

COMMUNITY MEETING REPORT  
**Petitioner: White Oak Management, Inc.**  
Rezoning Petition No. 2018-058

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on the attached Exhibit A-1 by depositing such notice in the U.S. mail on May 18, 2018. A copy of the written notice is attached as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, May 30, 2018 at 6:30 PM in the Living Room at White Oak Manor, 4009 Craig Avenue, Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached as Exhibit B. The Petitioner's representatives at the Community Meeting were Robert Painter of White Oak Management, Inc., Collin Brock of Bloc Design, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached as Exhibit C.

Ty Shaffer welcomed everyone to the meeting and he introduced himself and the Petitioner's representatives. Mr. Shaffer stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-058. He then provided the agenda for the meeting and the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, July 16, 2018 at 5:30 PM
- Zoning Committee: Monday, July 31, 2018 at 5:30 PM
- City Council Decision: Monday, September 17, 2018 at 5:30 PM

Mr. Shaffer explained that the Public Hearing gives the Petitioner and members of the public an opportunity to speak in support of, or in opposition to, the Rezoning Petition.

Mr. Shaffer then gave an overview of the site and its location. He explained that the rezoning site is a .764 acre portion of four parcels located across Delane Avenue from White Oak Manor, with houses that front onto Craig Avenue. The rear portions of the parcels have been used for parking for White Oak Manor, and the Petitioner is pursuing a rezoning to bring the site into compliance with the Zoning Ordinance. The properties currently are zoned R-17 MF. Mr. Shaffer explained that the Petitioner will subdivide the four lots, creating a single parcel at the rear of the houses. The Petitioner is asking that this new parcel be rezoned to the O-1 (CD) zoning district to accommodate off-street surface parking that would serve White Oak Manor. Mr. Shaffer explained that the rezoning request is conditional, meaning that the Petitioner will be limited to only those uses identified in the approved site plan—here, the only permitted use of the site would be surface parking for White Oak Manor.

Mr. Brock gave an overview of the site plan, pointing out the Class C landscaped buffers, planting areas and fencing. He explained that the lot likely would accommodate only one way traffic—traffic would enter on the western edge of the new parcel, and would exit onto Delane Avenue on the site’s northern line.

The meeting then opened to questions and comments.

An attendee who rents one of the homes on the subject lots asked if the plan preserves an entrance off of Delane Avenue onto the existing drive to the immediate rear of the houses. Mr. Brock confirmed that this area is not part of the proposed new parcel, so would not be affected by this rezoning.

Another attendee asked about the number of parking spaces that would be built on this lot if the rezoning is approved. Mr. Brock said that the total number will depend on the layout. Because of the narrowness of the developable area on the new parcel, given the amount of buffering required, it is likely that parking will be done at an angle off of the one-way drive, rather than at ninety degrees. He expects that there could be at least 10, and as many as 12 or 13, spaces.

There being no other questions from the attendees, the meeting was then adjourned and informal discussion followed.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

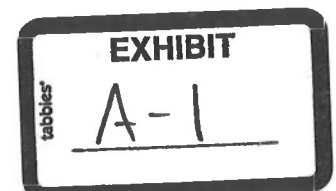
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 4th day of June, 2018.

**White Oak Management, Inc., Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Sonja S. Sanders, Charlotte-Mecklenburg Planning Department (via email)

