

DATE: October 5, 2001

TO: Robert Brandon Zoning Administrator

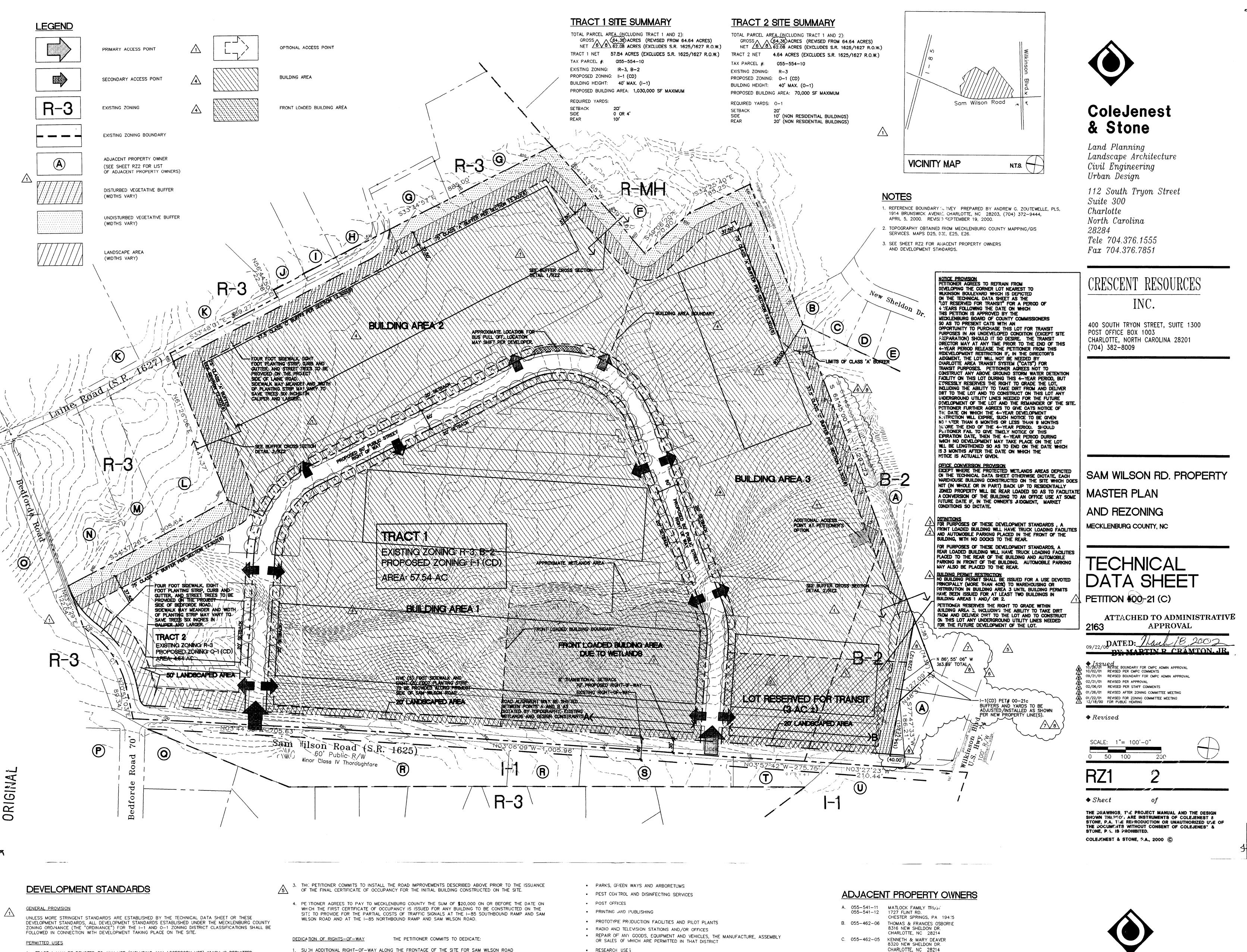
FROM: Martin R. Cramton, Jr. Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-21(c) by Crescent Resources Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to relocate the buffer along the southwest portion of the site to reflect a small parcel being sold. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

See Administrative Approval

And American Section 2000-21(c) by Crescent Resources Inc.



1. TRACT 1 MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN AN I-1 ZONING DISTRICT THAT IS SET FORTH BELOW UNDER THE SCHEDULE OF APPROVED USES FOR THE SITE. 2. TRACT 2 MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN AN O-1 ZONING DISTRICT. **BUILDING LIMITATIONS**

TRACT 1: NO MORE THAN 900,000 SQUARE FEET OF HEATED INDUSTRIAL/OFFICE SPACE MAY BE CONSTRUCTED ON TRACT 1. 2. TRACT 2: NO MORE THAN 70,000 SQUARE FEET OF HEATED OFFICE SPACE MAY BE CONSTRUCTED ON TRACT 2.

1. BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT HOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF PARAGRAPHS (2) AND (3) OF THIS SECTION. 2. THE WIDTHS OF THE BUFFER AREAS MAY BE REDUCED. BERMS AND GRADING MAY BE INSTALLED OR PERFORMED IN THOSE PORTIONS OF THE BUFFER AREA WHICH ARE DEPICTED ON THE TECHNICAL DATA SHEET TO THE EXTENT ALLOWED BY THE ORDINANCE. ALL OTHER BUFFER AREAS ARE TO REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS (BUT ONLY WITHIN THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET), FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS.

PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES. 4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, FENCES, OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE. 5. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.

3. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT

SETBACKS, SIDE YARDS AND REAR YARDS ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 AND O-I ZONING DISTRICTS.

SCREENING AND LANDSCAPING AREAS 1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPE AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORDE ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS (INCLUDING REPLACEMENT OF DEAD OR DYING TREES). 2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS 3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF

1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. TRUCK LOADING FACILITIES WILL NOT FACE SAM WILSON ROAD FOR ANY BUILDING(S) FRONTING SAM BUILDING(S) ADJACENT TO LAINE ROAD WILL BE FRONT LOADED BUILDING(S) WITH NO LOADING OR PARKING AREAS BETWEEN THE BUILDING(S) AND LAINE ROAD.

THE ORDINANCE.

<u>PARKING</u>

1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET. 2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

1 3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE EXCEPT WHERE THE BUILDING IS SEPARATED FROM ADJACENT PROPERTIES BY A BUFFER. ACCESS POINTS (DRIVEWAYS)

1. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE COMMITTED AND OPTIONAL ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

2. NO VEHICULAR ACCESS WILL BE ALLOWED TO BEDFORDE ROAD OR LAINE ROAD. 3. ALL CONSTRUCTION EQUIPMENT ASSOCIATED WITH THE EUILDING(S) CONSTRUCTION SHALL ENTER THE SITE OFF SAM WILSON ROAD. FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE COUNTY FIRE

MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S

OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES. STORM WATER MANAGEMENT

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE COUNTY OF MECKLENBURG. 2. STORM WATER DETENTION SHALL NOT BE ALLOWED IN SETBACKS.

SIGNAGE SIGNS WILL BE GROUND MOUNTED AND WILL NOT EXCEED SEVEN (7) FEET IN HEIGHT OR FIFTY (50) SQUARE

1. THE PETITIONER AGREES TO MAKE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE:

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

FEET IN AREA. ROAD IMPROVEMENTS

- CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1 WITH A MINIMUM STORAGE OF 125 FEET AND A 15:1 TAPER. - CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.

 CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD.

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD WITH A MINIMUM STORAGE OF 75 FEET AND A 15:1 TAPER.

CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.

2. THE CONFIGURATIONS, ULTIMATE LOCATIONS AND LENGTHS OF THESE IMPROVEMENTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE

1. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR SAM WILSON ROAD AS MAY BE NECESSARY TO PROVIDE 35 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD EAST OF ITS EXISTING CENTERLINE.

2. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR BEDFORDE ROAD

OF ITS EXISTING CENTERLINE.

