

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

**INTER - OFFICE COMMUNICATION**

**DATE:** July 1, 2002  
**TO:** Robert Brandon  
Zoning Administrator  
**FROM:** Martin R. Cramton, Jr.  
Planning Director

**SUBJECT:** Innovative site plan approval for petition 01-032 by Robert C. Rhein Interests, Inc.

Attached is a MX-1 innovative site plan amendment for the above referenced petition. The Zoning Committee approved this plan on June 24, 2002. Please use this plan when evaluating requests for building permits and certificates of occupancy.

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

**INTER - OFFICE COMMUNICATION**

**TO:** Robert Brandon  
Zoning Administrator

**DATE:** July 1, 2002

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

**SUBJECT:** Amended Innovative Provisions for petition 01-032 by Robert C. Rhein Interests, Inc.

Refer to the attached letter and exhibit (*Heydon Hall Innovative Provisions Amendment Exhibit*, dated 6/18/2002) with respect to the 20' front setback and rear yard for the above referenced petition.

The Zoning Committee approved these modifications on June 24, 2002. Please use this plan when evaluating requests for building permits and certificates of occupancy.

**SMITHFIELD**  
 CITY OF CHARLOTTE, MECK. CO., N.C.  
 FOR: ROBERT C. RHEIN INTERESTS, INC.

**SITE TABULATION**

TOTAL SITE ACREAGE	= 69.28 ACRES
EXISTING ZONING	= R-3
PROPOSED ZONING	= MX-1 (3.2 DU/ACRE)
PROPOSED USE	= SINGLE FAMILY
COMMON OPEN SPACE	= 10.0 AC (INCLUDES 5 AC OF GREENWAY)

**MX-1 REQUIREMENTS**  
 ALL LOTS WILL MEET SETBACK AND LOT WIDTH REQUIREMENTS FOR CHARLOTTE MECKLENBURG ZONING STANDARDS FOR R-3 CLUSTER WITH SWIM INCENTIVES. NO LOTS SHALL BE LESS THAN 7000 SF.

ALL PROPOSED STREETS WILL BE PRIVATE.  
 WETLANDS AREAS WITHIN SWIM STREAM BUFFERS SHALL NOT BE DISTURBED.

PROPOSED SITE DENSITY WILL NOT EXCEED CURRENT R-3 ZONING REQUIREMENTS.

THE PROPOSED ROAD PATTERN UTILIZES ~~EXISTING~~ ADJACENT TO EXISTING SINGLE FAMILY LOTS TO MINIMIZE THE IMPACT OF TREE REMOVAL AND ADJACENT RESIDENCES AS PRESENTED TO CAMERON WOOD HOMEOWNERS.

OLD GRAVE SITES ASSOCIATED WITH THE OLD SMITH BAPTIST CHURCH THAT ARE LOCATED ON THIS SITE WILL BE PRESERVED.

THE FLOODPLAIN REGULATIONS AS ADOPTED BY CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS SHALL BE APPLIED TO ALL AREAS IN THE EXISTING AND FUTURE FLOODPLAIN AS SHOWN ON THE LATEST FLOODPLAIN LAND USE MAPS.

DEVELOPMENT OF THIS SITE SHALL OBEY BY THE SWIM STREAM BUFFER REGULATIONS.

IN THE EVENT THAT THE ZONING BOARD'S DECISION BECOMES INCORPORATED INTO A PART OF THIS PLAN, THE REQUIREMENT FOR THE PUBLIC STREETS SHALL BE WAIVED IF REZONED TO MX-1.

**INNOVATIVE PROVISIONS**  
 MINIMUM LOT WIDTH/REQUIRED FRONT YARDS MAY BE MEASURED AT VARYING DISTANCES FROM THE RIGHT-OF-WAY TO ALLOW FOR COMMON AND/OR SHARED DRIVEWAYS WITH LANDSCAPED FRONT YARDS MAINTAINED BY THE COMMUNITY HOA.  
 MEDIAN STREETS AND/OR CUL-DE-SACS MAY BE DESIGNED FOR ONE-WAY TRAFFIC.  
 THE TURN AROUND RADIUS ON SMITHFIELD CHURCH ROAD WILL MEET THE MINIMUM STANDARDS FOR CDOT COMMERCIAL CUL-DE-SAC.  
 PRIVATE STREET CENTERLINE RADI MAY BE NO LESS THAN 70 FEET.  
 STREET TREES SHALL BE PLANTED IN PLANTING STRIPS WITHIN PRIVATE RIGHT-OF-WAY. PLANTING STRIP MAY VARY AT THE DEVELOPERS DISCRETION.

