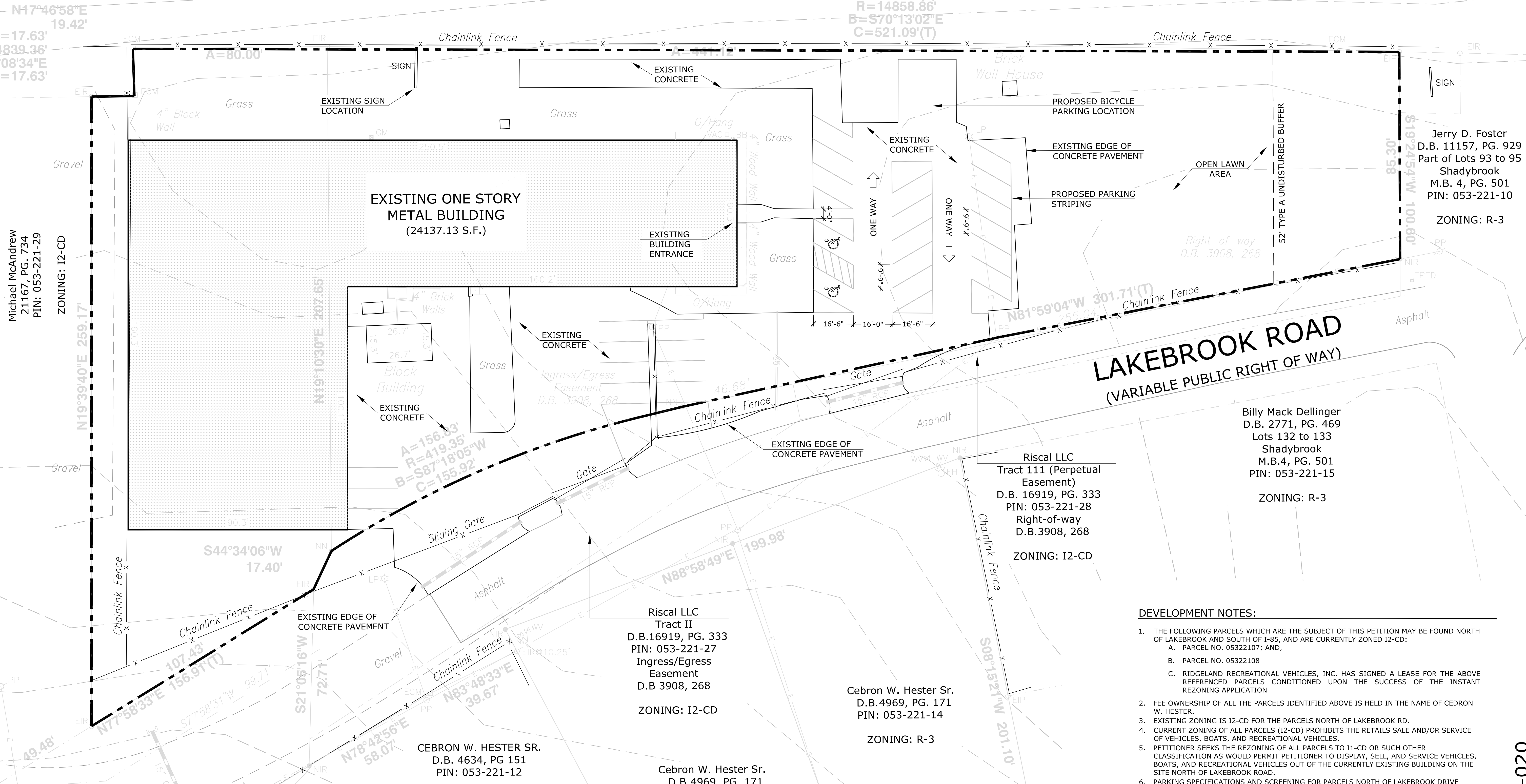


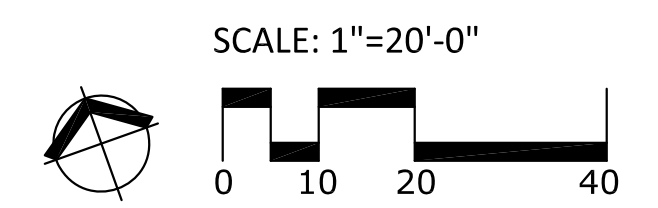
INTERSTATE HIGHWAY 85



DEVELOPMENT DATA TABLE

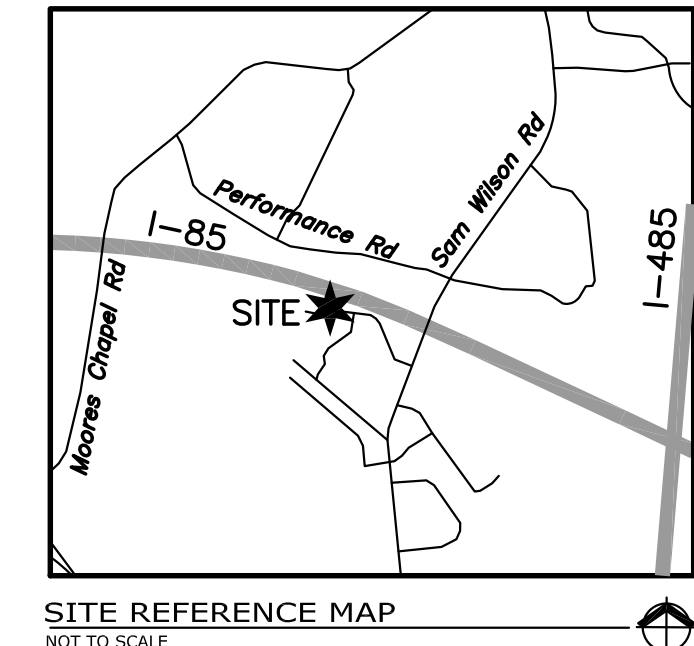
SITE DATA	
SITE LOCATION: NORTH OF LAKEBROOK ROAD SOUTH OF I-85	
PARCEL #:	05322107, 05322108
ACREAGE:	1.9266 ACRES
EXISTING ZONING:	I2-CD
PROPOSED ZONING:	I1-CD (LIGHT INDUSTRIAL)
EXISTING USE:	HESTER FORKLIFT
PROPOSED USE:	BOAT AND RECREATIONAL VEHICLE DISPLAY AND SALE
BUILDING	
MAXIMUM BUILDING SQUARE FEET:	70,000 SF
EXISTING BUILDING SQUARE FOOT:	24,137.13 SF
FLOOR AREA RATIO:	0.28
MAXIMUM BUILDING HEIGHT:	40' HEIGHT
SETBACKS	
FRONT:	30'
SIDE:	0'
REAR:	10'
PARKING	
REQUIRED VEHICULAR PARKING:	25 SPACES
PROPOSED VEHICULAR PARKING:	(1 PARKING SPACE/1000 BUILDING SF) 25 SPACES (INCLUDING 2 HANDICAPPED SPACES)
REQUIRED BICYCLE PARKING:	2 SPACES
PROPOSED BICYCLE PARKING:	(1 PARKING SPACE/20,000 BUILDING SF) 2 SPACES

- DEVELOPMENT NOTES:**
- THE FOLLOWING PARCELS WHICH ARE THE SUBJECT OF THIS PETITION MAY BE FOUND NORTH OF LAKEBROOK AND SOUTH OF I-85, AND ARE CURRENTLY ZONED I2-CD:
 - A. PARCEL NO. 05322107; AND,
 - B. PARCEL NO. 05322108
 - C. RIDGELAND RECREATIONAL VEHICLES, INC. HAS SIGNED A LEASE FOR THE ABOVE REFERENCED PARCELS CONDITIONED UPON THE SUCCESS OF THE INSTANT REZONING APPLICATION