SISTRIBUTION EQUIPMENT

HIGHWAY RIGHTS-OF-WAY

HOUSEHOLD APPLIANCES

AS MAY BE NECESSARY TO PROVIDE 30 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD SOUTH

3. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR LAINE ROAD AS MAY BE NECESSARY TO PROVIDE 25 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD WEST OF SIDEWALKS SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET. INTERNAL SIDEWALKS WILL BE CONSTRUCTED THAT CONNECT ALL BUILDINGS TO THE SIDEWALK ALONG THE INTERNAL

/1\ SCHEDIJLE OF APPROVED I-1 USES FOR TRACT 1: ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: APPAREL AND OTHER TEXTILE PRODUCTS

FARRIC SAMPLES FURNITURE AND FIXTURES INCUSTRIAL MACHINERY AND EQUIPMENT INGRUMENTS AND RELATED PRODUCTS
LEATHER AND LEATHER PRODUCTS, EXCLUDING TANNING OR CURING OF HIDES LUMBER AND WOOD PRODUCTS PAPER AND ALLIED PRODUCTS PLASTIC AND RUBBER PRODUCTS

ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND

TRANSPORTATION EQUIPMENT OTHER SIMILAR USES BUILDING MAINTENANCE SERVICE CATALOG AND MAIL—ORDER HOUSES.

 CCNTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT DISTRIBUTIVE BUSINESSES FABRIC SAMPLE ASSEMBLY FENCE AND FENCE MATERIALS, RETAIL, AND WHOLESALE. GRAPHICS RESEARCH AND PRODUCTION

 INFOOR RECREATION LABORATORIES, MEDICAL, DENTAL, AND OPTICAL. LABORATORIES, FOR APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR FABRICATION. MANUFACTURE (LIGHT) OF:

BEVERAGES, EXCLUDING ALCOHOLIC BEVERAGES BCAT AND SHIP BUILDING BHOOMS AND BRUSHES BURIAL CASKETS COMMUNICATIONS EQUIPMENT COMPUTER AND OFFICE EQUIPMENT COSTUME JEWELRY AND NOTIONS LECTRICAL LIGHTING AND WIRING EQUIPMENT ELECTRIC COMPONENTS AND ACCESSORIES ELECTRONIC EQUIPMENT FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES HOUSEHOLD AUDIO AND VISUAL EQUIPMENT

JEWELRY, SILVERWARE, AND PLATED WARE MEASURING AND CONTROLLING DEVICES MEDICAL INSTRUMENTS AND SUPPLIES MUSICAL INSTRUMENTS OFHTHALMIC GOODS PENS, PENCILS, OFFICE AND ART SUPPLIES PLARMACEUTICALS PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS SEARCH AND NAVIGATION EQUIPMENT

TOYS AND SPORTING GOODS MATCHES, CLOCKS, WATCH CASES AND PARTS OTHER SIMILAR USES MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, REPAIR AND SERVICE FACILITIES . MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSING IN A SINGLE BUILDING

1 . OFFICES, UP TO 400,000 SQUARE FEET OF THOTICS — PROSTHETICS FACILITIES OUTDOOR SEASONAL SALES

75' CLASS 'A' BUFFER

75' CLASS 'A' BUFFER

2. MINIMUM OF 12 TREES PER 100 FEET.

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM

PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

75' CLASS A BUFFER NOTES

SHALL BE REQUIRED.

OF SECTION 12.302.8.

GENERAL AND MEDICAL OFFICES.

PROPOSED H1 (CD) ZONING DISTRICT

 RESEARCH USES SIGN PAINTING, EXCLUSIVE OF MANUFACTURE • STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND

DESIGNERS OF DRNAMENTAL AND PRECIOUS JEWELRY TELEPHONE BOOTHS VOCATIONAL SCHOOLS WAREHOUSING, WITHIN AN ENCLOSED BUILDING WHOLESALE SALES ESTABLISHMENTS

SCHEDULE OF APPROVED I-1 USES FOR TRACT 1 (CONTINUED): RESTAURANTS AND OTHER RETAIL ESTABLISHMENTS.

I-1 USES PERMITTED UNDER PRESCRIBED CONDITIONS FOR TRACT 1:

(AS SET FORTH IN THE ORDINANCE) BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.513 OFF-STREET PARKING, SUBJECT TO THE REGULATIONS OF CHAPTER 12, PART 2

. OFFICES AND GOVERNMENT BUILDINGS, OVER 400,000 SQUARE FEET PROVIDED THAT: (A) PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET; AND THE USE WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302)

• OPEN SPACE RECREATIONAL USES, SUBJECT TO REGULATIONS OF SECTION 12.516 OUTDOOR RECREATION, PROVIDED THAT: (A) OFF STREET PARKING AND SERVICE AREAS AND OUTDOOR RECREATIONAL FACILITIES WILL BE SEPARATED BY A CLASS C BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND

(B) NO OUTDOOR RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS, PICNIC SHELTER, ETC. SHALL BE LOCATED WITHIN 100 FEET OF ANY LOT LOCATED IN A RESIDENTIAL ZONING DISTRICT PUBLIC UTILITY STRUCTURES, SUBJECT TO THE REGULATIONS OF SECTION 12.504 . PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LINES, SUBJECT TO THE REGULATIONS OF SECTION 12.509

 RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT OT THE REGULATIONS OF SUBSECTION 12.108(7) OR SUBSECTION 12.108(8) TEMPORARY BUILDINGS AND STERAGE OF MATERIALS PROVIDED THAT THE USE IS IN CONJUNCTION WITH THE CONSTRUCTION OF A BUILDING ON THE SAME LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON AN ADJACENT LOT. SUCH TEMPORARY USES SHALL BE TERMINATED UPON COMPLETION OF CONSTRUCTION.

ALL ACCESSORY USES AND STRUCTURES AS SET FORTH IN SECTION 9.1104.

I-1 PERMITTED ACCESSORY USES AND STRUCTURES FOR TRACT 1:

PROPOSED HI (CD) ZONING DISTIRICT

N.T.S. (3)

SCHEDULE OF APPROVED 0-1 USES IN TRACT 2:

SIT DOWN RESTAURANTS AS ALLOWED IN THE O-1 DISTRICT, BRANCH BANK OFFICES AND

D. 055-462-04 ALLAN & ZELMA EDWARDS 8326 NEW SHELDON DR. CHARLOTTE, NC 28214 E. 055-462-03 LORRAINE PERROT 8332 NEW SHELDON DR. CHARLOTTE, NC 28214 F. 055-469-99 WARREN HALL 3431 HUNTLYNN RD. CHARLOTTE, NC 28214 HUNTLYNN ACRES, INC. 2222 SAM WILSON RD. CHARLOTTE, NC 28214 LYMAN DRAKE BICKFORD 3719 SHANE LN. CHARLOTTE, NC 28214 JAMES EUGENE ROGERS 3644 SHANE LN. CHARLOTTE, NC 28214 MICK ROGERS 3637 SHANE LN. CHARLOTTE, NC 28214 RICKIE MORRIS

8212 WAMAC CT.

SHARON GREGORY

8209 WAMAC CT.

8216 WAMAC CT

JOHN HOOVER

PEGGY DAVIS

CHARLOTTE, NC 28214

CHARLOTTE, NC 28214

CHARLOTTE, NC 28214

8312 NEW SHELDON DR.

CHARLOTTE, NC 28214

3417 HUNTLYNN RD.

3315 HUNTLYNN RD.

3307 HUNTLYNN RD.

DOUG ZAFERATOS

CHARLOTTE, NC 28214

CHARLOTTE, NC 28214

CHARLOTTE, NC 28214

8312 NEW SHELDON DR.

CHARLOTTE, NC 28214

CHARLOTTE, NC 28214

8313 HUNTS END CT.

KATHERINE EDNA ROGERS

ANGELA BELCHER MARTINEZ

THOMAS WESLEY OSBOURNE

MITCHELL RAY PRESSLEY, JR.

