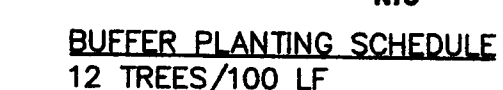


TAX PARCEL NUMBER: 14125107 & 14125108
OVERALL SITE ACREAGE: 10.730 AC (INCLUDING R/W)
DEVELOPABLE SITE ACREAGE: 10.472 AC
CURRENT ZONING: R-3
PROPOSED ZONING: I-1(CD)
PROPOSED USE: LANDSCAPE MATERIAL SALES
MAXIMUM FLOOR AREA RATIO: 0.80
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 60 FT
MINIMUM SETBACK: 30 FT
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)

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 DETAILS OF THE 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.



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

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

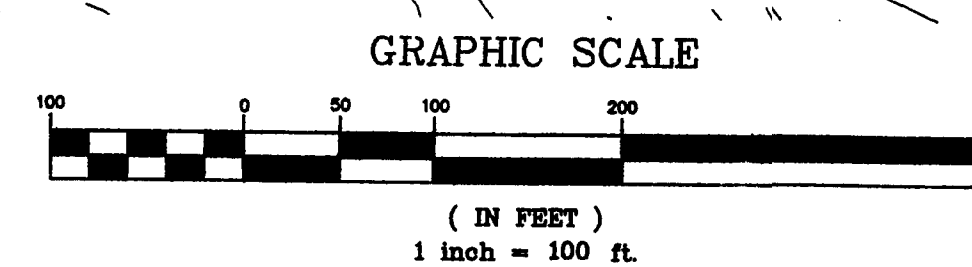
**75' CLASS "C" BUFFER PLANTING
WITH SCREEN FENCE OR EARTHEN
BERM ABUTTING SINGLE-FAMILY**

