



# Charlotte Department of Transportation

## Memorandum

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**Date:** January 26, 2010

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Rick H. Grochoske for*  
Development Services Division

**Subject:** Rezoning Petition 09-067: Located on the north side of South Tryon Street between Moss Road and Lions Mane Street (*revised 10/14/09*)

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We previously commented on this petition in our July 20, 2009 and September 14, 2009 memorandum to you.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. The proposed access point to the site will need to be reconstructed to propose a commercial Type II driveway a minimum of 20 feet thru the setback to accommodate two-way. After the setback you can then taper down the driveway width to 12 feet. The driveway also needs to be perpendicular to South Tryon Street thru the setback to provide a more appropriate and comfortable angle for driver visibility/sight distance as they enter onto South Tryon Street.
2. Since access is proposed to a NCDOT-maintained roadway, they may also have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)  
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Rezoning File