

SURVEY DISCLAIMER

SURVEY FOR MID-SOUTH REALTY PREPARED BY ESP ASSOCIATES, P.A. 3475 LAKEMONT BLVD., FORT MILL, SC 29708. (704) 583-4949 ON 8-15-07.

PROPERTY 1: REZONING SUMMARY

MID-SOUTH REALTY POST OFFICE BOX 30456

CHARLOTTE, NORTH CAROLINA 28230

EXISTING ZONING: O-1, O-15(CD) I-1 (CD) PROPOSED ZONING:

PARCELS:

143-122-04 143-122-08 143-122-13 143-122-17 143-122-05 143-122-10 143-122-14 143-122-20

SITE AREA: 49.6 +/- ACRES (TOTAL) MAXIMUM BUILDING AREA: 850,000 SQ. FT.

PROPERTY 2: REZONING SUMMARY

CITY OF CHARLOTTE

600 EAST 4TH STREET

CHARLOTTE, NORTH CAROLINA 28202

O-1, O-15(CD) **EXISTING ZONING:** PROPOSED ZONING: I-1 (CD) PARCELS: 143-122-19

SITE AREA: 8.3 +/- ACRES MAXIMUM BUILDING AREA: ZERO. EXISTING POND TO REMAIN.



Shaping the Environment Realizing the Possibilities

Land Planning

Landscape Architecture Civil Engineering

Urban Design 200 South Tryon Street, Suite 1400

Charlotte, North Carolina 28202 p+ 704 376 1555 f+ 704 376 7851

url+ www.colejeneststone.com

MID-SOUTH REALTY

Post Office Box 30456 Charlotte, North Carolina 28230

CITY OF CHARLOTT

600 East 4th Street

Charlotte, North Carolina 28202

SOUTH 36R LLC

Beam Road Charlotte, North Carolina

North Carolina 28284

CITY PARCEL 143-122-19

Beam Road Charlotte, North Carolina North Carolina 28284

REZONING PLAN Petition #: 2010-061

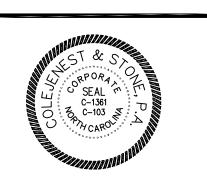


Issued

06/28/10

Revised

1 - 08/20/10 - STAFF REVIEW COMMENTS



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RZ1.0 of 2

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> FOR PUBLIC HEARING PETITION # 2010-061

ADJACENT PROPERTY OWNERS

- CITY OF CHARLOTTE 600 EAST 4TH STREE CHARLOTTE, NC 28202 PID: 141-054-10 LAND AREA: 0.84 AC ZONING: R-3 LAND USE: VACANT
- . ACOSTA CAROLINA GROUP LLC PO BOX 551708 JACKSONVILLE, FL 32245 PID: 143-122-18 LAND AREA: 4.46 AC ZONING: 0-15 (CD) LAND USE: OFFICE
- 3. LAKEPOINTE JOINT VENTURE 301 SOUTH COLLEGE STREET CHARLOTTE, NC 28202 PID: 143-121-26 LAND AREA: 6.232 AC. ZONING: I-1 (CD)
- LAND USE: OFFICE / WAREHOUSE 4. TEACHERS INSURANCE AND ANNUITY ASSOCIATION 303 EAST WACKER DRIVE,

ZONING: I-1 (CD

LAND USE: OFFICE

- CHICAGO, IL 60601 PID: 143-121-30 LAND AREA: 3.66 AC.
- CHARLOTTE, NC 28202 PID: 143-121-28 LAND AREA: 5.62 AC. ZONING: I-1 (CD) LAND USE: OFFICE 6. LAKEPOINT CHILDCARE ASSOCIATION LP 301 SOUTH COLLEGE STREET,

CHARLOTTE, NC 28202

LAND AREA: 0.89 AC.

