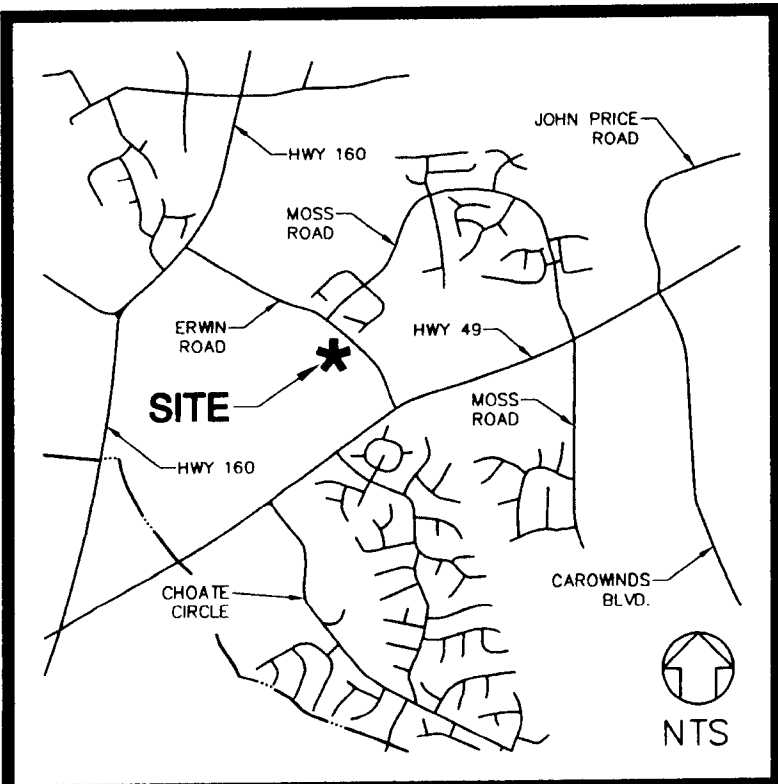


VICINITY MAP



PETITIONER

PETITIONER:
BELLSOUTH TELECOMMUNICATIONS, INC.
1155 PEACHTREE ST. NORTHEAST
ATLANTA, GA 30309-2211

OWNER:
BELLSOUTH TELECOMMUNICATIONS, INC.
1155 PEACHTREE ST. NORTHEAST
ATLANTA, GA 30309-2211

SITE DEVELOPMENT DATA

TAX PARCEL NO: 201-221-07
EXISTING ZONING: R-3
PROPOSED ZONING: I-1 (CD)
TOTAL SITE AREA: 4.7966 ACRES
EXISTING USE: PUBLIC UTILITY SERVICES
PROPOSED USE: PUBLIC UTILITY SERVICES & CONTRACTOR OFFICES &
ACCESSORY STORAGE
AREA, YARD & BULK REQUIREMENTS:
MAXIMUM F.A.R.: 0.8
EXISTING BLDG. AREA: 20,000+ SF
EXISTING F.A.R.: 0.096
MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 50'
MINIMUM SETBACK: 35'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 10'
MAXIMUM BUILDING HEIGHT: 40'

#4 - 12/16/08: REVISED NOTE #18 AND SITE DEVELOPMENT DATA (BUILDING AREA AND PERCENT COVER). CUPC STAFF RECOMMENDATION.

#5 - 12/11/08: REVISED SETBACK LABEL AND ADDED NOTE 20, CORRECTED TYPO IN NOTE 3, REVISED BUFFER ALONG SOUTHERN PROPERTY LINE, NOTE 5, AND NOTE 5d PER ZBA APPROVAL. REVISED BUILDING AREA AND F.A.R. UNDER DEVELOPMENT DATA, AND ADDED DRIVEWAY DIM.

#2 - 11/24/08: REVISED PER STAFF REVIEW COMMENTS.

#1 - 11/18/08: REVISED SITE DEVELOPMENT DATA (PROPOSED ZONING CLASSIFICATION), BUFFERS AND DEVELOPMENT NOTES PER STAFF REVIEW.

