

## NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject: Rezoning Petition No. 2012-059

Petitioner: SBG Properties, Inc.

Property: Approximately 5.46 acres located on the east side of Steele Creek Rd. at the intersection of Dixie River Rd. and Steele Creek Rd.

Existing Rezoning: R-3

Rezoning Requested: NS

Date and Time of Community Meeting: May 30, 2012 at 6:30 p.m. to 7:30 p.m.

Location of Community Meeting: Steele Creek Volunteer Fire  
13225 S Tryon Street  
Charlotte, North Carolina 28203  
(704)588-0387

Date of Notice: May 11, 2012

SBG Properties, Inc. (the Petitioner) has recently filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission regarding a development project located at the intersection of Dixie River Road and Steele Creek Road; please see the enclosed site map. We would like to take this opportunity to furnish you with the following information concerning the Petition and to invite you to attend a Community Meeting to discuss the project. The Petitioner would like to ensure that all interested parties in the area have a chance to learn about the proposed development.

### **Background and Summary of Request:**

The intent of this Rezoning request is to rezone the properties from R-3 to NS (Neighborhood Services). The site is generally located on the east side of Steele Creek Road at the intersection of Dixie River Road and Steele Creek Road. The site as it currently exists has two single family homes associated. The development would allow for the existing two parcels to be subdivided out into 4 commercial parcels and include a public roadway extension.

### **Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Commissions' records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the proposed development. Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, May 30th, 2012 from 6:30 p.m. to 7:30 p.m. at the Steele Creek Volunteer Fire located at 13225 S. Tryon Street, Charlotte, North Carolina.

The Petitioner may later amend the conditional rezoning plans as a result of the comments received at the Community Meeting, comments from the Charlotte-Mecklenburg Planning Staff,

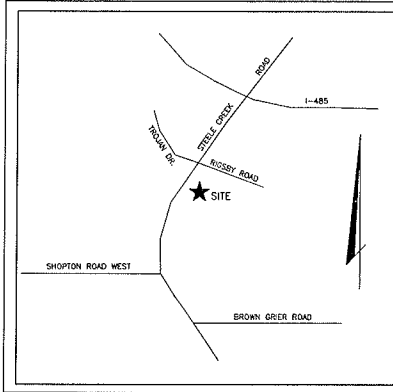
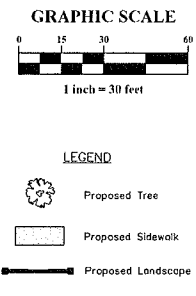
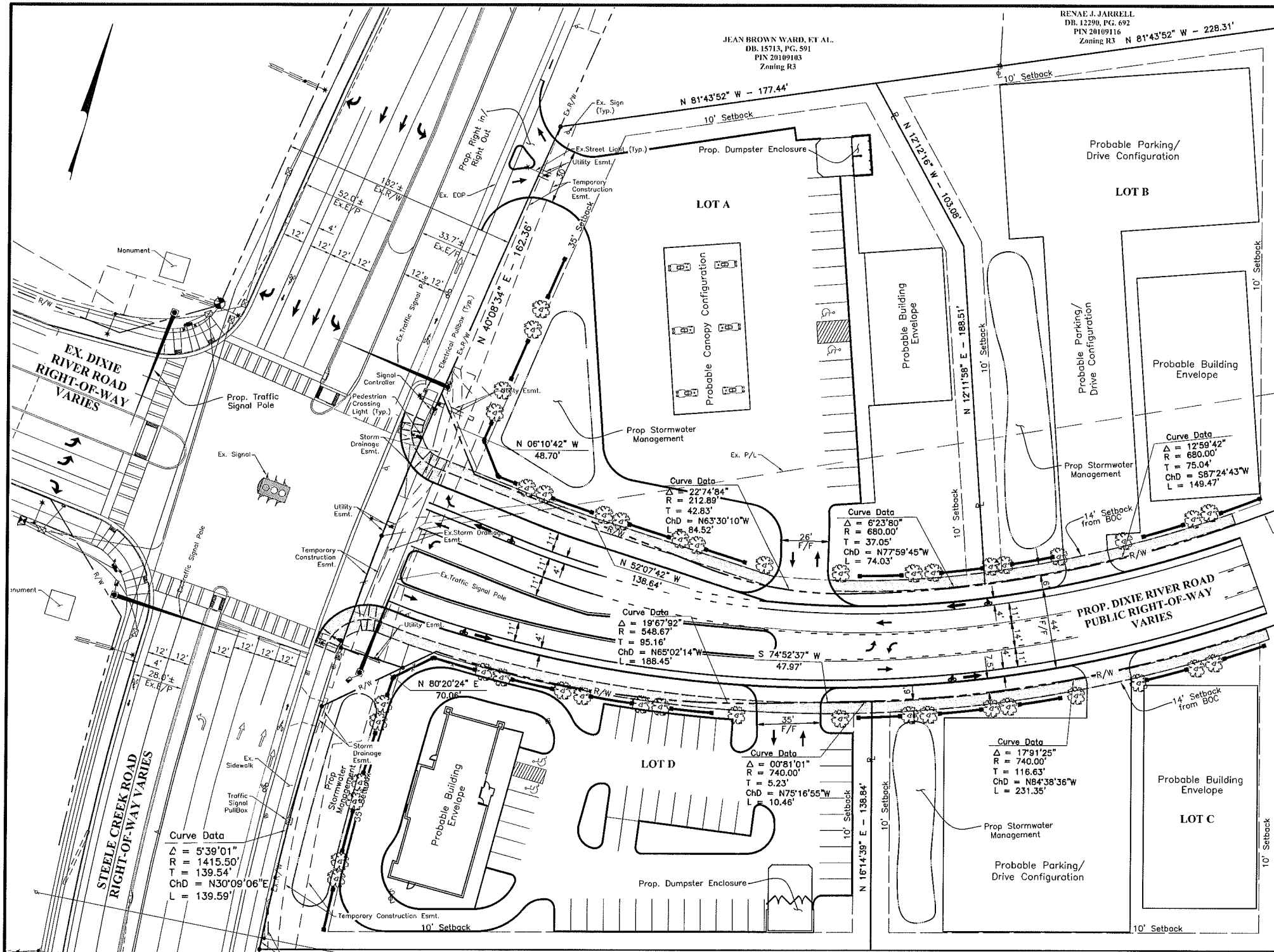
comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

