

VICINITY MAP

SITE DATA

EXISTING ZONING : B-2

PROPOSED ZONING : I-2(CD)

4.513 ACRES TOTAL

EXISTING USE: RE-FUELING FACILITY

PROPOSED USE: RE-FUELING FACILITY

(AND ANY USE PERMITTED IN THE I-2 DISTRICT EXCEPT AS NOTED)

750 S.F. EXISTING BUILDINGS

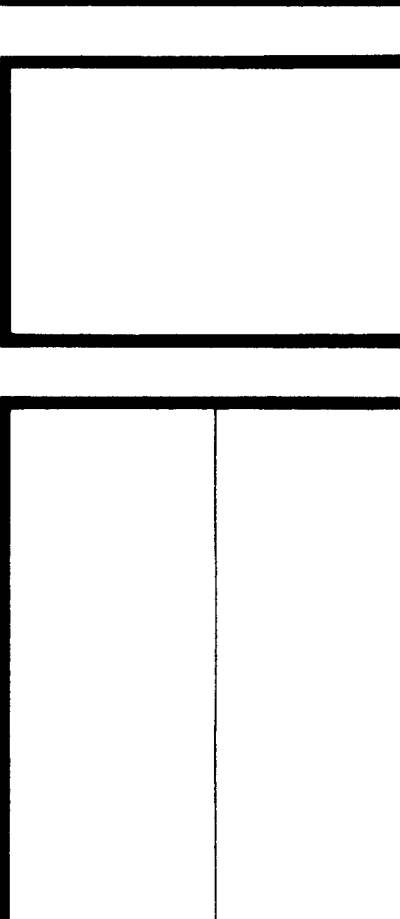
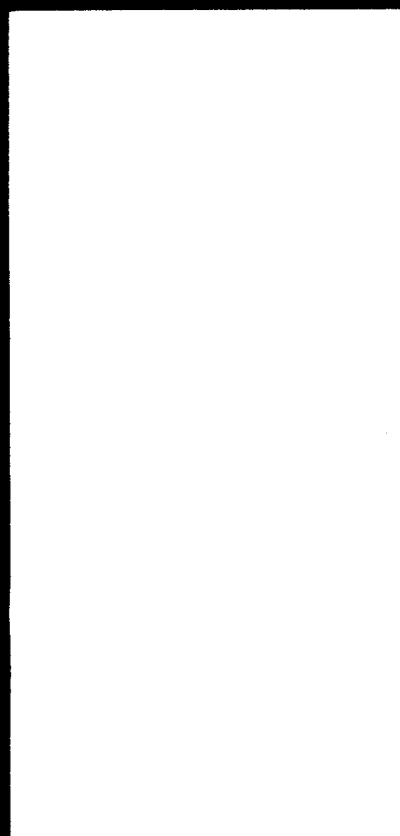
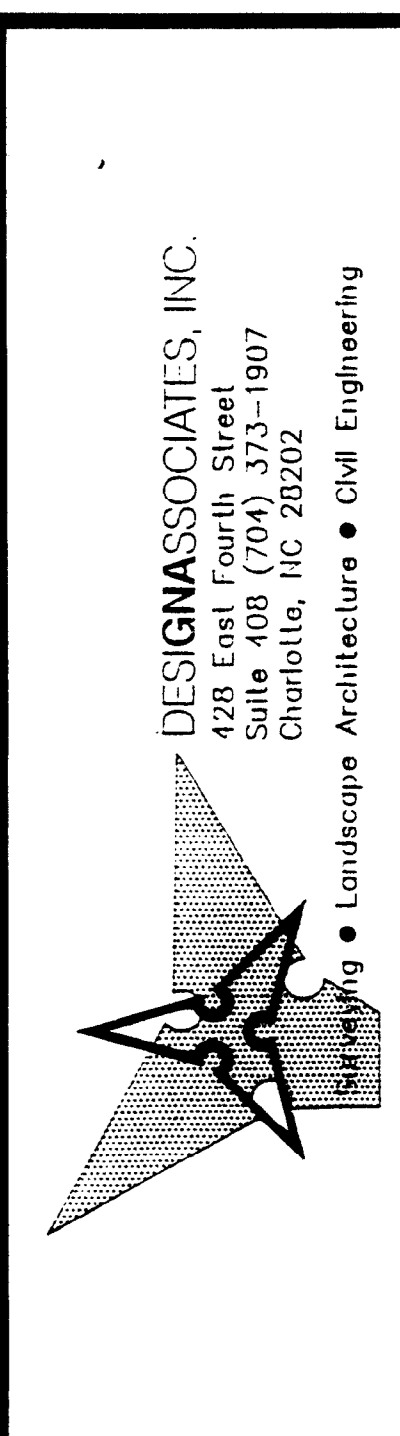
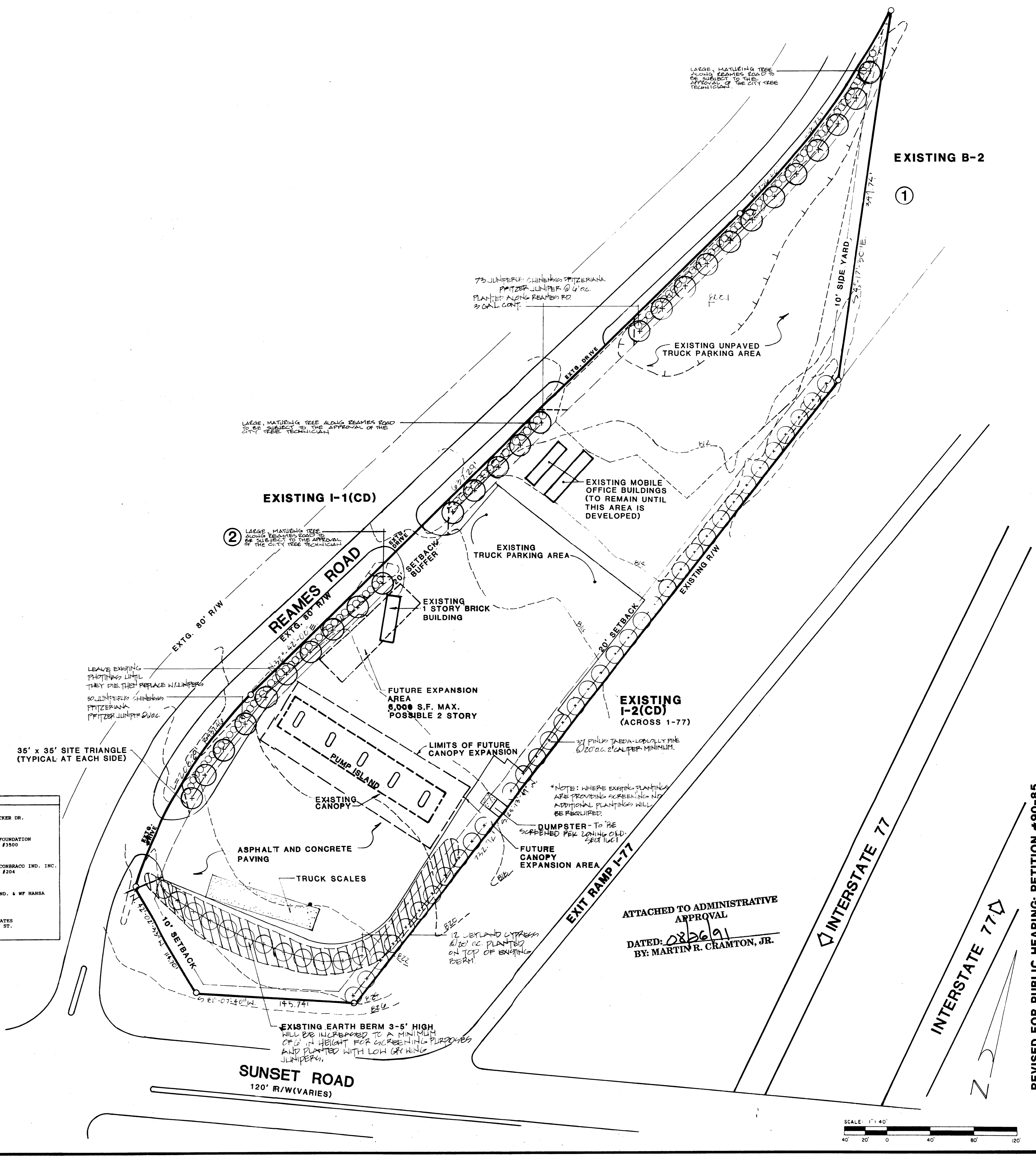
6000 S.F. PROPOSED EXPANSION

