

PARKING SUMMARY

PARKING STANDARDS
AUTO
0.25 SPACE/1,000 SF WAREHOUSE
1 SPACE/400 SF OFFICE

LONG TERM BICYCLE
2, OR 1/40,000 SF

**SHORT TERM BICYCLE
1% OF AUTO PARKING**

PARKING REQUIRED

PHASE 1
 AUTO
 0.25 SPACE X 4,900/1,000 SF = 2
 1 SPACE X 1,500/400 SF = 4
 TOTAL = 6

LONG TERM BICYCLE
TOTAL = 2

SHORT TERM BICYCLE
0.01 X 6 = 1
TOTAL = 1

BUILD OUT AUTO

0.25 SPACE X 7,700/1,000 SF = 2
1 SPACE X 2,250/400 SF = 6
TOTAL = 8

LONG TERM BICYCLE
TOTAL = 2

SHORT TERM BICYCLE
0.01 X 6 = 1
TOTAL = 1

PARKING PROVIDED:
AUTO 12 STANDARD + 1 HC = 13

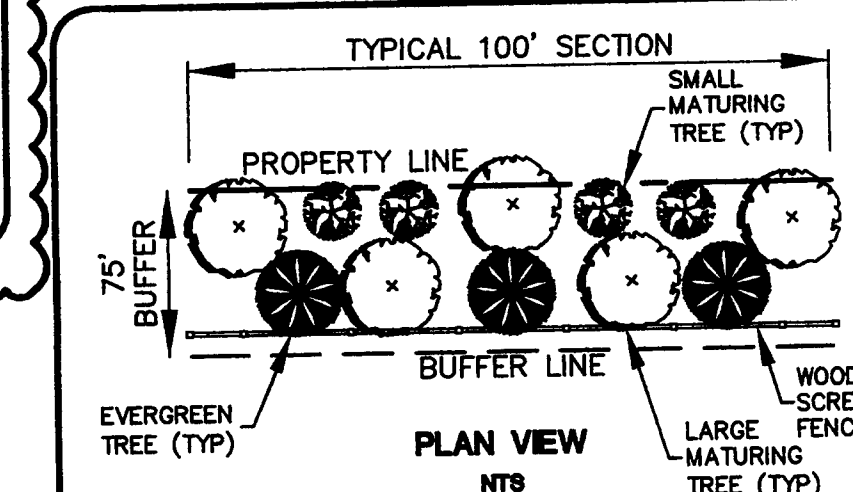
LONG TERM BICYCLE = 2
SHORT TERM BICYCLE = 1

DEVELOPMENT DATA

TAX PARCEL NUMBER: 14125107 & 14125108
OVERALL SITE ACREAGE: 10.730 AC (INCLUDING R/W)
DEVELOPABLE SITE ACREAGE: 10.472 AC
CURRENT ZONING: R-3
PROPOSED ZONING: I-(CD)
PROPOSED USE: LANDSCAPE MATERIAL SALES
MAXIMUM FLOOR AREA RATIO: 0.80
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 60 FT
MINIMUM SETBACK: 50 FT (REQUIRED AS CONDITION)
MINIMUM SIDE YARD: 0 FT
MINIMUM REAR YARD: 10 FT
MAXIMUM HEIGHT: 40 FT
BUFFER WIDTH: 100 FT
NET BUFFER WIDTH: 75 FT (WITH 25% REDUCTION)

OVERVIEW

THE DEVELOPMENT DEPICTED ON THIS REZONING SCHEMATIC SITE PLAN IS MERELY SCHEMATIC IN NATURE AND INTENDED ONLY TO ILLUSTRATE THE POSSIBLE ARRANGEMENT OF USES AND DEVELOPMENT ON THE SITE. THE EXACT DETAILED CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS INCLUDING THE BUILDINGS, SHALL BE ESTABLISHED DURING THE DESIGN PHASE AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ZONING ORDINANCE, APPLICABLE CODE REQUIREMENTS AND THE DEVELOPMENT STANDARDS CALLED OUT ON THE TECHNICAL DATA SHEET OF THESE REZONING PLANS, AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. IT IS UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.206(2) OF THE ZONING ORDINANCE.



