SCALE: 1/4" = 1'-0"

DEVELOPMENT DATA

Current Zoning: R9-MF & I-2  
Proposed Zoning: R9-MF(CD) & I-2(CD)  
Total site area: 21.7 Acres

EXISTING R9MF ZONING

ATTACHMENT "B"

A minimum buffer of 50' shall be maintained along both Valleydale Road and Rozzells Ferry Road. Additional buffers shall be provided for a total distance of 100' from the road right-of-way along Valleydale Road where existing wooded areas exist. Areas which are void of existing vegetation, or are otherwise less than 100' in buffer width shall receive supplemental vegetation. The supplemental vegetation shall consist of evergreen plant materials which will provide an opaque screen between the road and project site and shall have a minimum height of twelve feet within five years. Species shall consist of pines, hollies, phonitias, magnolias, cedars, or a combination of same, with a minimum planted height of four feet, spaced at intervals which will provide a continuous screening effect. In no case shall grading occur closer than the 50' buffer except at access points.

NOTES

- Proposed use is North Carolina Department of Transportation Maintenance Facility for Mecklenburg County, including storage of materials, employee and equipment parking, offices, geotechnical lab, and related functions.
- Parking standards for project will meet I-2 zoning requirements.
- No billboards shall be permitted on subject property.
- Project signage shall conform to Mecklenburg County Zoning Ordinance, for zoning district, and primary identification sign for facility shall be limited to access point located on Rozzells Ferry Road.
- Boundary survey information prepared by Sidney H. Sady, North Carolina Registered Land Surveyor #1396. Contour information taken from City of Charlotte aerial topographic maps.
- Extensive landscaping will be added to non-wooded portions of proposed buffer along Valley Dale Road (excluding access points & site triangles). New fences shall be located outside buffer area, and adjacent to developed portion of site.
- All building, parking and drive locations are approximate. Building & parking areas shall be placed a minimum distance of 25' from the edge of the buffer zone.
- Drive location is approximate and may be adjusted for site distance requirements, and/or left turn lane added along Valleydale Road.

R9MF TO R9MF(CD)

R9MF TO I-2(CD)

I-2 TO I-2(CD)

EXISTING R9MF ZONING

EXISTING I-2 ZONING

Mechanics & Wash Shop  
6,000 Sq. Ft. Max.

Office & Maintenance Shop  
25,000 Sq. Ft. Max.  
30' Max. Bldg. Ht.

Maintenance / Equipment Sheds  
30' Max Bldg Ht. 20,000 Sq. Ft. Max.

Testing Lab  
10,000SF Maximum 30' Max Bldg

R-9MF TO I-2(CD)

Future Office / Parking Expansion

Future Office Expansion  
20,000 SF Maximum  
40' Max Bldg Ht.

Employee Parking

Visitor / Administrative Parking

Existing House  
(Convert into offices)

Scale: 1" = 50'-0"

EXISTING I-2

R.R. CURVE DATA  
D = 124.40' 20"  
L.C. = 709.41  
BRG. = S 85° 06' 47" W  
R. = 3188.58'  
A. = 710.88'

Rev. Nov. 17, 1986  
ATTACHMENT 'B' ADDED TO SITE PLAN  
Rev. Oct. 1, 1986  
August 23, 1986

North Carolina Department of Transportation - Division of Highways

MECKLENBURG MAINTENANCE FACILITY

Charlotte, North Carolina



APPROVED BY COUNTY COMMISSIONER  
DATE 11-17-86