6750 S.F. MAXIMUM PROPOSED EXPANSION

CONDITIONAL NOTES:

- THIS PLAN REPRESENTS THE CONFIGURATION OF EXISTING BUILDINGS, PARKING, INTERNAL CIRCULATION, ACCESS POINTS AND GAS PUMPS/CANOPY. PROPOSED NEW BUILDING EXPANSION WILL BE LIMITED TO THE FUTURE BUILDING AREA DEPICTED ON THE PLAN. ALSO SOME MODIFICATIONS TO THE LOCATION OF EXISTING ACCESS POINTS AND PARKING LOTS WILL BE PERMITTED BASED UPON FINAL DEVELOPMENT AND DESIGN PLANS. ANY NEW DEVELOPMENT WILL PRESERVE THE LANDSCAPE IMPROVEMENTS THAT WILL BE IMPLEMENTED PER THIS PLAN.
- PARKING SHALL BE IN ACCORDANCE WITH SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE NEW STREET TREES AND SHRUBS WILL BE INSTALLED BY THE PETITIONER FOR BEAUTIFICATION PURPOSES. THE INSTALLATION OF NEW TREES WILL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND REQUIREMENTS FOR SCREENING.
- THE FUTURE EXPANSION OF 6,000 SQUARE FEET IS INTENDED TO PROVIDE EXPANSION OPPORTUNITIES FOR THE EXISTING BUILDING, IN APPROXIMATELY THE LOCATION SHOWN ON THE SITE PLAN. EXPANSION OF THE CANOPY OVER THE EXISTING GAS PUMPS WILL ALSO BE ALLOWED.
- THE PETITIONER INTENDS TO CONTINUE THE EXISTING USE OF THE PROPERTY AS A TRUCK REFUELING FACILITY, WHICH INCLUDES THE SALE OF PETROLEUM PRODUCTS TO TRUCKS AND OTHER MOTOR VEHICLES, CONVENIENCE STORE, MOTOR TRUCK REPAIR, PARKING WHILE DRIVERS EAT AND SLEEP, TEMPORARY PARKING OF TRAILERS WITHOUT TRACTORS, LOAD BROKERING, AND CB REPAIR. THE FOLLOWING USES ALLOWED UNDER SECTION 3072, INCIDENTAL TO THE TRUCK REFUELING FACILITY, WILL ALSO BE PERMITTED:
 12. AUTOMOBILE SERVICE STATIONS, PROVIDING MINOR ADJUSTMENTS, REPAIRS AND LUBRICATION TO ANY TYPE OF MOTOR VEHICLE.
 45. MOTELS, MOTOR COURTS, AND HOTELS.
 53. REPAIR AND SERVICING OF ANY ARTICLE, THE SALE OF WHICH IS PERMITTED IN THAT DISTRICT, EXCEPT AS OTHERWISE INDICATED ON THIS LIST (SECTION 3072).
 54. RESTAURANTS.
 56. RETAIL SALES, BUSINESSES, AND PROFESSIONAL, FINANCIAL PERSONAL AND RECREATIONAL SERVICES, EXCEPT FOR THOSE PERMITTED ONLY IN THE B-2 DISTRICT AND/OR OTHER LESS RESTRICTIVE BUSINESS OR INDUSTRIAL DISTRICTS.
 119. TRUCK TERMINALS.
 124. OFF-STREET PARKING FOR OFFICES, BUSINESS AND INDUSTRIAL USES.
- ALL LANDSCAPING (TREES, SHRUBS AND GROUND COVERS) WILL BE INSTALLED WITHIN ONE YEAR OF THE DATE OF THE REZONING APPROVAL.
- DEVELOPER/OWNER WILL DEDICATE R.O.W. MEASURING 175 FEET FROM THE CENTERLINE OF INTERSTATE 77 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NEW DRIVEWAYS WILL BE SUBJECT TO REVIEW AND APPROVAL BY CITY OF CHARLOTTE D.O.T. AND N.C.D.O.T..
- SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 2100. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

