

LUTHER B. WILLIAMS
DEVRON H. WILLIAMS
DEED 3954 P.550
6632 W. SUGAR CREEK RD
CHARLOTTE NC 28213
R-3

57,616 sq.ft.
1.32 acres
R-3

RODNEY PURSER &
CAROL F. PURSER
DEED 13097 P.801
8215 HOOD RD
CHARLOTTE, NC 28215
R-3

NEW GRAVEL PARKING LOT
(APPROXIMATE SIZE
AND LOCATION)

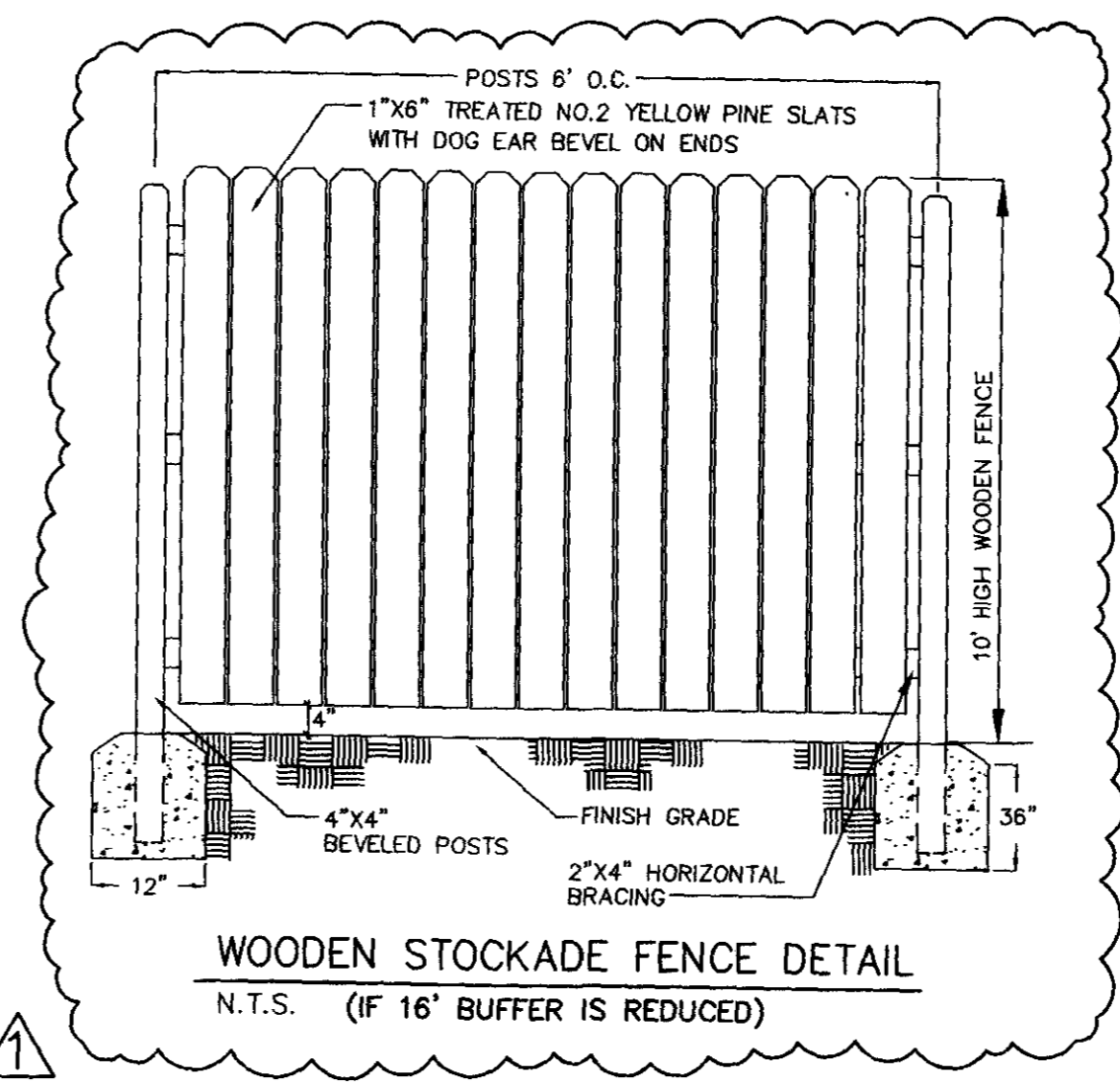
AREA TO BE
ABANDONED
16,097 sq.ft.
0.37 acres