PID: 143-121-29

ZONING: I-1 (CD)

5. LAKEPOINTE JOINT VENTURE

301 SOUTH COLLEGE STREET,

- LAND USE: OFFICE 7. ASSOCIATION OF AMERICA TEACHERS INSURANCE AND 303 EAST WACKER DRIVE, CHICAGO, IL 60601 PID: 143-121-20 LAND AREA: 6.765 AC. 70NING: I-1 (CD)
- LAND USE: OFFICE 8. ASSOCIATION OF AMERICA TEACHERS INSURANCE AND ANNUITY 303 EAST WACKER DRIVE, CHICAGO, IL 60601

- PID: 143-121-46 LAND AREA: 8.5 AC ZONING: I-1 (CD) LAND USE: OFFICE
- NOT USED 10. CK LAKEPOINTE OFFICE PARK 301 SOUTH COLLEGE STREET, CHARLOTTE, NC 28202 PID: 143-121-31 LAND AREA: 1.99 AC.

ZONING: I-1 (CD)

LAND USE: VÀCANT

PID: 143-121-34

70NING: I-1 (CD)

- 11. ETHEL FINCHER PORTER AND PO BOX 7492 CHARLOTTE, NC 28241 PID: 143-121-14 LAND AREA: 2.25 AC. ZONING: R-3 LAND USE: VACANT
- 12. CK LAKEPOINTE OFFICE PARK 301 SOUTH COLLEGE STREET, CHARLOTTE, NC 28202 LAND AREA: 5.57 AC. LAND USE: VACANT

13. CLT HOLDINGS LLC

PID: 141-301-02

ZONING: B-D (CD)

14. WATERS CONSTRUCTION

PID: 141-301-04

ZONING: B-D (CD)

LAND USE: VAČANT

15. CITY OF CHARLOTTE 600 EAST 4TH STREET

PID: 141-053-15

ZONING: R-3

16. CITY OF CHARLOTTE

PID: 141-054-09 LAND AREA: 0.54 AC.

LAND USE: SINGLE

ZONING: R-3

17. RUSSILL RAY FURR

FAMILY

COMPANY, INC.

4325 BEAM ROAD, #104

CHARLOTTE, NC 28217

LAND AREA: 5.857 AC.

LAND USE: WAREHOUSE

7620 BALTUSROL LANE

CHARLOTTE, NC 28210

LAND AREA: 73.62 AC.

CHARLOTTE, NC 28202

LAND AREA: 1.56 AC.

LAND USE: VACANT

600 EAST 4TH STREET

CHARLOTTE, NC 28202

- 12048 ROYAL PORTRUSH DRIVE CHARLOTTE, NC 28277 PID: 141-054-31 LAND AREA: 3.88 AC. ZONING: R-3 LAND USE: WAREHOUSE
- 18. PEGGY MCALISTER FURR 4701 BEAM ROAD CHARLOTTE, NC 28217 PID: 141-054-08 LAND AREA: 3.88 AC. ZONING: R-3 LAND USE: SINGLE

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE BUILDING ENVELOPE DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE AREA DEDICATED TO DEVELOPMENT

1. PERMITTED USES AND MAXIMUM DEVELOPMENT

PROPERTY 1: DEVELOPMENT NOTES:

A. THE SITE SHALL BE DEVOTED TO I-1 USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS NOTED ON THIS REZONING PLAN ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN THE I-1 DISTRICT; SUBJECT TO THE FOLLOWING **DEVELOPMENT RESTRICTIONS:**

