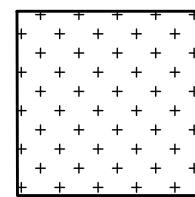
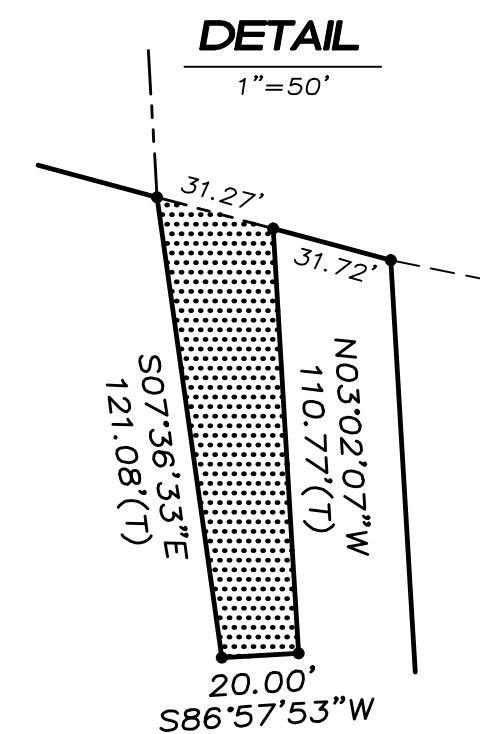


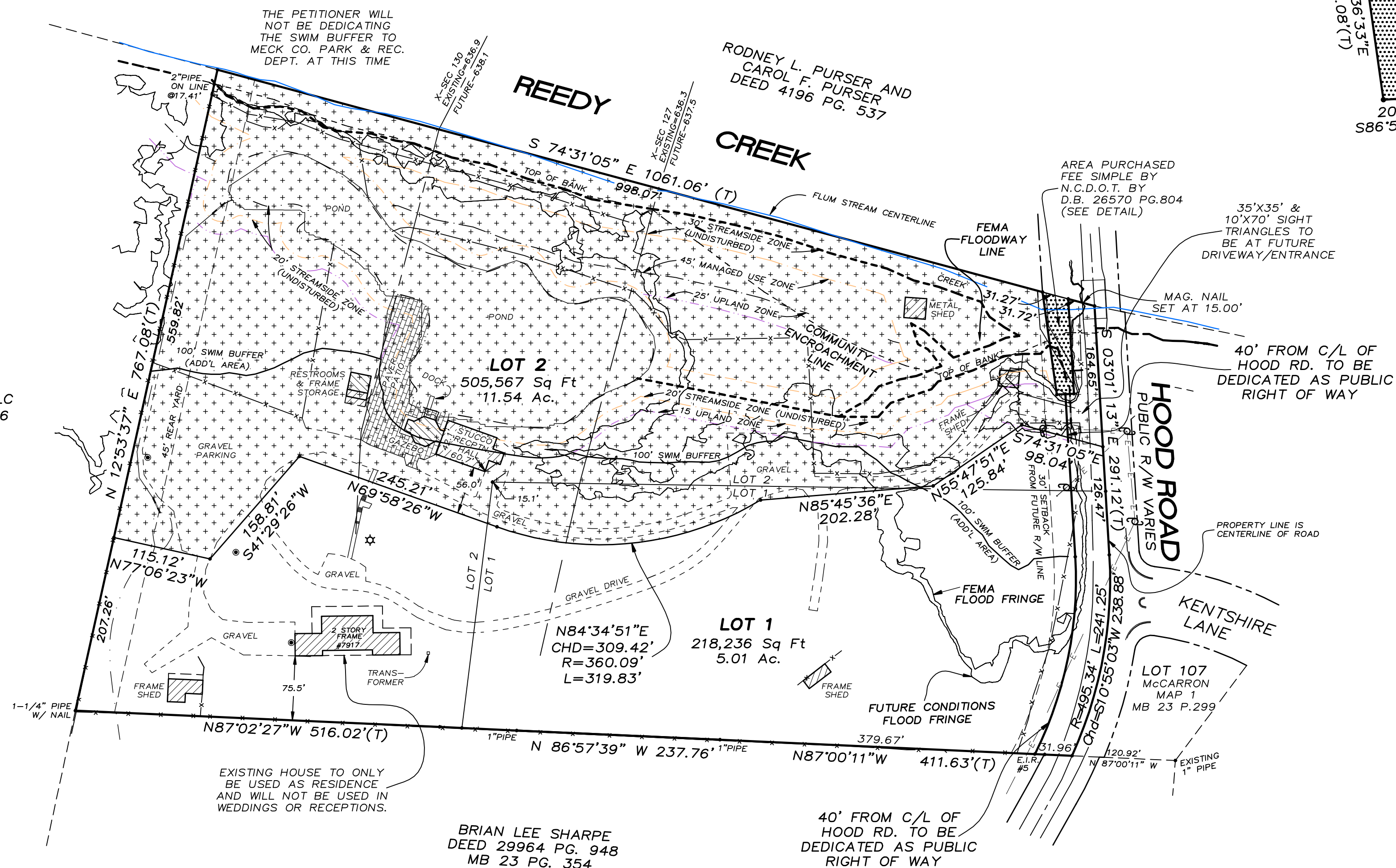
## AREA TO BE REZONED 9.25 Acres, 402,954 SF