CHARLOTTE, NC 28214 SCOTT HUNTER 3617 SHANE LN. CHARLOTTE, NC 28214 NOVELLA SMITH BEAM 3608 SHANE LN. CHARLOTTE, NC 28214 PATRICIA ANNE VERNA 8214 WAMAC CT. CHARLOTTE, NC 28214-88(2 G. 055-541-14 ARTHUR GALLMAN 055-541-04 8101 LAINE RD. CHARLOTTE, NC 28214

3640 SHANE LN.

BRUCE GREENE

3616 SHANE LN.

CHARLOTTE, NC 28214

H. 055-391-23 CATHERINE MORROW 8101 LAINE RD. CHARLOTTE, NC 28214 I. 055-391-12 FRED & DENISE CHURCH 8112 LAINE RD. CHARLOTTE, NC 28214 J. 055-391-16 WILLIAM BLANTON 8116 LAINE RD. CHARLOTTE, NC 28214 K. 055-391-22 CHARLTON DEESE 8250 LAINE RD. CHARLOTTE, NC 28214

L. 055-541-07 BILLY STEVE HAAS 8237 LAINE RD. CHARLOTTE, NC 28214 M. 055-541-16 TIMOTHY ALLEN WIX 8307 LAINE RD. CHARLOTTE, NC 28214 N. 055-541-08 RALPH & VIRGINIA WIX 8315 LAINE RD. CHARLOTTE, NC 28208 O. 055-541-09 WESTMORELAND BAPTIST CHURCH - TRUSTEES RFD 5, BOX 942-AA

CHARLOTTE, NC 28208 P. 053-151-43 PAUL D. MOOSE, JR. 3314 SAM WILSON RD. CHARLOTTE, NC 28214 Q. 053-152-08 VERON THOMAS 7801 SETTER TRACE LN. CHARLOTTE, NC 28216 R. 053-152-05 HARTSELL BROS. FENCE CO. 053-152-04 P.O. BOX 668223 CHARLOTTE, NC 28266-8223 S. 053-152-02 HERSHELL & FAYE PORTER 129 MARGO DR. CHARLOTTE, NC 28214-9542 T. 053-152-01 JIMMY RAY & TERRI CRUMP 3724 SAM WILSON RD. CHARLOTTE, NC 28214

U. 053-211-17 DANIEL PORTER

8620 WILKINSON BLVD.

CHARLOTTE, NC 28214

PROPOSED I-1 (CD) ZONING DISTRICT

37.5' CLASS C BUFFER NOTES

37.5 CLASS 'C' BUFFER

37.5' CLASS 'C' BUFFER

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE. 2. MINIMUM OF 9 TREES 100 FEET.

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED.

PROPOSED I-1 (CD) ZONING DISTRICT

BUILDING/PARKING/BERMCE ENVELOPE

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.

75' CLASS 'A' BUFFER

75' CLASS A BUFFER HOTES

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF "HE CITY OF CHARLOTTE ZONING ORDINANCE. 2. MINIMUM OF 12 TREES PER 100 FEET.

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT. PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

4. IF DEVELOPER OFTS NOT TO INSTALL A FENCE OR BERM SHALL BE REQUIFED.

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.

ColeJenest Land Planning

& Stone

Landscape Architecture Civil Engineering Urban Design 112 South Tryon Street Suite 300 CharlotteNorth Carolina Tele 704.376.1555 Fax 704.376.7851

400 SOUTH TRYON STREET, SUITE 1300 POST OFFICE BOX 1003 CHARLOTTE, NORTH CAROLINA 28201 (704) 382-8009

SAM WILSON RD. PROPERTY MASTER PLAN AND REZONING MECKLENBURG COUNTY, NO

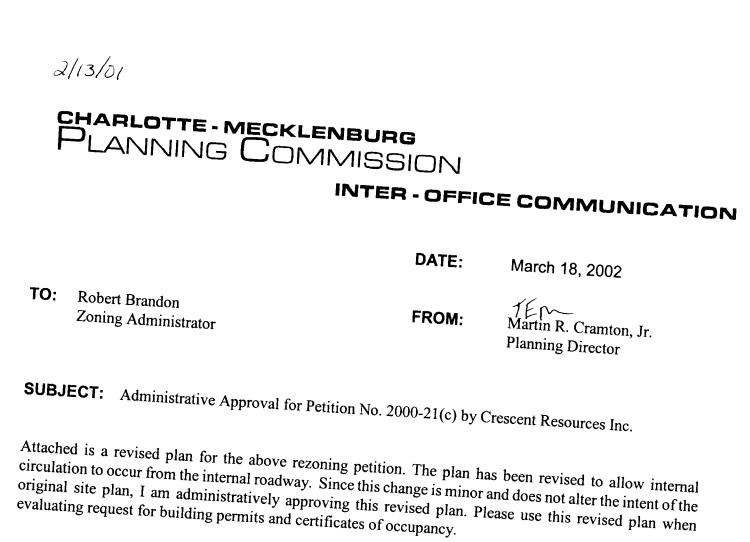
TECHNICAL DATA SHEET **NOTES** ↑ PETITION #00-21 (C)

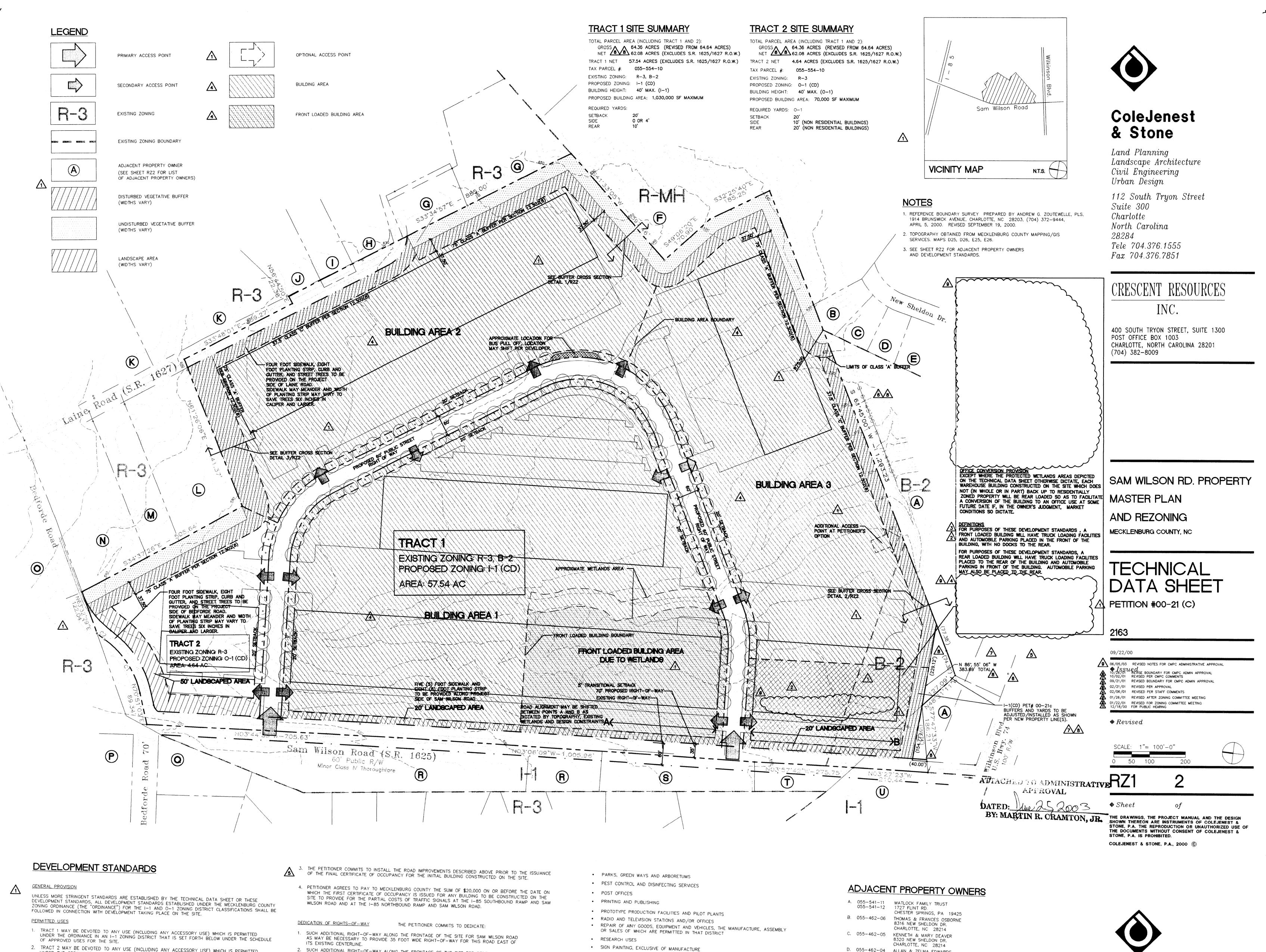
2163 09/22/00 Issued ▲ 03/15/02 REVISED ACCESS POINT NOTES FOR CMPC ADMIN APPROVAL 10/26/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVAL 09/21/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVAL 02/06/01 REVISED PER STAFF COMMENTS