. DESIGN AND PERFORMANCE STANDARDS

- A. DELETE NOTE
- B. DELETE NOTE C. DELETE NOTE
- D. BUFFERS WIDTHS SHALL BE BASED ON A UNIFIED DEVELOPMENT OF 10 ACRES OR MORE. EXISTING AND/OR FUTURE PARCELS THAT MAY BE SUBDIVIDED ARE REQUIRED TO USE THE REQUIRED BUFFER OF 10 ACRES OR MORE.
- E. BUFFERS THAT ARE ADJACENT FROM A RESIDENTIALLY ZONED OR USED PROPERTY MAY BE REDUCED BY 25% IF A BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE; HOWEVER ALL OTHER BUFFERS, EXCEPT THE BUFFER LOCATED ALONG BEAM ROAD (SEE NOTE 2.F.) MY BE REDUCED BY 25% IF A WALL, FENCE, OR BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.
- F. INDUSTRIAL DEVELOPMENT DIRECTLY ACROSS THE PUBLIC RIGHT-OF-WAY FROM RESIDENTIALLY USED OR ZONED PROPERTY SHALL PROVIDE A BUFFER ALONG THE STREET FRONTAGE THAT IS DIRECTLY ACROSS THE PUBLIC RIGHT-OF-WAY FROM THE RESIDENTIALLY USED OR ZONED PROPERTY. THIS BUFFER SHALL BE ONE-HALF (50-FEET) THE WIDTH OF A CLASS "A" BUFFER AND CONTAIN ONE-HALF THE LANDSCAPING MATERIALS REQUIRED IN TABLE 12.302(b). THE BUFFER MAY BE LOCATED IN THE REQUIRED FRONT SETBACK, BUT NOT IN THE PUBLIC RIGHT-OF-WAY. FXISTING TREES WITHIN THE FRONT SETBACK MAY COUNT TOWARD THE LANDSCAPING MATERIAL REQUIREMENTS. BUFFER WIDTH MAY BE REDUCED BY 25% IF A BERM IS
- G. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHIELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.

PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.

- H. DELETE NOTE
- . DELETE NOTE

3. STORM WATER MANAGEMENT

A. PETITIONERS SHALL ABIDE BY S.W.I.M. STREAM BUFFER AND POST-CONSTRUCTION CONTROL ORDINANCE BUFFER REGULATIONS WHERE APPLICABLE.

B. THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE OF THE CITY OF CHARLOTTE FOR I-1 ZONING DEVELOPMENT SHALL BE APPLIED TO THE SITE.

. TRANSPORTATION COMMITMENTS

A. VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS, CITY TREE ORDINANCE, AND NORTH CAROLINA DEPARTMENT TRANSPORTATION REGULATIONS

B. STREETS WITHIN THE SITE MAY BE PUBLIC OR PRIVATE. C. BEAM ROAD IS CLASSIFIED AS A MINOR THOROUGHFARE REQUIRING A MINIMUM 70' RIGHT-OF-WAY PER THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.103. PETITIONER SHALL CONVEY RIGHT-OF-WAY IN FEE SIMPLE TITLE TO MEET THIS REQUIREMENT. ANY PORTION OF THE REQUIRED SIDEWALK NOT CONTAINED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN A DEDICATED SIDEWALK AND UTILITY EASEMENT.

D. CURB AND GUTTER, A 6-FOOT SIDEWALK AND AN 8-FOOT PLANTING STRIP IS REQUIRED ALONG BEAM ROAD. THESE IMPROVEMENT SHALL OCCUR INCREMENTALLY AS PARCELS WITH FRONTAGE ALONG BEAM ROAD ARE DEVELOPED.

E. ROAD IMPROVEMENTS ALONG BEAM ROAD MAY BE REQUIRED BY CDOT/NCDOT.

5. AMENDMENTS TO REZONING PLAN

A. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

B. THE PETITIONERS SHALL BE ALLOWED MINOR VARIATIONS TO THE BUILDING ENVELOPE AS SHOWN ON THE REZONING PLAN SO LONG AS THE OVERALL USE AND SQUARE FOOTAGE REQUIREMENTS ARE MET AND SO LONG AS OTHER MORE LIMITING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET. C. DELETE NOTE

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

PROPERTY 1: USES PERMITTED BY RIGHT:

THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT IN THE I-1 DISTRICT, PROVIDED THAT THEY MEET ALL THE REQUIREMENTS OF THIS PART AND ALL OTHER PROVISIONS ESTABLISHED IN THESE REGULATIONS

1. ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- APPAREL AND OTHER TEXTILE PRODUCTS
- ELECTRONIC AND OTHER ELECTRIC EQUIPMENT, EXCEPT ELECTRICAL GENERATOR AND DISTRIBUTION EQUIPMENT
- FABRIC SAMPLES
- FURNITURE AND FIXTURES
- INDUSTRIAL MACHINERY AND EQUIPMENT
- INSTRUMENTS AND RELATED PRODUCTS
- LEATHER AND LEATHER PRODUCTS, EXCLUDING TANNING OR CURING OF HIDES
- LUMBER AND WOOD PRODUCTS
- PAPER AND ALLIED PRODUCTS
- PLASTIC AND RUBBER PRODUCTS
- METAL PRODUCTS
- TRANSPORTATION EQUIPMENT
- M. OTHER SIMILAR USES
- 2. AUCTION SALES
- 3. AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL

4. AUTOMOTIVE REPAIR GARAGES DELETE USE

- 6. AUTOMOTIVE SERVICE STATIONS
- 7. BAKERIES, RETAIL AND WHOLESALE 8. BARBER AND BEAUTY SHOPS
- 9. BOAT AND SHIP SALES AND REPAIR 10. BUILDING MAINTENANCE SERVICE
- CAR WASHES 12. CATALOG AND MAIL-ORDER HOUSES
- 13. CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES
- 14. CLINICS, MEDICAL, DENTAL AND OPTICAL
- 15. CLINICS, VETERINARY
- 16. CONTRACTOR OFFICES, AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT
- DISTRIBUTIVE BUSINESSES
- 18. DRY CLEANING AND LAUNDRY ESTABLISHMENTS
- 19. ENGRAVING 20. FABRIC SAMPLE ASSEMBLY
- 21. FINANCIAL INTUITIONS, UP TO 70,000 SF
- 22. FLORISTS, RETAIL AND WHOLESALE
- 23. GOVERNMENT BUILDINGS, UP TO 400,000 SF AND RECREATION CENTERS UP TO 30,000 SF
- 24. GRAPHICS RESEARCH AND PRODUCTION
- 25. HIGHWAY AND RAILROAD RIGHTS-OF-WAY
- 26. HOTELS AND MOTELS 27. INDOOR RECREATION

FABRICATION.

- 28. LABORATORIES, MEDICAL, DENTAL, AND OPTICAL
- 29. LABORATORIES, FOR ALL APPLIED AND BASIC RESEARCH AND TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR

LOCKSMITHS AND GUNSMITHS

31. DELETE USE 32. DELETE USE

- 33. MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, AND REPAIR AND SERVICE FACILITIES.
- 34. MERCHANDISE SHOWROOMS, INCLUDING WAREHOUSING IN A SINGLE BUILDING
- 35. OFFICES UP TO 400,000 SF
- 36. ORTHOTICS- PROSTHETIC FACILITIES
- 37. OUTDOOR SEASONAL SALES 38. PARKS, GREENWAYS AND ARBORETUMS 39. PEST CONTROL AND DISINFECTING SERVICES
- 40. POST OFFICES
- 41. PRINTING AND PUBLISHING
- 42. PROTOTYPE PRODUCTION FACILITIES AND PILOT PLANTS
- 43. RADIO AND TELEVISION STATIONS AND/OR OFFICES 44. RECYCLING CENTERS, INCLUDING DROP-OFF CENTERS
- 45. RELIGIOUS INSTITUTIONS 46. REPAIR OF ANY GOODS, EQUIPMENT AND VEHICLES, THE
- MANUFACTURE, ASSEMBLY OR SALES OF WHICH ARE PERMITTED
- 47. RESEARCH USES 48. RESTAURANTS
- 49. RESTAURANTS, DRIVE-IN SERVICES 50. RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESSES,
- PERSONAL AND RECREATIONAL SERVICES UP TO 70,000 SF
- 51. SHOW ROOMS UP TO 70,000 SF
- 52. SIGN PAINTING, EXCLUSIVE OF MANUFACTURE 53. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
- 54. VOCATIONAL SCHOOLS 55. WAREHOUSING WITHIN AN ENCLOSED BUILDING
- 56. WHOLESALE SALES ESTABLISHMENTS