SYMBOL LEGEND	
	POWER POLE (P.P.)
	LIGHT POLE (L.P.)
	ELECTRIC LINE
	FENCE LINE
	U.G. PIPE
	E.I.R. EXISTING IRON REBAR
	CLEAN OUT



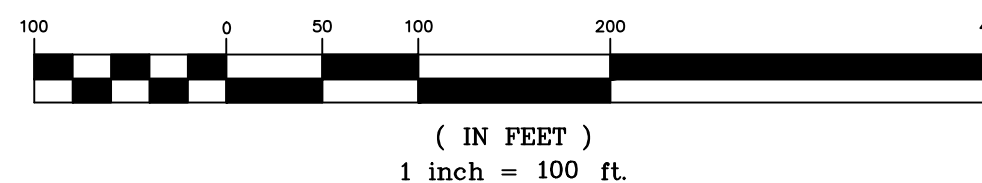
LGI HOMES - NC, LLC  
DEED 31056 PG. 866



### NOTES:

1. PARCEL IDs- #108-081-07, & #108-081-23.
2. CURRENT ZONING - R-3
3. NEW IRON REBARS (#4) SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
4. ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREAS IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS
5. THIS MAP CONTAINS LOTS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FIRM COMMUNITY PANEL 37010459500J ZONE AE, X, WITH AN EFFECTIVE DATE OF 02/19/2014.

### GRAPHIC SCALE



REVISED - 08/13/18 PER COMMENTS

DWN:	TAC	CHECKED BY:	JRC	DATE:	MARCH 27, 2018
FB:	329	FILE NAME:	HOODREC2	SCALE:	1"=100'
				FILE:	18-03-43

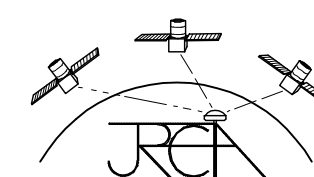
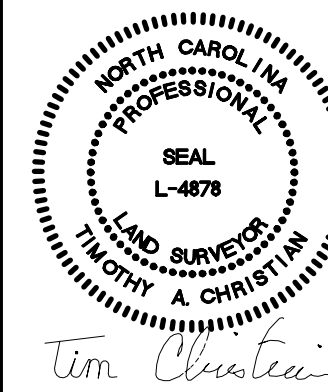
## REZONING MAP FOR THE MULLIS PROPERTY

OWNER: HAROLD E. MULLIS  
ELISSA M. MULLIS  
DEED 9705 P.787

GRAB ORCHARD TOWNSHIP  
MECKLENBURG COUNTY NORTH CAROLINA

**JACK R. CHRISTIAN + ASSOCIATES**  
-SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338  
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213