01/22/01 REVISED FOR ZONING COMMITTEE MEETING 01/09/00 REVISED PER STAFF COMMENTS 12/18/00 FOR PUBLIC HEARING \clubsuit Revised

lacktriangle Sheet THE DRAWINGS. THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

COLEJENEST & STONE, P.A., 2000 (C)





- 2. TRACT 2 MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE IN AN 0-1 ZONING DISTRICT. BUILDING LIMITATIONS
- TRACT 1: NO MORE THAN 900,000 SQUARE FEET OF HEATED INDUSTRIAL/OFFICE SPACE MAY 2. TRACT 2: NO MORE THAN 70,000 SQUARE FEET OF HEATED OFFICE SPACE MAY BE CONSTRUCTED <u>BUFFERS</u>
- 1. BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT HOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF PARAGRAPHS (2) AND (3) OF THIS SECTION. 2. THE WIDTHS OF THE BUFFER AREAS MAY BE REDUCED. BERMS AND GRADING MAY BE INSTALLED OR PERFORMED IN THOSE PORTIONS OF THE BUFFER AREA WHICH ARE DEPICTED ON THE TECHNICAL DATA SHEET TO THE EXTENT ALLOWED BY THE ORDINANCE. ALL OTHER BUFFER AREAS ARE TO REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS (BUT ONLY WITHIN THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET), FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS.
- PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES. 4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, FENCES, OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE. 5. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.

3. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT

- SETBACKS, SIDE YARDS AND REAR YARDS ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 AND O-1 ZONING DISTRICTS. SCREENING AND LANDSCAPING AREAS
- 1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPE AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORDE ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS (INCLUDING REPLACEMENT OF DEAD OR DYING TREES).
- 2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS 3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF
- PARKING 1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- TRUCK LOADING FACILITIES WILL NOT FACE SAM WILSON ROAD FOR ANY BUILDING(S) FRONTING SAM WILSON ROAD. 3. BUILDING(S) ADJACENT TO LAINE ROAD WILL BE FRONT LOADED BUILDING(S) WITH NO LOADING OR PARKING AREAS BETWEEN THE RUILDING(S) AND LAINE BOAD. PARKING AREAS BETWEEN THE BUILDING(S) AND LAINE ROAD. <u>LIGHTING</u>
- 1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT 2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT,
- 3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE EXCEPT WHERE THE BUILDING IS SEPARATED FROM ADJACENT PROPERTIES BY A BUFFER. ACCESS POINTS (DRIVEWAYS)

THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

- 1. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE COMMITTED AND OPTIONAL ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 2. NO VEHICULAR ACCESS WILL BE ALLOWED TO BEDFORDE ROAD OR LAINE ROAD. 3. ALL CONSTRUCTION EQUIPMENT ASSOCIATED WITH THE BUILDING(S) CONSTRUCTION SHALL ENTER SITE OFF SAM WILSON ROAD.
- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES. STORM WATER MANAGEMENT

FIRE PROTECTION

- 1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY
- THE STANDARDS IMPOSED BY THE COUNTY OF MECKLENBURG. 2. STORM WATER DETENTION SHALL NOT BE ALLOWED IN SETBACKS. SIGNAGE SIGNS WILL BE GROUND MOUNTED AND WILL NOT EXCEED SEVEN (7) FEET IN HEIGHT OR FIFTY (50) SQUARE
- ROAD IMPROVEMENTS 1. THE PETITIONER AGREES TO MAKE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE: . CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1 WITH A MINIMUM STORAGE OF 125 FEET AND A 15:1 TAPER.
 - . CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #1 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. . CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED SITE DRIVEWAY #2 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. . CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD
 - WITH A MINIMUM STORAGE OF 75 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.
- 2. THE CONFIGURATIONS, ULTIMATE LOCATIONS AND LENGTHS OF THESE IMPROVEMENTS ARE SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

- 2. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR BEDFORDE ROAD AS MAY BE NECESSARY TO PROVIDE 30 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD SOUTH OF ITS EXISTING CENTERLINE. 3. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR LAINE ROAD AS MAY BE NECESSARY TO PROVIDE 25 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD WEST OF
- SIDEWALKS SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET. INTERNAL SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET, INTERNAL WILL BE CONSTRUCTED THAT CONNECT ALL BUILDINGS TO THE SIDEWALK ALONG THE INTERNAL SCHEDULE OF APPROVED I-1 USES FOR TRACT 1:
- ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: APPAREL AND OTHER TEXTILE PRODUCTS ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND DISTRIBUTION EQUIPMENT FABRIC SAMPLES FURNITURE AND FIXTURES

ITS EXISTING CENTERLINE.

- INDUSTRIAL MACHINERY AND EQUIPMENT INSTRUMENTS AND RELATED PRODUCTS
 LEATHER AND LEATHER PRODUCTS, EXCLUDING TANNING OR CURING OF HIDES LUMBER AND WOOD PRODUCTS PAPER AND ALLIED PRODUCTS PLASTIC AND RUBBER PRODUCTS METAL PRODUCTS
 TRANSPORTATION EQUIPMENT
- OTHER SIMILAR USES BUILDING MAINTENANCE SERVICE CATALOG AND MAIL-ORDER HOUSES.
- CONTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT DISTRIBUTIVE BUSINESSES FABRIC SAMPLE ASSEMBLY
- FENCE AND FENCE MATERIALS, RETAIL, AND WHOLESALE. GRAPHICS RESEARCH AND PRODUCTION HIGHWAY RIGHTS-OF-WAY
- INDOOR RECREATION LABORATORIES, MEDICAL, DENTAL, AND OPTICAL.
- . LABORATORIES, FOR APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR FABRICATION. MANUFACTURE (LIGHT) OF: BEVERAGES, EXCLUDING ALCOHOLIC BEVERAGES BOAT AND SHIP BUILDING
- EROOMS AND BRUSHES EURIAL CASKETS COMMUNICATIONS EQUIPMENT COMPUTER AND OFFICE EQUIPMENT COSTUME JEWELRY AND NOTIONS ELECTRICAL LIGHTING AND WIRING EQUIPMENT ELECTRIC COMPONENTS AND ACCESSORIES ELECTRONIC EQUIPMENT FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES HOUSEHOLD AUDIO AND VISUAL EQUIPMENT FOUSEHOLD APPLIANCES JEWELRY, SILVERWARE, AND PLATED WARE MEASURING AND CONTROLLING DEVICES MEDICAL INSTRUMENTS AND SUPPLIES MUSICAL INSTRUMENTS
- OPHTHALMIC GOODS PENS, PENCILS, OFFICE AND ART SUPPLIES PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS SEARCH AND NAVIGATION EQUIPMENT TOYS AND SPORTING GOODS WATCHES, CLOCKS, WATCH CASES AND PARTS
- MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, REPAIR AND SERVICE FACILITIES MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSING IN A SINGLE BUILDING • OFFICES, UP TO 400,000 SQUARE FEET ORTHOTICS — PROSTHETICS FACILITIES OUTDOOR SEASONAL SALES

75' CLASS 'A' BUFFER

BUFFER FENCE

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM

PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS

PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

75' CLASS 'A' BUFFER

2. MINIMUM OF 12 TREES PER 100 FEET.

75' CLASS A BUFFER NOTES

SHALL BE REQUIRED.