 2. FEE OWNERSHIP OF ALL THE PARCELS IDENTIFIED ABOVE IS HELD IN THE NAME OF CEDRON W. HESTER.
 3. EXISTING ZONING IS I2-CD FOR THE PARCELS NORTH OF LAKEBROOK RD.
 4. CURRENT ZONING OF ALL PARCELS (I2-CD) PROHIBITS THE RETAILS SALE AND/OR SERVICE OF VEHICLES, BOATS, AND RECREATIONAL VEHICLES.
 5. PETITIONER SEEKS THE REZONING OF ALL PARCELS TO I1-CD OR SUCH OTHER CLASSIFICATION AS WOULD PERMIT PETITIONER TO DISPLAY, SELL, AND SERVICE VEHICLES, BOATS, AND RECREATIONAL VEHICLES OUT OF THE CURRENTLY EXISTING BUILDING ON THE SITE NORTH OF LAKEBROOK ROAD.
 6. PARKING SPECIFICATIONS AND SCREENING FOR PARCELS NORTH OF LAKEBROOK DRIVE SHALL REMAIN AS SHOWN ON THE HESTER FORKLIFT SITE PLAN APPROVED BY THE MECKLENBURG COUNTY COMMISSION ON 4/15/1985, WHICH IS THE MOST RECENTLY APPROVED PLAN FOR THE SITE.
 7. PETITIONER ANTICIPATES EMPLOYING BETWEEN 10-15 EMPLOYEES AT THE FACILITY NORTH OF LAKEBROOK ROAD DURING PEAK SEASON. PETITIONER CURRENTLY OPERATES A FACILITY IN SALISBURY, NC OF SIMILAR SIZE WHICH HAS EMPLOYED 12-15 PEOPLE DURING THE TERM OF ITS OPERATION.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 9, 2014. MAP NUMBER: 3710450500L

ALL BASE INFORMATION PROVIDED BY ALTA/ACMS LAND TITLE SURVEY TITLED "RIDGELAND RECREATIONAL VEHICLES, INC.", DATED MARCH 19, 2015, AND FROM MECKLENBURG COUNTY GIS.



REZONING PETITION # 2016-020

DATE	DESCRIPTION