NO.	PROJECT
1	TAX#07-193-11 C.L. SUTCLIFFE 2115 PRITCHEROCKER DR. CHARLOTTE, NC.
2	TAX#07-118-01 TAMMILL DROW FOUNDATION 200 BODE AVE. #3500 DALLAS, TX.
3	TAX#01-233-22 BELE W. & CONBRACK IND. INC. 428 E. 4TH ST. #204 CHARLOTTE, NC.
4	TAX#01-233-07 PATEL VENT FOUN. & WF BANSA P.O. BOX 50417 CHARLOTTE, NC.
5	TAX#07-192-10 D.H.A.S. ASSOCIATES 418 N. CHANAN ST. CHARLOTTE, NC.



Project: C.D. REZONING PLAN FOR NISBET OIL CO.
Sheet Title: SUNSET ROAD AT I-77

REVISED FOR PUBLIC HEARING: PETITION #90-85

NO.	DATE	DESCRIPTION
1	10-25-90	INITIAL PLAN
2	11/14/90	PER PLAN
3	11/17/90	REVISION TO BERM
4	8/26/91	PER CMC

Project Number: 28536
Sheet: 1 of 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: August 26, 1991

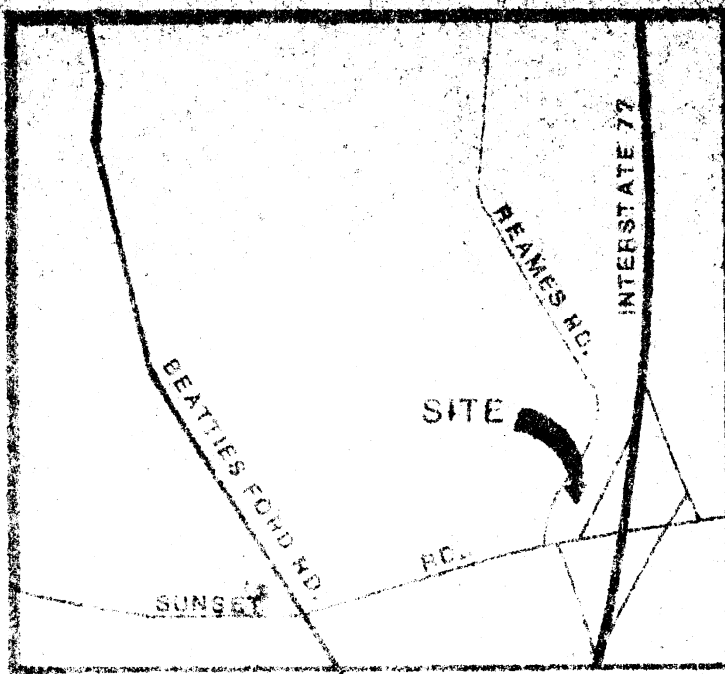
TO: Robert Brandon, Zoning Administrator

FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-85, Tax Parcel #037-129-12

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to add a set of truck scales and a dumpster enclosure. Since these changes are minor in nature and do not effect the yards at the exterior of property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRC:RBB/als
Attachment



