

JOHN ADAMS ROAD MECKLENBURG COUNTY NORTH CAROLINA

FOR PUBLIC HEARING
98-21(C)

SITE DATA:
SITE AREA +/-16.0 ACRES
EXISTING ZONING R-3
PROPOSED ZONING RE-3CD
MAXIMUM BUILDING SQ. FOOTAGE: 160,000 SQ. FT.
MINIMUM LOT SIZE: 4 ACRES

LEGAL DESCRIPTION:
BEGINNING AT AN EXISTING IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF GALLOWAY ROAD (50' R/W) SAID POINT BEARING S 87°28'10" E FROM A CONCRETE RIGHT-OF-WAY MONUMENT ON THE EASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY #85; THENCE WITH THE RIGHT-OF-WAY OF GALLOWAY ROAD S 87°30'18" E 180.91 FEET TO A POINT; THENCE S 51°10'14" E 64.45 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF JOHN ADAMS ROAD (50' R/W) THREE (3) CALLS: (1) S 14°50'10" E 403.44 FEET TO A POINT; (2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 918.65 FEET WITH ARC DISTANCE 557.89 FEET TO A POINT (SUBTENDED BY A CHORD BEARING S 02°33'51" W 459.44 FEET); (3) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 958.10 FEET WITH ARC DISTANCE 241.41 FEET TO A POINT (SUBTENDED BY A CHORD BEARING S 26°44'58" W 240.78 FEET) TO A NEW IRON PIN IN THE NORTHEASTERN CORNER OF PROPERTY OWNED BY RONALD M. PERRY DEED RECORDED IN DEED BOOK 5434 PAGE 611 OF THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH RONALD M. AND MINNIE L. PERRY'S (DEED RECORDED IN DEED BOOK 5213 PAGE 143 OF THE MECKLENBURG PUBLIC REGISTRY) NORTHERN LINE N 18°44'00" W 794.47 FEET TO AN EXISTING IRON PIN, I. CORNER OF THE RONALD M. PERRY PROPERTY DEED RECORDED IN DEED BOOK 8321 PAGE 778 OF THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH THE PERRY LINE N 29°08'31" E 702.48 FEET TO AN EXISTING IRON PIN IN THE SOUTHERNMOST CORNER OF THE PROPERTY OWNED BY VIRGINIA F. SHAVER DEED RECORDED IN DEED BOOK 6887 PAGE 876 OF THE MECKLENBURG PUBLIC REGISTRY; THENCE WITH THE SHAVER LINE N 29°30'06" E 466.82 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 16 ACRES, MORE OR LESS.

