



CITY OF CHARLOTTE

LAMB'S CHAPEL

AUSTIN POWDER CO.

LANDFILL

INST.

- LISTING OF ADJACENT PROPERTY OWNERS
1. Marie T. Gander
2100 Beam Road
Charlotte, N.C. 28210
 2. Richard A. Taylor & Wife
2010 Beam Road
Charlotte, N.C. 28210
 3. City of Charlotte
Charlotte, N.C.
 4. Carl C. Allison, Jr.
5101 Beam Road
Charlotte, N.C. 28210
 5. Carl C. Allison
2724 Little Rock Road
Charlotte, N.C. 28214
 6. City of Charlotte
Charlotte, N.C.
 7. Harvey Hunter Associates, Inc.
2000 Shopton Road
Charlotte, N.C. 28210
 8. John Bell
P.O. Box 31708
Charlotte, N.C. 28231
 9. Harvey S. Hunter
RFS 1, Box 117-4
Charlotte, N.C.
 10. Michael W. Spruill & Wife Judith
2301 Beam Road
Charlotte, N.C. 28210
 11. James B. Watt
1700 York Road
Charlotte, N.C. 28210
 12. Jane McE. Bullock
3030 Arden Road
Charlotte, N.C. 28210
 13. Robert T. McDowell, Jr.
1111 Beam Road
Charlotte, N.C. 28210
 14. Gamrell Investment
P.O. Box 2722
Charlotte, N.C. 28203
 15. Louise E. Ferguson
2037 Shopton Road
Charlotte, N.C. 28210
 16. Stephen Baggett & NCB Trustees
P.O. Box 120
Charlotte, N.C. 28201
 17. Stuart Robertson
2005 Shopton Road
Charlotte, N.C. 28210
 18. Kevin van Dine
RFS 2, Box 118-4
Charlotte, N.C. 28210
 19. John S. Lister
2212 Selt Thomas Road
Charlotte, N.C. 28210
 20. Eugene Fuller & Wife
3224 Shopton Road
Charlotte, N.C. 28210
 21. Bruce Wilkinson
RFS 3, Box 121-2
Charlotte, N.C. 28210
 22. Boyd D. Sants
RFS 1, Box 119
Charlotte, N.C. 28210
 23. Mildred B. Salson
1530 Queens Road, Apt. 1004
Charlotte, N.C. 28207
 24. S. & P. Inc. of Hilton Head
P.O. Box 5587
Hilton Head, S.C. 29928
 25. Duke Power Co.
430 S. Church Street
Charlotte, N.C. 28202

NATURAL GREENWAY
CONSISTING OF 100 YEAR
FLOOD PLAIN
(100' minimum width)

4,828,800 sq.
110.85 ac.
proposed
BD-CD
42.09 ac.
1,833,400 sq.
276 units

100' GREENWAY (measured
from the future R.O.W.)
TO BE LANDSCAPED WITH NO
PARKING PERMITTED (landscaping
is to include grass, trees,
shrubs, and/or fencing).

60' EXISTING R.O.W.

110' FUTURE R.O.W. (additional 25'
strip on each side of the existing
R.O.W. to be reserved for future
road improvements).

POLICE & FIRE TRAINING

CONDITIONAL REQUIREMENTS FOR BUSINESS DISTRIBUTION ZONE

1. PERMITTED USES

These uses indicated below shall be permitted by right in the BD (CD) district. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution would still be allowed by special use permit. No other uses would be permitted.