VICINITY MAP

SITE DATA

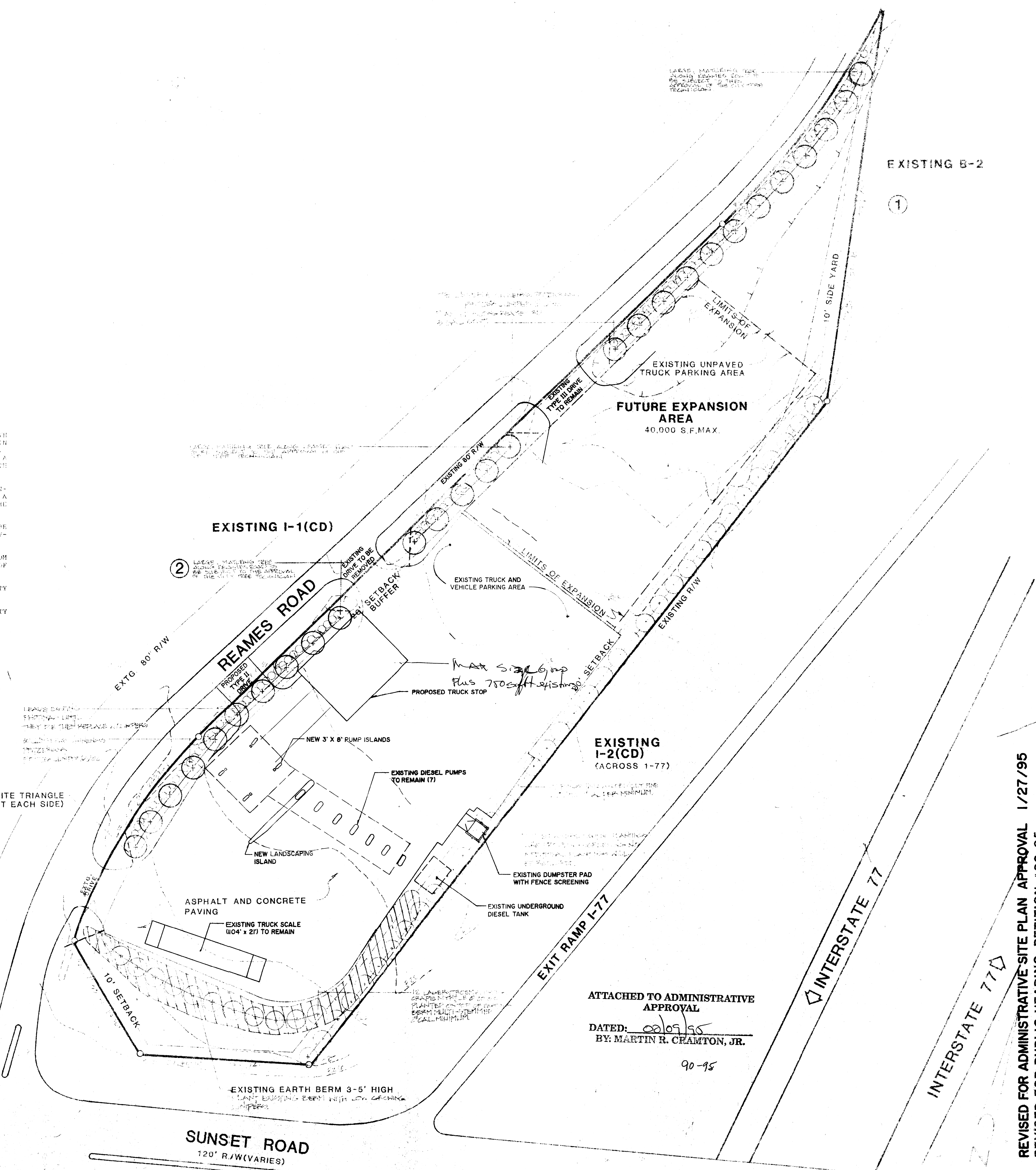
EXISTING ZONING : B-2
PROPOSED ZONING : I-2(CD)
4.513 ACRES TOTAL
EXISTING USE: RE-FUELING FACILITY
PROPOSED USE: RE-FUELING FACILITY
 AND ANY USE PERMITTED IN THE I-2 DISTRICT EXCEPT AS NOTED.
750 S.F. EXISTING BUILDINGS
46,000 MAXIMUM S.F. PROPOSED EXPANSION
46,750 TOTAL SQUARE FOOTAGE

CONDITIONAL NOTES:

- REVISOR 111, C.D. ZONING: SUNSET ROAD & I-77
 SUBORDINATE MAPS:
- THE PLAN REPRESENTS THE CONFIGURATION OF EXISTING BUILDINGS, PARKING, DRIVEWAY CIRCULATION, ACCESS POINTS AND GAS PUMP LOCATIONS. PROPOSED NEW BUILDING EXPANSION WILL BE SHOWN IN THE EXISTING BUILDING AREAS AS DEPICTED ON THE PLAN. ALSO INDICATED ARE THE LOCATIONS OF EXISTING ACCESS POINTS AND PARKING AREAS WHICH WILL BE PERMITTED. DEVELOPER SHALL DEVELOP AND MAINTAIN ALL NEW DRIVEWAYS AND ACCESS POINTS AND ANY OTHER IMPROVEMENTS THAT WILL BE IMPLEMENTED PER THIS PLAN.
 - ANY NEW DRIVEWAY SHALL BE IN ACCORDANCE WITH SECTION 2000. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - ANY NEW DRIVEWAY SHALL BE IN ACCORDANCE WITH SECTION 1601. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE NEW TREES AND SHRUBS WILL BE INSTALLED BY THE DEVELOPER FOR LANDSCAPING PURPOSES. THE INSTALLATION OF NEW TREES WILL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND REQUIREMENTS FOR SCREENING AT SUCH TIME THAT A BUILDING PERMIT IS SOUGHT.
 - THE FUTURE EXPANSION OF 46,000 SQUARE FEET IS INTENDED TO PROVIDE EXPANSION OPPORTUNITIES FOR EXISTING BUILDINGS. IF NECESSARY, AS WELL AS FOR FUTURE DEVELOPMENT IN THE EXPANSION AREA. IN ADDITION TO THE RE-FUELING FACILITY, OTHER USES SHALL BE ANY USE PERMITTED IN THE I-2 DISTRICT, EXCEPT THE FOLLOWING SHALL NOT BE PERMITTED:
 SECTION 1602.
 1. BUREAUS, PUBLIC AND PRIVATE.
 2. ENTERTAINMENT ESTABLISHMENTS SUCH AS LOUNGES, NIGHTCLUBS, BARS, TAVERNS, CABARETS, EMPLOYEES WITHOUT WAITRESSES, DANCERS, BARMEN OR MODELS OR SEVENTEENS.
 3. CHEMICAL MANUFACTURE, REFINING OR PROCESSING INCLUDING THE MANUFACTURE, BLEACHING, BLENDING, CALCINING, CHORING, CORROSIVE ACID OR ALKALI, DYES, LAYS, FERTILIZERS, GUTTA-SERENA, GYPSUM, LAMPBLACK, OILS, OXYGEN, PAINTS, PLASTER OF PARIS, POTASH, RUBBER, SHELLAC, TURPENTINE, VINEGAR, YEAST (EXCEPT IN I-1).
 4. FOOD PROCESSING, EXCLUDING POULTRY AND ANIMAL SLAUGHTERING AND DRESSING (EXCEPT IN I-3).
 5. FOOD PROCESSING, INCLUDING POULTRY AND ANIMAL SLAUGHTERING AND DRESSING (ONLY IN I-2).
 6. HATCHERIES (EXCEPT IN I-1).
 7. LEATHER GOODS MANUFACTURE, INCLUDING THE TANNING OR CURING OF HIDES (EXCEPT IN I-1).
 8. MANUFACTURE OF AIR CONDITIONING EQUIPMENT, AIRCRAFT AND MISSILES, ALCOHOL AND ALCOHOLIC BEVERAGES, BREWING AND BEER LING, BRICK, TILE AND TERRA COTTA, CEMENT, CONCRETE AND CONCRETE PRODUCTS, COTTON AND VEGETABLE OIL PROCESSING AND REFINING, FERTILIZER, INCLUDING RETAIL AND WHOLESALE SALES, FLOUR, SEED AND FEED, FUEL BRIQUETTES, GLUE, GELATIN, OR SIZE, EXCEPT FROM FISH OR ANIMAL MATTER, GLASS, CERAMIC AND TILE, GRAPHITE AND GRAPHITE PRODUCTS, MONUMENTS AND TOMBSTONES, INCLUDING SALES, PICKLES, POTTERY, PORCELAIN OR VITREOUS CHINA, PUTTY AND CAULKING COMPOUND, TANKS AND BARRELS, ROCKETRY, INSECTICIDES AND PESTICIDES, SOAP, DETERGENT AND WASHING COMPOUND, TEXTILE AND TEXTILE PRODUCTS, INCLUDING ASBESTOS PRODUCTS, CANVAS AND BURLAP, CLOTHING, COTTON PRODUCTS, HOSIERY AND KNITTING MILLS AND ROPE AND TWINE, TRAILERS, VINEGAR.
 9. PLASTICS MATERIALS AND SYNTHETIC RESINS, SYNTHETIC RUBBERS, CELLULOSIC AND MAN-MADE ORGANIC FIBERS, MANUFACTURING (EXCEPT IN I-3).
 10. PROCESSING OF LIQUID PETROLEUM INTO GAS.
 11. RAILROAD FREIGHT YARDS, REPAIR SHOPS AND MASHING YARDS (EXCEPT IN I-3).
 12. SCRAP METAL, PAPER AND RAGS STORAGE, Baling and PROCESSING, ENCLOSED BY NON-CLIMBABLE FENCE, WALL OR LANDSCAPED BUFFER STRIP, AS DESCRIBED IN SECTION 1601.
 13. WAREHOUSES, OUTDOOR TYPE (ONLY IN I-2).
 14. TIR AND SHEET METAL SHOPS.
 15. TOBACCO PROCESSING AND STORAGE.
 16. SANITARY LANDFILL AND GARBAGE DISPOSAL.