REVISION SUMMARY:

DEVELOPMENT NOTES

1. DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED LINES ON THE SITE, BUT EXACT CONFIGURATION, PLACEMENT AND NUMBER OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MINOR CHANGES TO THE SITE PLAN MAY BE PERMITTED IN ACCORDANCE WITH SECTION 6.207 OF THE ZONING ORDINANCE.
2. THE SITE MAY BE DEVELOPED UNDER BUSINESS USES AS SPECIFIED IN THE ZONING ORDINANCE FOR AN I-1 ZONING DISTRICT. USE OF THE SITE SHALL BE LIMITED TO CONTRACTOR'S OFFICE, PUBLIC UTILITY STRUCTURES AND/OR TRANSMISSION DISTRIBUTION LINE.
3. PARKING WILL BE PROVIDED WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE. THE PROPOSED GRAVEL PARKING AREA IN THE REAR PORTION OF THE SUBJECT PARCEL SHALL BE LIMITED TO AUTOMOBILES, PICKUP TRUCKS AND/OR SERVICE VANS. BUCKET TRUCKS, HEAVY EQUIPMENT AND SIMILAR INDUSTRIAL-TYPE VEHICLE PARKING AND/OR STORAGE IS PROHIBITED. NO PARKING SHALL BE PERMITTED IN FRONT OF THE EXISTING BUILDING.
4. ALL SCREENING SHALL CONFORM TO THE APPLICABLE STANDARDS OF SECTION 12.303 OF THE ZONING ORDINANCE.
5. IN ACCORDANCE WITH SECTION 12.302 OF THE ZONING ORDINANCE, A CLASS 'A' BUFFER WILL BE PROVIDED ALONG THE NORTHERN, WESTERN AND SOUTHERN PROPERTY BOUNDARY. THE PROPOSED 70' BUFFER WIDTH MAY BE REDUCED BY 25% IN ACCORDANCE WITH SECTION 12.302(b) OF THE ORDINANCE. IN ADDITION, THE BUFFER WIDTH MAY BE REDUCED AS FOLLOWS, PER VARIANCE REQUEST APPROVED BY THE ZBA (CASE NO. 08-069, DECEMBER 9, 2008). THE PETITIONER SHALL ERECT A 6' HIGH FENCE IN AREAS WHERE THE BUFFER WIDTHS ARE REDUCED, AND AS FOLLOWS:
 - a. A PORTION OF THE CLASS 'A' BUFFER ALONG THE SOUTHERN PROPERTY LINE MAY BE REDUCED TO 8' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN AND TO ALLOW A VEHICULAR CONNECTION TO THE PROPOSED PARKING FROM THE EXISTING STANDING DRIVEWAY, AND EXTEND ALONG THE EDGE OF THE EXISTING SERVICE DRIVE (GENERALLY PARALLEL TO THE PROPERTY LINE), TERMINATING AT ITS INTERSECTION WITH THE EXISTING CHAIN-LINK FENCE TO THE REAR OF THE EXISTING DETENTION BASIN.
 - b. A PORTION OF THE CLASS 'A' BUFFER ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED TO 35' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN AND TO ALLOW A VEHICULAR CONNECTION TO THE PROPOSED PARKING FROM THE EXISTING DRIVEWAY. THE FENCE SHALL BE LOCATED NO CLOSER TO THE PROPERTY LINE THAN THE MID-POINT OF THE BUFFER AND TO AVOID DAMAGE TO EXISTING PERIMETER VEGETATION.
 - c. A PORTION OF THE CLASS 'A' BUFFER ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED TO 49' IN ORDER TO ALLOW EXISTING SITE IMPROVEMENTS TO REMAIN. THE FENCE SHALL BE LOCATED NO CLOSER TO THE PROPERTY LINE THAN THE MID-POINT OF THE BUFFER AND TO AVOID DAMAGE TO EXISTING PERIMETER VEGETATION.