BUFFER PLANTING SCHEDULE

12 TREES/100 LF

40% OF TREES TO BE LARGE MATURING
25% OF TREES TO BE EVERGREEN

AN OPAQUE SCREEN FENCE OR EARTHEN BERM WILL BE PROVIDED TO REDUCE OVERALL BUFFER WIDTH BY 25% FROM 100' TO 75' THEREFORE, NO SHRUBS ARE REQUIRED.

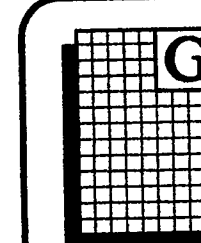
THE NORTHERN AND EASTERN BUFFER SHALL BE A WOODLAND BUFFER AND CAN BE REDUCED BY 25% IN WIDTH BY OPAQUE SCREEN FENCE ONLY.

THE WESTERN BUFFER CAN BE REDUCED TO 75' WIDTH BY MEANS OF AN OPAQUE SCREEN FENCE OR EARTHEN BERM.

**75' CLASS "A" BUFFER PLANTING
WITH SCREEN FENCE OR EARTHEN
BERM ABUTTING SINGLE-FAMILY**

McGIRT LANDSCAPE SUPPLY

DEVELOPED BY:
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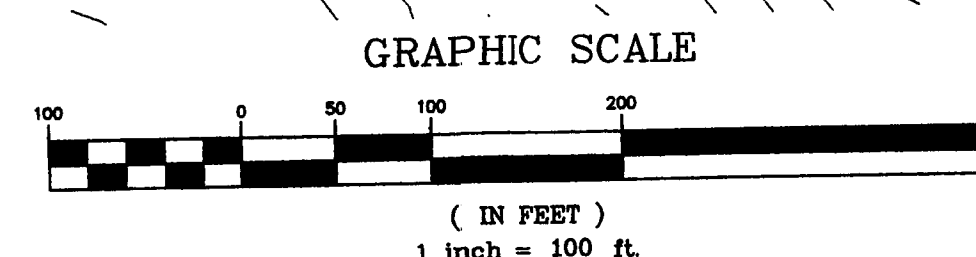