- DRIVEWAYS AND AUTO WRECKING, IN ACCORDANCE WITH THE STANDARDS OF SECTION 1140 AND 1141 IN ACCORDANCE WITH THE STANDARDS OF SECTION 1141.
- DEVELOPER SHALL LANDFILL AS A PRINCIPAL USE WITH A MINOR SPECIAL USE PERMIT IN ACCORDANCE WITH SECTION 1145.
- INCLUDED IN THE 46,000 SQUARE FOOT MAXIMUM FOR FUTURE EXPANSION IS THE EXPANSION OF THE EXISTING DRIVEWAY TO A MAXIMUM OF 4,000 SQUARE FEET. EXPANSION OF THE CANOPY OVER THE EXISTING GAS PUMPS WILL ALSO BE ALLOWED.
- ALL LANDSCAPING (TREES, SHRUBS AND SHRUB COVER) WILL BE INSTALLED WITHIN ONE YEAR OF THE DATE OF THE ZONING APPROVAL.
- DEVELOPER/OWNER WILL DEDICATE R.O.M. MEASURING 175 FEET FROM THE CENTERLINE OF INTERSTATE 77 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NEW DRIVEWAYS WILL BE SUBJECT TO REVIEW AND APPROVAL BY CITY OF CHARLOTTE D.O.T. AND N.C.D.O.T..
- SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 2100. OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

NO.	PROPERTY
1	TAX#03-129-01 G.L. BUTLER 2115 SWICKENHOVER DR. CHARLOTTE, NC.
2	TAX#03-129-01 TRANMILL CROW FOUNDATION 200 BOES AVE. #300 DALLAS, TX.
3	TAX#041-231-22 REX BY ST. & CONRADO IND. INC. 428 E. 4TH ST. #204 CHARLOTTE, NC.
4	TAX#041-231-07 PAUL WOLF FORD, & WIFE HANNA P.O. BOX 36187 CHARLOTTE, NC.
5	TAX#03-129-10 D.H.S. ASSOCIATES 478 W. OAK ST. CHARLOTTE, NC.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 02/09/95
 BY: MARTIN R. CREAMTON, JR.

C.D. REZONING PLAN
 FOR NISSET OIL CO.
 SUNSET ROAD AT I-77

REVISOR 111, C.D. ZONING: SUNSET ROAD & I-77
 REVISED FOR ADMINISTRATIVE SITE PLAN APPROVAL 1/27/95
 REVISED FOR PUBLIC HEARING: PETITION #90-85


28536
 1

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

TO: Robert Brandon
Zoning Administrator

DATE: February 9, 1995


FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-85 by Nisbet Oil Co. Tax Parcel # 037-129-12

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to move one of the proposed driveways along Reames road closer to Sunset Road and to show a different building and canopy orientation than originally approved. The new building will not exceed the total square footage allowed by the rezoning plan or encroach into the required yards. One of the existing driveways along Reames Road will be closed as part of the relocation and opening of the new driveway along Reames. Since these changes are minor I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.



Nisbet Oil Company
1818 Baxter Street, P.O. Box 35367
Charlotte, NC 28235-5367
(704) 332-7755


January 31, 1995

Mr. Keith McVanc
Charlotte Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, N. C. 28202

Dear Keith,

I am writing today concerning our property at 4601 Sunset Road in Charlotte, Tax Parcel number 03712912. I am requesting administrative site plan approval based on the revised site plan dated January 27, 1995, for petition number 90-85. Thank you very much for your attention to this matter.

Best Regards,


Jimmy White
Nisbet Oil Company