## SITE PLAN (REVISED 8/13/18)

### I. Development Data Table

- a. Site Acreage: 9.25
- b. Tax Parcels included in rezoning: #108-081-07 and #108-081-23
- c. Existing Zoning (including overlays and vesting): R-3 ([see attachment A](#)) ([Deed of Trust-A](#))
- d. Proposed Zoning (including overlays and vesting): INST-CD ([see attached revised Survey](#)). Note: Vesting is requested for two years.
- e. Number of Residential Units by Housing Type: none for the INST-CD (9.25 A) , All weddings/receptions/events are outside or inside of Recreational Building.
- f. Residential Density: n/a, use for wedding/receptions/event only, no subdivision and urban design at this time.
- g. Square Footage of Non-Residential Uses for INST-CD is 402,954 square feet
- h. Floor Area Ratio: Recreational building (2758 square feet) and Gazebo (1200 square feet) and trailer restrooms (199.2 square feet)
- i. Maximum Building Height : Recreational Building 30 feet and Gazebo 20 feet and trailer bathrooms 8.3 feet
- j. Maximum Number of Buildings: 2 buildings plus separate restrooms
- k. Number of Parking Spaces: 70
- l. Amount of open space: 398,796.8 square feet

### 2. General Provisions

- a. Seeking INST-CD for outdoor garden weddings, receptions and events located in east Charlotte off of Hood Road, call: 704-536-4559, pricing available upon request.

Deerpond Plantation offers the great outdoors in North Carolina with natural trees, vegetation, with a tropical flair and stress free parking for your wedding, reception, or event. We look forward to bringing couples together in marriage and letting them feel the Queen City of Charlotte's beautiful outdoor scenes. We love our City, and hope you will also love this fabulous City and County. We want you to be a part of it, and maybe, even move here someday, if you do not already live here.

### 3. Optional Provisions

- a. None

### 4. Permitted uses

- a. Event facility including weddings and receptions, all amplified outdoor music on the site must end by 10:30 p.m. on weekdays and 11:00 p.m. on weekends. With the exception of one event per calendar year, the maximum number of guests are attendees at a single event held on the grounds shall be 325 excluding staff.

### 5. Transportation

a. Dedication and reservation of street right-of-way to City/NCDOT: clearly marked by NCDOT: see survey: Two 35' by 35' sight triangles and Two 10' by 70" sight triangles on NC Dept. of Transportation on NCDOT street will be placed at the entrance to meet the requirements (see survey). All proposed trees, berms, walls, fences and/or identification signs will not interfere with sight distance at the entrance. Such items will be identified on the site plan: see survey.

b. Transportation Improvements constructed in conjunction with development: Traffic Study reports is not necessary for the complete review of this petition, and dedication and fee simple conveyance of all rights of way to the City will be made before the site's first building certificate of occupancy is issued by the CDOT request right of way set at 2' behind back of sidewalk where feasible. I also will dedicate and fee simple conveyance of 40' of Right-of-Way from centerline of Hood Road to CDOT.

## 6. Architectural Standards

a. Building Materials: wood (see [attachment C](#))

b. Building Scale: [\(see attachment C\)](#)

c. Treatment of urban design and architectural elements: Wood structure surrounded by Natural woodlands

d. Fence/wall: Not needed as natural woodlands are present

## 7. Streetscape and Landscaping

a. Streetscape: Mulched areas for walking and gravel

b. Special landscape: Palm trees , Crepe Myrtles, Holly, Azaleas, Knockout roses, Oak trees, Leyland Cypress, Dogwoods used for buffers and screening (see [attachment D](#))

## 8. Environmental Features

a. Tree save areas: along gravel road: Oaks, Crepe Myrtles, palms

b. PCCO treatment: The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

c. Environmental provisions per Environmental General Development Policies: natural wood lands

## 9. Parks, Greenways, and Open Space

a. Reservation/Dedication of park and/or greenway: No, comes into my pond, no not at this time.

b. Park and/or greenway improvements: No, comes into my pond, no not at this time.

c. Connections to park and/or greenway: No not at this time.

d. Privately constructed open space: Terrace adjacent to pond

## 10. Fire Protection

a. Extra wide fire lane along the easement throughout the property – see survey for details

b. Five egresses in reception hall

- c. Five fire extinguishers in reception hall
- d. Three fire alarms in reception hall

#### 11. Signage

- a. Sign Limitations and size: standard green and white city street sign of metal posted at standard road/street front entrance

#### 12. Lighting

- a. Limitations on type or location of lighting: Natural light used only at front entrance and pole light in parking area and walkway solar lights

- b. Location and height of special lighting, such as pedestrian scale lighting: 30 foot pole light in the parking lot and on terrace; gazebo ceiling lights, landscape lights throughout and several palm trees with string lights

#### 13. Phasing

- a. Development phasing by use, area and/or square footage and trigger for each phase: No plans for future development