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-058	15716102	CONDELUCI	COLLETTE			736 MAEDOW LAKE DR		MATTHEWS	NC	28105
2018-058	15716116	MCNEELY	MILTON			3000 IDLEWOOD CR		CHARLOTTE	NC	28209
2018-058	15716118	CONDELUCI	COLLETTE			736 MAEDOW LAKE DR		MATTHEWS	NC	28105
2018-058	15716119	KIRKLAND FINANCIAL,LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2018-058	15716120	KIRKLAND FINANCIAL,LLC				234 JOHNSTON ST		ROCK HILL	SC	29730
2018-058	15716201	WHITE OAK MANOR CHARLOTTE INC				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716202	WHITE OAK MANOR-CHARLOTTE INC				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716203	WHITE OAK MANOR				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716204	WHITE OAK MANOR INC				130 E MAIN STREET		SPARTANBURG	SC	29306
2018-058	15716205	LYNCH	SHANNON			1608 MIMOSA AVE		CHARLOTTE	NC	28205
2018-058	15716208	DIXON	KIMBERLY C			4121 CRAIG AV		CHARLOTTE	NC	28211
2018-058	15716209	ATLAS CONSTRUCTION GROUP INC				4913 CHASTAIM AVE STE 17		CHARLOTTE	NC	28217
2018-058	15716210	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716211	FETCHERO	JAMES C			2311 HAYLOFT CIR		CHARLOTTE	NC	28226
2018-058	15716212	WALL	JOSHUA N			2550 KUHIO AVE 2305		HONOLULU	HI	96815
2018-058	15716213	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716214	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716215	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716216	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716217	HEDGEPEETH	JAMES C			10325 SHRADER ST NW		CONCORD	NC	28027
2018-058	15716218	GOLDSMITH	MARK E	LINDA L	GOLDSMITH	1422-9 DELANE AV		CHARLOTTE	NC	28211
2018-058	15716219	HOLMES	DONALD D JR			2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716220	LYNCH	SHANNON			500 HERRIN AVE		CHARLOTTE	NC	28205
2018-058	15716221	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716222	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716223	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716224	CHERRY	HOWARD TRIGG	CHRISTOPHER T	JELTRUP	613 HAWTHORNE LN		CHARLOTTE	NC	28204
2018-058	15716301	EASTHAVEN DEVELOPMENT	CORP			PO BOX 9222		CHARLOTTE	NC	28299
2018-058	15716305	LOMAX CRAIG LLC				725 PROVIDENCE RD		CHARLOTTE	NC	28207
2018-058	15716306	SWIMMER BROTHERS PROPERTIES LLC				725 PROVIDENCE RD		CHARLOTTE	NC	28207
2018-058	15716307	DERRICK	MARGARET M			4110 CRAIG AVE		CHARLOTTE	NC	28211
2018-058	15716506	DELANE GLEN APARTMENTS LLC				1630 DELANE AVE		CHARLOTTE	NC	28211
2018-058	15716615	SHARON VILLAGE INC				PO BOX 3347		SPARTANBURG	SC	29304



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-058		Katie	Hedrick	635 McAlway Road		Charlotte	NC	28211
2018-058	Amity Garden Neighborhood Association	Amy	Harris	5101 Kistler Avenue		Charlotte	NC	28205
2018-058	Amity Garden Neighborhood Association	Luke	Carter	5237 Lynnville Ave		Charlotte	NC	28205
2018-058	Amity Place Homeowners Association	Michael	Icenhour	4319 Wordsworth Ln		Charlotte	NC	28211
2018-058	Collinswood Neighborhood Association	Mike	Farrell	4808 Walker Rd		Charlotte	NC	28211
2018-058	Cotswold	Mercer	Langley	514 Ellsworth Road		Charlotte	NC	28211
2018-058	Cotswold Neighborhood Assoc.	Mary Frances	Parker	608 Ashworth Rd		Charlotte	NC	28211
2018-058	Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2018-058	Oakhurst	Elizabeth	Bradford	4414 Carteret St.		Charlotte	NC	25205-7302
2018-058	Oakhurst Community Neighborhood Association	Grace	Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2018-058	Oakhurst Community Neighborhood Association	Liz	Millsaps Haigler	1420 Chippendale Road		Charlotte	NC	28205
2018-058	Ramblewood Neighborhood Association	Hal	Turner	4733 Gaynor Rd		Charlotte	NC	28211
2018-058	Randolph Park Civic Association	Maureen	Cherry	516 Chillingworth Ln		Charlotte	NC	28111
2018-058	Woodburn Neighborhood Community Watch	Stephen	Bruce	5842 McNair Rd		Charlotte	NC	28212

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2018-058** filed by White Oak Management, Inc. to request the rezoning of an approximately .764 acre site located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-1 (CD) zoning district

**Date and Time of Meeting:** Wednesday, May 30, 2018 at 6:30 p.m.

**Place of Meeting:** Living Room at White Oak Manor  
4009 Craig Avenue  
Charlotte, NC 28211

We are assisting White Oak Management, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .764 acre site (the "Site") located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-1 (CD) zoning district. The Site is comprised of the rear portions of those parcels of land located on Craig Avenue that are designated as Tax Parcel Nos. 157-162-01, 157-162-02, 157-162-03 and 157-162-04. The purpose of this rezoning request is to accommodate off-street surface parking that would serve White Oak Manor. A copy of the Rezoning Plan is enclosed.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

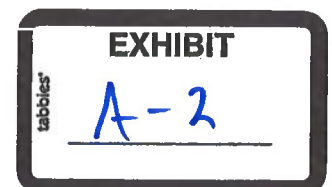
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, May 30, 2018 at 6:30 p.m. in the Living Room at White Oak Manor located at 4009 Craig Avenue in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