 - d. THE PETITIONER SHALL REMOVE THE EXISTING CHAIN-LINK FENCE LOCATED ALONG SOUTHERN PROPERTY LINE. THE PETITIONER MAY RE-INSTALL CHAIN-LINK SECURITY FENCING ALONG THE SOUTHERN BORDER OF THE REAR PARKING AREA, LOCATED OUTSIDE OF THE REQUIRED BUFFER.
6. ALL LANDSCAPE MATERIAL USED TO SATISFY THE SCREENING AND/OR BUFFERING REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE SELECTED FROM THE CITY OF CHARLOTTE APPROVED PLANT LIST.
7. ACCESS TO THE SITE WILL BE PROVIDED BY THE EXISTING DRIVEWAY CONNECTION TO ERWIN ROAD, LOCATED NEAR THE NORTHERN PROPERTY LINE. NO ADDITIONAL DRIVEWAY CONNECTIONS ARE PROPOSED AT THIS TIME, HOWEVER ANY ADDITIONAL FUTURE DRIVEWAY CONNECTIONS ARE SUBJECT TO APPROVAL BY NCDOT AND BY THE CITY OF CHARLOTTE.
8. ALL SITE IMPROVEMENTS WILL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
9. THE EXISTING RIGHT-OF-WAY FOR ERWIN ROAD (NCDOT S.R. #1120) IS 30' FROM THE CENTERLINE OF THE ROAD AND IS CURRENTLY UNDER NCDOT MAINTENANCE.
10. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
11. ANY DETACHED LIGHTING LOCATED ANYWHERE WITHIN THE ENTIRE SITE WILL BE LIMITED TO 24 FEET IN HEIGHT, AND WILL BE SHIELDED WITH FULL CUT-OFF TO PREVENT GLARE ONTO ADJACENT RESIDENTIAL PROPERTIES.
12. ALL PERMANENT GARBAGE/TRASH DISPOSAL FACILITIES (I.E., DUMPSTERS OR COMPACTORS IF PROVIDED) SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
13. BOUNDARY SURVEY INFORMATION PER SURVEY PREPARED BY F.C. RANKIN, DATED OCTOBER 23, 1963 (REFERENCE DB 2490, PG 242).
14. TOPOGRAPHIC INFORMATION TAKEN FROM MECKLENBURG COUNTY AERIAL MAPPING. EXISTING TOPOGRAPHY HAS NOT BEEN FIELD VERIFIED.
15. WATER AND SANITARY SEWER SERVICE TO THE SITE IS PROVIDED BY THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.
16. TREES SHOWN THAT WILL REMAIN ALONG THE SOUTHERN BOUNDARY WERE FIELD-LOCATED BY HARRIS ENGINEERING. THERE ARE NO ADDITIONAL TREES GREATER THAN 8" ON THE SITE AND THERE ARE NO TREES 2" OR GREATER LOCATED WITHIN THE STREET RIGHT-OF-WAY.
17. IF THE SITE IS USED AS A PUBLIC UTILITY STRUCTURE A FENCE MUST BE INSTALLED AROUND THE SITE PER SECTION 12.504 OF THE ORDINANCE.
18. THE DEVELOPER WILL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING ANY LAND CLEARING, DEMOLITION, AND/OR NEW BUILDING CONSTRUCTION ACTIVITIES.
19. PLANS FOR THE PROPOSED GRAVEL PARKING WERE SUBMITTED TO CED PRIOR TO IMPLEMENTATION OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND ARE EXEMPT FROM THOSE REQUIREMENTS. ANY FUTURE CONSTRUCTION AND/OR RE-DEVELOPMENT OF THE SITE SHALL ADHERE TO THE POST CONSTRUCTION CONTROLS ORDINANCE REQUIREMENTS.
20. THE 35' STANDARD ALONG ERWIN ROAD SHALL BE PLANTED TO CLASS 'A' BUFFER STANDARDS.

FOR PUBLIC HEARING

Bellsouth Property
Erwin Road

TECHNICAL DATA SHEET

for

REZONING PETITION #2009-002

Job No.: 20808

2000

Date: **10/27/08**

Proj. Mgr.: **WMH**

DATE _____

Drawn: **EB/WH**

Sheet No.

RZ-1

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