



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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7601 SOUTH BOULEVARD
CHARLOTTE
NORTH CAROLINA 28284

**KEITH_HAWTHORNE
FORD_REZONING**

7601 SOUTH BOULEVARD
CHARLOTTE
NORTH CAROLINA 28284

REZONING PLAN - TECH. DATA SHEET

Project No.
4102.01

Issued
01/23/12

Revised

- 02/15/12 REVISION TO DEV. STD. NOTES
- 03/16/12 PLAN REVISIONS-RESUBMITTAL
- 04/20/12 PLAN REVISIONS-RESUBMITTAL
- 05/09/12 PLAN REVISIONS-RESUBMITTAL
- 05/14/12 REZONING APPROVAL
- 05/27/13 ADD STORM THRU BUFFER FOR ADMIN. APPROV.

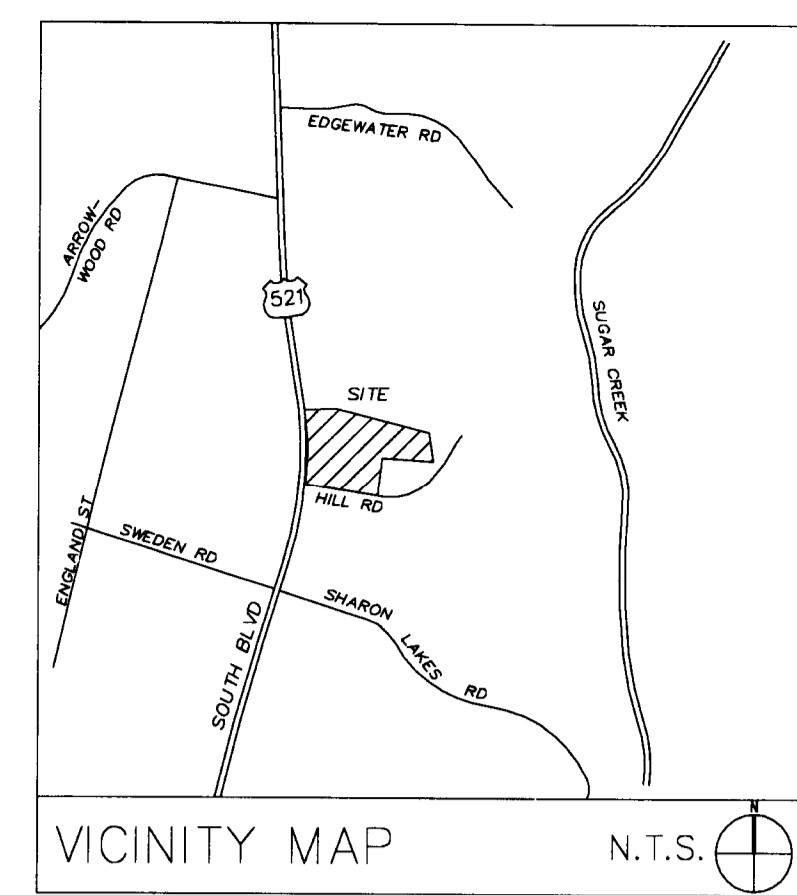


SCALE: 1"= 60'
0 30 60 120

RZ1.0

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PETITION # 2012-027



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
"ALTA" AS/AM LAND TITLE SURVEY SURVEY ISSUE DATE SEPTEMBER 4, 2005; REVISED JULY 28, 2010; PROVIDED BY JACK R. CHRISTIAN & ASSOCIATES, 7811 OLD CONCORD ROAD, CHARLOTTE, NC 28213, (704) 596-2214

LEGEND

- PROJECT LIMITS
- PROPOSED RE-ZONING LIMITS
- 75' UNDISTURBED CLASS 'B' BUFFER
- BUILDING & PARKING ENVELOPE

REZONING SUMMARY

REZONING SITE AREA: 9.78 ACRES
 TAX PARCEL #: 173-162-81, 173-162-82, 173-202-16
 EXISTING ZONING: R-4, R-17MF, R-22MF
 PROPOSED ZONING: B-2 (CD)
 EXISTING USES: CAR DEALERSHIP AND SEVERAL VACANT HOMES
 PROPOSED USES: AUTO-DEALER PARKING LOT AND ASSOCIATED STRUCTURES INCLUDING SALES AND REPAIR
 MAX. BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE
 PARKING: AS REQUIRED BY THE ZONING ORDINANCE
 OPEN SPACE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED BY THE TREE ORDINANCE
 PETITIONER: K/LH ACQUISITION COMPANY, LLC
 7601 SOUTH BOULEVARD
 CHARLOTTE, NC 28204
 OWNER: K/LH ACQUISITION COMPANY, LLC
 7601 SOUTH BOULEVARD
 CHARLOTTE, NC 28204