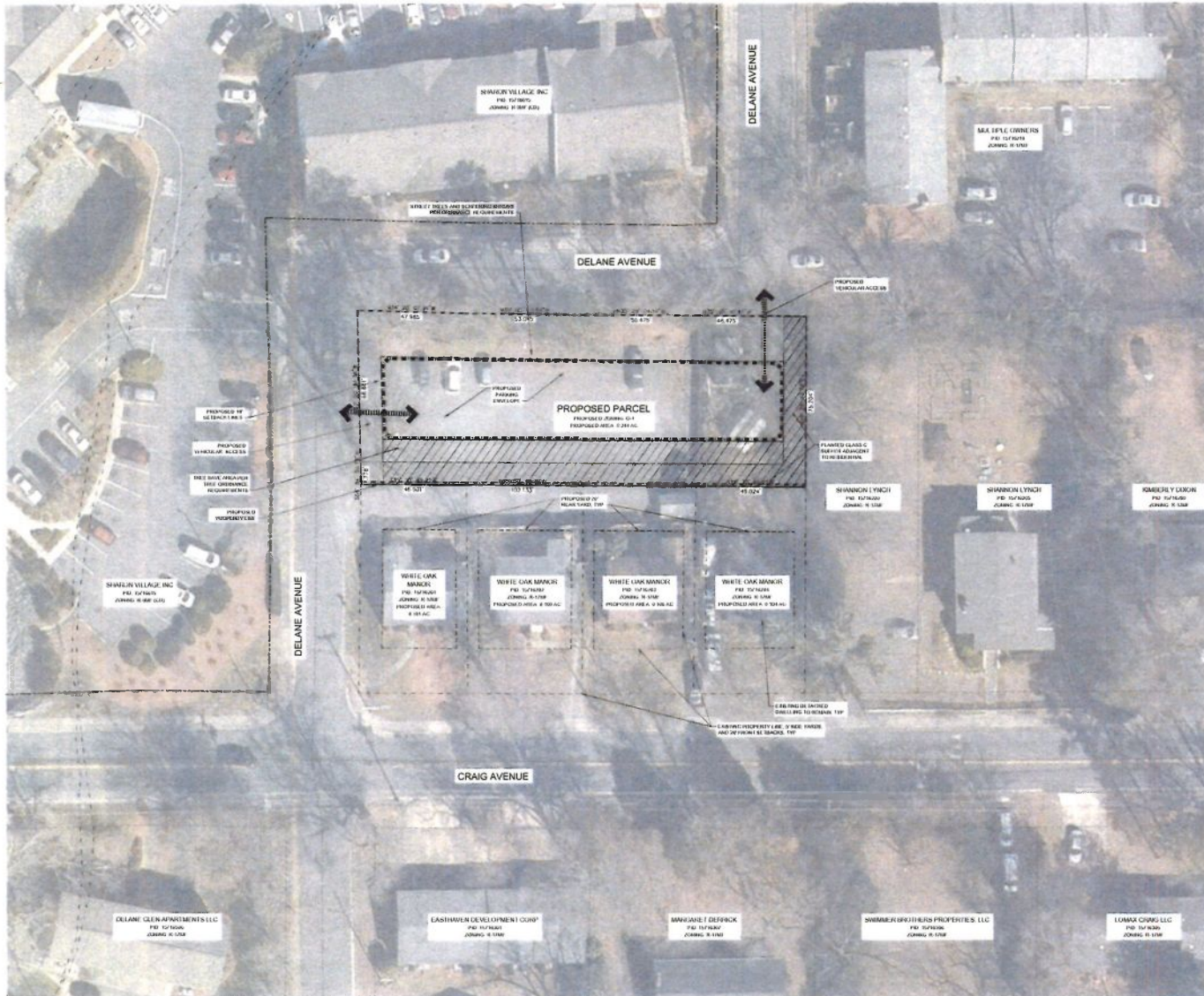
Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Matt Newton, Charlotte City Council District 5 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 18, 2018







**SHEET 1 OF 2 DISCLAIMER**  
 THIS DOCUMENT IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF REAL ESTATE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISIONS.

- LEGEND**
- PROPOSED REZONING BOUNDARY
  - PROPOSED PROPERTY LINE
  - PROPOSED METEORIC LINE
  - PROPOSED VEHICULAR ACCESS
  - PROPOSED LANDSCAPE BUFFER
  - ▨ PROPOSED TREE SAVELINE

**SITE DATA:**

RURAL SITE ACREAGE: 17.0 PM AC  
 TAX PARCELS: 15716201, 15716202, 15716203, 15716204  
 PROPOSED ZONING: U-1  
 EXISTING ZONING: R-10M  
 EXISTING USES: SINGLE FAMILY  
 \*REFER TO DEVELOPMENT STANDARD NOTES ON THIS SHEET FOR FURTHER DEVELOPMENT