THE FOLLOWING USES SHALL BE PERMITTED IN THE I-1 DISTRICT IF THEY MEET THE STANDARDS ESTABLISHED IN THIS SECTION AND ALL OTHER REQUIREMENTS OF THESE REGULATIONS:

PROPERTY 1: USES PERMITTED UNDER PRESCRIBED CONDITIONS:

- 1. ADULT CARE CENTER, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
- ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET, PROVIDED THAT:
- A. THE USE MAY NOT BE OPEN TO THE PUBLIC ON ANY DAYS OF THE WEEK OTHER THAN FRIDAY, SATURDAY AND SUNDAY;
- B. THE MINIMUM LOT SIZE SHALL BE 10 ACRES;
- C. THE USE'S OPERATIONS, INCLUDING THE STORAGE OF INVENTORY, MUST BE HOUSED ENTIRELY WITHIN AN ENCLOSED STRUCTURE:
- D. THE STRUCTURE WITHIN WHICH THE USE IS OPERATED MUST BE A WAREHOUSE FACILITY WHICH IS DESIGNED PRIMARILY FOR THE BULK STORAGE OF PRODUCTS, MATERIALS OR COMMODITIES AND CONTAIN A MINIMUM OF 100,000 SQUARE FEET OF ENCLOSED SPACE;
- E. THE STRUCTURE MUST PROVIDE FOR CLEAR STORAGE TO A HEIGHT OF AT LEAST 26 FEET IN ALL STORAGE AREAS AND MAY NOT CONTAIN MORE THAN 5,000 SQUARE FEET OF OFFICE SPACE;
- F. VEHICLE ACCESS TO THE USE MAY NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET;
- G. THE USE MUST SATISFY THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING FOR RETAIL ESTABLISHMENTS AS PROVIDED UNDER TABLE 12.202; AND
- H. THE OPERATION OF THE ESTABLISHMENT AND THE STRUCTURE WITHIN WHICH SUCH USE IS ENCLOSED SHALL MEET ALL STANDARDS AND REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE AND THE CITY FIRE DEPARTMENT THAT MAY BE APPLICABLE THERETO.
- 3. BUILDING MATERIAL SALES, RETAIL, AND WHOLESALE (PETITION NO. 2006-112. §9. I 103(7). 10117107)
- A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR
- ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC. 4. BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF 12,513.
- 5. CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS SECTION 12.502. (PETITION NO. 2003-008,
- §9.1103(4), 2–17–03) 6. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531 (PETITION NO. 2001–150. §9.1103,1122102)
- 7. DAY LABOR SERVICE AGENCY, SUBJECT TO THE REGULATIONS OF SECTION 12.530
- 8. DONATION DROP-OFF FACILITY, SUBJECT TO THE REGULATIONS OF SECTION 12.532. (PETITION NO. 2004-39, § 9.1103(4.5),09/20/04)
- 9. EQUIPMENT RENTAL AND LEASING (PETITION NO. 2006-/12. §9./103(17). 10/17/07)
- A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR
- ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC. 10. FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE (PETITION NO. 2006-/12. §9./103(18). 10/17/07)
- A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILI-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
- 11. KENNELS, COMMERCIAL, PROVIDED THAT: THE USE MUST BE LOCATED AT LEAST 300 FEET FROM A RESIDENTIAL ZONING DISTRICT.
- 12. LARGE CHILDCARE CENTERS, SUBJECT TO REGULATIONS OF SECTION 12.503.
- 13. MANUFACTURING (LIGHT) USES (PETITION NO. 2006-//2, §9.//03(27), /0//7/07, (PETITION NO. 2009-045, §9.//03(27(A), 07/20/09)
- A. USES: ALCOHOLIC BEVERAGES, UP TO 5,500 SQUARE FEET
- BAKERY PRODUCTS BATTERIES BEVERAGES BOAT AND SHIP BUILDING BROOMS AND BRUSHES BURIAL CASKETS. CANDY AND CONFECTIONERY PRODUCTS CIGARETTES, CIGARS AND CHEWING TOBACCO COMMUNICATIONS EQUIPMENT COMPUTER AND OFFICE EQUIPMENT COSTUME JEWELRY AND NOTIONS DAIRY PRODUCTS
- ELECTRICAL LIGHTING AND WIRING EQUIPMENT ELECTRIC COMPONENTS AND ACCESSORIES ELECTRONIC EQUIPMENT
- FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES GRAIN MILL PRODUCTS HOUSEHOLD AUDIO AND VISUAL EQUIPMENT
- ICE JEWELRY, SILVERWARE, AND PLATED WARE MEASURING AND CONTROLLING DEVICES MEAT PRODUCTS, EXCLUDING SLAUGHTERING AND DRESSING
- MUSICAL INSTRUMENTS OPHTHALMIC GOODS PENS, PENCILS, OFFICE AND ART SUPPLIES