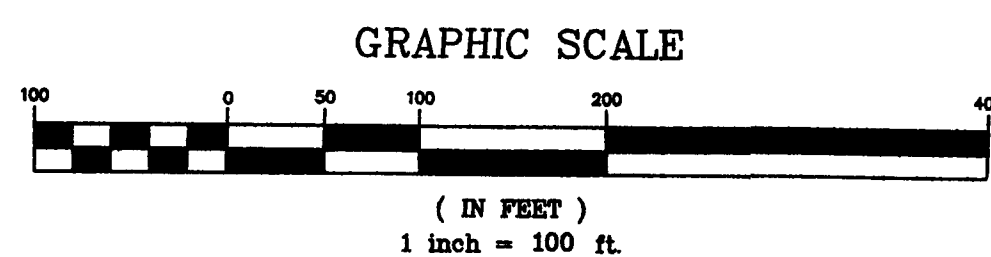
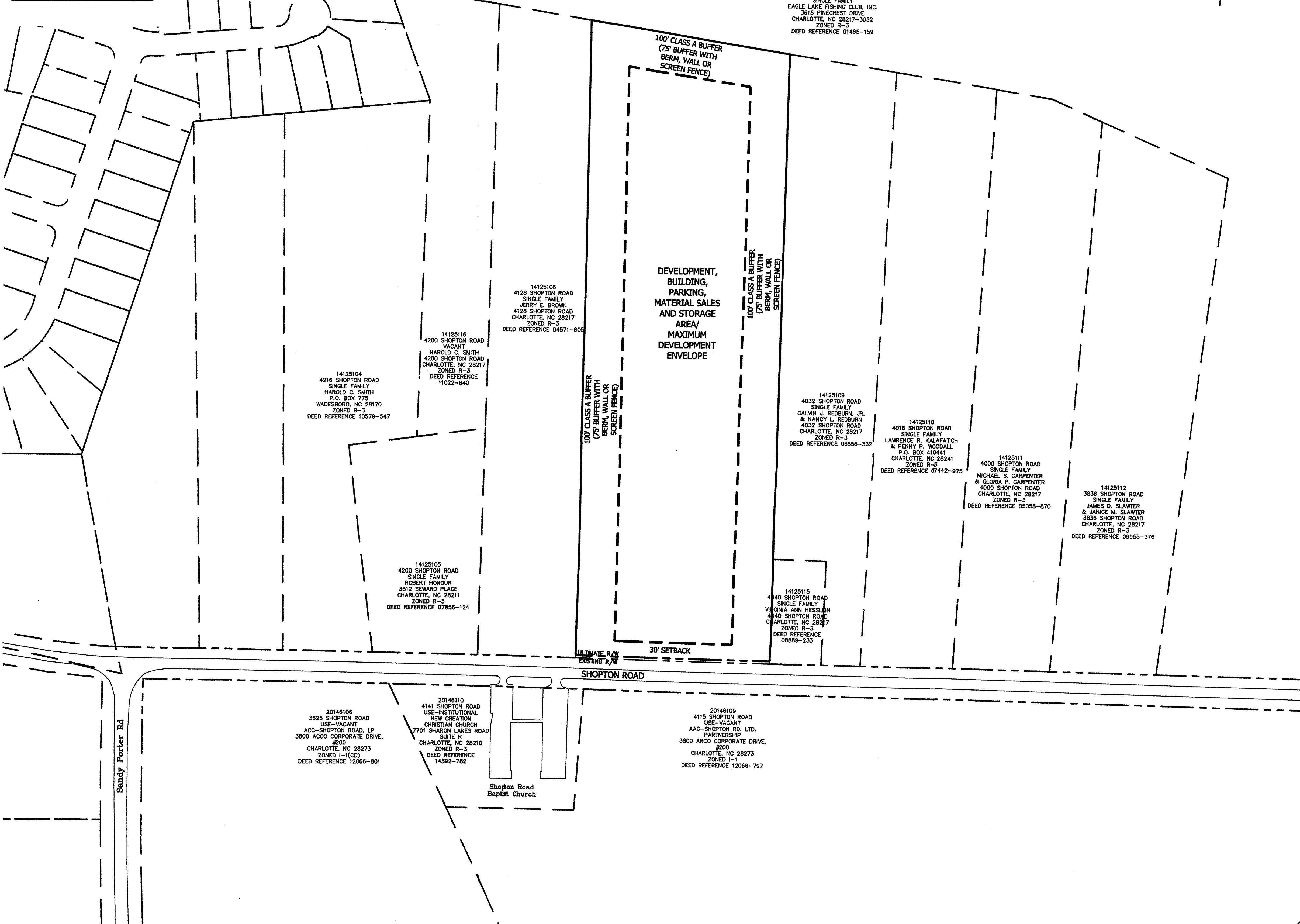
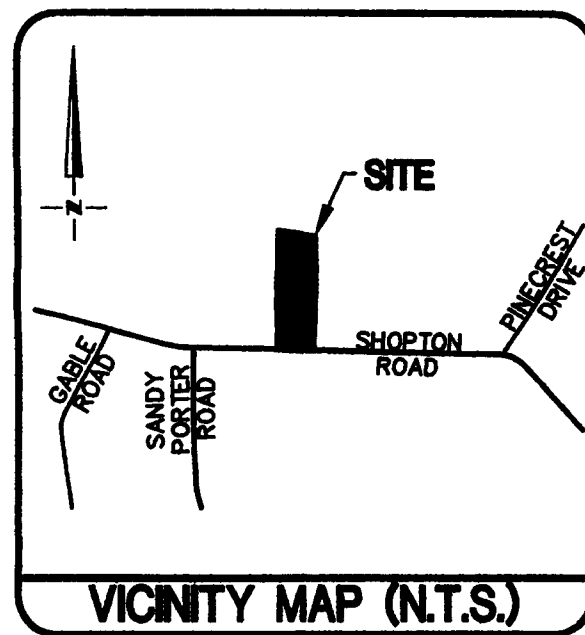
DEVELOPED BY:
**McGIRT TRUCKING
COMPANY**
13001 GENERAL DRIVE
CHARLOTTE, NC 28273
(704) 588-8827 TELEPHONE
(704) 588-7829 FAX



ORIGINAL SUBMITTAL 10/7/05

FOR PUBLIC HEARING
REZONING PETITION NO.
2005-??



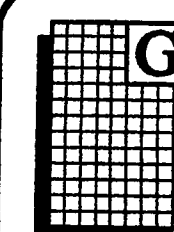


DEVELOPMENT STANDARDS

- 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.
- Permitted Uses:**
- The site may be devoted to the following uses, all of which are permitted by right in the I-1 zoning district: Landscape & Hardscape Material Sales or any other Light Industrial Use as allowed by code.
- Setbacks, Side Yards and Rear Yards:**
- All buildings, loading areas, solid waste dumpsters and recyclable containers to be located on the Site shall satisfy or exceed the 30 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 30 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.
- 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.
- Storm Water:**
- The Petitioner shall provide storm water detention should the impervious area exceed 20,000 SF as required by the Charlotte Engineering and Property Management Department Standards.
 - Surface level storm water detention shall not be located within the buffers.
- 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.
- Signage:**
- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- 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.
- 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.
- 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.

DEVELOPED BY:
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**REZONING
TECHNICAL DATA SHEET**
SHEET TDS 1
ORIGINAL SUBMITTAL 10/7/05



**GREENBRIER
DESIGN GROUP, P.C.**
2108 South Blvd., Suite 114
Charlotte, North Carolina 28203
(704) 347-8772 Telephone
(704) 347-8773 Fax

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