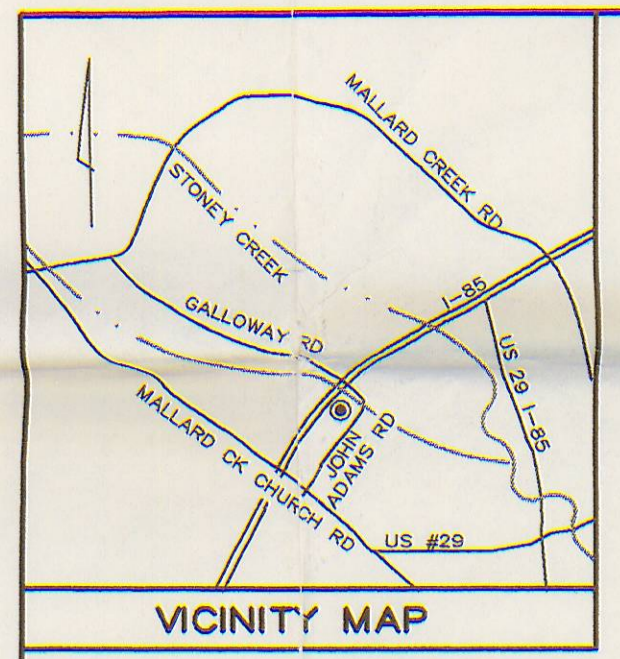
- DEVELOPMENT NOTES:**
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET (SHEET 1 OF 2) AND THE ILLUSTRATIVE SITE PLAN (SHEET 2 OF 2). THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDINGS/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS, AND SHARES, ETC. IN NO EVENT, HOWEVER, SHALL YARD OR SETBACK SPACES BE DECREASED OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.
 2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH MECKLENBURG COUNTY ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF THE OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, AND LANDSCAPING.
 3. THE PROPOSED DEVELOPMENT SHALL BE SUBDIVIDED AS GENERALLY SHOWN. USES PERMITTED ON THE SITE SHALL BE THOSE ALLOWED IN THE RE-1 AND RE-2 DISTRICTS AND THE ONLY RE-3 USES PERMITTED SHALL BE HOTELS/MOTELS AND RESTAURANTS WITHOUT DRIVE-IN SERVICE.
 4. THE SITE SHALL BE SERVICED BY AN EXISTING 50' RIGHT-OF-WAY PUBLIC STREET, JOHN ADAMS ROAD, AND GALLOWAY ROAD. THE NUMBER OF DRIVEWAYS INTO EACH LOT SHALL BE LIMITED TO THOSE SHOWN IN THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED SUBJECT TO NCDOT APPROVALS.
 5. THE LOCATIONS OF PROPOSED LOT LINES WITHIN THE DEVELOPMENT ARE CONCEPTUAL. FINAL LOCATIONS AND NUMBER OF LOT LINES MAY BE ADJUSTED BASED UPON DEVELOPER/TENANT DESIGN CRITERIA, BUT SHALL BE IN COMPLIANCE WITH ZONING/SUBDIVISION ORDINANCE STANDARDS.
 6. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE STORM DRAINAGE AND STORM WATER DETENTION REQUIREMENTS OF MECKLENBURG COUNTY. DETENTION SHALL NOT BE PERMITTED WITHIN SETBACKS OR YARDS.
 7. PARKING LOT SCREENING AND INTERIOR LANDSCAPING SHALL MEET OR EXCEED MECKLENBURG COUNTY INTERIOR LANDSCAPE AND SCREENING REQUIREMENTS.
 8. THE MAXIMUM HEIGHT OF DETACHED LIGHTS SHALL BE 30 FEET.
 9. DUMPSTERS SHALL BE SCREENED BY SOLID ENCLOSURES WITH GATES.
 10. LIGHTING WALL PACKS SHALL NOT BE ALLOWED ON BUILDINGS.
 11. ANTICIPATED MAXIMUM BUILDING HEIGHT IS 40 FEET. BUILDINGS WITH HEIGHT IN EXCESS OF 40 FEET SHALL MEET REQUIREMENTS SET FORTH IN SECTION 9.605(1).
