

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** August 21, 2000

**TO:** Robert Brandon  
Zoning Administrator

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

**SUBJECT:** Administrative Approval for Petition No. 98-51 Exxon Company USA  
(Tax Parcel 051-012-04)

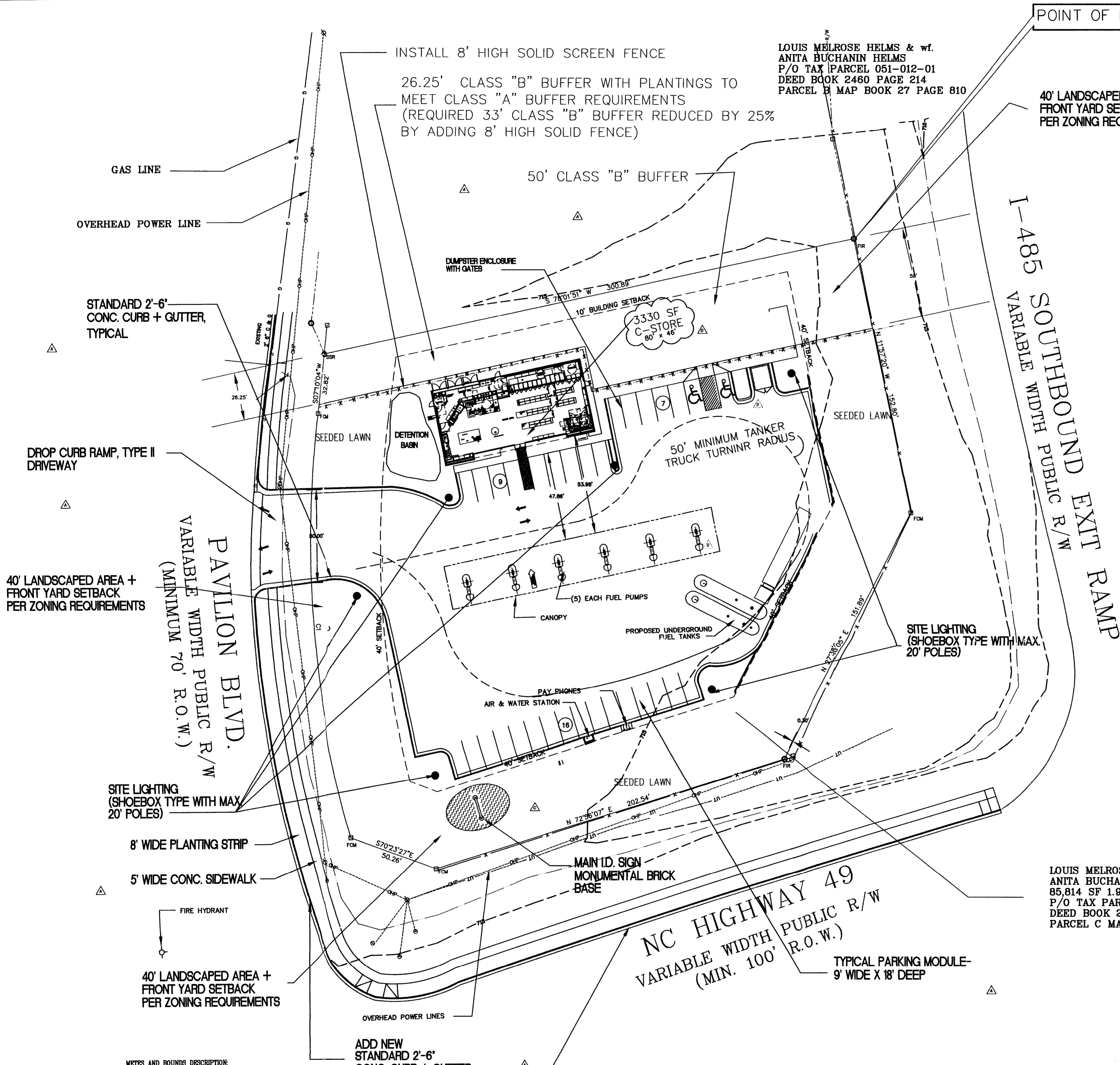
Attached is a revised site plan for the aforementioned conditional rezoning indicating an increase in the total gross square footage from 3200 to 3520, per Section 6.206(2) of the City code. The location of the detached identification sign has been changed from the southeast corner to the southwest corner of the property. Since this change is minor, I am administratively approving this modification. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

POINT OF BEGINNING

FOR PUBLIC HEARING  
PETITION # 98-51  
PETITIONERS:  
EXXON CO., U.S.A.