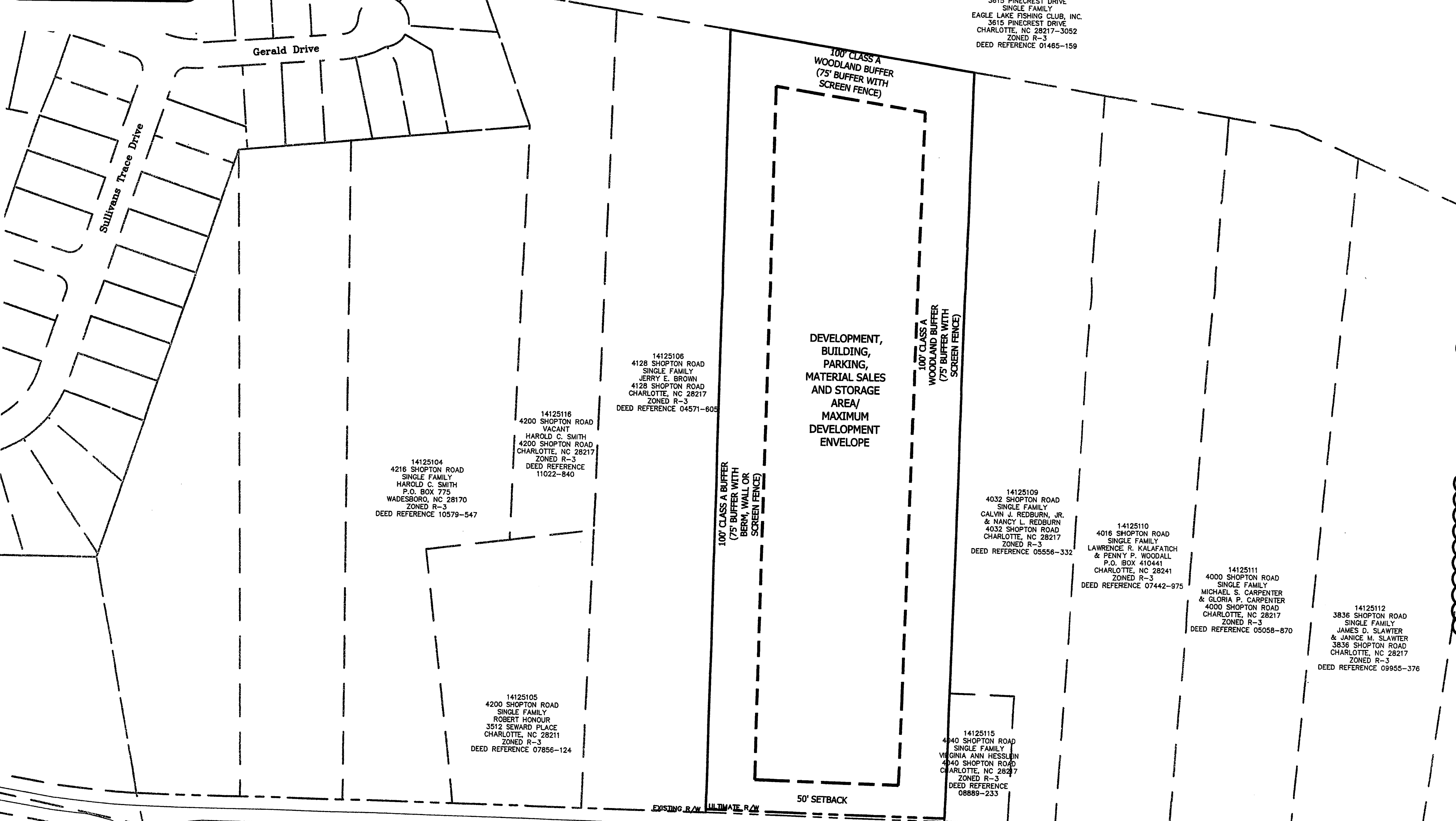
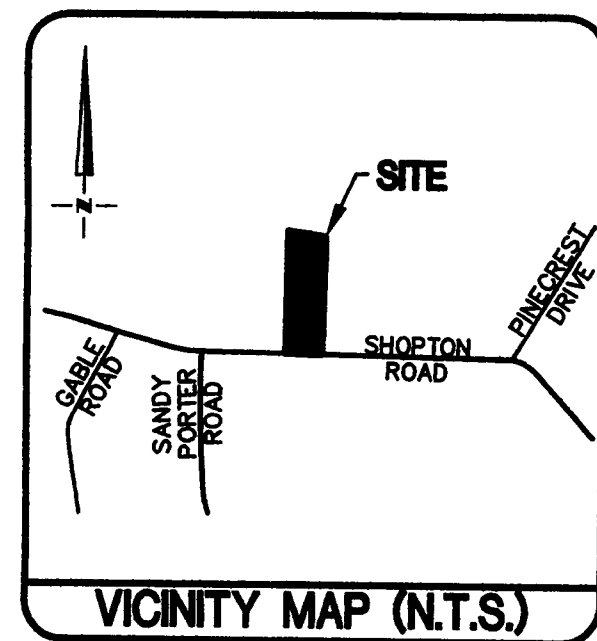
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SCHEMATIC SITE PLAN

SHEET SSP 1
ORIGINAL SUBMITTAL 10/7/05
REVISED 12/16/05
REVISED 1/12/06
REVISED 2/2/06
REVISED 2/10/06

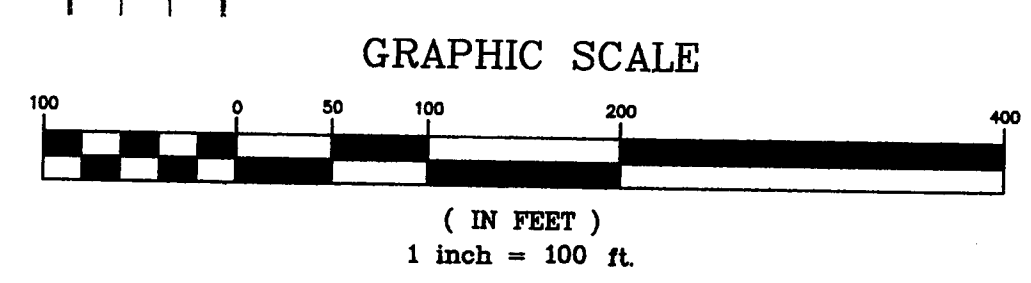
**FOR PUBLIC HEARING
REZONING PETITION
NUMBER 2006-004**





