

VULCAN CONSTRUCTION MATERIALS CLEAR CREEK QUARRY 2011 REZONING APPLICATION for ADDITIONAL PARCELS

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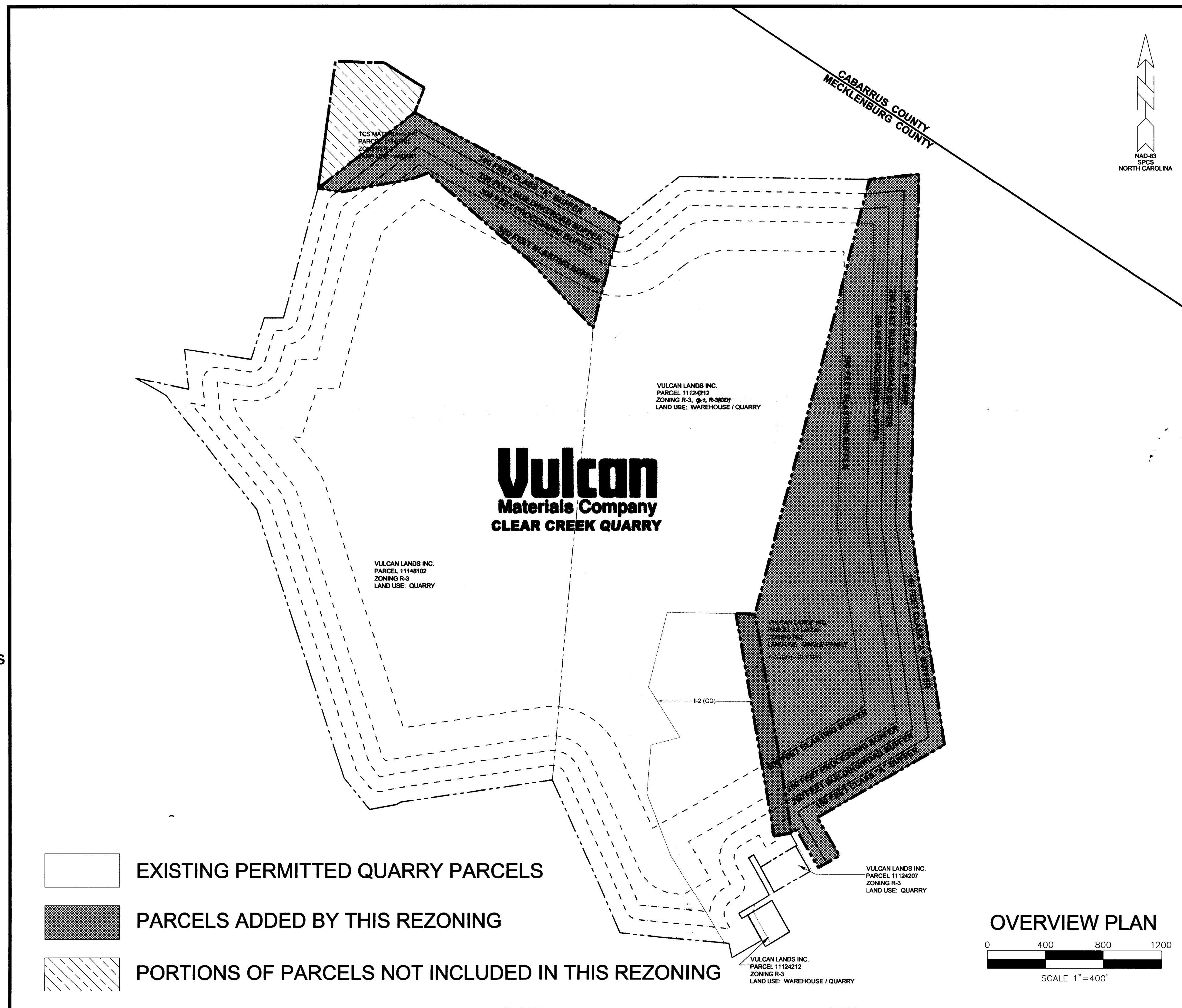