OTHER SIMILAR USES

PUMPS

HOUSEHOLD APPLIANCES

- PHARMACEUTICALS PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS PRESERVED FRUITS TS AND VEGETABLES
- SEARCH AND NAVIGATION EQUIPMENT TOYS AND SPORTING GOODS

WATCHES, CLOCKS, WATCHCASES AND PARTS

MEDICAL INSTRUMENTS AND SUPPLIES

16. NURSERY/GREENHOUSES, RETAIL AND WHOLESALE (PETITION NO. 2006-//2, §9.//03(32). 10//7/07) A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS LLL-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR

B. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS

ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.

AREA TO THE PROPERTY LINE OF THE RESIDENTIAL USE OR ZONING DISTRICT.

15. NONCONFORMING STRUCTURES AND USES, SUBJECT TO THE REGULATIONS OF CHAPTER 7

ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR

OUTDOOR PRODUCTION, PROCESSING, OR REPAIR OF EQUIPMENT SHALL BE LOCATED NO CLOSER

BE MEASURED FROM THE CLOSEST EDGE OF THE OUTDOOR PRODUCTION, PROCESSING, OR REPAIR

THAN 300' FROM ANY ABUTTING RESIDENTIALLY USED OR ZONED PROPERTY. DISTANCES SHALL

- ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC. B. PRODUCTS SOLD OUTDOORS SHALL BE SCREENED FROM RESIDENTIALLY ZONED PROPERTY AND FROM PUBLIC STREETS BY A MINIMUM 5' BUFFER, INCLUDING A WALL, FENCE, OR LANDSCAPING THAT MEETS THE REQUIREMENTS OF SECTION 12.303.
- 17. OFF-STREET PARKING, SUBJECT TO THE REGULATIONS OF CHAPTER 12, PART 2.
- 18. OFFICES AND GOVERNMENT BUILDINGS, OVER 400,000 SQUARE FEET, PROVIDED THAT: A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS
- ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS ILL-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC. B. PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET; AND THE USE WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY
- ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT (SEE SECTION 12.302); AND C. SUBMISSION OF TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH PROVISIONS OF SUBSECTION

9.703(L7)(C) TO IDENTIFY ANY NEEDED ON-SITE TRANSPORTATION IMPROVEMENTS.