DEVELOPMENT STANDARDS

- General Provisions:**
- Unless more stringent standards are established by the Technical Data Sheet, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Zoning Ordinance") for the I-1 zoning district classification shall be followed in connection with development taking place on the Site. For the purposes of this Petition, the "Site" shall mean and refer to the parcels with Tax ID Number 14125107 & 14125108, consisting of 10.730 Acres (10.472 Acres excluding Shopton Road R/W) as shown on the Technical Data Sheet and the Schematic Site Plan.
 - The development depicted on these Rezoning Plans, including the Technical Data Sheet and the Schematic Site Plan, is schematic in nature and intended only to illustrate the possible arrangement of the improvements and development of the Site. The exact details of the configuration, placement and size of the individual site elements shall be established during the design phase of the project, and shall be governed by the Zoning Ordinance, all applicable codes, as well as, these Development Standards from the approved Rezoning Plan. The building layout as well as other site facilities may be modified as allowed per 6.206(2) of the Zoning Regulations.
 - The petitioner acknowledges that other standard development requirements imposed by other City ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
- Permitted Uses:**
- The site may be devoted to the following uses, all of which are permitted by right in the I-1 Light Industrial Zoning District: landscape & hardscape material sales; fence & fence material retail & wholesale; nursery & greenhouses retail & wholesale; showrooms up to 10,000 SF.
- Non-Permitted Uses:**
- The site may not be used for a stump grinding business as specifically requested by the Charlotte Mecklenburg Planning Commission staff.
- Building Improvements:**
- Building Improvements consist of a 1,500 SF sales office with potential future expansion of 750 SF and a 4,800 SF warehouse with potential future expansion of 2,800 SF.
 - The sales office will have a brick or stone facade with floor to ceiling commercial windows and be handicap accessible as required by code for commercial buildings.
- Setbacks, Side Yards and Rear Yards:**
- The Setback along Shopton Road shall be 50' rather than the 30' Setback required by code and shall be undisturbed or shall be treated as a Woodland Buffer as defined below.
 - All buildings, loading areas, storm water detention facilities, solid waste dumpsters and recyclable containers to be located on the Site shall satisfy or exceed the 50 foot Setback, Side Yard and Rear Yard requirements established under the Zoning Ordinance for the I-1 zoning district.
 - No parking areas shall be located within the 50 foot front yard setback as depicted on the Technical Data Sheet.
- Buffers:**
- The Buffer areas established on the Technical Data Sheet for this Site shall conform to the standards of a Class A Buffer as set out in Section 12.302 of the Zoning Ordinance, subject, however to the provisions of Section 12.304 thereof. Pursuant to Section 12.302(8) of the Zoning Ordinance, Petitioner may reduce the width of the required buffer by 25% by providing a berm, wall or screen fence that meets or exceeds the standards of Section 12.302(8) of the Zoning Ordinance.
 - No building improvements, parking areas, loading zones, solid waste or recycling facilities shall be located within the Buffer as depicted on the Technical Data Sheet.
 - Existing vegetation in buffer areas which qualifies, thereby reduces the buffer planting requirements for the buffer.
 - The northern and eastern buffers shall be considered as Woodland Buffers as defined below and can be reduced by 25% in width with only an opaque screen fence. Woodland Buffer: A buffer that would allow a limited amount of clearing to take place to promote growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following would be allowed in a Woodland Buffer:
 - Hand pruning only. No heavy equipment or vehicles allowed in this buffer (i.e., bulldozers).
 - Plant material which may be removed, shall be cut flush with the ground. No disturbance of the soil will be allowed.
 - No limb removal with the exception of dead or diseased limbs.
 - Weeds and vines may be removed.
 - Trees that measure LESS THAN 2" CALIPER at the base that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would perform the perimeter of the tree's canopy.
 - Dead trees and materials may be removed. Diseased trees may be removed at the discretion of the Urban Forester.
 - Mulch may be applied to the Woodland Buffer. Keep mulch 2-3' away from the base of trees.
 - The buffers required by code as are illustrated on this rezoning plan may be eliminated in the future as allowed by code, should the adjacent properties be rezoned and be used for any use (a use of equal or greater intensity) that would not require buffering on the subject property.
- Screening and Landscaping:**
- All landscaped areas including setbacks and buffers will meet or exceed the requirements of the Zoning Ordinance and Tree Ordinance.
- Parking and Loading:**
- Off street parking and loading areas will meet the standards established under the Zoning Ordinance.