CONDITIONAL NOTES

1. THE PROPOSED SITE PLAN REPRESENTS THE ANTICIPATED, PREFERRED ARRANGEMENT OF BUILDINGS AND PARKING/CIRCULATION AREAS. HOWEVER, MODIFICATIONS PERTAINING TO THE SIZE, SHAPE AND ARRANGEMENT OF BUILDINGS, AS WELL AS THE PARKING AND CIRCULATION LAYOUT ARE PERMITTED AS A MATTER OF RIGHT. IN NO EVENT, THOUGH, SHALL THERE BE ANY DECREASE IN THE DEPTH OF BUFFERS OR SETBACK/YARDS NOR ANY INCREASE IN THE AMOUNT OF BUILDING SQUARE FOOTAGE PERMITTED ON THE SITE.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF STREET PARKING, SIGN AGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, EROSION CONTROL, ETC..
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE SITE PLAN. THE LOCATIONS AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE D.D.T. AND/OR THE N.C. DEPARTMENT OF TRANSPORTATION.
4. EXTERIOR LIGHTING SHALL BE DESIGNED/SHIELDED IN A FASHION WHICH DOES NOT DIRECT GLARE TOWARDS ADJUTING RESIDENTIAL PROPERTIES.
5. NO STORMWATER DETENTION SYSTEMS SHALL BE PERMITTED IN BUFFERS OR SETBACKS.
6. SCREENING SHALL BE PROVIDED PER SECTION 12.303.3 AND BUFFERS SHALL COMPLY WITH 12.302
7. DETACHED LIGHTS SHALL BE LIMITED IN HEIGHT TO A MAXIMUM OF 20'
8. WALL PACK LIGHTING SHALL NOT BE PERMITTED.
9. STANDARD 2'-6" CURB & GUTTER IMPROVEMENTS, STORM DRAINAGE, AS WELL AS A 5' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG THE SITE'S NC 49 AND PAVILLION BLVD. FRONTAGE.
10. CANOPY HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' (15' CLEARANCE)
11. THE BUILDING EXTERIOR SKIN SHALL BE CONSTRUCTED WITH A MINIMUM OF 50% BRICK. THE BALANCE OF THE EXTERIOR BUILDING SKIN SHALL BE COMPRISED OF OTHER COMPLIMENTARY MATERIALS.
12. THE CANOPY OF THIS FACILITY MAY INCORPORATE THE COMPANY'S STANDARD MATERIALS, COLORS AND DESIGN.
13. THE DETACHED IDENTIFICATION SIGN SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18'. THE SIGN (SEE DETAIL) SHALL BE DESIGNED TO ATTRACTIVELY INCORPORATE A MONUMENTAL BRICK BASE TO COMPLIMENT THE BRICK ON THE MAIN BUILDING. THE SIGN FACE SHALL BE LIMITED IN SIZE TO 75 SQ. FT.
14. BUFFERS SHALL BE A COMBINATION OF CLASS "A" AND CLASS "B" PLANTINGS AS WELL AS A DEPTH WHICH VARIES FROM 26.25' TO 50'



LOUIS MELROSE HELMS & wf.  
ANITA BUCHANIN HELMS  
P/O TAX PARCEL 051-012-01  
DEED BOOK 2460 PAGE 214  
PARCEL B MAP BOOK 27 PAGE 810

40' LANDSCAPED AREA + FRONT YARD SETBACK PER ZONING REQUIREMENTS

STANDARD 2'-6" CONC. CURB + GUTTER, TYPICAL

DROP CURB RAMP, TYPE II DRIVEWAY

40' LANDSCAPED AREA + FRONT YARD SETBACK PER ZONING REQUIREMENTS

SITE LIGHTING (SHOEBOX TYPE WITH MAX. 20' POLES)