**bloc**  
 **bloc Design**  
 2923 S. Iron Street, Suite 320  
 Charlotte, NC 28203  
 phone: 704.940.0983  
 www.bloc-nc.com

**REVISIONS**

NO.	DATE	DESCRIPTION

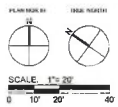
DATE: 03/26/2018  
 TIME: 11:13 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



FORMAL REVIEW OR APPROVAL	DATE
PLANNING DIRECTOR	
PLANNING MANAGER	
PLANNING SUPERVISOR	
PLANNING ARCHITECT/DESIGNER	

**Craig Ave Rezoning**  
 2923 S. Iron Street, Suite 320  
 Charlotte, NC 28211

**REZONING PETITION #:**  
 2018-058



**DEVELOPMENT STANDARDS:**

- MARCH 26, 2018
- 1. GENERAL PROVISIONS**
- A. THE DEVELOPMENT IN THIS MAP IS A PART OF THE REZONING PLAN AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE REZONING PLAN AND ANY REGULATIONS ESTABLISHED UNDER THE REZONING PLAN.
  - B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
  - C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN THE CITY ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
  - D. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED TO THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 16 OF THE ORDINANCE. AMENDMENTS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.20 OF THE ORDINANCE.

- 2. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- A. THE SITE MAY BE DEVELOPED ONLY TO OFF STREET SURFACE PARKING THAT WILL SERVE THE USES LOCATED ON THE PARCELS, NOT TO EXCEED:
  - B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREA AND THE DRIVEWAYS MAY BE MODIFIED BY THE DESIGNER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PROPOSED DRIVEWAYS, AND ANY ADJUSTMENT REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE FEDERAL STANDARDS.
  - C. STREETScape PLAN AND LANDSCAPE BUFFER
  - D. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DETICED ON THE REZONING PLAN AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.308 OF THE ORDINANCE. THE WIDTH OF ANY REQUIRED BUFFER MAY BE REDUCED BY A WALL FENCE OR OTHER STRUCTURE THAT MEETS THE REQUIREMENTS OF SECTION 12.308(B) OF THE ORDINANCE.
  - E. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT CATEGORIZED AS A USE LINE, UNLESS OTHERWISE SPECIFIED IN THE BUFFER REQUIREMENTS ON THE SITE, THE BUFFER SHALL BE REDUCED TO THE BUFFER REQUIREMENTS ON THE ADJACENT PARCEL AS ACCORDINGLY.

- 3. ENVIRONMENTAL**
- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- 4. LIGHTING**
- A. ANY FREE-STANDING LIGHTING FIXTURES INSTALLED ON-SITE SHALL HAVE A MAXIMUM HEIGHT OF 21 FEET AND ALL SUCH FREE-STANDING LIGHTING FIXTURES SHALL BE FULLY CAPTED AND SHIELDED AND THE ILLUMINATION DIRECTION SHALL BE SUCH THAT DIRECT ILLUMINATION DOES NOT EXCEED THE ANY PROPERTY LINE OF THE SITE.
- 5. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE SET FORTH UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN SHALL UNLESS OTHERWISE SPECIFIED IN THE REZONING PLAN BE BINDING UPON AND INURE TO THE BENEFIT OF THE DESIGNER AND THE CURRENT AND SUCCESSOR OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. IRRESPECTIVE OF THESE DEVELOPMENT STANDARDS, THE REZONING PETITION SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE DESIGNER OR THE CURRENT OWNER OF THE SITE FROM THE DATE THE WORK IS COMPLETED IN ANY FUTURE DEVELOPMENT OF THE SITE.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

**North 811**  
**Carolina 811**

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL SURVEY STAKES, FLAGGERS, SIGNALS, ETC. TO ENSURE THE SAFETY OF ALL WORKERS AND THE PUBLIC.  
 2. ALL PRESENT STAKES SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, WORKSHEET

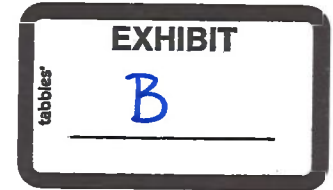
White Oak Management, Inc., Petitioner  
Rezoning Petition No. 2018-058

Community Meeting Sign-in Sheet

Living Room at White Oak Manor  
4009 Craig Avenue  
Charlotte, NC 28211

Wednesday, May 30, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	MATTHEW DAVISON	4109 CRAIG AVE.	828/474-8229	DAVISONMCD@GMAIL.COM
2.	TERRI STEELE	4105 CRAIG AVE	704-617 4186	TSteele@whiteoakmanor.com
3.	Jacquie Butler	4113 Craig Ave	704-777-5996	Jacquiebutler101@yahoo.com
4.	Collin Brock	2923 S Tryon St.	704-231-1911	cbrock@bloc-nc.com
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				