GRACE A.M.E. ZION CHURCH
219 S. BREVARD ST.
CHARLOTTE NC 28202
R-3

EXISTING DRIVEWAY
CONNECTION TO
DAVID COX TO REMAIN

SEE NOTE #1
EXISTING DRIVEWAYS
TO BE REMOVED

O-1(CD)



NOTES:

1. UPON EXPANSION OF THE EXISTING RESIDENCE FOR OFFICE USES, THE PETITIONER SHALL REMOVE THE EXISTING DRIVEWAYS ONTO DAVID COX ROAD. A NEW PARKING LOT WILL GAIN ACCESS FROM THE EXISTING GRAVEL DRIVEWAY WITHIN THE SUGAR CREEK ROAD WEST RIGHT-OF-WAY.
2. BUFFERS SHALL BE PROVIDED AS REQUIRED BY ZONING ORDINANCE. PETITIONER RESERVES THE OPTION OF REDUCING BUFFER WITH THE INSTALLATION OF APPROPRIATE FENCING (FROM 16 FEET TO 12 FEET IN WIDTH).
3. PARKING SHALL COMPLY WITH ZONING ORDINANCE REQUIREMENTS. ALL PARKING SHALL BE SCREENED AS REQUIRED BY CODE. TWELVE (12) PARKING SPACES ARE REQUIRED; PROPOSED PARKING WILL EXCEED THE MINIMUM REQUIREMENTS.
4. ADJACENT PORTION OF SUGAR CREEK ROAD IS IN THE PROCESS OF ABANDONMENT BY THE PETITIONER. THIS AREA IS INCLUDED IN THE PETITION.
5. STORMWATER FACILITIES SHALL BE INCLUDED AS REQUIRED BY CODE, HOWEVER, THE NEW IMPERVIOUS AREA FOR THIS PROJECT WILL NOT EXCEED 20,000 SF.
6. THERE ARE NO KNOWN WETLANDS ON THE PROPERTY.
7. ALL REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE SHALL BE MET.
8. THE EXISTING STORAGE SHED AND CHAIN LINK FENCE WILL BE REMOVED FROM THE BUFFER.
9. UPON A CHANGE OF USE REQUEST, THE EXISTING PARKING AND MANEUVERING AREAS WILL BE REMOVED FROM THE 30 FOOT SETBACK ALONG DAVID COX ROAD AND THE EXISTING GRAVEL DRIVEWAY WILL ALSO BE REMOVED FROM THE BUFFER.
10. THE EXISTING TREES SHOWN ALONG THE WESTERLY BUFFER LINE SHALL BE PRESERVED.
11. THE EXISTING HOME WILL REMAIN, BUT MAY BE EXPANDED FOR PROFESSIONAL GENERAL OFFICE AND MEDICAL OFFICE USES UP TO THE MAXIMUM SQUARE FOOTAGE AS INDICATED BELOW.
12. THERE WILL BE NO DUMPSTER ASSOCIATED WITH THIS DEVELOPMENT. TRASH REMOVAL WILL BE A STANDARD ROLL OUT GARBAGE CONTAINER.
13. IF NONE EXISTS, A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE MOST REMOTE POINT OF THE BUILDING AS THE TRUCK TRAVELS.
14. IF THE EXISTING RESIDENCE IS EXPANDED FOR OFFICE USES, STANDARD 2'-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND AN EIGHT (8) FOOT PLANTING STRIP FOLLOWED BY A FIVE (5) FOOT SIDEWALK SHALL BE INSTALLED ALONG THE PROPERTY FRONTAGE ON DAVID COX ROAD.
15. A SIDEWALK CONNECTION FROM THE EXISTING BUILDING TO THE NEW SIDEWALK ALONG DAVID COX ROAD SHALL ALSO BE INSTALLED AS PART OF A CHANGE OF USE REQUEST.
16. UPON A CHANGE OF USE REQUEST, A SIDEWALK WITH HANDICAP ACCESS WILL BE INSTALLED FROM THE NEW PARKING LOT TO THE FRONT OF THE EXISTING BUILDING.