OF SECTION 12.302.8.

R3 ZONIN

PROPOSED HI (CD) ZONING DISTRICT

BULDING/PARKING/SERVICE ENVELOPE

EXISTING

- STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY TELEPHONE BOOTHS VOCATIONAL SCHOOLS
- WHOLESALE SALES ESTABLISHMENTS SCHEDULE OF APPROVED I-1 USES FOR TRACT 1 (CONTINUED):

. WAREHOUSING, WITHIN AN ENCLOSED BUILDING

- RESTAURANTS AND OTHER RETAIL ESTABLISHMENTS
- I-1 USES PERMITTED UNDER PRESCRIBED CONDITIONS FOR TRACT 1 (AS SET FORTH IN THE ORDINANCE)
- BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.513 OFF-STREET PARKING, SUBJECT TO THE REGULATIONS OF CHAPTER 12, PART 2
- OFFICES AND GOVERNMENT BUILDINGS, OVER 400,000 SQUARE FEET PROVIDED THAT: (A) PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE BY WAY OF A RESIDENTIAL
- LOCAL (CLASS VI) STREET; AND (B) THE USE WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302)
- OPEN SPACE RECREATIONAL USES, SUBJECT TO REGULATIONS OF SECTION 12.516 OUTDOOR RECREATION, PROVIDED THAT:
- (A) OFF STREET PARKING AND SERVICE AREAS AND OUTDOOR RECREATIONAL FACILITIES WILL BE SEPARATED BY A CLASS C BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND
- (B) NO OUTDOOR RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS, PICNIC SHELTER, ETC. SHALL BE LOCATED WITHIN 100 FEET OF ANY LOT LOCATED IN A RESIDENTIAL ZONING DISTRICT
- PUBLIC UTILITY STRUCTURES, SUBJECT TO THE REGULATIONS OF SECTION 12.504 · PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LINES, SUBJECT TO THE REGULATIONS OF . RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT OT THE REGULATIONS OF SUBSECTION 12.108(7) OR SUBSECTION 12.108(8)
- TEMPORARY BUILDINGS AND STORAGE OF MATERIALS PROVIDED THAT THE USE IS IN CONJUNCTION WITH THE CONSTRUCTION OF A BUILDING ON THE SAME LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON AN ADJACENT LOT. SUCH TEMPORARY USES SHALL BE TERMINATED UPON COMPLETION OF CONSTRUCTION. I-1 PERMITTED ACCESSORY USES AND STRUCTURES FOR TRACT 1
- ALL ACCESSORY USES AND STRUCTURES AS SET FORTH IN SECTION 9.1104.
- SCHEDULE OF APPROVED 0-1 USES IN TRACT 2:
- SIT DOWN RESTAURANTS AS ALLOWED IN THE 0-1 DISTRICT, BRANCH BANK OFFICES AND GENERAL AND MEDICAL OFFICES.

- D. 055-462-04 ALLAN & ZELMA EDWARDS 8326 NEW SHELDON DR. CHARLOTTE, NC 28214 E. 055-462-03 LORRAINE PERROT 8332 NEW SHELDON DR. CHARLOTTE, NC 28214
- F. 055-469-99 WARREN HALL 3431 HUNTLYNN RD. CHARLOTTE, NC 28214 HUNTLYNN ACRES, INC. 2222 SAM WILSON RD.
- 8212 WAMAC CT. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 LYMAN DRAKE BICKFORD 3719 SHANE LN. SHARON GREGORY 8209 WAMAC CT. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 JAMES EUGENE ROGERS MITCHELL RAY PRESSLEY, JR. 3644 SHANE LN. 8216 WAMAC CT. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 MICK ROGERS
 - JOHN HOOVER 3637 SHANE LN. 8312 NEW SHELDON DR. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 RICKIE MORRIS 3640 SHANE LN. PEGGY DAVIS 3417 HUNTLYNN RD. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 BRUCE GREENE DOUG ZAFERATOS 3616 SHANE LN. CHARLOTTE, NC 28214 3315 HUNTLYNN RD. SCOTT HUNTER CHARLOTTE, NC 28214 3617 SHANE LN. ANGELA BELCHER MARTINEZ CHARLOTTE, NC 28214 3307 HUNTLYNN RD.
- NOVELLA SMITH BEAM CHARLOTTE, NC 28214 3608 SHANE LN. THOMAS WESLEY OSBOURNE CHARLOTTE, NC 28214 8312 NEW SHELDON DR. PATRICIA ANNE VERNA CHARLOTTE, NC 28214 8214 WAMAC CT. KATHERINE EDNA ROGERS CHARLOTTE, NC 28214-8802 8313 HUNTS END CT. CHARLOTTE, NC 28214
- G. 055-541-14 ARTHUR GALLMAN 055-541-04 8101 LAINE RD. CHARLOTTE, NC 28214 H. 055-391-23 CATHERINE MORROW
- 8101 LAINE RD. CHARLOTTE, NC 28214 I. 055-391-12 FRED & DENISE CHURCH 8112 LAINE RD.
- CHARLOTTE, NC 28214 J. 055-391-16 WILLIAM BLANTON 8116 LAINE RD.
- CHARLOTTE, NC 28214 K. 055-391-22 CHARLTON DEESE 8250 LAINE RD.
- CHARLOTTE, NC 28214 L. 055-541-07 BILLY STEVE HAAS 8237 LAINE RD.
- CHARLOTTE, NC 28214 M. 055-541-16 TIMOTHY ALLEN WIX 8307 LAINE RD.
- CHARLOTTE, NC 28214 N. 055-541-08 RALPH & VIRGINIA WIX 8315 LAINE RD.
- CHARLOTTE, NC 28208 O. 055-541-09 WESTMORELAND BAPTIST CHURCH - TRUSTEES
- RFD 5, BOX 942-AA CHARLOTTE, NC 28208 P. 053-151-43 PAUL D. MOOSE, JR. 3314 SAM WILSON RD. CHARLOTTE, NC 28214
- Q. 053-152-08 VERON THOMAS 7801 SETTER TRACE LN. CHARLOTTE, NC 28216 R. 053-152-05 HARTSELL BROS. FENCE CO.
- 053-152-04 P.O. BOX 668223 CHARLOTTE, NC 28266-8223 S. 053-152-02 HERSHELL & FAYE PORTER
- 129 MARGO DR. CHARLOTTE, NC 28214-9542 T. 053-152-01 JIMMY RAY & TERRI CRUMP 3724 SAM WILSON RD.
- CHARLOTTE, NC 28214 U. 053-211-17 DANIEL PORTER 8620 WILKINSON BLVD.

MEN 40% LARGE MATURING TREES

MIN. 25% EVEROREEN TREES

PROPOSED HI (CD) ZONING DISTRICT

N.T.S.

37.5' CLASS 'C' BUFFEF

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM

PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS

PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

37.5' CLASS C BUFFER NOTES

SHALL BE REQUIRED.

OF SECTION 12.302.8.

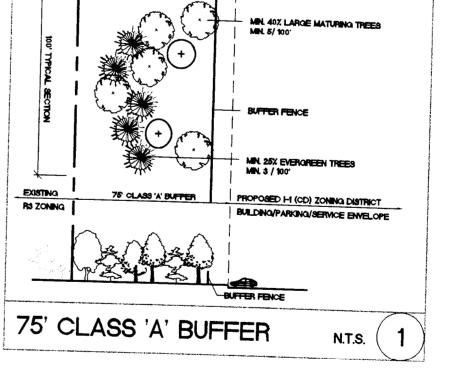
2. MINIMUM OF 9 TREES 100 FEET.