# Rezoning Petition No. 2018-058

White Oak Management, Inc., Petitioner

Community Meeting

May 30, 2018



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

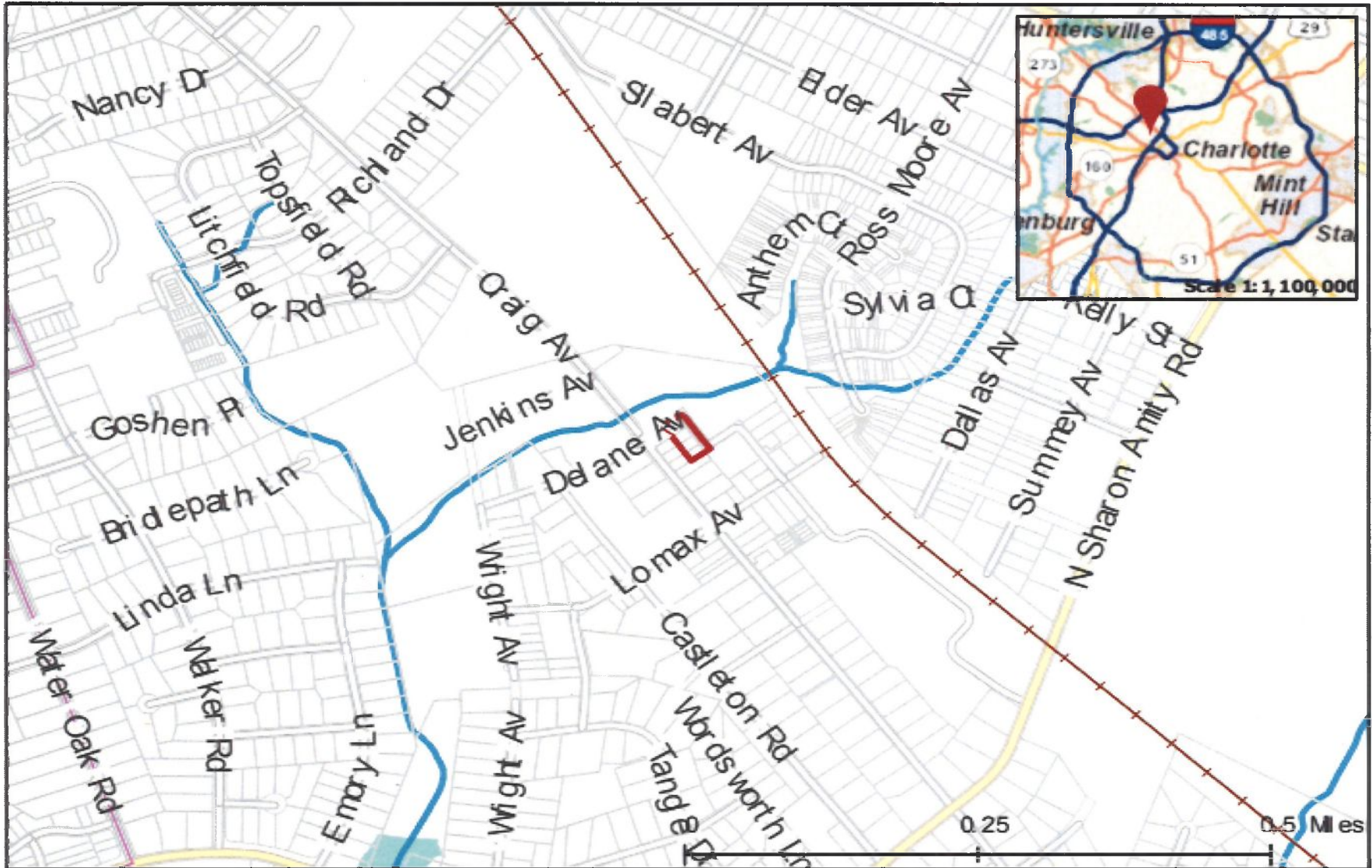
## Development Team

- Robert Painter, White Oak Management, Inc.
- Collin Brock, Bloc Design
- Ty Shaffer, Robinson, Bradshaw & Hinson