8' WIDE PLANTING STRIP

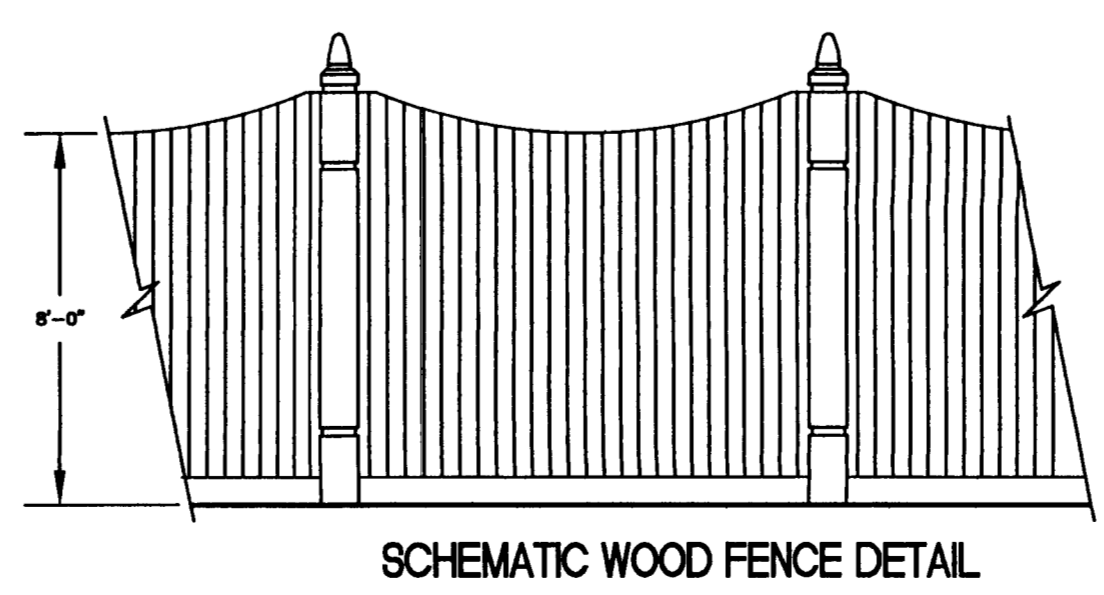
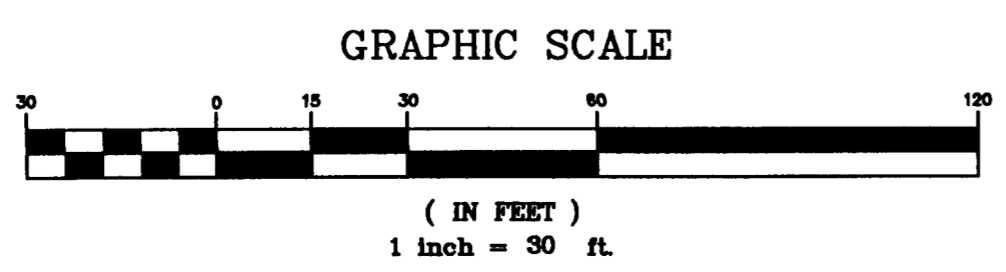
5' WIDE CONC. SIDEWALK