- CHARLOTTE, NC 28214

75' CLASS 'A' BUFFER

75' CLASS A BUFFER NOTES 1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

- PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE. 2. MINIMUM OF 12 TREES PER 100 FEET. 3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.
- 4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED. 5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS
- OF SECTION 12.302.8.



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ColeJenest

Landscape Architecture

112 South Tryon Street

CRESCENT RESOURCES

400 SOUTH TRYON STREET, SUITE 1300

SAM WILSON RD. PROPERTY

CHARLOTTE, NORTH CAROLINA 28201

& Stone

Land Planning

Urban Design

North Carolina

Tele 704.376.1555

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(704) 382-8009

MASTER PLAN

AND REZONING

MECKLENBURG COUNTY, NC

TECHNICAL

NOTES

2163

09/22/00

♦ Issued

Revised

↑ PETITION #00-21 (C)

DATA SHEET

03/15/02 REVISED ACCESS POINT NOTES FOR CMPC ADMIN APPROVAL
 10/26/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVAL

09/21/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVAL
02/21/01 REVISED PER APPROVAL

01/22/01 REVISED FOR ZONING COMMITTEE MEETING

02/06/01 REVISED PER STAFF COMMENTS

01/09/00 REVISED PER STAFF COMMENTS 12/18/00 FOR PUBLIC HEARING

Suite 300

Charlotte

Civil Engineering

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: June 25, 2003

PROPOSED HI (CD) ZONING DISTRICT

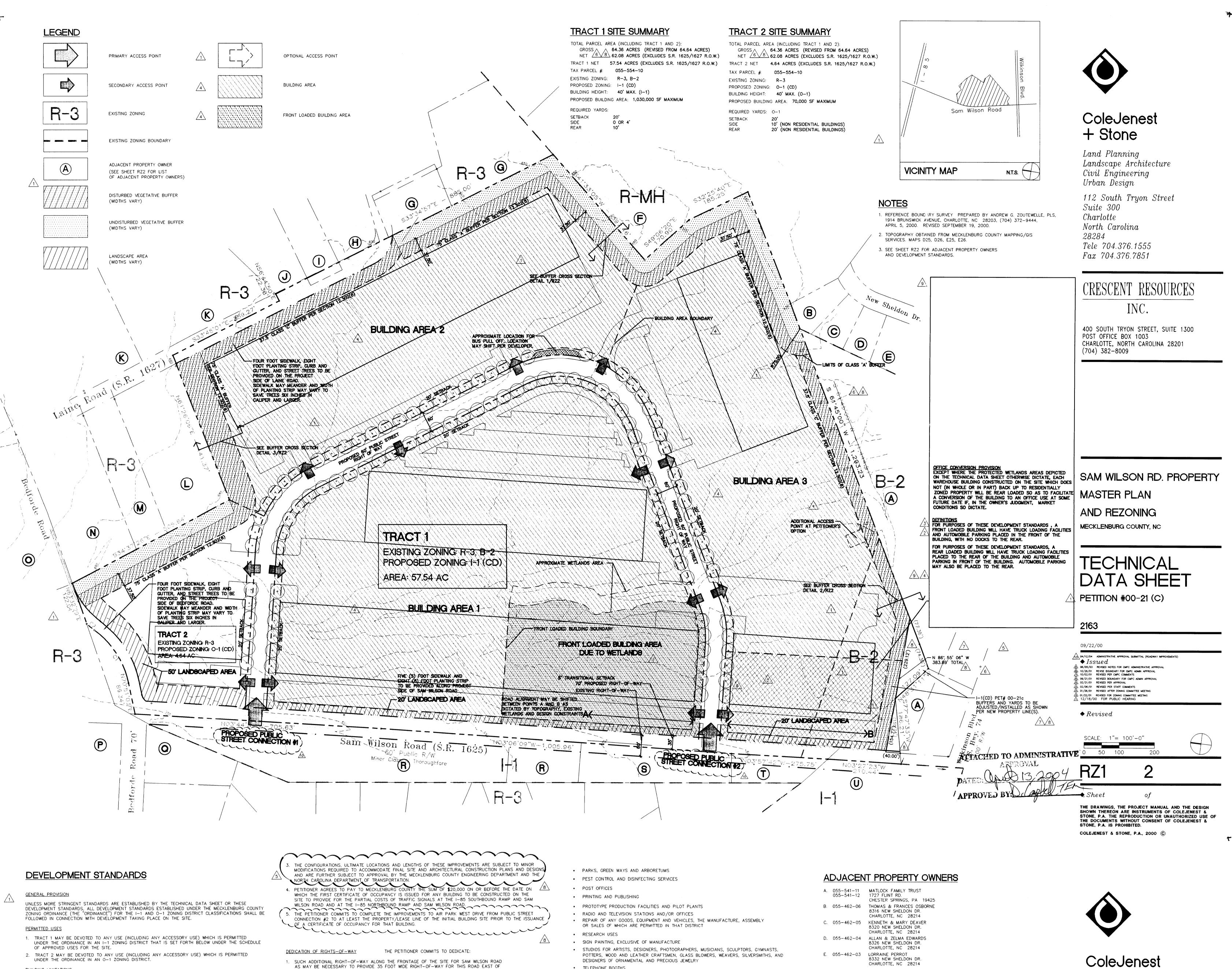
BULDING/PARKING/SERVICE ENVELOPE

N.T.S. (**3**

TO: Robert Brandon Martin R. Cramton, Jr Zoning Administrator Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-21(c) by Crescent Resources Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to eliminate the phasing requirement and remove the requirement to reserve a transit lot. Since these changes are minor and do not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



1. TRACT 1: NO MORE THAN 900,000 SQUARE FEET OF HEATED INDUSTRIAL/OFFICE SPACE MAY

2. TRACT 2: NO MORE THAN 70,000 SQUARE FEET OF HEATED OFFICE SPACE MAY BE CONSTRUCTED ON TRACT 2. <u>BUFFERS</u>

 BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE; SUBJECT HOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF PARAGRAPHS (2) AND (3) OF THIS SECTION. 2. THE WIDTHS OF THE BUFFER AREAS MAY BE REDUCED. BERMS AND GRADING MAY BE INSTALLED OR PERFORMED IN THOSE PORTIONS OF THE BUFFER AREA WHICH ARE DEPICTED ON THE TECHNICAL DATA SHEET TO THE EXTENT ALLOWED BY THE ORDINANCE. ALL OTHER BUFFER AREAS ARE TO REMAIN UNDISTURBED, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS (BUT ONLY WITHIN THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET), FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS. 3. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT

4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, FENCES, OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.

5. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS.

SETBACKS, SIDE YARDS AND REAR YARDS ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE I-1 AND O-I ZONING DISTRICTS.

PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES.

(INCLUDING REPLACEMENT OF DEAD OR DYING TREES).

SCREENING AND LANDSCAPING AREAS

1. THE OWNER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE LANDSCAPE AREAS ESTABLISHED ALONG SAM WILSON ROAD AND BEDFORDE ROAD LARGE MATURING TREES SPACED AT 50 LINEAR FEET ON CENTER AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS

2. LANDSCAPE AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEYED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE AND WILL MEET OR EXCEED THE REQUIREMENTS

3. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. 1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

TRUCK LOADING FACILITIES WILL NOT FACE SAM WILSON ROAD FOR ANY BUILDING(S) FRONTING SAM WILSON ROAD. BUILDING(S) ADJACENT TO LAINE ROAD WILL BE FRONT LOADED BUILDING(S) WITH NO LOADING OR PARKING AREAS BETWEEN THE BUILDING(S) AND LAINE ROAD.

1. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT 2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG

PUBLIC STREETS) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES. 1 3. NO WALL PACK LIGHT FIXTURES WILL BE ALLOWED ON ANY STRUCTURES PLACED ON THE SITE EXCEPT WHERE THE BUILDING IS SEPARATED FROM ADJACENT PROPERTIES BY A BUFFER.

