

Vulcan
Materials Company

1 OF 2

Development Data Table

Site Area:	Proposed:	110.3	acres
Tax Parcels:	Proposed:	11124220 11148101	81.34 21.0 ^b acres
Existing Zoning:	R-3		
Proposed Zoning:	I-2 (Conditional)		
Existing Use:	Undeveloped, Single Family		
Proposed Use:	Quarry and related uses		
Buffer Requirements:	100 feet Class A Buffer		
	200 feet from any building, extraction area, road, driveway, or pit		
	300 feet to any rock crushing, processing of gravel, stone, or other material		
	500 feet to any blasting		

Clear Creek Development Standards

General Provisions:

- Development of the site will be controlled by the standards depicted on this site plan and the standards of the Charlotte Zoning Ordinance. The elements depicted on this plan is intended to reflect the arrangement of the proposed use on the site, but the exact configuration, placement, and site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construct phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout the rezoning petition the terms, "Owner", "Owners", "Petitioner", or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this Rezoning application is to provide for the inclusion of additional property to the existing Clear Creek Quarry located off Albemarle Road near the Mecklenburg County/Cabarrus County line. This rezoning will allow for the two smaller tracts to be included in the existing quarry operations which have been in operation on this site for the past 18 years. The addition of these two tracts will allow for the quarry operations to shift material extraction in an easterly direction over time, away from residential properties to the west, and increasing the separation from these residential land uses. To achieve these purposes and due to changes in the Charlotte Zoning Ordinance, the application seeks the rezoning of the subject properties to I-2 CD.

Permitted Uses:

This application seeks a conditional rezoning of the subject properties to I-2 CD, with a restriction for quarries and related complementary and accessory uses only. Such complementary uses may include but are not limited to the following.

- Asphalt paving materials
- Concrete products
- Construction and related machinery, repair and storage
- Cut stone and stone products
- Petroleum storage less than 200,000 gallons

The exact location of certain accessory on-site facilities and operations, such as offices, maintenance facilities, crushing and sorting operations, stockpiles, haul roads, and other facilities or operations can not be determined in advance of actual operation. Many of these facilities or operations are movable and are located at different locations over time as the quarry operation shifts on the site. Many of these facilities and operations are presently located elsewhere within the existing quarry site and may remain there or be relocated to this expanded portion of the site over time. In all cases, the location of any such facilities will comply with the standards of the ordinance and will only be located within the areas delineated on the site plan

Transportation:

Access to the site will be provided via an existing connection to Brooks Mill Road with an existing connection to Albemarle Road, which is neither residential local nor residential collector streets. An existing median break at the intersection of Albemarle Road and Brooks Mill Road is present with dedicated left-turn lanes.

Architectural Standards:

Reserved

Streetscape and Landscaping:

The petitioner will provide a Class A buffer along all edges abutting residential districts. Such buffering will consist of a 100 foot strip. The buffer will consist of a combination of evergreen and hardwood trees and will remain undisturbed. In areas where existing vegetation is inadequate, the Petitioner will install buffer plant materials in accordance with the standards of the Zoning Ordinance.

Environmental Features:

There will be no disturbance within the swim buffer area unless and until a detailed development plan for any such disturbance, if required, is reviewed and approved by the appropriate City of Charlotte and/or Mecklenburg County, State of North Carolina, or Federal agencies to assure compliance with the SWIM and other applicable regulations.

Parks, Greenway, and Open Space

Reserved

Fire Protection:

Reserved

Signage:

Reserved

Lighting:

Reserved

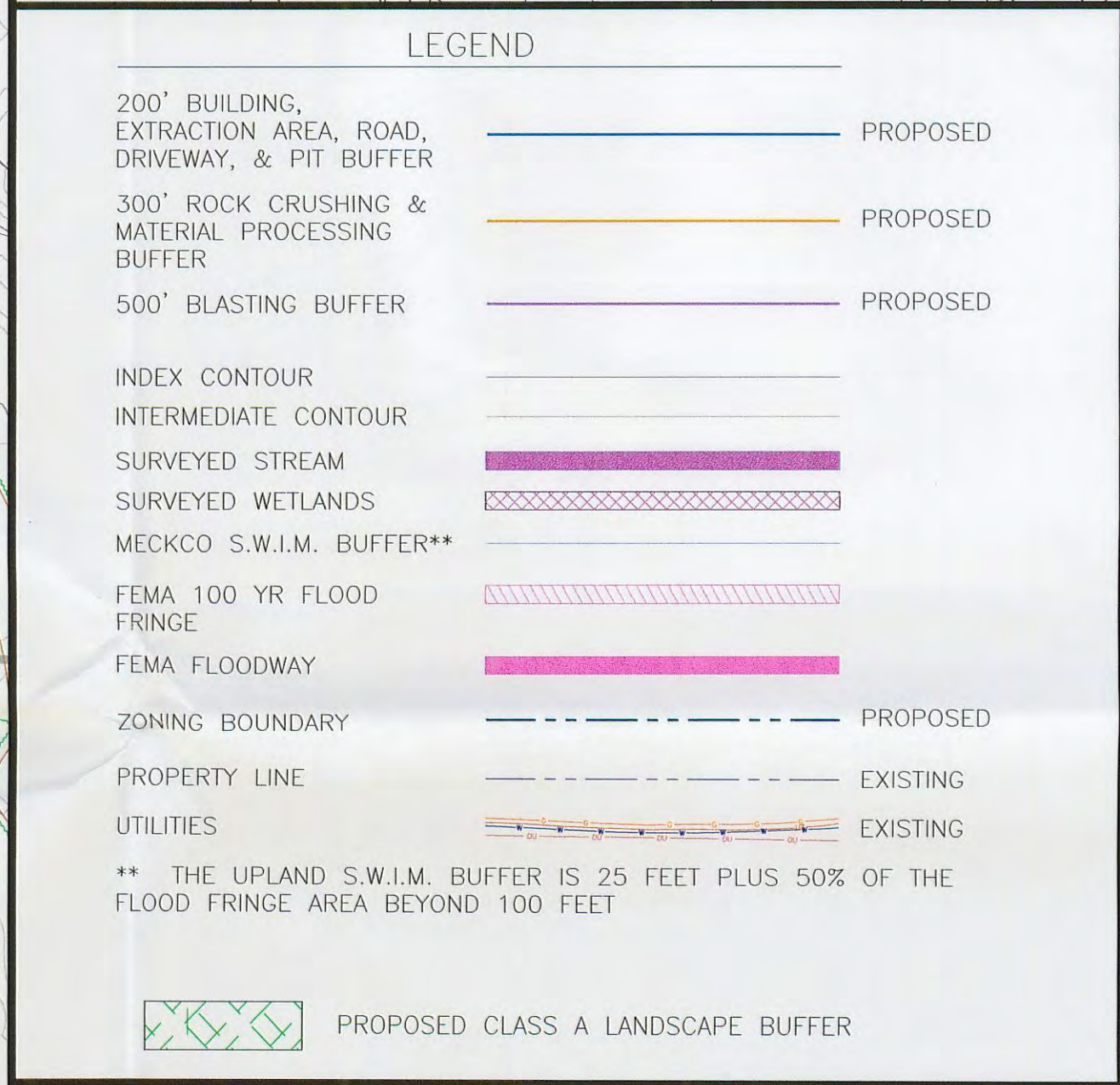
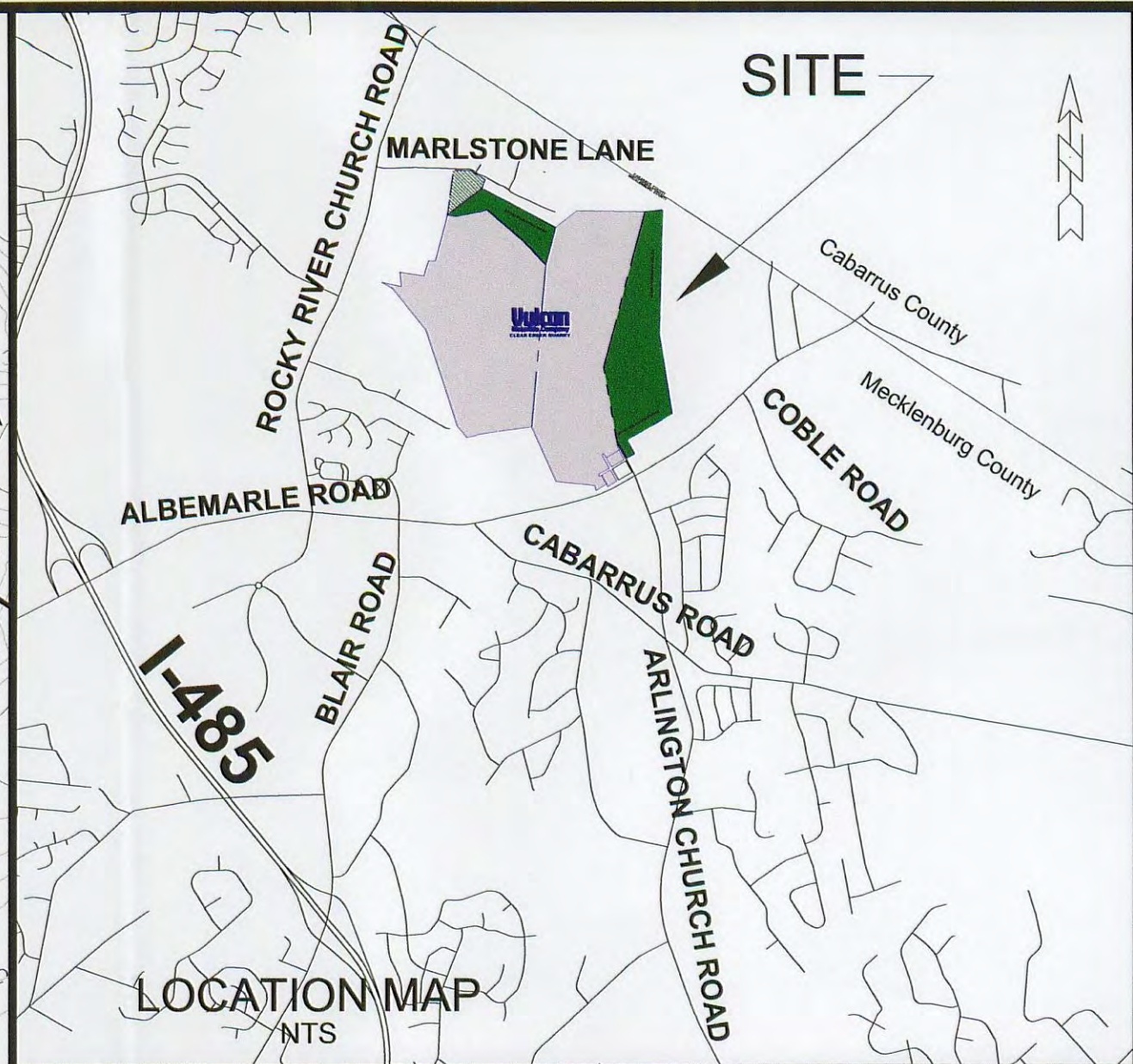
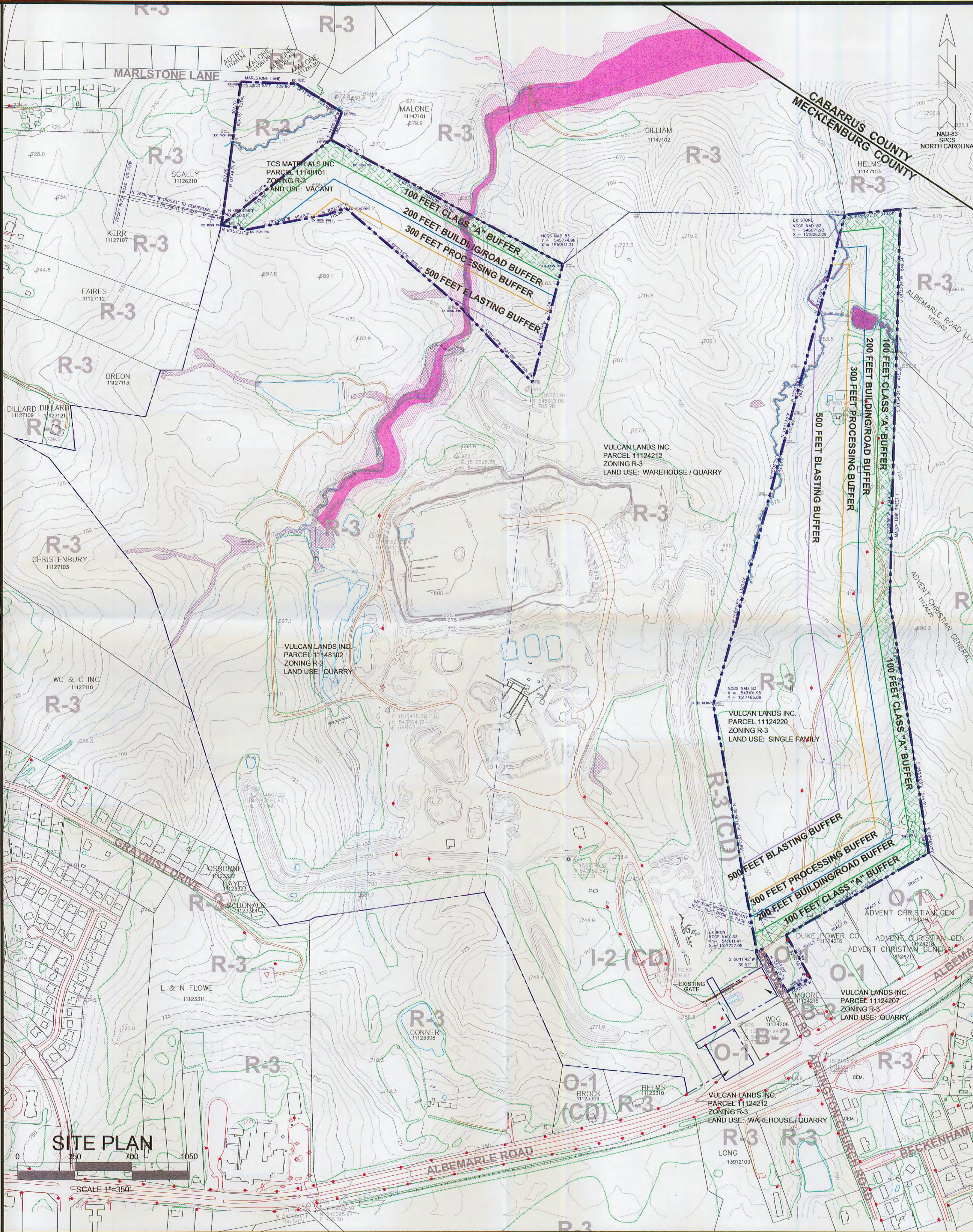
Phasing:

Reserved

Transit:

Reserved

Initial Submission- 2-25-11



No.	Date	Revision

DESIGNED:	CD
DRAWN:	CD
CHECKED:	PRB
DATE:	2/25/2011
SCALE:	AS SHOWN
DEPT.:	MINING ENGINEERING
FILE NO.:	2011 Charlotte Zoning Permit 1245

CLEAR CREEK QUARRY
VULCAN CONSTRUCTION MATERIALS, L.P.
CITY OF CHARLOTTE, NORTH CAROLINA
2011 REZONING APPLICATION for ADDITIONAL PROPERTY OPERATIONS PLAN

SHEET NUMBER
2 OF 2