DEVELOPMENT DATA

ACREAGE : 1.32 ACRES.
TAX PARCEL ID : #027-341-82

EXISTING BUILDING AREA : +/-2000 S.F.
PROPOSED BUILDING AREA : 1500 S.F.
TOTAL MAXIMUM SF : 3500 SF

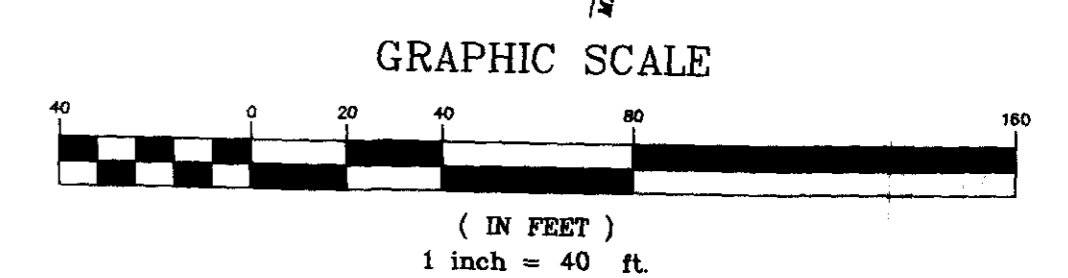
EXISTING ZONING : R-3
PROPOSED ZONING : O-1(CD)

PROPOSED USES : PROFESSIONAL GENERAL OFFICES,
MEDICAL OFFICES OR SINGLE FAMILY
RESIDENCE

MIN. REQUIRED SETBACKS : FRONT 30', REAR 20', SIDE 5'
MAXIMUM HEIGHT : 40'

APPROVED BY CITY COUNCIL

DATE 1/20/04



REVISED FOR PUBLIC HEARING: PETITION NO. 2003-120

SYMBOL LEGEND

	POWER POLE (P.P.)
	ELECTRIC LINE
	REINFORCED CONC. PIPE
	UNDERGROUND PIPE
	NEW IRON PIN
	EXISTING IRON PIN
	SURVEYED PROPERTY LINE
	UNSURVEYED PROPERTY LINE

LEGAL DESCRIPTION.
BEGINNING AT A NEW IRON PIN ON THE NORTHERN RIGHT OF WAY OF DAVID COX ROAD THE SOUTHEASTERN CORNER OF THE PROPERTY OWNED BY RODNEY PURSER AND CAROL F. PURSER AS RECORDED IN DEED BOOK 13097 PAGE 801 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH PURSER EASTERN LINE TWO CALLS:
(1) N 11°07'10" E 64.97 FEET TO AN "X" IN A STONE;
(2) N 15° 31' 43" W 394.54 FEET TO A NEW IRON PIN THE NORTHWESTERN CORNER OF THE PROPERTY OWNED BY LUTHER B. WILLIAMS AND DEVRON H. WILLIAMS AS RECORDED IN DEED BOOK 3954 PAGE 550 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH THE WILLIAMS LINE S 38°36'35"E 620.48 FEET TO A NEW IRON PIN IN THE NORTHERN RIGHT OF WAY OF DAVID COX ROAD; THENCE WITH SAID RIGHT OF WAY N 82°04'16"W 296.93 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.32 ACRES.

NOTE:
OTHER R/W'S OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

REZONING REQUEST BY:
JOSEPH DUMIZO
TNU PROPERTIES, INC.

CONDITIONAL REZONING SITE PLAN

PROJECT: SHEET TITLE:

Project No.
54946

Checked by TLH
Drawn by PAB
Date Drawn 11/14/03

Revisions

11/14/03 REVISED FOR PUBLIC HEARING

12/18/03 REVISED PER STAFF PRE-HEARING ANALYSIS

Sheet

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