ACCESS POINTS (DRIVEWAYS) 1. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE COMMITTED AND OPTIONAL ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET AND WILL BE LOCATED IN THE GENERAL AREAS DEPICTED. THE CONFIGURATIONS AND ULTIMATE LOCATIONS OF THESE ACCESS POINTS WITHIN THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ARE FURTHER SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND THE NORTH

2. NO VEHICULAR ACCESS WILL BE ALLOWED TO BEDFORDE ROAD OR LAINE ROAD. 3. ALL CONSTRUCTION EQUIPMENT ASSOCIATED WITH THE BUILDING(S) CONSTRUCTION SHALL ENTER THE SITE OFF SAM WILSON ROAD.

CAROLINA DEPARTMENT OF TRANSPORTATION.

STORM WATER MANAGEMENT

FIRE PROTECTION ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS IMPOSED BY THE COUNTY OF MECKLENBURG. 2. STORM WATER DETENTION SHALL NOT BE ALLOWED IN SETBACKS.

<u>SIGNAGE</u> SIGNS WILL BE GROUND MOUNTED AND WILL NOT EXCEED SEVEN (7) FEET IN HEIGHT OR FIFTY (50) SQUARE

ROAD IMPROVEMENTS THE PETITIONER COMMITS TO COMPLETE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE PRIOR TO THE

ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE INITIAL BUILDING CONSTRUCTED ON THE SITE:

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. THE PETITIONER COMMITS TO COMPLETE THE FOLLOWING ROADWAY IMPROVEMENTS AT ITS EXPENSE PRIOR TO THE ISSUANCE OF ANY SUBSEQUENT CERTIFICATE OF OCCUPANCIES FOR FUTURE PLANNED BUILDINGS ON THE SITE OR BY

CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED PUBLIC STREET CONNECTION #1 WITH A MINIMUM STORAGE OF 125 FEET AND A 15:1 TAPER.

CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED PUBLIC STREET CONNECTION #1 WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.

CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD

WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT BEDFORDE ROAD WITH A MINIMUM STORAGE OF 75 FEET AND A 15:1 TAPER.

 CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER. CONSTRUCT A LEFT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT WILKINSON BOULEVARD WITH A MINIMUM STORAGE OF 150 FEET AND A 15:1 TAPER.

. CONSTRUCT A LEFT TURN LANE ON SOUTHBOUND SAM WILSON ROAD AT PROPOSED PUBLIC STREET CONNECTION #2 CONSTRUCT A RIGHT TURN LANE ON NORTHBOUND SAM WILSON ROAD AT PROPOSED PUBLIC STREET CONNECTION #2* 75' CLASS A BUFFER NOTES

75' CLASS 'A' BUFFER

ALL BUFFER PLANTING TO BE FROM THE APPROVED PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE. . MINIMUM OF 12 TREES PER 100 FEET.

2. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR BEDFORDE ROAD

3. SUCH ADDITIONAL RIGHT-OF-WAY ALONG THE FRONTAGE OF THE SITE FOR LAINE ROAD

4 WILL BE CONSTRUCTED THAT CONNECT ALL BUILDINGS TO THE SIDEWALK ALONG THE INTERNAL

ITS EXISTING CENTERLINE.

TO THE FOLLOWING:

FABRIC SAMPLES

DISTRIBUTION EQUIPMENT

FURNITURE AND FIXTURES

LUMBER AND WOOD PRODUCTS

PAPER AND ALLIED PRODUCTS

METAL PRODUCTS
TRANSPORTATION EQUIPMENT

BUILDING MAINTENANCE SERVICE

CONSTRUCTION EQUIPMENT

DISTRIBUTIVE BUSINESSES

FABRIC SAMPLE ASSEMBLY

HIGHWAY RIGHTS—OF—WAY

INDOOR RECREATION

CATALOG AND MAIL—ORDER HOUSES.

GRAPHICS RESEARCH AND PRODUCTION

PROCESSES OR FABRICATION.

MANUFACTURE (LIGHT) OF:

BOAT AND SHIP BUILDING

BURIAL CASKETS
COMMUNICATIONS EQUIPMENT

COMPUTER AND OFFICE EQUIPMENT COSTUME JEWELRY AND NOTIONS

BROOMS AND BRUSHES

HOUSEHOLD APPLIANCES

MUSICAL INSTRUMENTS

OTHER SIMILAR USES

OUTDOOR SEASONAL SALES

/1\
OFFICES, UP TO 400,000 SQUARE FEET

ORTHOTICS — PROSTHETICS FACILITIES

OPHTHALMIC GOODS

LABORATORIES, MEDICAL, DENTAL, AND OPTICAL.

BEVERAGES, EXCLUDING ALCOHOLIC BEVERAGES

ELECTRICAL LIGHTING AND WIRING EQUIPMENT

LLECTRIC COMPONENTS AND ACCESSORIES ELECTRONIC EQUIPMENT

HOUSEHOLD AUDIO AND VISUAL EQUIPMENT

JEWELRY, SILVERWARE, AND PLATED WARE MEASURING AND CONTROLLING DEVICES MEDICAL INSTRUMENTS AND SUPPLIES

PENS, PENCILS, OFFICE AND ART SUPPLIES

TOYS AND SPORTING GOODS WATCHES, CLOCKS, WATCH CASES AND PARTS

SEARCH AND NAVIGATION EQUIPMENT

FENCE AND FENCE MATERIALS, RETAIL, AND WHOLESALE

OTHER SIMILAR USES

PLASTIC AND RUBBER PRODUCTS

 $/_1$ SCHEDULE OF APPROVED I-1 USES FOR TRACT 1:

APPAREL AND OTHER TEXTILE PRODUCTS

INDUSTRIAL MACHINERY AND EQUIPMENT

SIDEWALKS

AS MAY BE NECESSARY TO PROVIDE 30 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD SOUTH

AS MAY BE NECESSARY TO PROVIDE 25 FOOT WIDE RIGHT-OF-WAY FOR THIS ROAD WEST OF

ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED

ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND

INSTRUMENTS AND RELATED PRODUCTS
LEATHER AND LEATHER PRODUCTS, EXCLUDING TANNING OR CURING OF HIDES

CONTRACTOR OFFICES AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF

. LABORATORIES, FOR APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE,

FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES

PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS

. MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, REPAIR AND SERVICE FACILITIES

. MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSING IN A SINGLE BUILDING

75' CLASS 'A' BUFFER

PROPOSED H1 (CD) ZONING DISTRICT

SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE INTERNAL PUBLIC STREET. INTERNAL SIDEWALKS

. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH SHALL BE REQUIRED.

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8

VOCATIONAL SCHOOLS

SCHEDULE OF APPROVED I-1 USES FOR TRACT 1 (CONTINUED): RESTAURANTS AND OTHER RETAIL ESTABLISHMENTS

WHOLESALE SALES ESTABLISHMENTS

WAREHOUSING, WITHIN AN ENCLOSED BUILDING

I-1 USES PERMITTED UNDER PRESCRIBED CONDITIONS FOR TRACT 1: (AS SET FORTH IN THE ORDINANCE)

OFFICES AND GOVERNMENT BUILDINGS, OVER 400,000 SQUARE FEET.

 BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.513 OFF-STREET PARKING, SUBJECT TO THE REGULATIONS OF CHAPTER 12, PART 2

(A) PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET; AND

(B) THE USE WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302) OPEN SPACE RECREATIONAL JSES, SUBJECT TO REGULATIONS OF SECTION 12.516 OUTDOOR RECREATION, PROVIDED THAT:

(A) OFF STREET PARKING AND SERVICE AREAS AND OUTDOOR RECREATIONAL FACILITIES WILL BE SEPARATED BY A CLASS C BUFFER FROM ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND

(B) NO OUTDOOR RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS, PICNIC SHELTER, ETC. SHALL BE LOCATED WITHIN 100 FEET OF ANY LOT LOCATED IN A RESIDENTIAL ZONING DISTRICT

PUBLIC UTILITY STRUCTURES, SUBJECT TO THE REGULATIONS OF SECTION 12.504

 PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LINES, SUBJECT TO THE REGULATIONS OF SECTION 12.509

 RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR STRUCTURES, SUBJECT OT THE REGULATIONS OF SUBSECTION 12.108(7) OR SUBSECTION 12.108(8) TEMPORARY BUILDINGS AND STORAGE OF MATERIALS PROVIDED THAT THE USE IS IN

CONJUNCTION WITH THE CONSTRUCTION OF A BUILDING ON THE SAME LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON AN ADJACENT LOT. SUCH TEMPORARY USES SHALL BE TERMINATED UPON COMPLETION OF CONSTRUCTION. I-1 PERMITTED ACCESSORY USES AND STRUCTURES FOR TRACT 1:

ALL ACCESSORY USES AND STRUCTURES AS SET FORTH IN SECTION 9.1104.

