

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 8/11/95
 BY: MARTIN R. CRAMTON, JR.

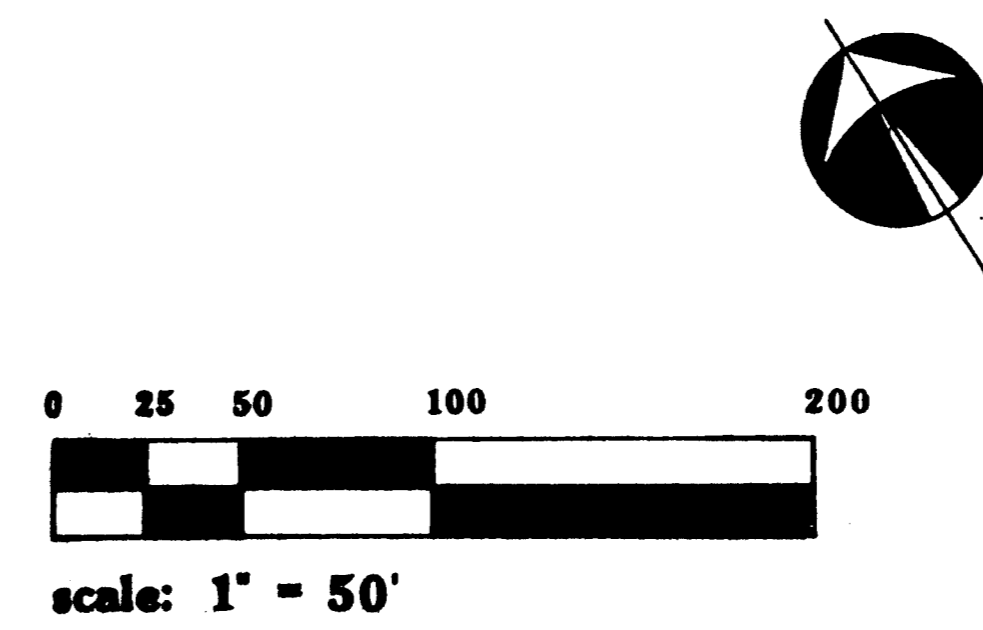
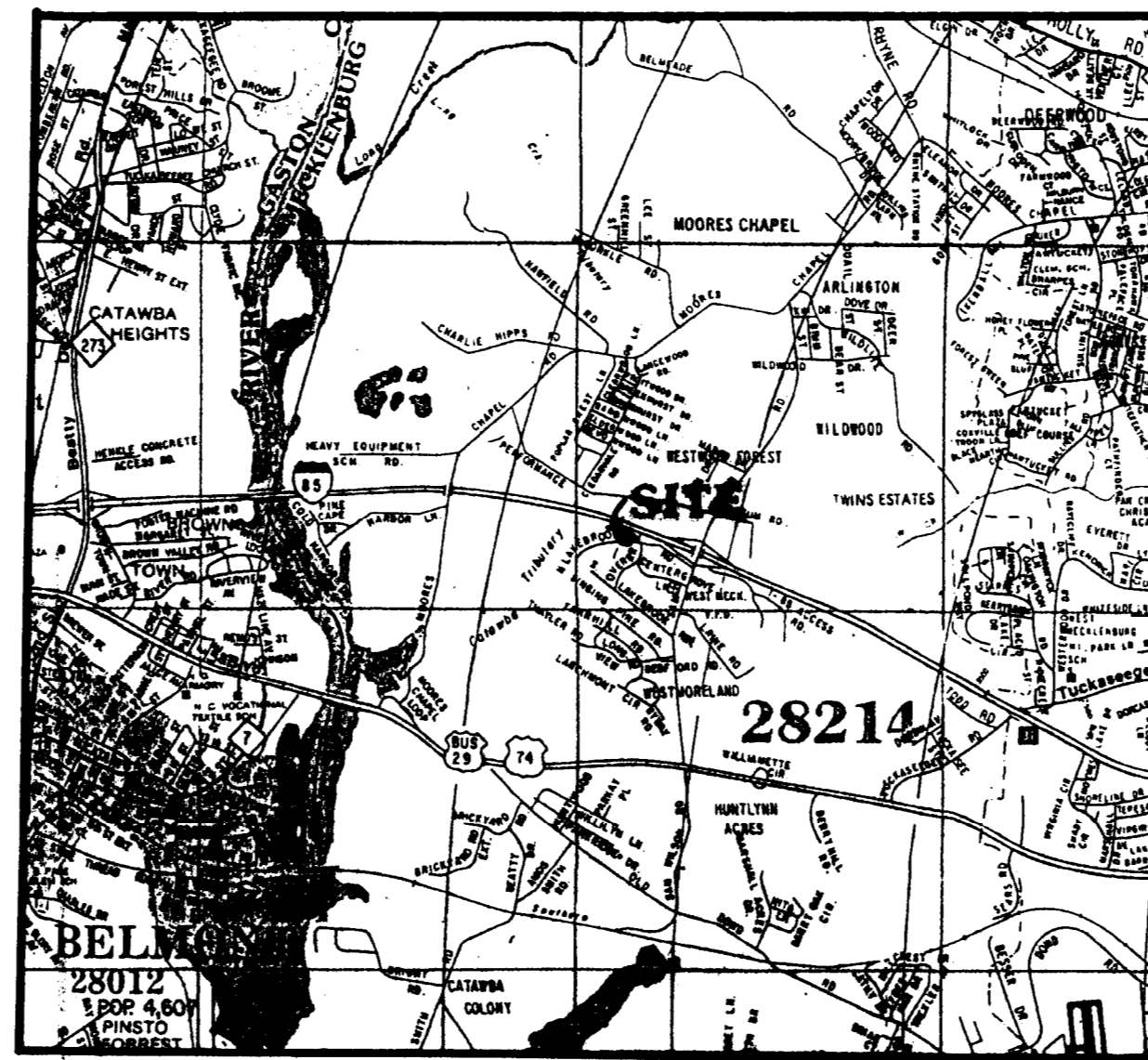
DEVELOPMENT DATA

