

DOUGLAS AIRPORT

NORTH



INDUSTRIAL PARK

PRISON CAMP

WILMOUNT ROAD

YORKMOUNT ROAD

300' GREENWAY

FENCE

CENTER PARK DRIVE (PROPOSED)

50' SETBACK AREA (MEASURED FROM THE FUTURE R.O.W.) TO BE LANDSCAPED WITH NO PARKING PERMITTED. LANDSCAPING IS TO INCLUDE GRASS, TREES, SHRUBS, AND/OR FENCING.

LAMB'S CHAPEL

CITY OF CHARLOTTE

THIS PORTION REDUCED FROM 300' TO 50'

50' GREENWAY

PHASE 3
B-D (CD)

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA WITH 100' MINIMUM

60' EXISTING R.O.W.

110' FUTURE R.O.W.
ADDITIONAL 25' STRIP ON EACH SIDE OF THE EXISTING R.O.W. TO BE RESERVED FOR FUTURE ROAD IMPROVEMENTS

PHASE 1
I-1 (CD)

B-D (CD)

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA

PHASE 2
I-2 (CD)

AUSTIN POWDER CO.

100' GREENWAY

LANDFILL

POLICE & FIRE TRAINING

HUNTER DAIRIES

WILMOUNT ROAD

CONDITIONAL REQUIREMENTS

1. **PERMITTED USES**
Only those uses indicated below shall be permitted in each district.

B-D (CD)	I-1 (CD)	I-2 (CD)
Bank Book binding Building and coating works for or from storage Building materials storage and wholesale and retail sales within enclosed buildings Dairy products processing, bottling and distribution Engraving, excluding fine art engraving Food processing, excluding poultry and animal slaughter and dressing Warehousing within enclosed buildings Buildings for the display of sample merchandise Cafeteria Contractor offices, excluding accessory storage Government office and public utility buildings Laboratories and other facilities for research within enclosed buildings subject to standards of Section 5-3.6.6, Mecklenburg County Zoning Ordinance Laboratory, dental, medical and optical offices Post offices Printing and photo-processing Retail and service, in-doors only Restaurants Vending machines Wholesale sales with related storage and warehousing, within enclosed buildings, including truck terminals Accessory uses Farms Fire stations Police stations Trailer, overnight camp, repair and service Liquid uncrushed on a site Trade schools Veterinary hospital Business and professional offices Day Care Centers	All those uses allowed as a matter of right in the I-1 table of permitted uses of the Mecklenburg County Zoning Ordinance in effect on March 1, 1990, except the following: Blacksmith shops Drapery, including textile engraving Freight terminals Manufacture of batteries and carbon products Chaloussiers Cigars and cigarettes Dry cleaning and laundries Excelsior and fiber Furniture Food materials Insulation materials Offices and studios Paper products, cardboard and building board Pharmaceutical products Food and nature products Sweeping compound Recycling storage, as a principle use Filing work Quarries Fire recycling and retraining Tobacco processing Tobacco storage Truck terminals Trucks, tractor and trailer Wholesale, retail and accessory uses Fruit and vegetable processing Woodworking and cabinet shops	All those uses allowed in the I-2 table of permitted uses of the Mecklenburg County Zoning Ordinance in effect on March 1, 1990, except the following: Building materials storage yards and wholesale and retail sales Contractor offices and storage yards Freight terminals, limited to air freight handling Heavy equipment, retail and wholesale sales and rental, including accessory service Public utility construction equipment and materials

Uses above would be allowed by right. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution districts would still be allowed by special use permit. No other uses would be permitted.

2. **BUILDING AREA AND STANDARDS**
All buildings erected within the boundaries of this plan shall meet the following requirements:
a. Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.
b. All buildings shall be located outside the Greenway buffer, and Setback Areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall be as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.
c. Before any building is constructed, approval shall be secured from an architectural design review committee described below.
d. Except during building construction, no temporary structures will be allowed.

3. **PARKING AND LOADING**
Off-street parking and loading shall be provided in accordance with applicable requirements and the following requirements:
a. All parking areas, driveways and walkways shall be paved.
b. All parking and driveways shall be located at least 15 feet from the front of buildings in the I-1 and I-2 districts, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.
c. No loading dock shall open directly on to Beam Road unless adequately screened.
d. The location of access roads from Beam Road into the property will be a minimum of 7 feet.
e. Beam Road will be maintained. Access to Beam Road from the corner of Beam Road and any one of the roads into the property will be permitted only from the house side of the property and shall not be less than 150 feet.
f. Access shall be permitted through the 300-foot Greenways along Pine Oak Drive.

4. **SCREENING**
Screening shall be installed at those locations required by ordinance or by restrictive covenants.

PROPERTY OWNERS ASSOCIATION
An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:
a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.
b. Maintain the Greenway areas in generally natural condition, especially screening.
c. Carry out all obligations assigned to it by established and recorded restrictive covenants described below.

5. **ARCHITECTURAL DESIGN REVIEW COMMITTEE**
An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by these requirements and/or the applicable covenants.

6. **RESTRICTIVE COVENANTS**
The conditional requirements of this plan shall be supplemented by more detailed restrictive covenants, including but not limited to:
a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.
b. All utilities distribution lines for buildings within 500 feet of Beam Road shall be placed underground.
c. The site, shape, design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the Mecklenburg County Zoning Ordinance.
d. Within ninety (90) days after adoption of a resolution or resolution by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway Greenway area along Big Sugar Creek and Coffey Creek as shown on this site plan, the owner or owners of said properties shall cause by deed to be recorded a deed free and clear of all encumbrances and without consideration other than stated herein, said properties to be included in the Floodway Greenway in the Mecklenburg County Greenway system. The consideration for said conveyance or conveyances shall be the reservation for the then owner or owners, their successors and assigns, of such easement, easements as the then owner or owners deem necessary for installation and maintenance of utility lines and conduits, including, but not limited to, water, sewer and gas lines. Such reservation or reservations shall be without consideration except as stated herein, and shall be in full and final satisfaction to the County Attorney and attorney for the then owner or owners. After any conveyance as herein described, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyed properties.

AREA TABULATION:

Coffey Creek East	Parcel No.	Zoning	Area	Maximum Building Coverage
1	B-D (CD)	50.98 AC	888,275 SF	
2	I-1 (CD)	88.98 AC	1,162,790 SF	
3	I-2 (CD)	64.07 AC	669,015 SF	
Coffey Creek West				
4	B-D (CD)	252.28 AC	4,395,730 SF	

- GENERAL NOTES:**
- All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.
 - All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
 - Fences included in Greenway areas will be constructed when building construction starts within 1800'.
 - Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

SCALE 1" = 400'

COFFEY CREEK PARK 88-12(C)

for R&P INC. APPROVED BY COUNTY COMMISSION HILTON HEAD ISLAND S.C. DATE 19 Nov 1990

SITE PLAN PETITION

Ferebee Walters & Assoc

3672 International Drive
Charlotte, NC 28211
704-364-8220

3

10-29-90

1-21-88

4-13-82

4-27-82

5-17-82

4-14-86

10-7-86

1-21-88

10-29-90