

**REZONING PETITION 2015-110 FOR KATARZYNA DEC**

**SITE DATA TABLE**

TAX PARCEL NUMBERS	SIZE	CURRENT ZONING	PROPOSED ZONING
*037-221-01	.94 ACRES	B-2 & R-MH	B-2 (CD)
*037-221-02	.98 ACRES	B-2	B-2 (CD)
*037-221-10	.81 ACRES	I-1 (CD)	B-2 (CD)

**YARD REQUIREMENTS**

FRONT YARD SETBACK ——— 20'-0"  
 SIDE YARD ————— 8'-0"  
 REAR YARD ————— 10'-0"

**SITE NOTES**

**PURPOSE OF REZONING**

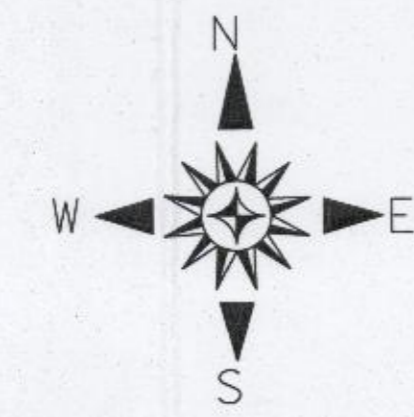
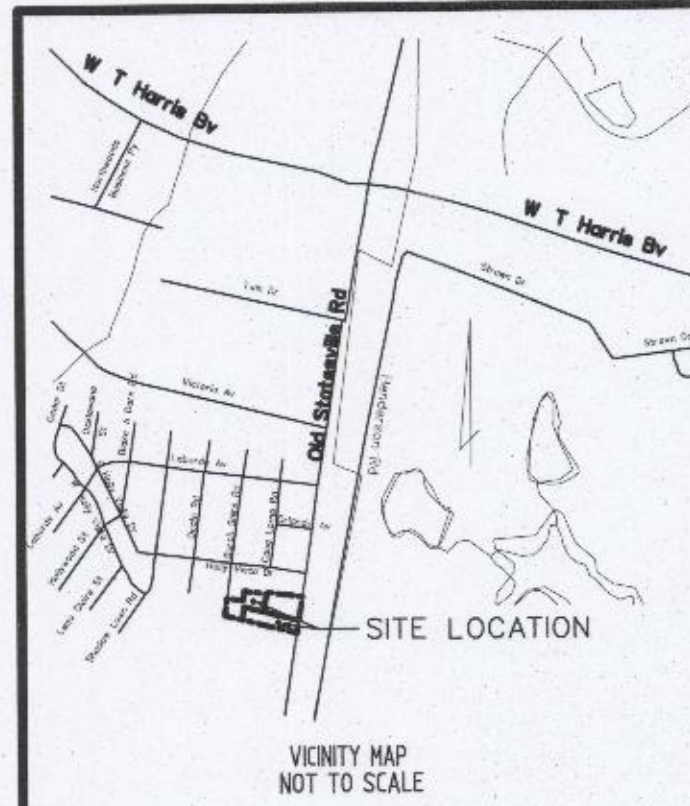
PROPOSED USE: TRUCK CAB DETAILING  
 ADDITIONAL PROPOSED USES: AUTOMOTIVE SALES & SERVICE, AUTOMOTIVE ENGINE AND BODY REPAIR & CLEANING

**NOTES:**

1. NO TRAILERS WILL BE ALLOWED ON SITE
2. MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 2 STORIES OR 40'
3. SUFFICIENT VEGETATIVE GROUND COVER SHALL BE MAINTAINED ON ALL "EARTH LOTS" TO PREVENT EROSION.
4. ALTERATIONS & MODIFICATIONS TO THE SITE PLAN MAY BE SUBJECT TO REQUIREMENTS CONTAINED IN SECTION 6.207 OF THE ZONING ORDINANCE.

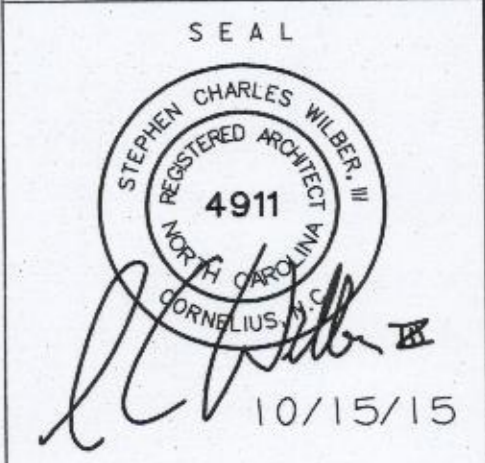
**CDOT REQUIREMENTS**

1. ADEQUATE SIGHT TRIANGLES TO BE PROVIDED AT EXISTING/PROPOSED STREET ENTRANCES TWO (2) TO 10' AND TWO (2) TO 20' TO 30' TRIANGLES ARE REQUIRED FOR ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BURNING WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT TRIANGLE AT THE ENTRANCE.
2. THE PROPOSED DRIVEWAY CONNECTION TO OLD STATESVILLE RD. WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND NC DOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND CITY TREE ORDINANCE.
3. ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
4. ANY WALL OR FENCE CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
5. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS! BARRIER SYSTEMS, DECORATIVE CONCRETE BARRIERS, ETC. WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER/BUSINESS ASSOCIATION OR ENCROACHMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.



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APPROVED BY  
 CITY COUNCIL  
 NOV 16 2015



TITLE

REZONING PETITION 2015-110 FOR EXPRESS DETAILING AND  
**KATARZYNA DEC**  
 7610 BURCHSHIRE ROAD, 7605 & 7611 OLD STATESVILLE ROAD  
 CHARLOTTE, NORTH CAROLINA

PROPERTY OWNER:  
 KATARZYNA DEC  
 MAILING ADDRESS:  
 708 HOUSTON DR.  
 MONROE, NC 28110-7307  
 nowak51368@yahoo.com

COMM. NO.  
 DATE 10/15/15  
 REVISIONS

SHEET  
**C-1**  
 OF  
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