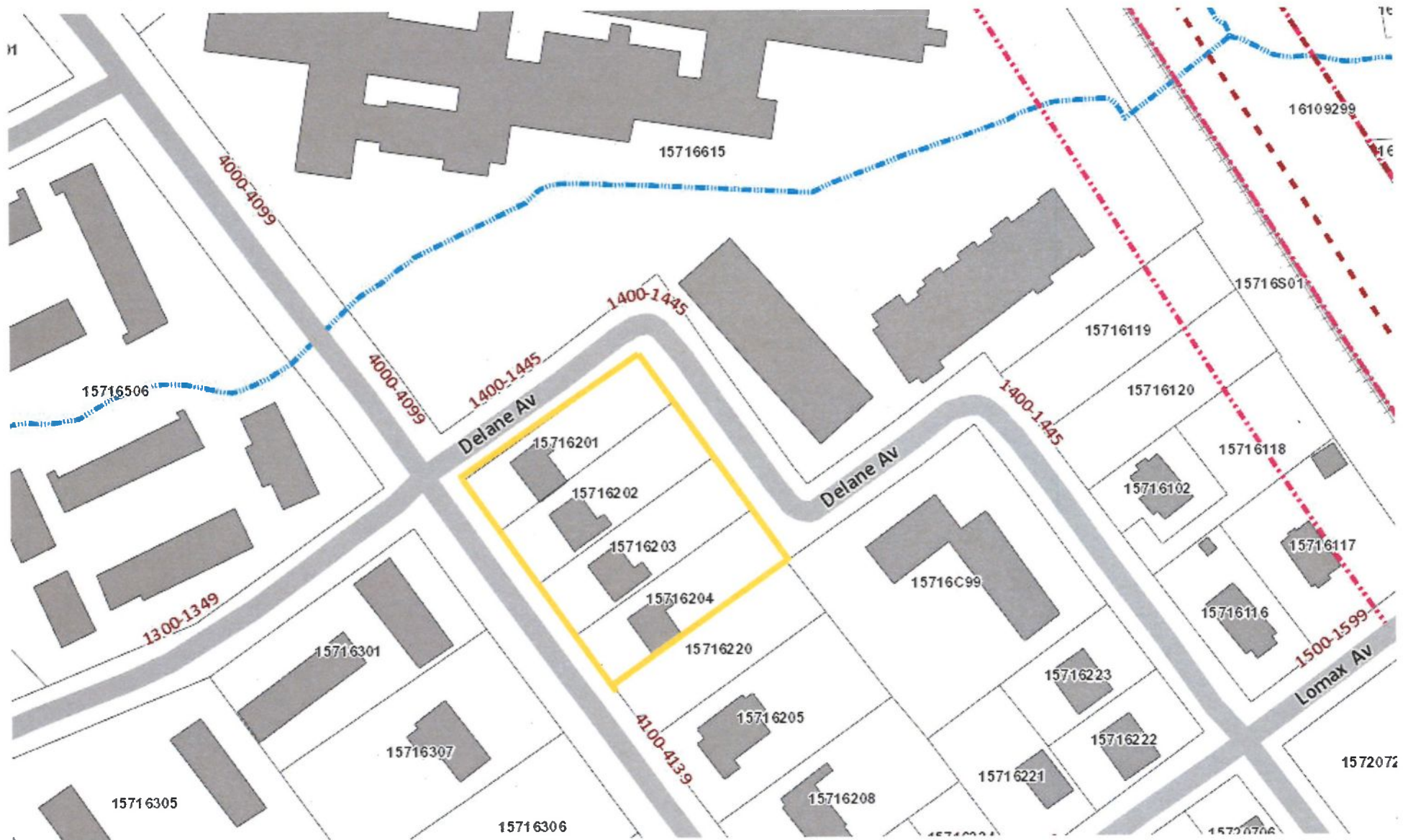
# Rezoning Schedule

- Public Hearing: Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 31, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 17, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