2011-023

**PARCELS INCLUDED
IN THIS REZONING:**

11124220
PROPERTY OWNER:
Vulcan Lands, Inc.
PO Box 4239
Winston-Salem, NC 27115

11148101
PROPERTY OWNER:
TCS MATERIALS, Inc.
c/o
Vulcan Construction Materials
PO Box 4239
Winston-Salem, NC 27115



COMPANY:
Vulcan Construction Materials
Mideast Division
4401 North Patterson Avenue
Winston-Salem, NC 27105
336-767-4600

LOCATION:
Vulcan Construction Materials
Clear Creek Quarry
11435 Brooks Mill Road
Charlotte, NC 28227
704-545-5687

No.	Date	Revision
1	11/15/11	Revisions per Charlotte-Mecklenburg Planning Department. Modified site development data table for 0.35 acre property. Indicated buffer on 0-1 property, ref. Sect. 8.207, added. "Other" notes 6 and 8. Changed landscaping note. Added photographs, scaled transportation note.
2	2/17/11	Revisions per Charlotte-Mecklenburg Planning Department. Revised permitted area. Site area table updated.

DESIGNED:	CDS
DRAWN:	CDS
CHECKED:	DH, JG
DATE:	2/25/2011
SCALE:	AS SHOWN
DEPT:	MINING ENGINEERING
FILE NO.:	2011-023 (Vulcan Lands, Inc. Parcel 11124220)

**CLEAR CREEK QUARRY
VULCAN CONSTRUCTION MATERIALS, L.P.
CITY OF CHARLOTTE, NORTH CAROLINA
2011 REZONING APPLICATION for ADDITIONAL PROPERTY
COVER SHEET**

PN: 2011-023
SUB. No. 3
REVISED 5-12-2011
SHEET NUMBER
1 OF 2

Development Data Table

Site Area:	Proposed:	106.9 acres
Tax Parcels:	Proposed:	11124220 81.34 acres 11148101 21.06 acres portion of parcel 11124212 4.50 acres portion of parcel
Existing Zoning:		R-3, R-3(CD), and O-1
Proposed Zoning:		I-2 (Conditional)
Existing Use:		Undeveloped, Single Family
Proposed Use:		Quarry and related uses
Buffer Requirements:		100 feet Class A Buffer 200 feet from any building, extraction area, road, driveway, or pit 300 feet to any rock crushing, processing of gravel, stone, or other material 500 feet to any blasting

Clear Creek Development Standards

- General Provisions:**
- Development of the site will be controlled by the standards depicted on this site plan and the standards of the Charlotte Zoning Ordinance. The elements depicted on this plan is intended to reflect the arrangement of the proposed use on the site, but the exact configuration, placement, and site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construct phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout the rezoning petition the terms, "Owner", "Owners", "Petitioner", or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:
The purpose of this Rezoning application is to provide for the inclusion of additional property to the existing Clear Creek Quarry located off Albemarle Road near the Mecklenburg County/Cabarrus County line. This rezoning will allow for the two smaller tracts to be included in the existing quarry operations which have been in operation on this site for the past 18 years. The addition of these two tracts will allow for the quarry operations to shift material extraction in an easterly direction over time, away from residential properties to the west, and increasing the separation from these residential land uses. To achieve these purposes and due to changes in the Charlotte Zoning Ordinance, the application seeks the rezoning of the subject properties to I-2 CD.

