

Development Data Table

Site Area:	Proposed:	106.9 acres			
Tax Parcels:	Proposed:	11124220	81.34 acres		
		11148101	21.06 acres	portion of parcel	
		11124212	4.50 acres	portion of parcel	
Existing Zoning:	R-3, R-3(CD), and O-1				
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 6.207 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 complimentary 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. No asphalt plants or redi-mix plants are proposed for this subject site.

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. The City Council adopted Collector Street Map indicates a collector street located on a portion of the subject site. The petitioner will establish a cessation plan which will indicate the proposed collector street along with anticipated future use of the property that is consistent with the adopted land use plan for the area prior to the first permit approval on the subject site. In lieu of incorporating the collector street into their cessation plan, the petitioner may work with CDOT to modify the collector Street Map for an alternative route of the proposed collector street.

Architectural Standards:

Reserved

Streetscape and Landscaping:

The 200-foot building/extraction screen the quarry site from the view of adjoining properties and from a public street, vegetation will be provided according to Class A buffer requirements. The exterior 100 feet of the 200-foot separation must contain vegetation equivalent to a Class A buffer adjacent to the exterior property.

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

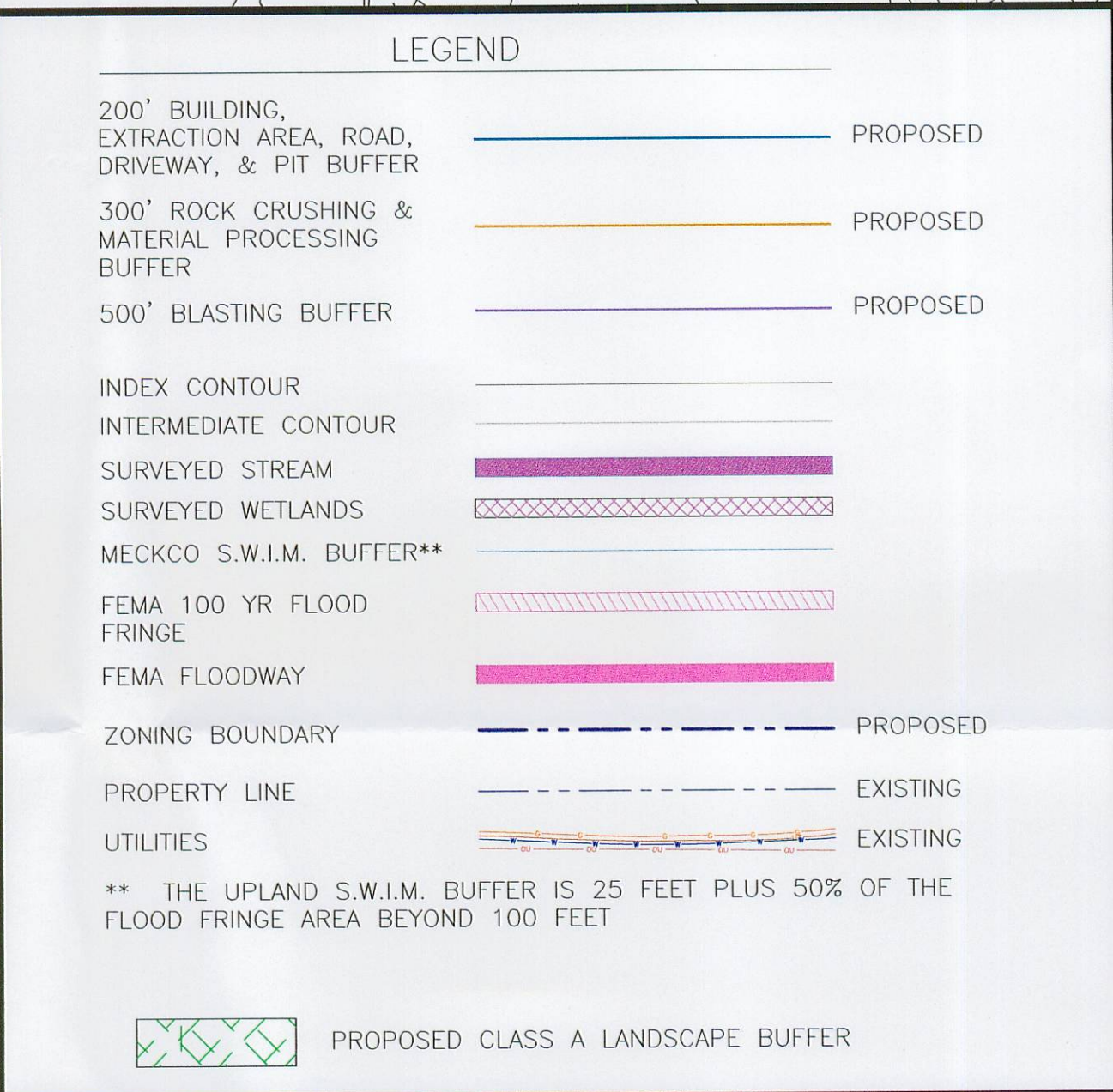
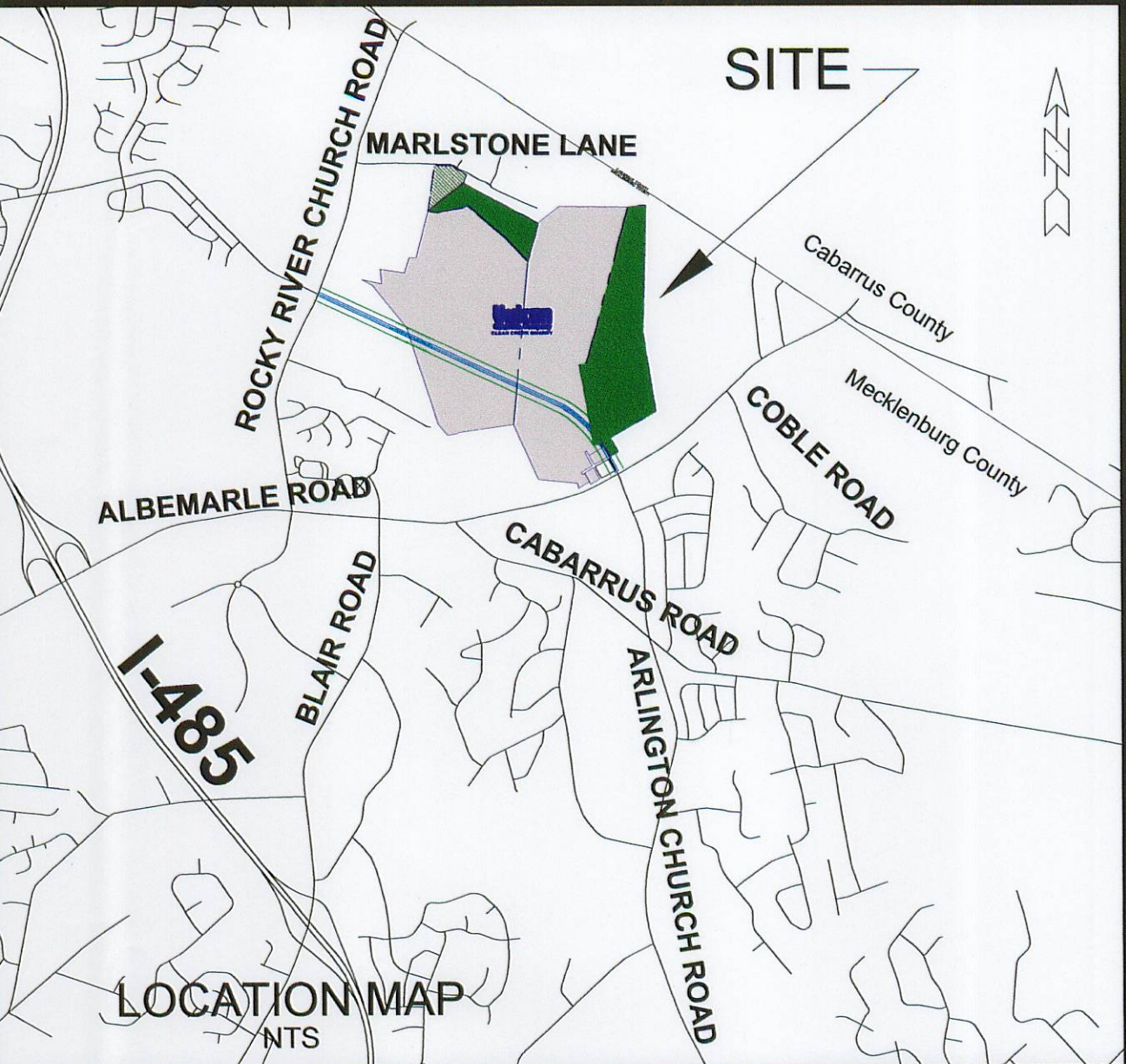
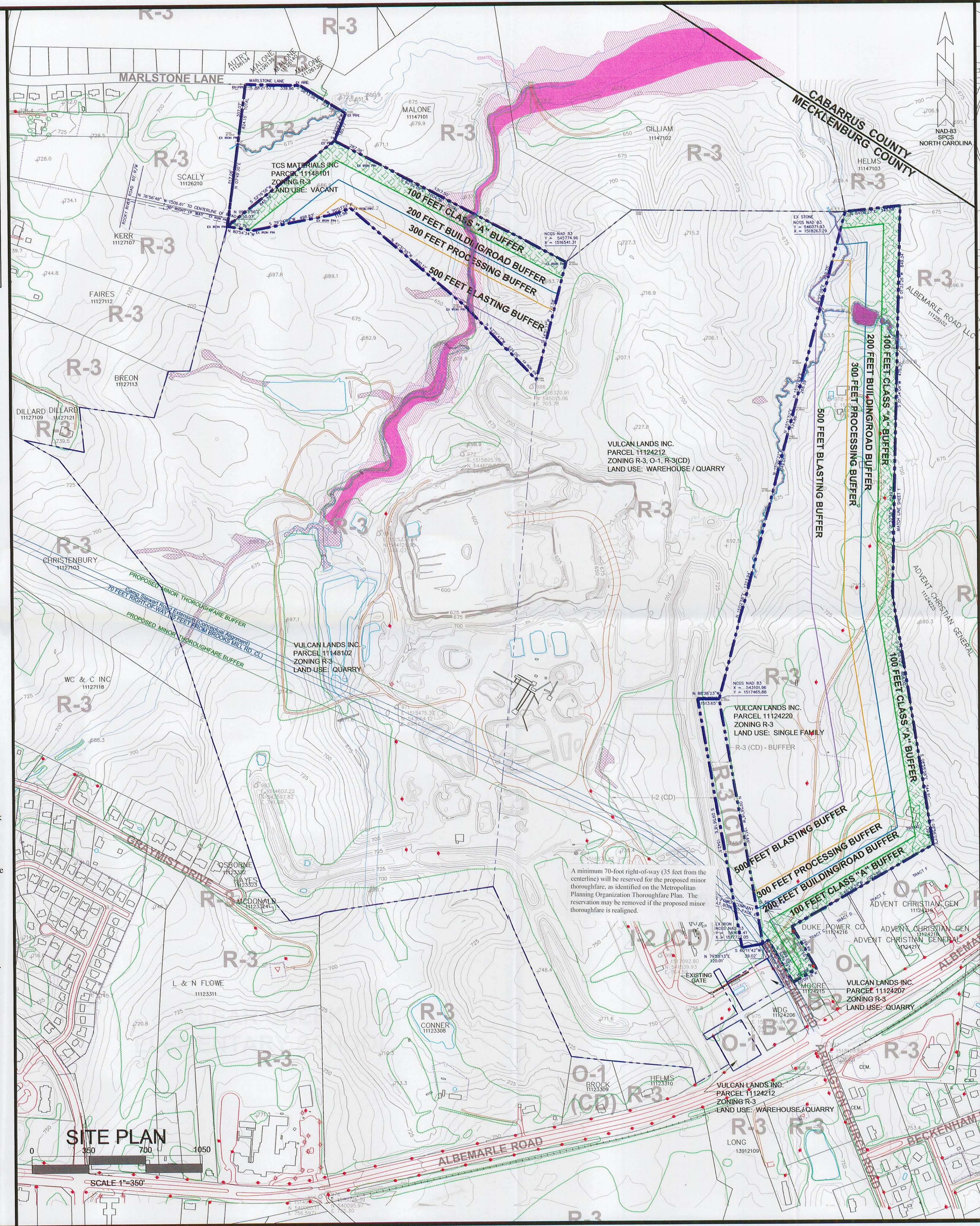
Transit:

Reserved

Other:

- Any above ground tanks placed on the site for the purposes of storing liquid asphalt cement shall be double walled and placed on a concrete pad with a containment wall.
- Paved access roads and other dust suppression methods will be used to mitigate the effects of fugitive dust.

Initial Submission- 2/25/11 Revised: 4/15/2011 Revised 5/12/2011



DESIGNED: CDS	CD	Revision	1	4/15/11	Revisions per Charlotte-Mecklenburg Planning Department
DRAWN: CDS	CD				Revisions per Charlotte-Mecklenburg Planning Department
CHECKED: DH, JG	CD				Revisions per Charlotte-Mecklenburg Planning Department
DATE: 2/25/2011	CD				Revisions per Charlotte-Mecklenburg Planning Department
SCALE: AS SHOWN	CD				Revisions per Charlotte-Mecklenburg Planning Department
DEPT.: MINING ENGINEERING	CD				Revisions per Charlotte-Mecklenburg Planning Department
FILE NO.: 2011-023	CD				Revisions per Charlotte-Mecklenburg Planning Department

CLEAR CREEK QUARRY

VULCAN CONSTRUCTION MATERIALS, L.P.

CITY OF CHARLOTTE, NORTH CAROLINA

2011 REZONING APPLICATION for ADDITIONAL PROPERTY

OPERATIONS PLAN

PN: 2011-023

SUB. No. 3

REVISED 5-12-2011

SHEET NUMBER

2 OF 2

VULCAN CONSTRUCTION MATERIALS
CLEAR CREEK QUARRY
2011 REZONING APPLICATION
for ADDITIONAL PARCELS