 12. ALL DEVELOPMENT WITHIN THE SITE SHALL COMPLY WITH LANDSCAPING STANDARDS PER SECTION 11.705(3).
 13. PARKING IS NOT PERMITTED WITHIN REQUIRED SETBACKS AND YARDS.
 14. THE FOLLOWING AGENCIES SHALL BE CONTACTED REGARDING FLOOD PLAIN AND WATER QUALITY PERMITS: US ARMY CORPS OF ENGINEERS AND NCDENR (RALIEGH OFFICE).
 15. PETITIONERS SHALL PROVIDE A 5 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG THE SITE'S JOHN ADAMS ROAD AND GALLOWAY RD FRONTAGE.
 16. SETBACK AND YARD AREAS SHALL REMAIN UNDISTURBED EXCEPT FOR A 10% ALLOWANCE AS PERMITTED BY DISTRICT STANDARDS.
 17. PETITIONER/DEVELOPER SHALL IMPROVE JOHN ADAMS ROAD AND GALLOWAY ROAD TO COMMERCIAL STREET STANDARDS ALONG THE SITE'S FRONTAGE.
 18. PETITIONER/DEVELOPER SHALL PERFORM AN OVERTOPPING ANALYSIS OF THE EXISTING CULVERT UNDER JOHN ADAMS ROAD PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE FIRST BUILDING WITHIN THIS DEVELOPMENT. IF THE ANALYSIS SHOWS THE ROAD OVERTOPS, THE PETITIONER/DEVELOPER SHALL UPGRADE THE CULVERT UNDER JOHN ADAMS ROAD TO MEET CURRENT APPLICABLE DRAINAGE STANDARDS. IMPROVEMENT SHALL NOT INCLUDE REPLACING THE EXISTING CULVERT.
 19. PETITIONER/DEVELOPER RESERVES THE OPTION OF PERFORMING A COMPLETE TREE SURVEY OF SETBACK AND BUFFER AREAS AND SUBMITTING AN ALTERNATE PLANTING/GRADING PLAN FOR APPROVAL BY PLANNING STAFF. THE ALTERNATE PLANTING/GRADING PLAN SHALL SHOW ALL EXISTING LARGE MATURING TREES WITHIN THE SETBACK TO BE PRESERVED, GRADING AREAS, NEW LARGE MATURING TREES AND SHRUBS TO BE PLANTED WITHIN THE SETBACKS TO COMPLY WITH THE INTENT OF SECTION 11.705(3).
 20. PETITIONER RESERVES THE OPTION OF SUBDIVIDING THE PROPERTY INTO NO MORE THAN THREE PARCELS. PRELIMINARY LOT LINES SHOWN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENTS BY THE PETITIONER/DEVELOPER.
 21. THE 100 FOOT BUFFER ALONG THE SOUTHERLY BOUNDARY LINE MAY BE DELETED AND REPLACED WITH THE NORMALLY REQUIRED 35 FOOT YARD UPON THE REZONING OF THE IMMEDIATELY ADJOINING SITE TO A NONRESIDENTIAL CATEGORY.