- Permitted Uses:**
This application seeks a conditional rezoning of the subject properties to I-2 CD, with a restriction for quarries and related complementary and accessory uses only. Such complementary uses may include but are not limited to the following:
- Asphalt paving materials
 - Concrete products
 - Construction and related machinery, repair and storage
 - Cut stone and stone products
 - Petroleum storage less than 200,000 gallons

The exact location of certain accessory on-site facilities and operations, such as offices, maintenance facilities, crushing and sorting operations, stockpiles, haul roads, and other facilities or operations can not be determined in advance of actual operation. Many of these facilities or operations are movable and are located at different locations over time as the quarry operation shifts on the site. Many of these facilities and operations are presently located elsewhere within the existing quarry site and may remain there or be relocated to this expanded portion of the site over time. In all cases, the location of any such facilities will comply with the standards of the ordinance and will only be located within the areas delineated on the site plan. No asphalt plants or redi-mix plants are proposed for this subject site.

Transportation:
Access to the site will be provided via an existing connection to Brooks Mill Road with an existing connection to Albemarle Road, which is neither residential local nor residential collector streets. An existing median break at the intersection of Albemarle Road and Brooks Mill Road is present with dedicated left-turn lanes. The City Council adopted Collector Street Map indicates a collector street located on a portion of the subject site. The petitioner will establish a cessation plan which will indicate the proposed collector street along with anticipated future use of the property that is consistent with the adopted land use plan for the area prior to the first permit approval on the subject site. In lieu of incorporating the collector street into their cessation plan, the petitioner may work with CDOT to modify the collector Street Map for an alternative route of the proposed collector street.