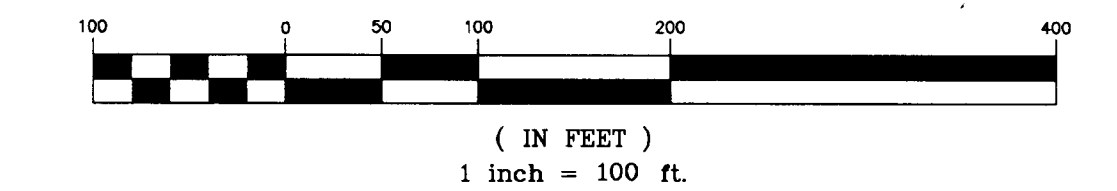
**TECHNICAL DATA SHEET**

**FOR PUBLIC HEARING  
 REZONING PETITION #01-032**

SCALE:	1" = 100'
DATE:	12/22/00
REVISIONS:	2-18-01 PER CMPC COMMENTS
	3-28-01 PER CMPC COMMENTS
	4-18-01 PER CMPC COMMENTS
	7-05-01 PER APPLICANT'S REQUEST

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATED: July 23, 2001  
 BY: MARTIN R. CRAMTON, JR.



**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 750 Wilshire Oak Court Charlotte, NC 28203  
 704.558.1990 704.558.0500( fax )  
 123-33

2001-032

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

DATE: July 24, 2001  
 FROM: Martin R. Cramton, Jr.  
 Planning Director  
 TO: Robert Brandon  
 Zoning Administrator

SUBJECT: Innovative site plan approval for petition 01-032 by Robert C. Rhein Interests, Inc.

Attached is a MX-1 innovative site plan for the above referenced petition. The Zoning Committee approved this plan on July 23, 2001. Please use this plan when evaluating requests for building permits and certificates of occupancy.

AutoCAD File: P:\img\WHEIN\FEATHER CREEK\Sheet4.dwg Plotted at: Mon Jul 16 14:08:11 2001  
 BTG



# A PARK COMMUNITY

Community Nature Park

100' Wide Promenade Home

80' Wide Park Home

Promenade Park

Town Square

Gate House

Pocket Park

Community Entrance

Nature Tree Save

Ally Drives

60' Wide Village Home

*SCHEMATIC SITE PLAN  
FOR ILLUSTRATIVE PURPOSES  
ALLEYS ARE NOT BEING REQUESTED*

*Stephen Fuller*  
SIGNATURE COMMUNITIES

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## Charlotte-Mecklenburg Planning Department

**DATE:** August 20, 2012

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Debra Campbell  
Planning Director



**SUBJECT:** Administrative Approval for Petition No. 2001-032 Robert C. Rhein Interests, INC

Attached is a revised memo for the above referenced rezoning petition. The memo and email are stating Park and Recreation, does not need the Greenway strips that were required per the conditional site plan. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

**Note all other Zoning Ordinance and conditional requirements still apply.**

**Note the 15 foot tree preservation is still required per the conditional site plan.**

## Fortune, Solomon

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**From:** Cook, Gwen <Gwen.Cook@mecklenburgcountync.gov>  
**Sent:** Wednesday, August 08, 2012 2:45 PM  
**To:** Fortune, Solomon  
**Subject:** Heydon Hall  
**Attachments:** 2012.7.27 signed letter.Heydon Hall Dedication.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Solomon,

Please see my attached letter. We have decided that these narrow strips are not going to work well for the greenway system.

Thanks,  
Gwen Cook

*Gwen Machen Cook, RLA, ASLA*

*Planner*

Mecklenburg County Park and Recreation  
5841 Brookshire Boulevard  
Charlotte, NC 28216  
(704) 432-1570  
[Gwen.Cook@MecklenburgCountyNC.gov](mailto:Gwen.Cook@MecklenburgCountyNC.gov)

*"Life is what happens outside your car"*  
**Go the Greenway!**



*Consider the environment before printing*



**MECKLENBURG COUNTY**  
Park and Recreation Department

July 27, 2012

Jacqueline McNeil, AICP  
Real Estate Manager  
Asset and Facilities Management  
Business Support Services Agency (BSSA)  
3205 Freedom Drive, Suite 101  
Charlotte, NC 28208

Re: Heydon Hall Greenway Conveyance on McMullen Creek

Jacqueline,

I am writing as a follow-up to our meeting with Dan Barnobi of Rhein Interests and others concerning the required conveyance of property to Mecklenburg County for greenway. It is my understanding that the Planning Department is receptive to an administrative change to this requirement allowing the petitioner and Park and Recreation to accept the conveyance to the County the portion of the property associated with the creek. The Planning Department is also receptive to releasing the petitioner of the requirement to convey to the County the narrow portion of the dedication (approximately 10' in width) that was intended to connect the future greenway to schools on Smithfield Church Road. Park and Recreation has determined that the narrow portion would be a maintenance concern and acknowledges that it would be best if this narrow portion is not conveyed to the County.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Cook".

Gwen Cook  
Planner  
Capital Planning Services

Cc: Lee Jones, Director Capital Planning  
Hamlin Wade, County Attorney