# Site – .764 Acres













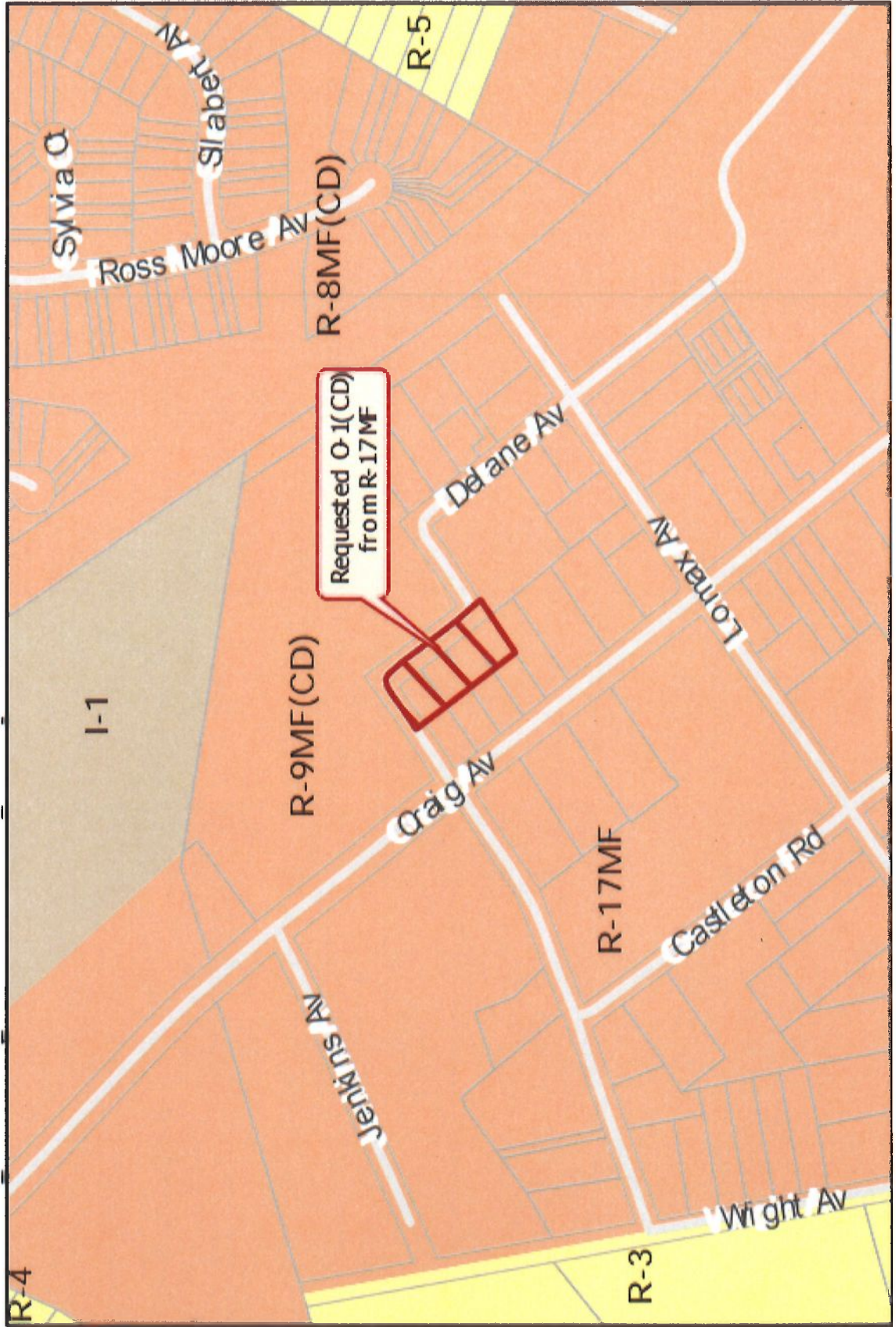








# Existing Zoning



## Rezoning Request

- Requesting that the site be rezoned from the R-17 MF (Multi-Family) zoning district to the O-1 (CD) zoning district to accommodate off-street surface parking that would serve White Oak Manor. This would be the only permitted use of the site.



# Site Plan



**DEVELOPMENT STANDARDS:**

MARCH 26, 2019

**1. GENERAL PROVISIONS**

- A. THIS DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN AND SHALL BE CONSIDERED TO BE A PART OF THE ZONING PLAN. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WATER AND SEWER SYSTEMS AND THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- B. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
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- D. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.

**2. IDENTIFIED USE DEVELOPMENT LIMITATIONS**

- A. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- B. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
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**3. SIGNIFICANCE**

- A. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- B. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
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**4. UTILITIES**

- A. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- B. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- C. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- D. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.

**5. ENVIRONMENTAL**

- A. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- B. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- C. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.
- D. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.



VICINITY MAP N.T.S.

DATE OF PREPARATION: 03/26/19  
SCALE: 1"=40'

**LEGEND**

- PROPOSED PARCEL
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING STREET RIGHT OF WAY
- EXISTING STREET CENTERLINE
- EXISTING STREET RIGHT OF WAY
- EXISTING STREET CENTERLINE

**SITE DATA:**

TOTAL SITE AREA: 1.17 AC  
 TAX PARCELS: 10-00-00-0000-0000-0000  
 EXISTING ZONING: R-1  
 EXISTING USES: SINGLE FAMILY  
 REFER TO LOCAL ORDINANCE STANDARDS NOTES ON THIS SHEET FOR FURTHER INFORMATION.