 - Parking and loading areas will be landscaped in conformance with the minimum standards of the Zoning Ordinance.
- Stream Buffers:**
- Stream buffer requirements for the project will be as prescribed in the November 21, 2005 comments from Laura Cummings with LUESA unless more stringent requirements are in effect at the time of permitting for the project.
- Storm Water:**
- Storm water quality treatment and storm water volume & peak controls for the project will be as prescribed in the November 21, 2005 comments from Laura Cummings with LUESA, furthermore storm water improvements shall comply with the requirements as prescribed by Charlotte Storm Water Services as outlined in the November 16, 2005 letter from Doug Lozner and Jeff Hieronymus unless more stringent requirements are in effect at the time of permitting for the project. Again, comments from "both" referenced letters will be complied with in the design of the project, but at this time of rezoning it was requested that the specific language as stated in the November 16, 2005 letter from Doug Lozner and Jeff Hieronymus be included on the Technical Data Sheet.
 - The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that the development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 - The petitioner shall control and treat the entire runoff volume for the post development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environmental and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, once available. Note, it is understood that Design Standards shall be met according to the City of Charlotte BMP Manual if the BMP Manual has been published and is in effect at the time of design and permitting for the project. Should the project be designed and permitted prior to publication and its effective date the project would not be required to retrofit the storm water facilities unless it was to be redeveloped).
- Air Quality:**
- The petitioner acknowledges that development of the site may require asbestos Notification of Demolition and Renovation to MCAQ noted in the November 21, 2005 comments from Laura Cummings with LUESA.
- Ground Water & Wastewater Services:**
- The petitioner acknowledges the requirements related to Ground Water & Wastewater Services as noted in the November 21, 2005 comments from Laura Cummings with LUESA.
- Lighting:**
- The maximum height of any freestanding lighting fixture installed on the Site (including its base) may not exceed 30 feet. No wall pack light fixtures will be installed on the Site.
 - All direct lighting within the Site shall be designed such that the direct illumination does not extend past any exterior property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Lighting shall be fully shielded with full cut-off.
- Signage:**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. Signs shall be limited to 4' in height with a maximum area of 32 SF each.
- Access Points:**
- The number of vehicular access points into the Site shall be limited to those shown on the Technical Data Sheet.
 - The location and configuration of the vehicular access points into the Site are subject to modification to accommodate final site design for the project with the understanding that all driveways require permits and are subject to the requirements of the Charlotte Department of Transportation (CDOT) and the Charlotte Engineering and Property Management Department Standards, including 35' x 35' sight triangles as required by CDOT.
- Right of Way Dedication:**
- The Petitioner will dedicate and convey thirty five feet (35') of right-of-way along the Shopton Road property frontage for a seventy foot (70') right-of-way as required for a minor thoroughfare.
- Shopton Road Improvements:**
- An 8' wide planting strip and 6' wide sidewalk shall be provided along Shopton Road.
 - Shopton Road a minor thoroughfare will require curb & gutter, planting strip and sidewalk where the face of curb is 24 FT from the centerline of the roadway along the property frontage.
 - As prescribed by CDOT left turn lane improvements will be provided and designed with a minimum of 150 feet of storage, a 15:1 bay taper and 45:1 through lane tapers. Design of the turn lane improvements will be provided during the final design phase of the project and will be included in the plans submitted for permitting.
- Fire Protection:**
- Adequate fire protection for the Project will be provided that satisfies the standards of the City of Charlotte.
- Amendments to Rezoning Plan:**
- Future Amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with Chapter 6 of the Zoning Ordinance.
- Binding Effect of the Rezoning Application:**
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and any other supporting documents shall, unless amended in the manner identified under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 - Throughout this Rezoning Petition, the terms "Petitioner", "Owner" and "Owners", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.



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TECHNICAL DATA SHEET
SHEET TDS 1
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REVISED 12/15/05
REVISED 1/12/06
REVISED 2/2/06
REVISED 2/10/06

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