SEE SHEET RZ1.1 FOR DEVELOPMENT STANDARDS

FULLER CONSULTING SERVICES

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Contract Work

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Wanda G. Fuller, PE

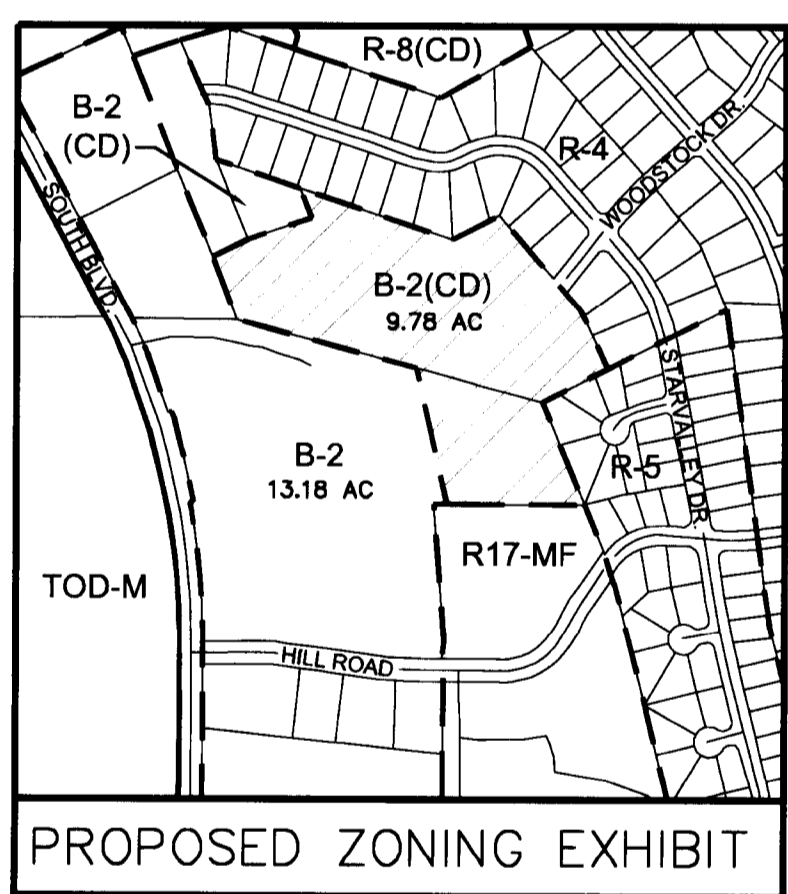
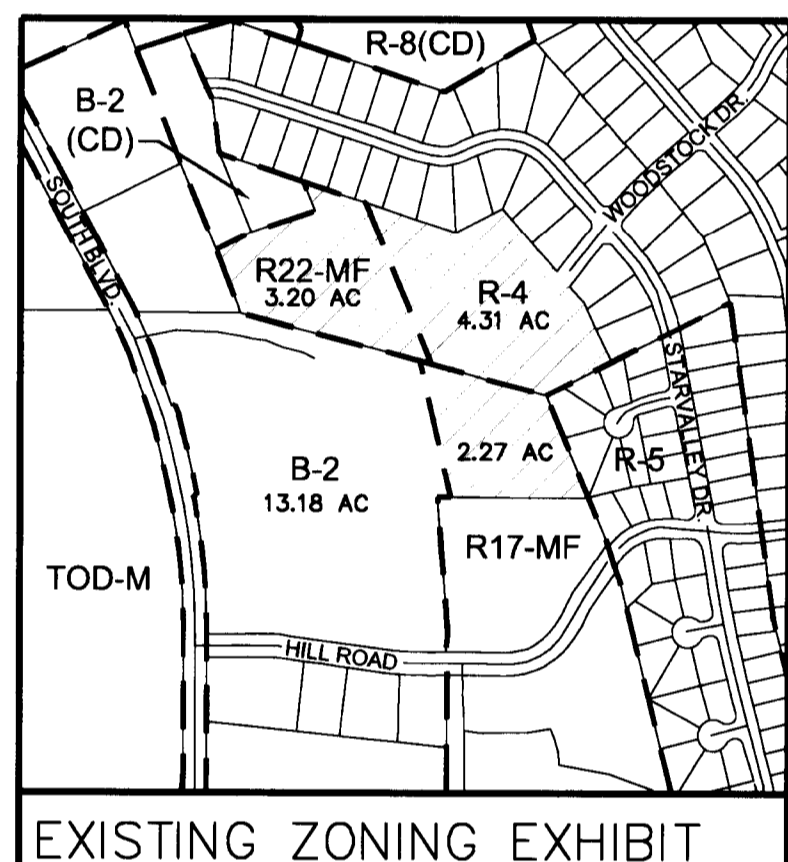
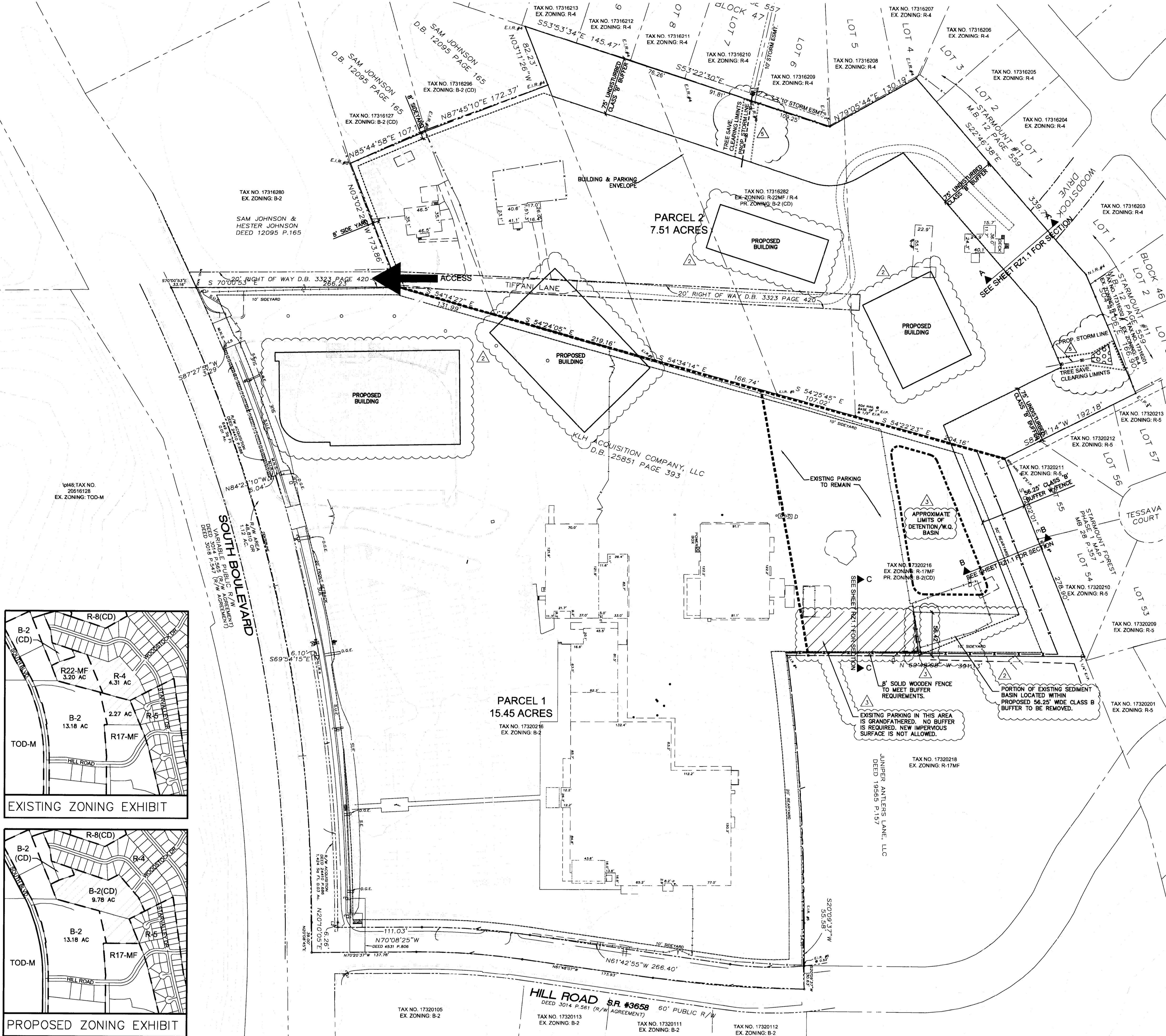
05/27/13 ADD STORM THRU BUFFER FOR ADMIN. APPROVAL BY WANDA G. FULLER, PE FULLER CONSULTING SERVICES.

- NOTES ADDED 5/27/13 BY FULLER CONS. SERV.
1. ANY STORM PIPES, ASSOCIATED BASINS, INLET STRUCTURES WILL BE UNDERGROUND THROUGH THE BUFFER.
 2. BUFFER WILL BE PLANTED AS PER THE STANDARDS OF THE REQUIRED BUFFER APPROVED ON THE PETITION.
 3. IF ANY MAINTENANCE IS REQUIRED AND THE BUFFER IS DISTURBED, THE BUFFER WILL BE PLANTED BACK TO THE STANDARDS OF THE ZONING ORDINANCE AND THE APPROVED PLAN.

ATTACHED TO ADMINISTRATIVE APPROVAL

JUN 17 2013

BY: DEBRA CAMPBELL



Charlotte-Mecklenburg Planning Department

DATE: June 17, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2012-027 Keith Hawthorne Automotive

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached allows for the associated underground stormwater pipe to run perpendicular underneath the required buffer. 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.