

DOUGLAS AIRPORT

NORTH



INDUSTRIAL PARK

PRISON CAMP

WILMONT ROAD

YORKMONT ROAD

300' GREENWAY

FENCE

CENTER PARK DRIVE (PROPOSED)

50' SETBACK AREA (MEASURED FROM THE FUTURE R.O.W.) TO BE LANDSCAPED WITH NO PARKING PERMITTED. LANDSCAPING IS TO INCLUDE GRASS, TREES, SHRUBS, AND/OR FENCING.

LAMB'S CHAPEL

CITY OF CHARLOTTE

THIS PORTION REDUCED FROM 300' TO 50'

50' GREENWAY

PHASE 1  
I-1 (CD)

PHASE 3  
B-D (CD)

B-D (CD)

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA WITH 100' MINIMUM

FLOODWAY GREENWAY CONSISTING OF 100 YEAR FLOOD FRINGE AREA

AUSTIN POWDER CO.

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

PHASE 2  
I-2 (CD)

100' GREENWAY

LANDFILL

POLICE & FIRE TRAINING

HUNTER DAIRIES

SHOPTON ROAD

- CONDITIONAL REQUIREMENTS**
1. **PERMITTED USES**  
Only those uses indicated below shall be permitted in each district.
- | B-D (CD)  | I-1 (CD)  | I-2 (CD)  |
|---|---|---|
| Bank<br>Book binding<br>Buttling and canning works<br>Dry cleaning<br>Building materials storage and wholesale and retail sales within enclosed buildings<br>Dry cleaning processing, bottling and distribution<br>Engraving, excluding line<br>Food processing, excluding poultry and animal slaughter and dressing<br>Warehousing within enclosed buildings<br>Buildings for the display of sample merchandise<br>Cafeteria<br>Contractors' offices, excluding accessory storage<br>Government office and public utility buildings<br>Laboratories and other facilities for research within enclosed buildings subject to standards of Section 5-3.6.6, Mecklenburg County Zoning Ordinance<br>Laboratory, dental, medical and optical<br>Offices<br>Parking<br>Post offices<br>Printing and photo processing<br>Retail and service, in-door only<br>Restaurants<br>Vending machines<br>Wholesale sales with related storage and warehousing, within enclosed buildings, excluding truck terminals<br>Accessory uses<br>Farms<br>Fire stations<br>Police stations<br>Trailer, overnight camp, repair and service<br>Stores unoccupied on a regular basis<br>Trade schools<br>Veterinary hospital<br>Business and professional offices<br>Day Care Centers | All those uses allowed as a matter of right in the I-1 table of permitted uses of the Mecklenburg County Zoning Ordinance, in effect on March 1, 1992, except the following:<br>Blacksmith shops<br>Engraving, including flexible engraving<br>Freight terminals<br>Manufacture of: batteries and carbon products<br>Chandeliers<br>Cigars and cigarettes<br>Sewer cloth and sponges<br>Excelsior and fiber<br>Furniture<br>Housing materials<br>Insulation materials<br>Offices and telephone<br>Paper products, cardboard and building material products<br>Pharmaceutical products<br>Food and nature products<br>Sweeping compound<br>Petroleum storage, as a principle use<br>Flaming work<br>Fire recycling and retreading<br>Tobacco processing<br>Tobacco storage<br>Trucks, tractor and trailer<br>Trucks, sales and service<br>Accessory uses<br>Fuel oil distribution<br>Woodworking and cabinet shops | All those uses allowed in the B-D (CD) and I-1 (CD) districts of this Ordinance, plus the following additional uses:<br>Building materials storage yards and wholesale and retail sales<br>Contractors' offices and storage yards<br>Freight terminals, limited to air freight handling<br>Heavy equipment, retail and wholesale sales and rental, including accessory service<br>Public utility construction equipment and materials |
- Uses above would be allowed by right, other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution districts would still be allowed by special use permit. No other uses would be permitted.
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 floodway buffer, and Setback Area indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.  
c. Before any building is constructed, approval shall be secured 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 in the I-1 district, but shall not be prohibited in the I-2 district as 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 shall be a minimum of 2.  
e. Beam Road will be permitted. Access to also on the corner of Beam Road and any one of the roads into the property will be permitted only from the Beam Road into the property and must be more than 150' from the corner of Beam Road.  
f. Access shall be permitted through the 300-foot Greenway along Pine Oaks Drive.
4. **SCREENING**  
Screening shall be installed at those locations required by ordinance or by restrictive covenants.
- 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 areas 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.
5. **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.
6. **RESTRICTIVE COVENANTS**  
The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by restrictive covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.
7. **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 Big Sugar Creek and Coffey Creek as shown on this site plan, the owner or owners of said properties shall convey by deed to the County Attorney and free and clear of all encumbrances and without consideration other than stated herein, said parcels to the Mecklenburg County for inclusion in the Mecklenburg County Greenway system. The consideration for said conveyance or conveyances shall be the reservation for the then owner or owners, their successors and assigns, of such easement or easements as the then owner or owners deem necessary for installation and maintenance of utility lines and conduits, including, but not limited to, water, sewer and natural gas. Such reservation of easements shall be without consideration except as stated herein, and shall be in fee simple to the County Attorney and attorney for the then owner or owners. After any conveyance as herein described, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyed properties.

COMMERCIAL

AREA TABULATION:

Coffey Creek East				
Parcel No.	Zoning	Area	Maximum Building Coverage	
1	B-D (CD)	50.98 AC	888,275 SF	
2	I-1 (CD)	88.98 AC	1,162,790 SF	
3	I-2 (CD)	64.07 AC	669,015 SF	

Coffey Creek West				
Parcel No.	Zoning	Area	Maximum Building Coverage	
4	B-D (CD)	252.28 AC	4,395,730 SF	

GENERAL NOTES:

- All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.
- All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
- Fences included in Greenway areas will be constructed when building construction starts within 1800'.
- Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

SCALE 1" = 400'

COFFEY CREEK PARK 88-12(c)

for R&P INC.  
HILTON HEAD ISLAND S.C. APPROVED BY COUNTY COMMISSION  
DATE 19 Nov 1990

SITE PLAN PETITION

Ferebee Walters

& Assoc

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