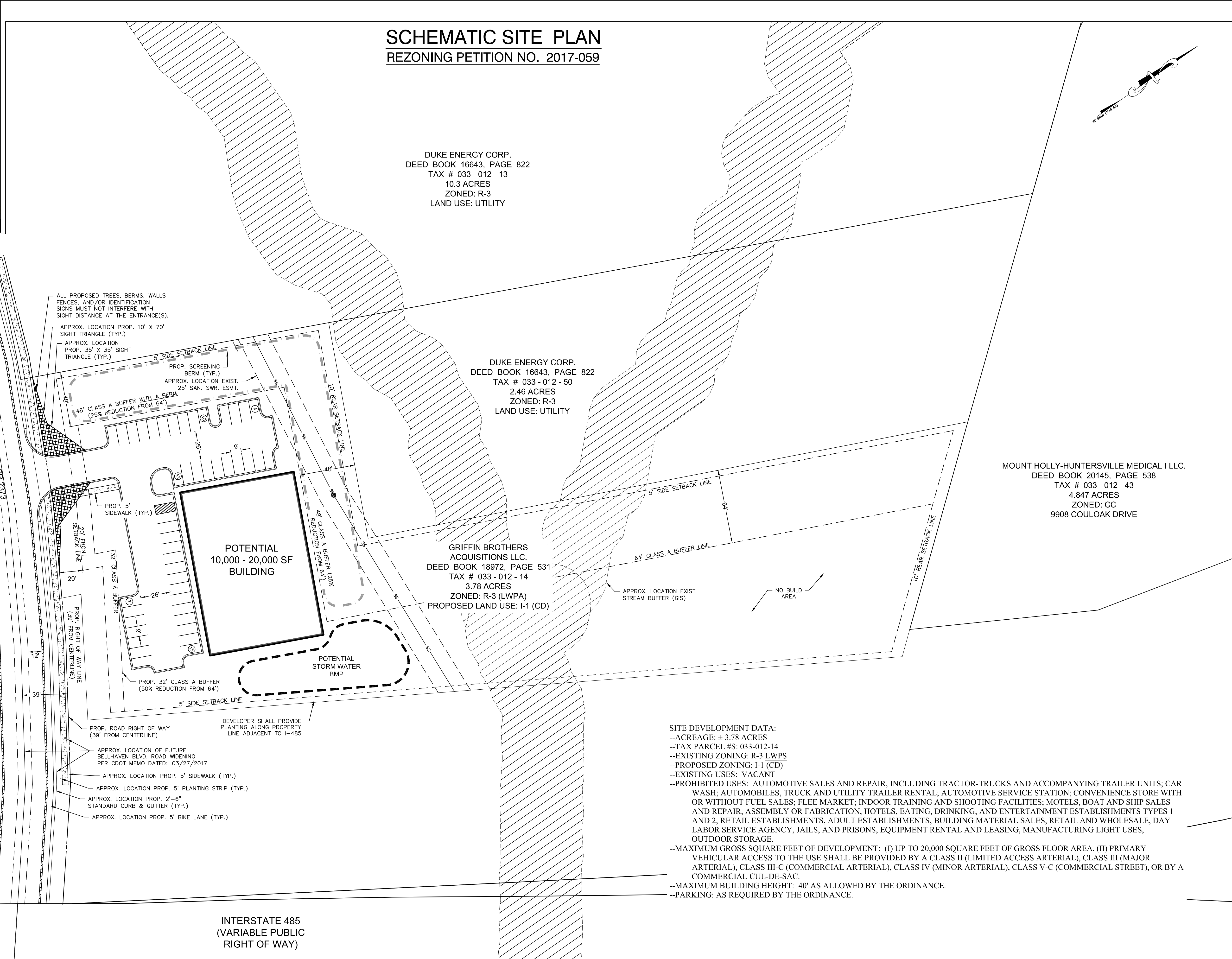


VICINITY MAP NOT TO SCALE

CORPORATION COMMUNITY HOUSING RESOURCE CENTER
DEED BOOK 27827, PAGE 752
TAX # 031 - 132 - 39
1.78 ACRES
ZONED: R-3
LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

PETER GEORGE BURLOS
DEED BOOK 12023, PAGE 195
TAX # 031 - 132 - 34
3.4 ACRES
ZONED: R-3
LAND USE: SINGLE FAMILY RESIDENTIAL - RURAL ACREAGE

DEPARTMENT OF TRANSPORTATION
DEED BOOK 26956, PAGE 456
TAX # 031 - 132 - 18
1.18 ACRES
ZONED: R-3
LAND USE: ROADWAY CORRIDOR