- 19. OPEN SPACE RECREATIONAL USES, SUBJECT TO THE REGULATIONS OF SECTION 12.516.
- 20. OUTDOOR RECREATION, SUBJECT TO THE PROVISIONS OF SECTION 12.540. (PETITION NO.. 2006-/69, §9./I03(/5). 02119107) 21. PETROLEUM STORAGE FACILITIES WITH A STORAGE CAPACITY NO MORE THAN 200,000 GALLONS,
- A. THE USE MEETS THE REQUIREMENTS ESTABLISHED BY THE FIRE PREVENTION CODE OF THE NATIONAL BOARD OF FIRE UNDERWRITERS AND THE LATEST EDITION OF THE "FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE, NEPA 30" OF THE NATIONAL FIRE PROTECTION ASSOCIATION;
- B. ALL STORAGE TANKS AND LOADING FACILITIES WILL BE LOCATED AT LEAST 100 FEET FROM ANY EXTERIOR PROPERTY LINE; C. VEHICLE ACCESS TO THE USE WILL NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS
- VI) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET; AND D. ALL BUILDINGS AND STRUCTURES AND OFF-STREET PARKING AND SERVICE AREAS WILL BE SEPARATED BY A CLASS A BUFFER FROM ANY ABUTTING PROPERTY IN RESIDENTIAL. INSTITUTIONAL, OFFICE OR BUSINESS ZONING DISTRICT OR USES IN THOSE DISTRICTS (SEE
- SECTION 12.302). 22. PUBLIC UTILITY STRUCTURES, SUBJECT TO THE REGULATIONS OF SECTION 12.504.
- 23. PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION LINES, SUBJECT TO THE REGULATIONS OF SECTION
- 24. RADIO, TELEPHONE, CELLULAR TELEPHONE AND TELEVISION MASTS, TOWERS, ANTENNAE AND SIMILAR
- STRUCTURES, SUBJECT TO THE REGULATIONS OF SUBSECTION 12.1 08(7) OR SUBSECTION 12.108(8). 25. DELETE USE

14. DELETE USE

- 26. DELETE USE 27. DELETE USE
- 28. STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS, PROVIDED THAT: A. ALL PARKING AREAS WILL MEET THE LANDSCAPING STANDARDS SET OUT. IN SECTION12.303;
- B. PRIMARY VEHICULAR ACCESS TO THE USE WILL NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS VI) STREET; C. NO DIRECT BEAMS OF LIGHT FROM OUTDOOR LIGHTING FIXTURES, SIGNS, OR VEHICLES
- MANEUVERING ON THE SITE WILL SHINE INTO ANY ABUTTING PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT; D. OFF-STREET PARKING AREAS AND ACCESS WAYS WILL BE DESIGNED TO ALLOW DIRECT PUBLIC
- TRANSIT SERVICE TO THE USE; E. ALL BUILDING AND OFF-STREET PARKING AREAS AND SERVICE AREAS WILL BE SEPARATED BY A CLASS B BUFFER FROM ANY ABUTTING PROPERTY IN A RESIDENTIAL ZONING DISTRICT (SEE
- SECTION 12.302); AND F. STADIUMS AND ARENA BUILDINGS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY EXTERIOR PROPERTY LINE.
- 29. TEMPORARY BUILDINGS AND STORAGE OF MATERIALS PROVIDED THAT: THE USE IS IN CONJUNCTION WITH THE CONSTRUCTION OF A BUILDING ON THE SAME LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON AN ADJACENT LOT. SUCH TEMPORARY USES SHALL BE TERMINATED UPON COMPLETION OF
- CONSTRUCTION. 30. TIRE RECAPPING AND RETREADING (PETITION NO. 2006-112. §9./103(51). 10/17/07)
- A. 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.

B. OUTDOOR PRODUCTION, PROCESSING, OR REPAIR OF EQUIPMENT SHALL BE LOCATED NO CLOSER

THAN 300' FROM ANY ABUTTING RESIDENTIALLY USED OR ZONED PROPERTY. DISTANCES SHALL

BE MEASURED FROM THE CLOSEST EDGE OF THE OUTDOOR PRODUCTION, PROCESSING, OR REPAIR

AREA TO THE PROPERTY LINE OF THE RESIDENTIAL USE OR ZONING DISTRICT. 31. UNIVERSITIES, COLLEGES, AND JUNIOR COLLEGES, PROVIDED THAT: THERE WILL BE NO ON-SITE DORMITORIES, RESIDENT HALLS OR SIMILAR STUDENT HOUSING ASSOCIATED WITH THIS USE. (PETITION 2002-45. § 9.1103. 5/20/02)



Shaping the Environment

Realizing the Possibilities

Land Planning Landscape Architecture

Urban Design

Civil Engineering

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North Carolina 28284 TECHNICAL DATA

Petition #: 2010-061

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> FOR PUBLIC HEARING PETITION # 2010-06