SITE AREA 3.22 AC.
 EXISTING ZONING I-2 (CD)
 PROPOSED ZONING I-2 (CD)
 PROPOSED BLDG. EXPANSION 15,000 S.F.

GENERAL NOTES:

- EXISTING BUILDING NUMBER "1" IS CURRENTLY BEING USED FOR THE SALE AND REPAIR OF FORKLIFTS AND RELATED EQUIPMENT. EXISTING BUILDING NUMBER "2" IS BEING USED FOR LIGHT METAL FABRICATION AND STORAGE.
- THE PROPOSED EXPANSION WILL BE USED FOR THE SALE, REPAIR, AND STORAGE OF FORKLIFTS AND RELATED EQUIPMENT.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE.
- SCREENING FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 1601 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- MAXIMUM BUILDING EXPANSION AREA SHALL BE 15,000 S.F.
- REFER TO ORIGINAL REZONING PLAN AS APPROVED BY MECKLENBURG COUNTY COMMISSION ON 12/6/76, AND PETITION #83-13(c) FOR GOUGH ECON.
- A HEARING IS SCHEDULED FOR JULY 12, 1989 BEFORE THE MECKLENBURG COUNTY BOARD OF ADJUSTMENT SEEKING A 20-FOOT VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENTS FOR THE CORNER OF THE PROPOSED EXPANSION WHICH IS SHOWN AS NON-CONFORMING ON THE SITE PLAN.
- THIS SITE PLAN IS BEING AMENDED TO ALLOW FOR A CELLULAR TOWER AS AN ANCILLARY USE. THIS AMENDMENT SHALL BE SUBJECT TO THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE SECTION 12.108 IN ADDITION TO ANY REQUIREMENTS IMPOSED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. THE 155 FOOT SETBACK DISTANCE SHOWN IS BASED ON A MAXIMUM TOWER HEIGHT OF 185.0 FEET. THE BASE OF THE TOWER SHALL BE SCREENED WITH A SOLID, 8'0" TALL WOOD FENCE WITH EVERGREEN SHRUBS PLANTED AT ITS BASE. THE SHRUBS SHALL BE PLANTED 7.5' ON CENTER AND 2.5' MINIMUM HEIGHT AT TIME OF PLANTING. SHRUBS SHALL BE ON THE LIST OF ACCEPTABLE PLANT SPECIES IN APPENDIX I OF THE ZONING ORDINANCE.

VICINITY MAP



REVISIONS: 8/8/95 : SITE PLAN AMENDMENT. SEE NOTE #8
 8-21-89 : PER STAFF REVIEW

HESTER FORKLIFT MECKLENBURG CO., N.C.	
scale: 1"=50' date: 5/30/89 project: 8911	SITE PLAN AMENDMENT PETITION NO. 89-30(C)
TURNBULL DESIGN GROUP PA	Land Planning Landscape Architects P.O. BOX 11295 Charlotte, NC 28221 (704) 929-0900
SHEET NO. R-1	

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**
 INTER-OFFICE COMMUNICATION

DATE: August 11, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director
 SUBJECT: Administrative Approval for Petition No. 89-30 by Cebron Westly Hester Tax Parcel # 053-259-13, 053-159-2

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow the addition of a cellular tower. This tower will be 185 feet tall and not be any closer to the single family zoned property than 155 feet. The tower will have a eight foot solid screen fence with shrubs surrounding the structure. Since this change is minor and meets the requirements of section 12.108.(8)(a) we are administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

*89-30(C)
 administrative
 approval*