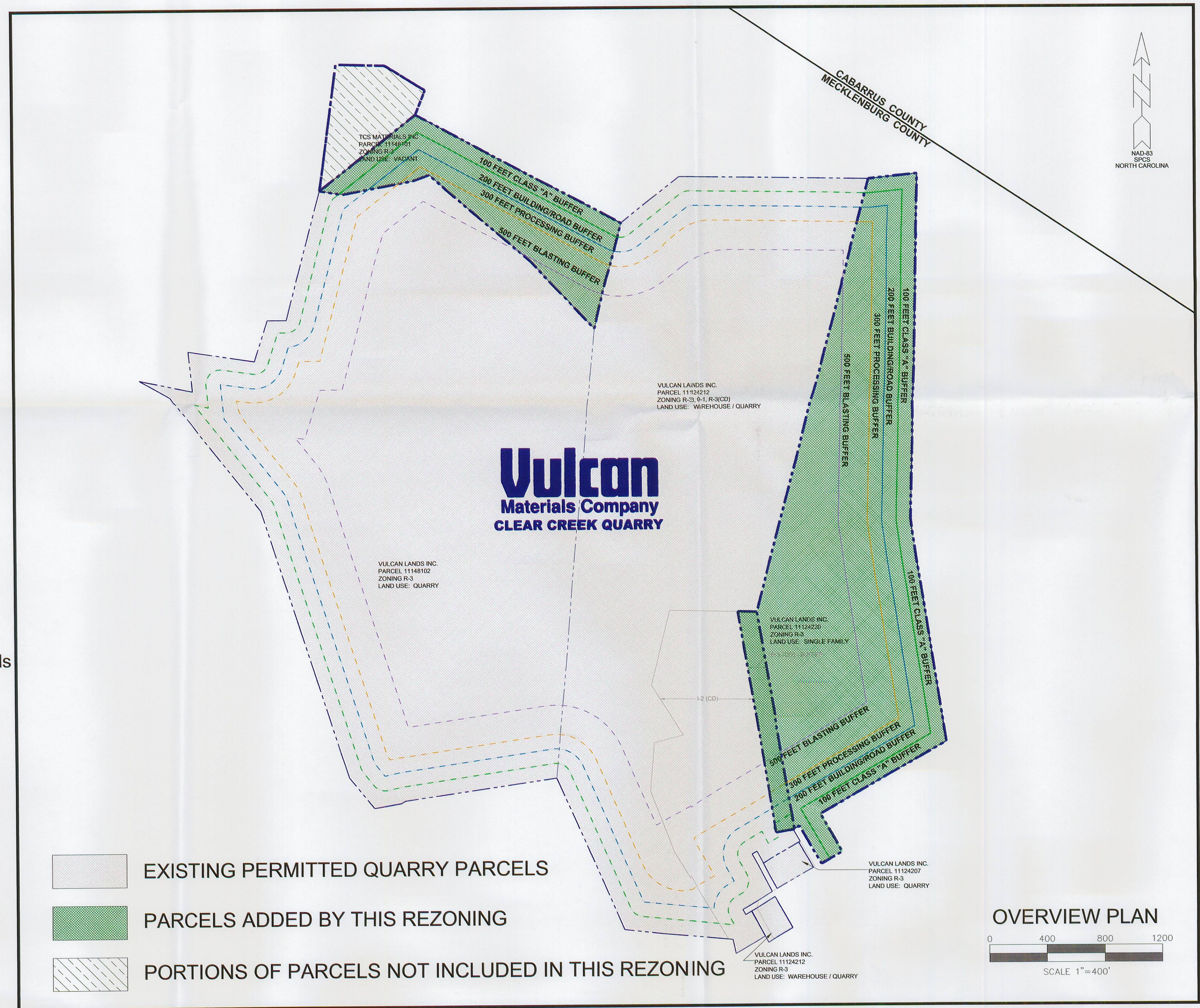
RECEIVED
MAY 12 2011
BY:

Vulcan
Materials Company

PARCELS INCLUDED
IN THIS REZONING:

11124220
PROPERTY OWNER:
Vulcan Lands, Inc.
PO Box 4239
Winston-Salem, NC 27115

11148101
PROPERTY OWNER:
TCS MATERIALS, Inc.
c/o
Vulcan Construction Materials
PO Box 4239
Winston-Salem, NC 27115



COMPANY:
Vulcan Construction Materials
Mideast Division
4401 North Patterson Avenue
Winston-Salem, NC 27105
336-767-4600

LOCATION:
Vulcan Construction Materials
Clear Creek Quarry
11435 Brooks Mill Road
Charlotte, NC 28227
704-545-5687

No.	Date	Revision
1	4/15/11	Revisions per Charlotte-Mecklenburg Planning Department. Modified site development data table for this property. Indicated buffer on 0-1 property, net area 8,207, added. "Other" notes a and b. Changed landscaping note, added thoroughfare, added transportation note.
2	5/12/11	Revisions per Charlotte-Mecklenburg Planning Department. Revised permitted uses. Site area table updated. Parcel 11124212, elevation showing 1-300 match.

DESIGNED:	CD
DRAWN:	CD
CHECKED:	DH, JG
DATE:	2/25/2011
SCALE:	AS SHOWN
DEPT.:	MINING ENGINEERING
FILE NO.:	2011-023 (includes final permit)

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

PN: 2011-023
SUB. No. 3
REVISED 5-12-2011
SHEET NUMBER
1 OF 2

2011-023