Architectural Standards:
Reserved

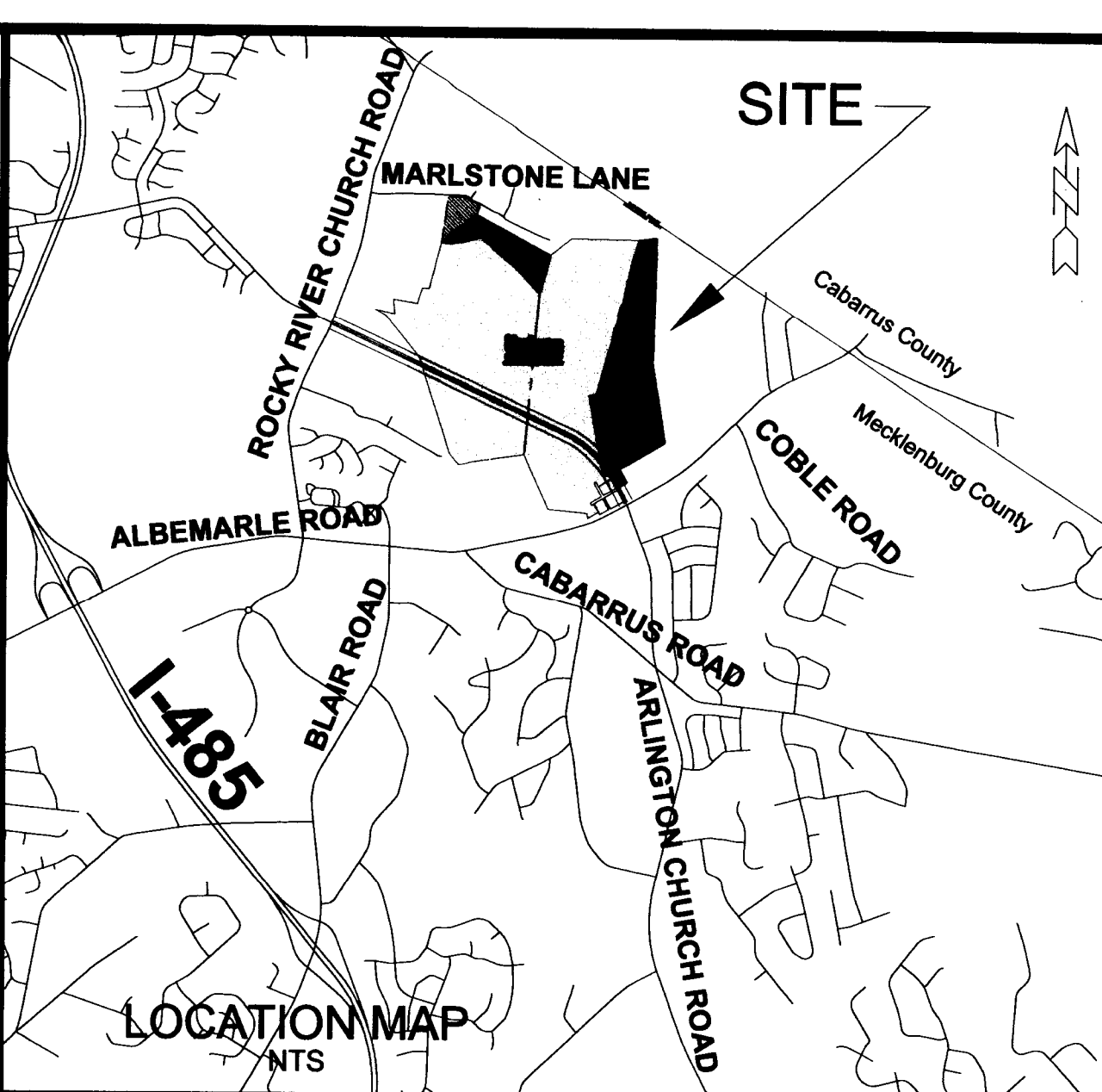
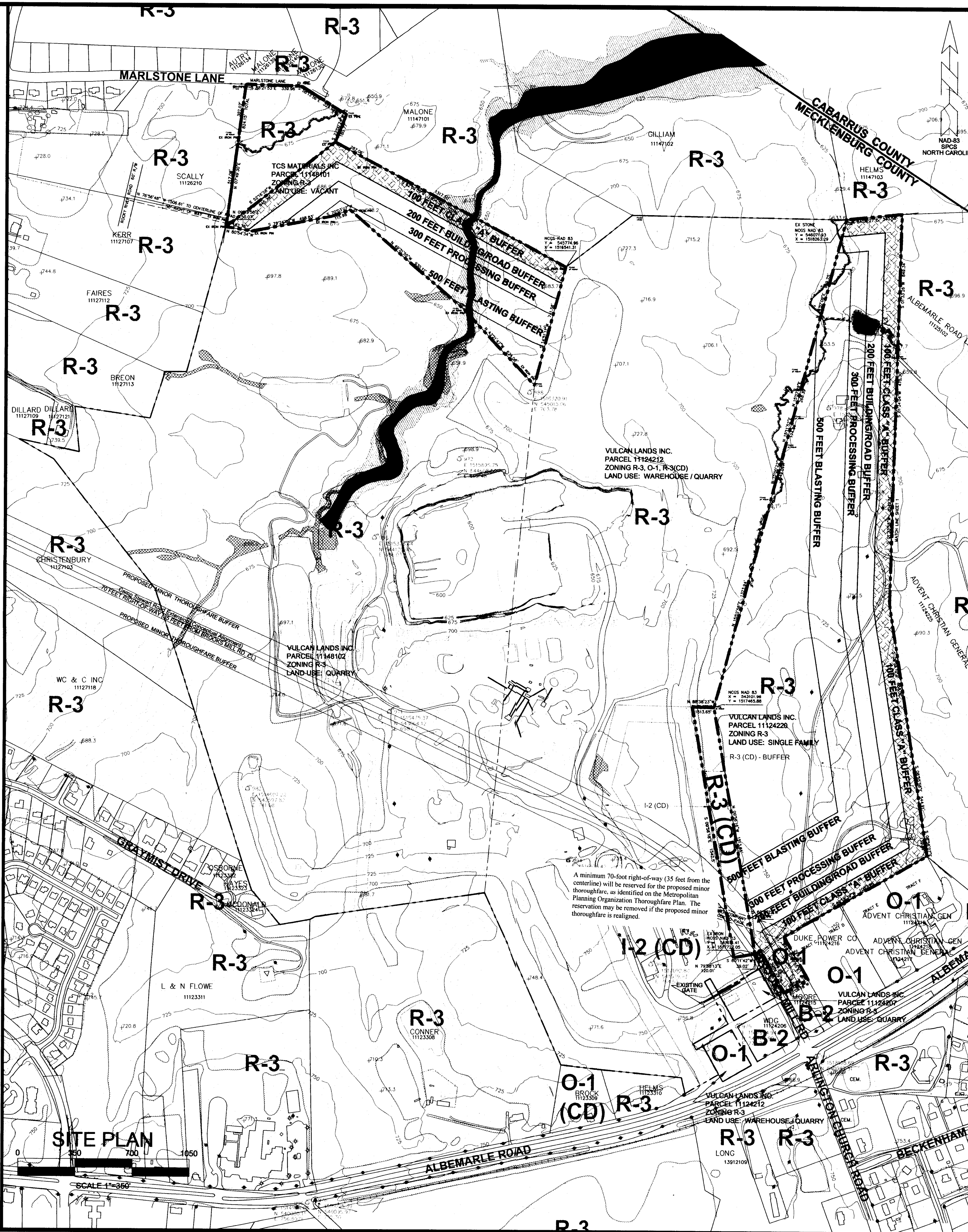
Streetscape and Landscaping:
The 200-foot building/extraction area/road buffer shall remain in an undisturbed condition. Where the natural growth is inadequate to materially screen the quarry site from the view of adjoining properties and from a public street, vegetation will be provided according to Class A buffer requirements. The exterior 100 feet of the 200-foot separation must contain vegetation equivalent to a Class A buffer adjacent to the exterior property.