APPROVED BY COUNTY COMMISSION
98-21c
DATE May 19, 1998

TECHNICAL DATA SHEET

#ANSOUR EDLIN CONSULTING 1515 MOCKINGBIRD LANE SUITE 802 CHARLOTTE, N.C. 28209 704) 672-1860 JANUARY 12, 1998	SHEET 1 OF 2
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REVISIONS	
5/6/1998	PER ZONING COMMITTEE AND STAFF COMMENTS
3/15/1998	PER CMPPC, COUNTY ENGINEERING, AND BUILDING STANDARDS COMMITTEE

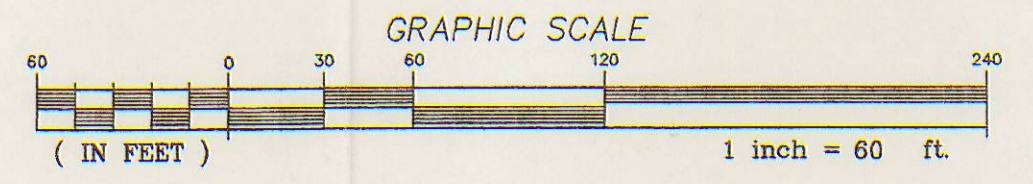


MINNIE L. PERRY
DEED 5213 P.143
ZONED R-3
029-111-10
1001 JOHN ADAMS RD
CHARLOTTE, NC 28262

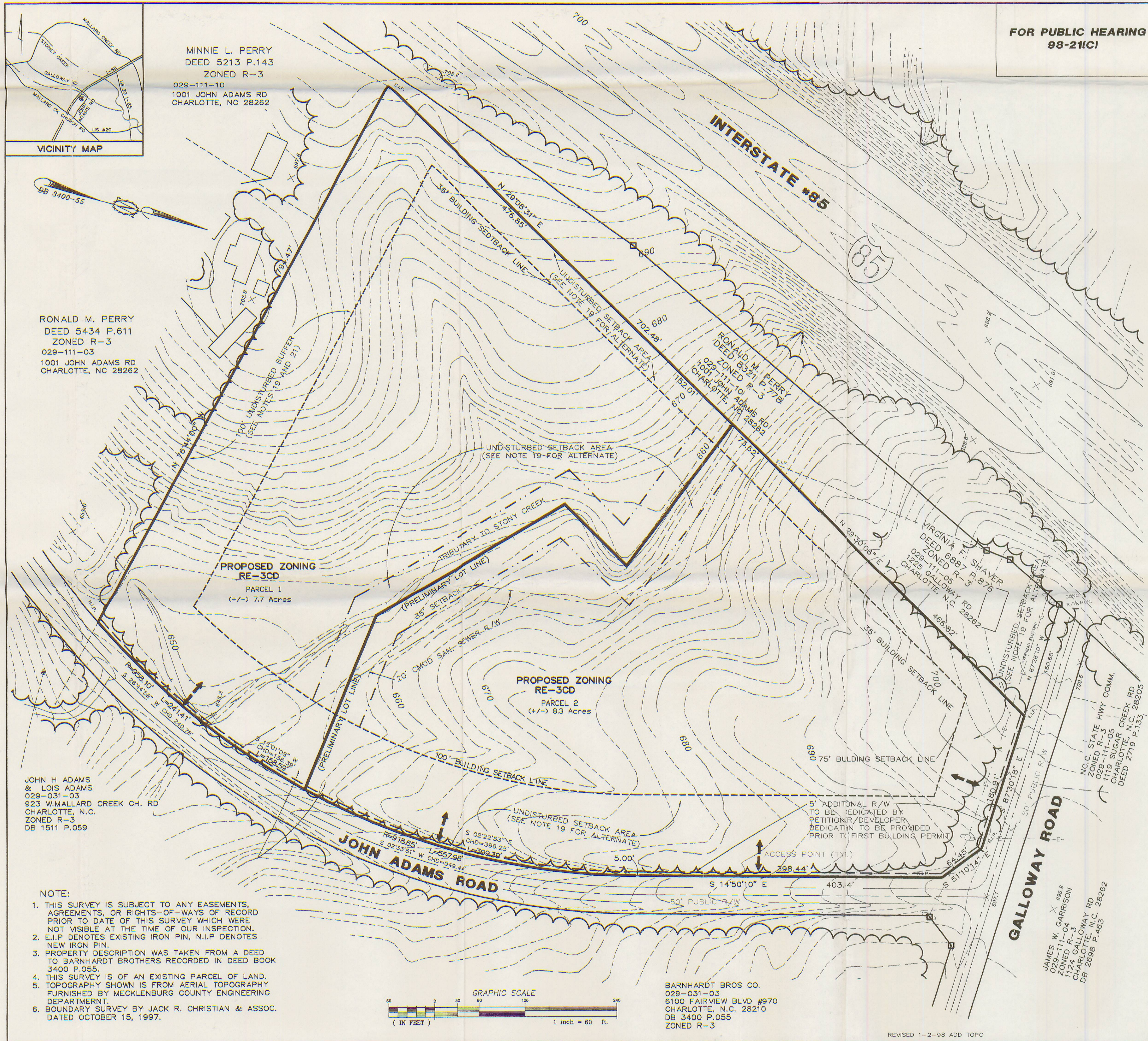
RONALD M. PERRY
DEED 5434 P.611
ZONED R-3
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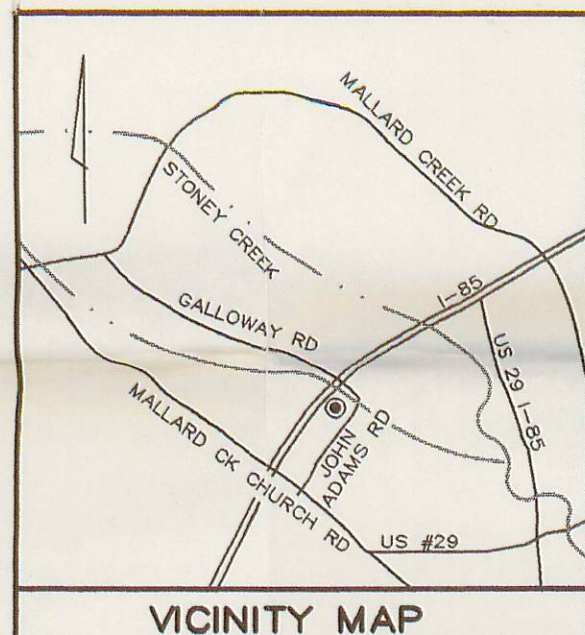
JOHN H ADAMS
& LOIS ADAMS
029-031-03
923 W.MALLARD CREEK CH. RD
CHARLOTTE, N.C.
ZONED R-3
DB 1511 P.059