SCHEMATIC SITE PLAN
REZONING PETITION NO. 2017-059

DUKE ENERGY CORP.
DEED BOOK 16643, PAGE 822
TAX # 033 - 012 - 13
10.3 ACRES
ZONED: R-3
LAND USE: UTILITY

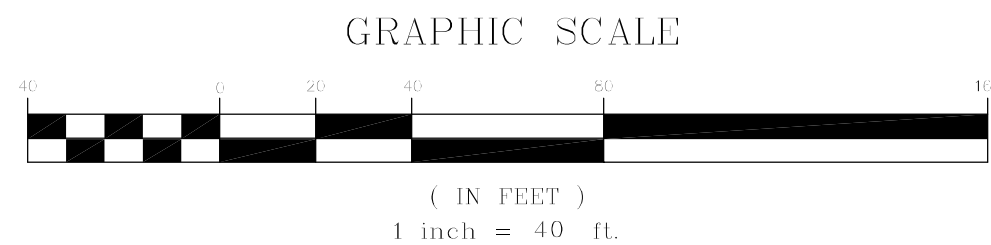
DUKE ENERGY CORP.
DEED BOOK 16643, PAGE 822
TAX # 033 - 012 - 50
2.46 ACRES
ZONED: R-3
LAND USE: UTILITY

GRIFFIN BROTHERS ACQUISITIONS LLC.
DEED BOOK 18972, PAGE 531
TAX # 033 - 012 - 14
3.78 ACRES
ZONED: R-3 (LWPA)
PROPOSED LAND USE: I-1 (CD)

MOUNT HOLLY-HUNTERSVILLE MEDICAL I LLC.
DEED BOOK 20145, PAGE 538
TAX # 033 - 012 - 43
4.847 ACRES
ZONED: CC
9908 COULOAK DRIVE

SITE DEVELOPMENT DATA:
--ACREAGE: ± 3.78 ACRES
--TAX PARCEL #S: 033-012-14
--EXISTING ZONING: R-3 LWPS
--PROPOSED ZONING: I-1 (CD)
--EXISTING USES: VACANT
--PROHIBITED USES: AUTOMOTIVE SALES AND REPAIR, INCLUDING TRACTOR-TRUCKS AND ACCOMPANYING TRAILER UNITS; CAR WASH; AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL; AUTOMOTIVE SERVICE STATION; CONVENIENCE STORE WITH OR WITHOUT FUEL SALES; FLEE MARKET; INDOOR TRAINING AND SHOOTING FACILITIES; MOTELS, BOAT AND SHIP SALES AND REPAIR, ASSEMBLY OR FABRICATION, HOTELS, EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS TYPES 1 AND 2, RETAIL ESTABLISHMENTS, ADULT ESTABLISHMENTS, BUILDING MATERIAL SALES, RETAIL AND WHOLESALE, DAY LABOR SERVICE AGENCY, JAILS, AND PRISONS, EQUIPMENT RENTAL AND LEASING, MANUFACTURING LIGHT USES, OUTDOOR STORAGE.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA, (II) PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
--MAXIMUM BUILDING HEIGHT: 40' AS ALLOWED BY THE ORDINANCE.
--PARKING: AS REQUIRED BY THE ORDINANCE.

- SITE NOTES:**
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASED PER THE SITE'S DEVELOPMENT PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR THE CITY'S SUBDIVISION REGULATIONS ARE TRIGGERED. CDOT REQUESTS RIGHT OF WAY SET AT 2' (TWO FEET) BEHIND BACK OF SIDEWALK.



Dewberry Engineers Inc.
9300 HARRIS CORNERS PKWY - SUITE 220
CHARLOTTE, NC 28269-3797
PHONE: (704) 509-9918
FAX: (704) 509-9937
WWW.DEWBERRY.CO.COM
NCBELS # F - 0929

BELLHAVEN INDUSTRIAL DEVELOPMENT

PETITIONER : SATURDAY NIGHT, LLC
2764 PLEASANT ROAD #11718
FORT MILL, SOUTH CAROLINA 29708
PHONE : (803) 396 - 8000

CHARLOTTE, NORTH CAROLINA
REZONING PETITION PLANS

SEAL

REZONING DOCUMENT
NOT FOR CONSTRUCTION

SEAL

REZONING DOCUMENT
NOT FOR CONSTRUCTION

SCALE : 1 inch = 40 feet

No.	Date	By	Description	REV. PER PLANNING COMMENTS	REV. PER PLANNING COMMENTS
2.	09/22/2017	MTK			
1.	06/05/2017	MTK			

REVISIONS

DRAWN BY _____ MTK
APPROVED BY _____ BJD
CHECKED BY _____ BJD
DATE _____ 4/11/2017
TITLE _____

SCHEMATIC
SITE PLAN

PROJECT NO. 50092149

C1

SHEET NO.