SCHEDULE OF APPROVED 0-1 USES IN TRACT 2: • SIT DOWN RESTAURANTS AS ALLOWED IN THE O-1 DISTRICT, BRANCH BANK OFFICES AND GENERAL AND MEDICAL OFFICES.

F. 055-469-99 WARREN HALL 3431 HUNTLYNN RD. CHARLOTTE, NC 28214 HUNTLYNN ACRES, INC 2222 SAM WILSON RD.

CHARLOTTE, NC 28214 LYMAN DRAKE BICKFORD 3719 SHANE LN. CHARLOTTE, NC 28214 JAMES EUGENE ROGERS 3644 SHANE LN. CHARLOTTE, NC 28214 MICK ROGERS 3637 SHANE LN. CHARLOTTE, NC 28214 RICKIE MORRIS 3640 SHANE LN. CHARLOTTE, NC 28214 BRUCE GREENE

SCOTT HUNTER 3617 SHANE LN. CHARLOTTE, NC 28214 NOVELLA SMITH BEAM 3608 SHANE LN. CHARLOTTE, NC 28214 PATRICIA ANNE VERNA 8214 WAMAC CT. CHARLOTTE, NC 28214-8802 G. 055-541-14 ARTHUR GALLMAN

3616 SHANE LN.

055-541-04 8101 LAINE RD. CHARLOTTE, NC 28214 H. 055-391-23 CATHERINE MORROW 8101 LAINE RD. CHARLOTTE, NC 28214 1. 055-391-12 FRED & DENISE CHURCH 8112 LAINE RD. CHARLOTTE, NC 28214 J. 055-391-16 WILLIAM BLANTON 8116 LAINE RD.

CHARLOTTE, NC 28214 K. 055-391-22 CHARLTON DEESE 8250 LAINE RD. CHARLOTTE, NC 28214 L. 055-541-07 BILLY STEVE HAAS 8237 LAINE RD.

8307 LAINE RD. CHARLOTTE, NC 28214 N. 055-541-08 RALPH & VIRGINIA WIX 8315 LAINE RD. CHARLOTTE, NC 28208 O. 055-541-09 WESTMORELAND BAPTIST CHURCH - TRUSTEES

RFD 5, BOX 942-AA CHARLOTTE, NC 28208 P. 053-151-43 PAUL D. MOOSE, JR. 3314 SAM WILSON RD. CHARLOTTE, NC 28214 Q. 053-152-08 VERON THOMAS

7801 SETTER TRACE LN. CHARLOTTE, NC 28216 R. 053-152-05 HARTSELL BROS. FENCE CO. 053-152-04 P.O. BOX 668223

3724 SAM WILSON RD. CHARLOTTE, NC 28214 U. 053-211-17 DANIEL PORTER

PROPOSED 1-1 (CD) ZONING DISTRICT

37.5' CLASS 'C' BUFFER

1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM

PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS

PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

37.5' CLASS C BUFFER NOTES

SHALL BE REQUIRED.

OF SECTION 12.302.8.

2. MINIMUM OF 9 TREES 100 FEET.

8620 WILKINSON BLVD. CHARLOTTE, NC 28214

8212 WAMAC CT. CHARLOTTE, NC 28214 SHARON GREGORY 8209 WAMAC CT. CHARLOTTE, NC 28214 MITCHELL RAY PRESSLEY, JR. 8216 WAMAC CT CHARLOTTE, NC 28214 JOHN HOOVER 8312 NEW SHELDON DR. CHARLOTTE, NC 28214

PEGGY DAVIS 3417 HUNTLYNN RD. CHARLOTTE, NC 28214 DOUG ZAFERATOS 3315 HUNTLYNN RD. CHARLOTTE, NC 28214 CHARLOTTE, NC 28214 3307 HUNTLYNN RD. CHARLOTTE, NC 28214 8312 NEW SHELDON DR. CHARLOTTE, NC 28214

KATHERINE EDNA ROGERS 8313 HUNTS END CT. CHARLOTTE, NC 28214

ANGELA BELCHER MARTINEZ

THOMAS WESLEY OSBOURNE

CHARLOTTE, NC 28214 M. 055-541-16 TIMOTHY ALLEN WIX

CHARLOTTE, NC 28266-8223 S. 053-152-02 HERSHELL & FAYE PORTER 129 MARGO DR. CHARLOTTE, NC 28214-9542 T. 053-152-01 JIMMY RAY & TERRI CRUMP

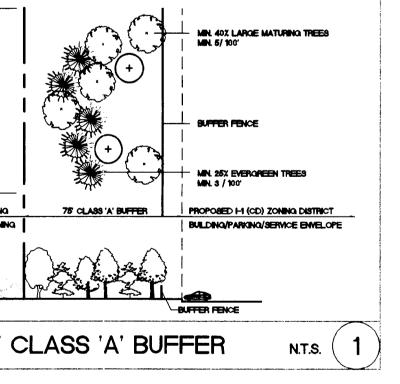
PROPOSED I-1 (CD) ZONING DISTRICT 75' CLASS 'A' BUFFER N.T.S.

75' CLASS A BUFFER NOTES

PLANT LIST OF THE CITY OF CHARLOTTE ZONING ORDINANCE. 2. MINIMUM OF 12 TREES PER 100 FEET.

4. IF DEVELOPER OPTS NOT TO INSTALL A FENCE OR BERM SHALL BE REQUIRED.

5. THE BUFFER FENCE WILL MEET THE REQUIREMENTS OF SECTION 12.302.8.



1. ALL BUFFER PLANTING TO BE FROM THE APPROVED

3. ALL TREES TO BE 2" CALIPER MINIMUM AND 8' HEIGHT.

PER SECTION 12.302.8, THEN THE FULL BUFFER WIDTH

4/12/04 ADMINISTRATIVE APPROVAL SUBMITTAL (ROADWAY IMPROVEMENTS \bullet Issued03/15/02 REVISED ACCESS POINT NOTES FOR CMPC ADMIN APPROVAL 10/26/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVAL 09/21/01 REVISED BOUNDARY FOR CMPC ADMIN. APPROVA 02/21/01 REVISED PER APPROVAL 02/06/01 REVISED PER STAFF COMMENTS 01/22/01 REVISED FOR ZONING COMMITTEE MEETING 01/09/00 REVISED PER STAFF COMMENTS 12/18/00 FOR PUBLIC HEARING

+ Stone

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North Carolina

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MASTER PLAN

AND REZONING

NOTES

↑ PETITION #00-21 (C)

MECKLENBURG COUNTY, NC

TECHNICAL

DATA SHEET

(704) 382-8009

Suite 300

Charlotte

Civil Engineering

Landscape Architecture

112 South Tryon Street

400 SOUTH TRYON STREET, SUITE 1300

SAM WILSON RD. PROPERTY

CHARLOTTE, NORTH CAROLINA 28201

lacktriangle Sheet

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CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

PROPOSED HI (CD) ZONING DISTRICT

N.T.S. \int 3

April 13, 2004 DATE: Debra Campbell TO: Robert Brandon Interim Planning Director Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2000-21(c) by Crescent Resources Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to change the phasing requirement for roadway improvements. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. Note that all other ordinance requirements still apply.