BARNHARDT BROS CO.
029-031-03
6100 FAIRVIEW BLVD #970
CHARLOTTE, N.C. 28210
DB 3400 P.055
ZONED R-3



- NOTE:**
1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAYS OF RECORD PRIOR TO DATE OF THIS SURVEY WHICH WERE NOT VISIBLE AT THE TIME OF OUR INSPECTION.
 2. E.I.P. DENOTES EXISTING IRON PIN, N.I.P. DENOTES NEW IRON PIN.
 3. PROPERTY DESCRIPTION WAS TAKEN FROM A DEED TO BARNHARDT BROTHERS RECORDED IN DEED BOOK 3400 P.055.
 4. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
 5. TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY FURNISHED BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
 6. BOUNDARY SURVEY BY JACK R. CHRISTIAN & ASSOC. DATED OCTOBER 15, 1997.



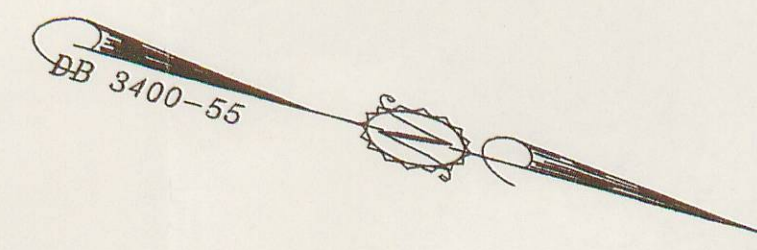


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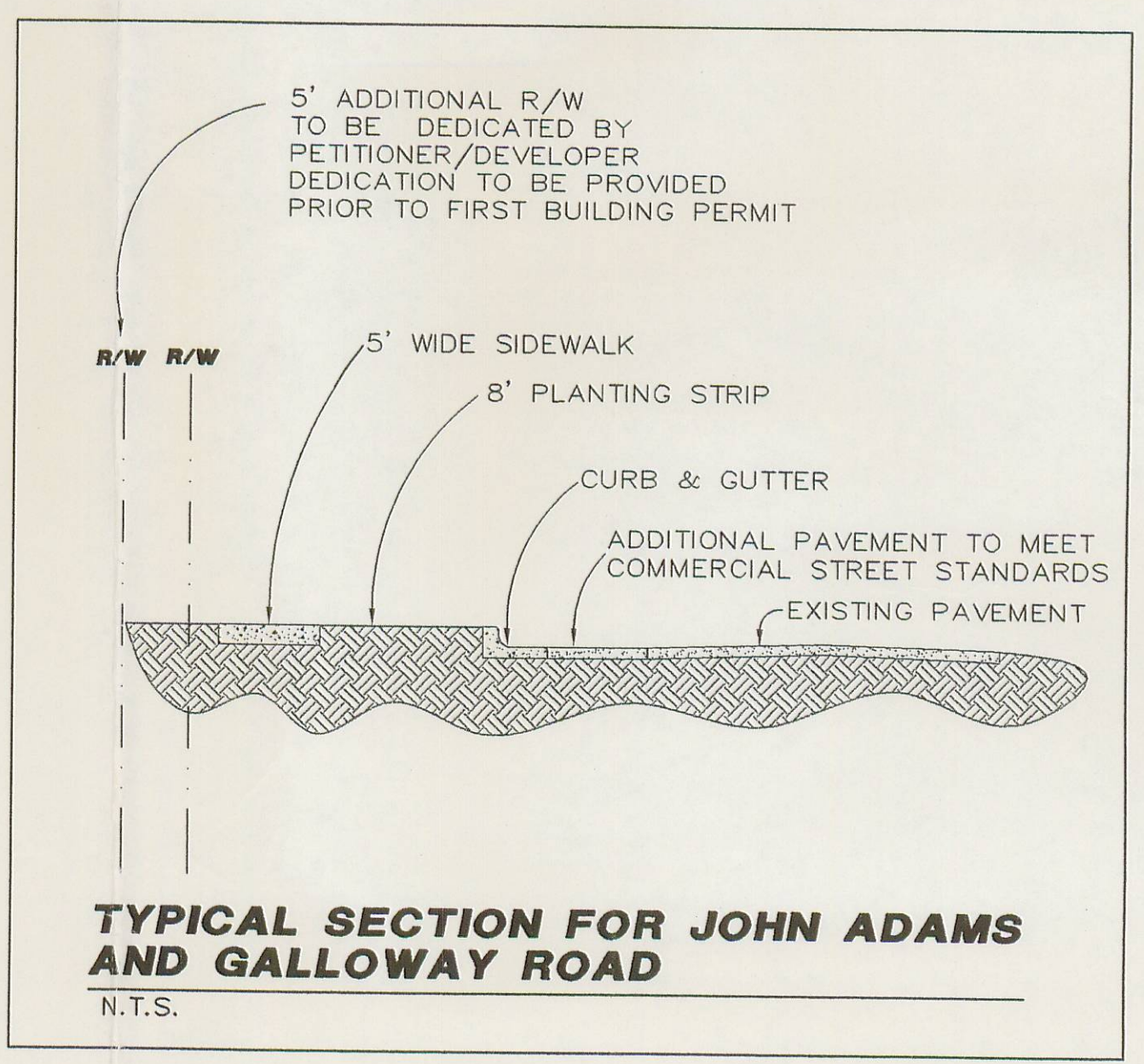
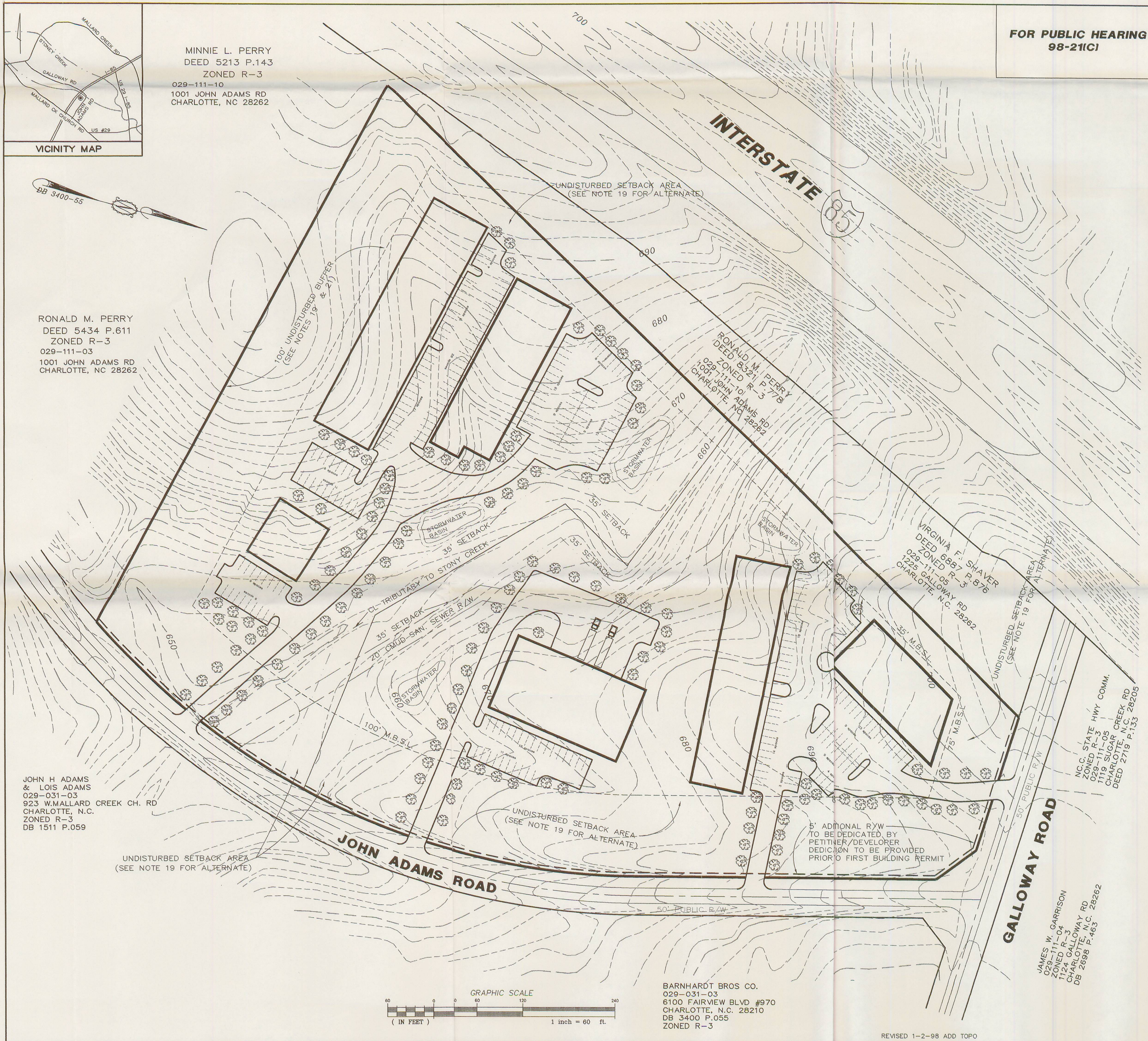
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98-21(C)