Environmental Features:
There will be no disturbance within the swim buffer area unless and until a detailed development plan for any such disturbance, if required, is reviewed and approved by the appropriate City of Charlotte and/or Mecklenburg County, State of North Carolina, or Federal agencies to assure compliance with the SWIM and other applicable regulations.

- Parks, Greenway, and Open Space:** Reserved
- Fire Protection:** Reserved
- Signage:** Reserved
- Lighting:** Reserved
- Phasing:** Reserved
- Transit:** Reserved
- Other:**

- Any above ground tanks placed on the site for the purposes of storing liquid asphalt cement shall be double walled and placed on a concrete pad with a containment wall.
- Paved access roads and other dust suppression methods will be used to mitigate the effects of fugitive dust.

Initial Submission- 2-25-11 Revised: 4-15-2011 Revised 5-12-2011



LEGEND

200' BUILDING, EXTRACTION AREA, ROAD, DRIVEWAY, & PIT BUFFER	PROPOSED
300' ROCK CRUSHING & MATERIAL PROCESSING BUFFER	PROPOSED
500' BLASTING BUFFER	PROPOSED
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
SURVEYED STREAM	
SURVEYED WETLANDS	
MECKCO S.W.I.M. BUFFER**	
FEMA 100 YR FLOOD FRINGE	
FEMA FLOODWAY	
ZONING BOUNDARY	PROPOSED
PROPERTY LINE	EXISTING
UTILITIES	EXISTING
PROPOSED CLASS A LANDSCAPE BUFFER	

** THE UPLAND S.W.I.M. BUFFER IS 25 FEET PLUS 50% OF THE FLOOD FRINGE AREA BEYOND 100 FEET

Vulcan
Materials Company

**CLEAR CREEK QUARRY
VULCAN CONSTRUCTION MATERIALS, L.P.
CITY OF CHARLOTTE, NORTH CAROLINA**

**2011 REZONING APPLICATION for ADDITIONAL PROPERTY
OPERATIONS PLAN**

**APPROVED BY
CITY COUNCIL**

JUN 20 2011

DESIGNED: CDS	CD: CDS
DRAWN: CDS	CHKD: DJH, JG
CHECKED: DJH, JG	DATE: 2/25/2011
SCALE: AS SHOWN	DEPT: AS SHOWN
FILE NO.: 2011-023	REVISED: 5-12-2011

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