#### 14. Other

- a. Indicate if a request for right of way abandonment or a variance has been submitted for the subject property. Such request may need approval prior to a City Council vote on the rezoning: None submitted at this time.
- b. Property corner tie points for mapping: Located by the surveyor –([see attached revised Survey](#)).  
- Surveyor, Jack R. Christian and Associates
- c. Public facilities/sites to be provided: see new survey
- d. Provision of public art: Nature's best with azaleas, flowers, and trees
- e. Underground utilities: Water and Sewer provided by Charlotte Mecklenburg Utilities with right of ways / easements sold to them
- f. Other conditions not previously listed: None

The following items should be shown on site plan drawing. There may be other items that are not listed but are appropriate for inclusion.

1. General
  - a. Date of site plan – **Mar. 27, 2017**
  - b. Vicinity Map – **Crab Orchard Township, Mecklenburg County, NC**
  - c. North arrow – present **Yes, see new survey**
  - d. If more than one zoning district is requested, the zoning boundary should be clearly identified and labeled: **Yes, see new survey.**
  - e. Topography at four-foot contour intervals or less (existing and, in some cases proposed). **Yes, see new survey.**
  - f. All existing easements, reservations and rights-of-way. **Yes, see new survey.**
2. Surface Water Improvement and Management (SWIM) buffers and delineation of areas within the regulatory floodplain as shown on the Official Flood Hazard Boundary Maps for Mecklenburg County. **Yes, see new survey.**
3. Specific to the proposed development

- a. All yards, buffers, screening, and landscaping required or proposed: **Preserve existing native vegetation as an integral part of the wildlife habitats, and incorporate native plants and ecosystems into landscape design; I.e. existing boulders, shrubbery, and trees**
- b. **Areas designated for structures and/or parking (surface or deck to be noted) : areas /deck is along the easement and parking is in the back of the property line/buffers, surfaces are square pavers and gravel and also grass, deck is a wooden gazebo along the easement.**
- c. **Location of exiting and proposed storm drainage patterns and facilities intended to serve the proposed development: using natural earth absorption**
- d. **Proposed treatment of any existing natural features: No problems at this time, fertilizer and top soil, mulching, if needed.**
- e. **Building elevations (if provided):**
- f. **Public or Private Streets labeled: Public sign that says Deerpond Plantation Pl. (green and white sign)**
- g. **Transit facilities: n/a**
- h. **Location of proposed bike/pedestrian improvements: proposed mulched path alongside of easements to Hood Road**
- i. **Location of existing and proposed thoroughfares: The site is on Hood Road a minor thoroughfare and is located in a wedge outside Route 4. The site is within the limits of the Rocky River Road Area Plan.**

**OTHER: Community Meeting was held on August 1, 2018 at 6:00 p.m. Meeting report notes: The meeting was attended by 2 individuals on the mailing list. The site plan was discussed in its entirety about the two parcels R-3 and INST-CD (9.25 acres) both attendees were on the mailing list. The first attendee, Brian Lee Sharpe at 7729 Hood Road, Charlotte, NC 28215 and the second, Christian Lembi at 9000 Kentshire Lane, Charlotte, NC 28215. Brian Sharpe did not want buildings going up by his property but thinks that the events are fine. He also asked if the same driveway will be used for the house? Yes, it will. His main concern is that it would not turn into a housing development. He is OK with the events. The second attendee, Christian Lembi, says he thinks the events are just fine to continue. He does not want more housing development as it will bring more trash. He would rather for the property to stay as events. No one objected to the Institutional Conditional District Zoning. [Attachments:](#) (Invite List, Invitations, Sign-up sheet for the Community Meeting)**

**City Council member, district 5, Matt Newton, made a personal visit on August 10, 2018 and told me the place was beautiful and would like to see it go forward.**

**Synopsis: The amendments to the revised site plan include the community meeting notes, invite list, invitation list, tree survey along Hood Road with a 40' setback dedication from the centerline of Hood Road, fee simple, 2 sets of sight triangles at the entrance, notes on 2' behind back of sidewalk, dedication and fee simple conveyance to City of Charlotte, comments about the request from Parks and Recreation on the survey – no dedication of a 100' swim buffer at this time, corrections of streamside zone width to 30' for a 100' stream buffer and to comply with post construction of stormwater ordinance.**