JOHN ADAMS ROAD
MECKLENBURG COUNTY
NORTH CAROLINA

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PROPOSED ZONING RE-3CD
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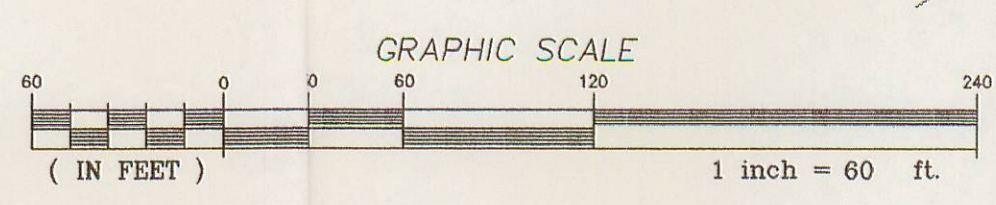


JOHN H ADAMS & LOIS ADAMS
029-031-03
923 W.MALLARD CREEK CH. RD
CHARLOTTE, N.C.
ZONED R-3
DB 1511 P.059

BARNHARDT BROS CO.
029-031-03
6100 FAIRVIEW BLVD #970
CHARLOTTE, N.C. 28210
DB 3400 P.055
ZONED R-3

JAMES W. GARRISON
029-111-04
ZONED R-3
1224 GALLOWAY RD
CHARLOTTE, N.C. 28262
DB 2698 P.463

N.C. STATE HWY COMM.
ZONED R-3
029-111-05
1119 SUGAR CREEK RD
CHARLOTTE, N.C. 28205
DEED 2718 P.133



REVISED 1-2-98 ADD TOPO

ILLUSTRATIVE SITE PLAN

MANSOUR EDLIN CONSULTING
1515 MOCKINGBIRD LANE
SUITE 802
CHARLOTTE, N.C. 28209
(704) 672-1560
JANUARY 12, 1998

SHEET
2
OF
2

REVISIONS	
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3/15/1998	PER CMPCC, COUNTY ENGINEERING, AND BUILDING STANDARDS COMMITTEE