FIRE HYDRANT

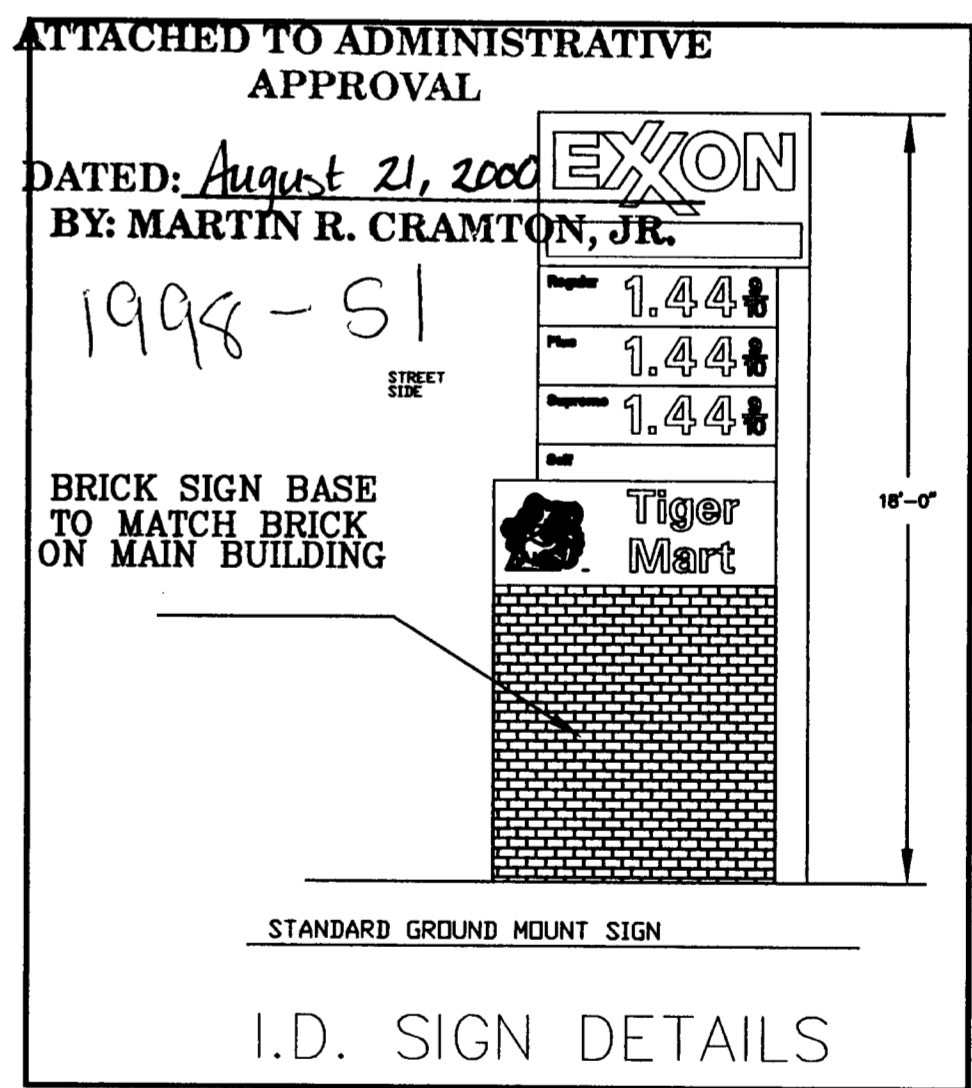
40' LANDSCAPED AREA + FRONT YARD SETBACK PER ZONING REQUIREMENTS

METES AND BOUNDS DESCRIPTION:  
Being all of a 1.9700 acre tract of land situated in the City of Charlotte, Mecklenburg County, North Carolina, being all of Parcel C, of the Major Subdivision of the Helms Property - Map 1 as recorded in Map Book 27 Page 810, Mecklenburg County Register of Deeds and more particularly described by metes and bounds as follows:  
BEGINNING at a found iron rod in the westerly right of way line of the I-485 southbound exit ramp at the southeasterly corner of Parcel B as recorded in Map Book 27 Page 810.  
Thence, with the westerly right of way line of the I-485 southbound exit ramp, S 11° 37' 20" E, 152.80 feet to a found concrete monument.  
Thence, continuing with the westerly right of way line of the I-485 southbound exit ramp S 27° 38' 05" W, 151.89 feet to a found iron rod on the northerly right of way line of NC Highway 49.  
Thence, with the northerly right of way line of NC Highway 49, S 72° 56' 07" W, 225.54 feet to a found concrete monument.  
Thence, continuing with northerly right of way line of NC 49, N 70° 23' 27" W, 562.6 feet to a found concrete monument on the easterly right of way line of Pavilion Boulevard.  
Thence, with the easterly right of way line of Pavilion Boulevard with the arc of a circular curve to the right having a radius of 569.35 feet, an arc length of 234.05 feet and a chord which bears N 04° 56' 52" W, 232.41 feet to a found iron rod.  
Thence, continuing with the easterly right of way line of Pavilion Boulevard, N 07° 10' 42" E, 32.82 feet to a set smooth iron rod, the southeasterly corner of Parcel B.  
Thence, with the southerly line of Parcel B, N 78° 01' 51" E, 300.89 feet to the POINT OF BEGINNING, containing within these metes and bounds 95,314 square feet or 1.9700 acres of land as described on the ALTA/ACSM Land Title Survey for The Exxon Corporation, by DSAtlantic Corporation, dated January 28, 1998 and signed and sealed by Scott Alan Tierney, NCLS L-3166, to which reference is hereby made.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	187.50	529.35	21°22'36"	99.91	503'31"14"E	196.35
C11	234.05	569.35	23°33'12"	118.70	504°36'32"E	232.41

