



Charlotte Storm Water
600 East Fourth Street
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Rezoning Petition Review

To: Keith MacVean, CMPC

From: Doug Lozner / Jeff Hieronymus / Danée McGee

Date of Review: February 13, 2007 *(Revised March 22, 2007)*

Rezoning Petition #: 07-50

Existing Zoning: R-MH (LLWCA)

Proposed Zoning: MX-2(LLWCA)

Location of Property: Approximately 52.65 acres located at the South side of Old Dowd Road and the East side of Amos Smith Road

Downstream Complaints: None.

Review Method(s): Review of topographic information, aerial photography, and a site visit.

Recommendations

Concerning Storm Water: *The petitioner shall add the following note under "SWIM Buffer" to the site plan:*

Stream Buffers

The S.W.I.M. Stream Buffer requirements apply described in the City of Charlotte_Zoning Ordinance, Chapter 12. In addition, intermittent and perennial streams within the project boundary shall be delineated by a certified professional using U.S. Army Corps of Engineers and N.C. Division of Water Quality methodology and shall be shown in the site plan submittal along with all buffer areas.

All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however, any disturbed area must be re-vegetated and disturbance of the 10-foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques as specified in the Design Manual.

All streams draining greater than or equal to 50 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland.

Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland.

All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

Additional Notes:

The following agencies must be contacted prior to construction regarding wetland and water quality permits:

Section 401 Permit	NCDEHNR – Raleigh Office	(919) 733-1786
Section 404 Permit	US Army Corps of Engineers	(704) 271-4854