**Bloc Design**  
 2923 S. Eason Street, Suite 100  
 Charlotte, NC 28203  
 PHONE: 704.443.2883  
 WWW.BLOC-NC.COM

PREPARED BY: BLOC DESIGN  
 DATE: 03/26/19

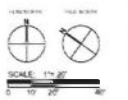
REVISIONS	
NO.	DESCRIPTION



REVISION NO.	DESCRIPTION	DATE

**Craig Ave Rezoning**  
 4501-4113 Craig Ave  
 Charlotte, NC 28211

**REZONING PETITION #:**  
 2018-056



DATE	BY	FOR

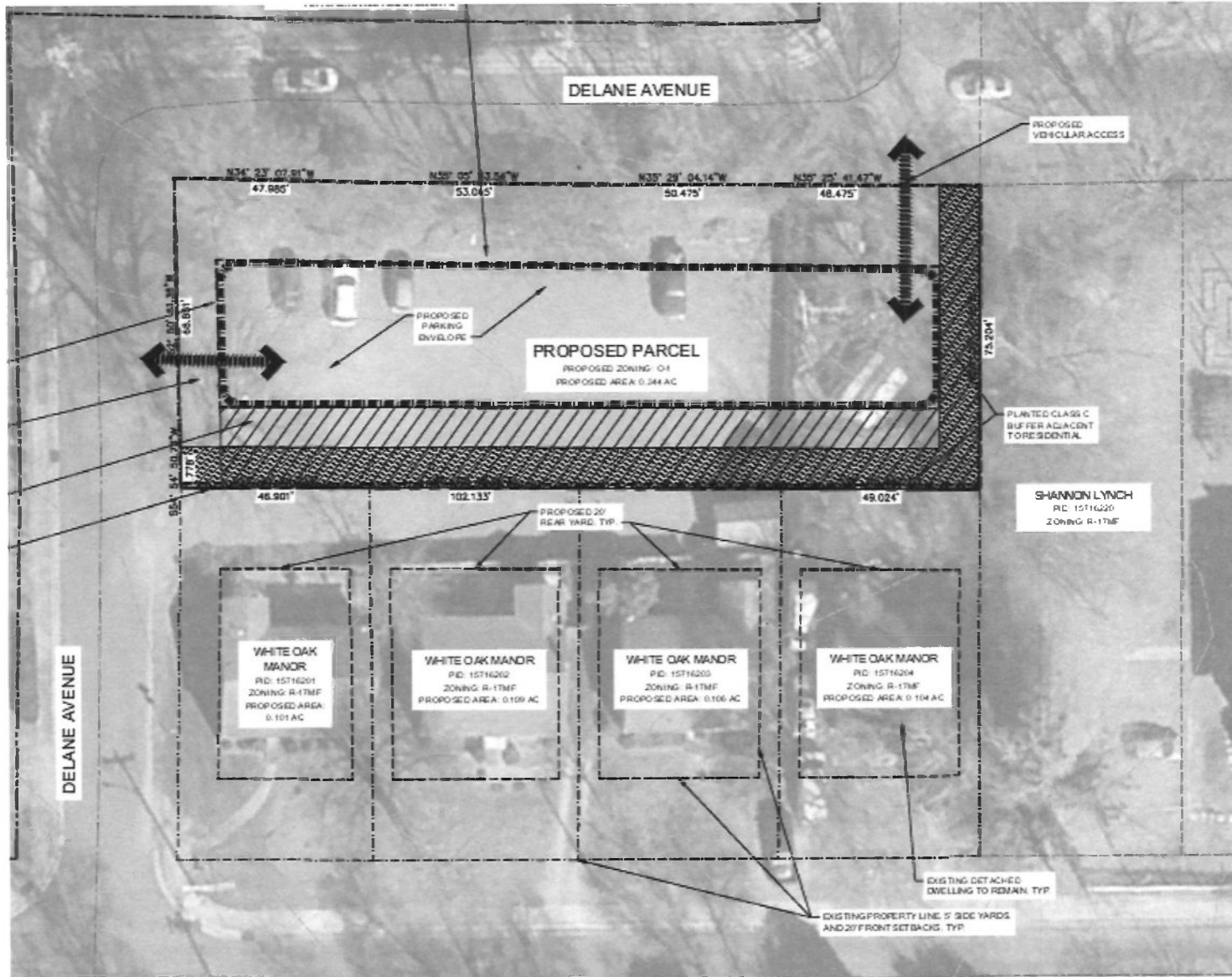
DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

**RZ-1.0**



1. ALL UTILITIES SHALL BE LOCATED AND MARKED IN ACCORDANCE WITH THE NORTH CAROLINA 811 PROGRAM. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES.







# Questions and Comments