Banks	Laboratory, dental, medical and optical
Book binding	Offices
Building and canning works for soft drinks	Public offices
Building materials storage and wholesale and retail sales within enclosed buildings	Printing and photo processing
Buttery products processing, bottling and distribution (excluding text-ile processing)	Repair and servicing, in-door only
Food processing, pack-aging, freezing and meat slaughtering and dress-ing	Vending machines
Warehousing within enclosed buildings	Wholesale sales with retail storage and warehousing
Buildings for the display of sample merchandise	Wholesale enclosed buildings including truck termi-nal
Cafeterias	Accessory uses
Contractors' offices, ex-cluding accessory storage	Fire stations
Government offices and public utility buildings	Police stations
Laboratories and other facilities for research subject to standards of section 53.3.8.0, Mecklenburg County Zoning Ordinance	Trailer, overnight camp-ing, repair and service (stored unoccupied on 1 lot)
	Trade schools
	Veterinary hospital
	Business and professional offices
	Day Care Centers

2. BUILDING AREA AND STANDARDS

All buildings erected within the boundaries of this plan shall meet the following requirements:

- a. Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.
- b. All buildings shall be located outside the Greenway buffer, and Impact Areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, at a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.
- c. Before any building is constructed, approval shall be received from an architectural design review committee described below.
- d. Except during building construction, no temporary structures will be allowed.

3. PARKING AND LOADING

Off-street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:

- a. All parking areas, driveways and walkways shall be paved.
- b. All parking and driveways shall be located at least 15 feet from the front of buildings, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.
- c. No loading dock shall open directly on to Beam Road unless adequately screened.
- d. The number of access roads from Beam Road into the property will be a maximum of two. No other access to Beam Road will be permitted.

4. SCREENING

Screening shall be installed at those locations required by ordinance or by restrictive covenants.

5. PROPERTY OWNERS ASSOCIATION

An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:

- a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.
- b. Maintain the Greenway area. In generally natural condition, especially controlling the cutting of trees.
- c. Carry out all obligations assigned to it by established and recorded restrictive covenants described below.

6. ARCHITECTURAL DESIGN REVIEW COMMITTEE

An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by these requirements and/or the applicable covenants.

7. RESTRICTIVE COVENANTS

The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by duly recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.

8. MISCELLANEOUS

- a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.
- b. All utilities distribution lines, for buildings within 500 feet of Beam Road shall be placed underground.
- c. The size, shape, design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the Mecklenburg County Zoning Ordinance.
- d. Within ninety (90) days after adoption of a resolution or resolution by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway Greenway area along Coffey Creek as shown on this site plan, the owner of said property shall provide all enclosures and without warranty deed (free and clear of all liens) to the Mecklenburg County for inclusion in the Mecklenburg County Greenway system. The consideration for said conveyance shall be the reservation to the then owner or owners, or successors and assigns of such easement or easements as the then owner or owners deem necessary for installation and maintenance of utility lines and structures, but not limited to, water, sewer and natural gas. Such reservation of easements shall be with-out consideration except as stated herein, and shall be in form mutually acceptable to the County Attorney and attorney for the then owner of waters. After any conveyance as herein provided, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyed properties.

AREA TABULATION	AREA	MAXIMUM BUILDING COVERAGE
BD(CD) Parcel	85.95 ac.	30%
R-15-M Parcel	78.92 ac.	30%

GENERAL NOTES:

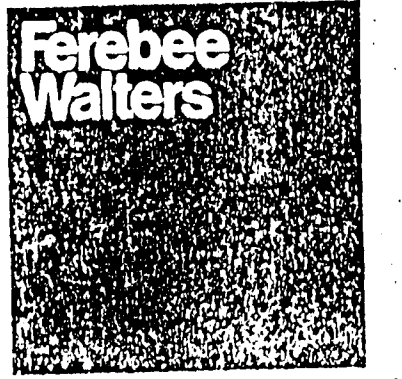
1. All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.
2. All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
3. A landscape plan shall be submitted for review by the architectural review committee in order that appropriate screening is provided separating the residential district to the west from the proposed BD(CD) district.

Approved By
Commissioner 3/21/83
02-32(c)

SCALE: 1" = 400'

PROPOSED REZONING

Architects
Engineers
Planners



141-071-18
BD(CD)
02-32(c)