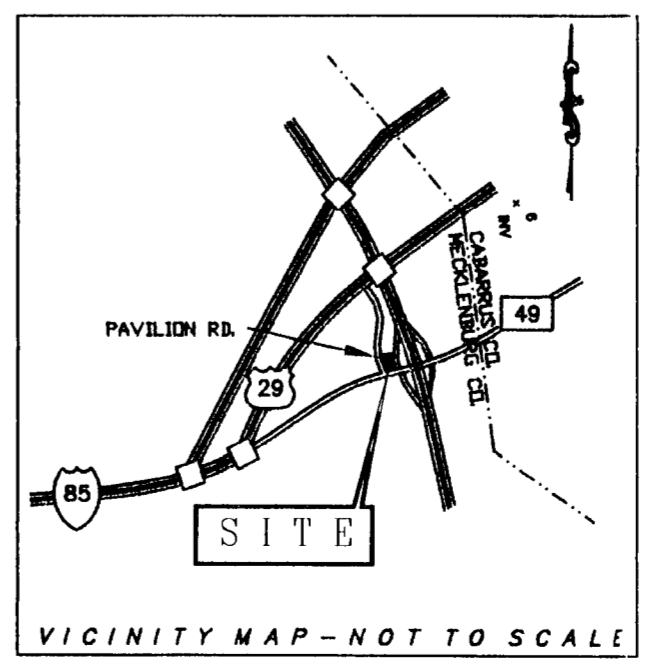


LOUIS MELROSE HELMS & wf.  
ANITA BUCHANIN HELMS  
85,814 SF 1.9700 AC  
P/O TAX PARCEL 051-012-01  
DEED BOOK 2460 PAGE 214  
PARCEL C MAP BOOK 27 PAGE 810



PROJECT DATA

SITE AREA-	1.970 AC.
EXISTING ZONING-	O-1 (CD)
PROPOSED ZONING-	B-1 (CD)
TOTAL PROPOSED BUILDING AREA-	3,520 SF.
TOTAL PARKING REQUIRED	14
3,330 SF / 250 SF = 13.3	
TOTAL PARKING-	32
(INCLUDES 2 HANDICAP SPACES)	
PROPOSED USE-	GASOLINE SALES, CONVENIENCE STORE



MERRIMAN SCHMITT/ARCHITECTS, INC.  
ARCHITECTURE AND PLANNING  
201 SOUTH COLLEGE STREET  
CHARLOTTE, NORTH CAROLINA 28204  
704 / 377-1177 (Fax: 704 / 377-3066)

DSAtlantic

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

EXXON  
UNIVERSITY CITY  
PAVILLION BLVD./HWY. 49 / I-485  
DEVELOPMENT  
CHARLOTTE, NC

DRAWING STATUS:  
O PRELIMINARY NOT FOR CONSTRUCTION  
O ISSUED FOR BIDDING NOT FOR CONSTRUCTION  
O ISSUED FOR PERMITTING  
O ISSUED FOR CONSTRUCTION  
O RECORD SET FOR APPROVAL

OWNER / CLIENT SIGNATURE:  
DATE:

ORIGINAL ISSUE DATE:  
2/12/98

REVISIONS:  
4/17/98  
4/28/98  
7/6/00  
8/14/00

ATTACHED REFERENCES:

PLOT SCALE:  
1" = 30'

EXXON49.DWG

PROJECT:  
C97084EX

DATE:  
05/06/98

SHEET TITLE:  
RE-ZONING PLAN

SHEET #:

AO.0