Representatives of the Petitioner look forward to discussing this rezoning with you at the Community Meeting. If you should have any questions about this matter, you may call Wesley Smith at (704) 280-5170.

Sincerely,

EMH&T

Cc: Mayor Anthony Foxx, Member of Charlotte City Council  
Mr. Warren Turner, Charlotte City Council, District 3  
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission  
Mr. Alex Taylor, Sullivan's Trace HOA  
Mr. Mike Baxley, Steele Creek Volunteer Fire



Development Data	
Existing Zoning:	R-3
Proposed Zoning:	NS
Use:	As allowed by the NS Zoning District
Tax Parcel Nos.:	201-09-104 201-09-114
Site Area:	
Existing Total:	5.45± Acres (234,402 SF)
Proposed:	Lot A = 1.51± Acres (65,598 SF) Lot B = 1.17± Acres (51,029 SF) Lot C = 0.80± Acres (34,989 SF) Lot D = 1.08± Acres (47,137 SF) Right of Way = 0.89± Acres (38,678 SF) Total = 5.45± Acres (237,402 SF)
TBR = To Be Removed	

NOTE: All dimensions are from face of curb unless otherwise noted.

NOTE: The developer shall dedicate and convey additional right-of-way as necessary prior to the issuance of a certificate of occupancy.

**LIGHTS.**  
All freestanding lighting and all exterior lighting on buildings will be full cut-off type fixtures downwardly directed.

**SIGNS.**  
Wall signs will be allowed as prescribed by the Ordinances for the NS Zoning District, as applicable.

**STORM WATER MANAGEMENT AND WATER QUALITY.**  
Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).

The site will comply with the requirements of the high density option of the Lower Lake Wylie Watershed Overlay District.

Water quality and storm water detention ponds will be located throughout the site. The location and size of these structures will be determined during the design development phase as detailed engineering drawings are developed. Petitioner reserves the right to allow water quality and storm water detention ponds located on a parcel to serve buildings and uses located on other parcels throughout the site.

Bio-Retention Facilities may be located within the setbacks for the purpose of satisfying water quality performance standards.

**SOLID WASTE MANAGEMENT PLAN.**  
The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waste Management Plan prior to initiating demolition and/or construction activities. The Solid Waste Management Plan will include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the Solid Waste Management Plan will specify that all land clearing and inert debris shall be taken to a properly permitted facility. The plan shall also include a requirement that a monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

**MISCELLANEOUS.**  
All new utility lines will be placed underground as required by the Ordinance (Section 12.509).  
Existing water supply wells shall be cordoned off to protect from damage or abandoned per the Mecklenburg County Ground Well Regulations prior to any demolition or grading activity.  
Existing septic tanks shall be located, pumped by a licensed waste hauler to remove residual contents, crushed and backfilled prior to any demolition or grading activity.

**AMENDMENTS TO REZONING PLAN.**  
Future amendments to the Sketch Plan and these development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with Chapter Six of the Ordinance.

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SET DATE  
March 26, 2012

**ACCESS POINTS.**  
The total number of ingress/egress points to the site from existing and proposed thoroughfares that the site shall be limited to the number shown on the Sketch Plan. The exact locations may vary from those depicted based upon final design and locational requirements as regulated by CDOT and NCDOT.

**ROADWAY IMPROVEMENTS AND PHASING.**  
The Petitioner will make the the improvements to New Dixie River Road. Prior to issuance of final certificates of occupancy for any of the uses allowed on Lots A,B,C and D.

**ARCHITECTURAL STANDARDS.**  
Each building facade exclusive of windows, doors and roofs will be constructed of mostly brick, stone, simulated stone, pre-cast stone or pre-cast concrete. Stucco or efis accents will be also allowed. No vinyl siding shall be used on this site except that vinyl may be used on soffits, windows, rolls of patios and stairs.

**FLOOR AREA.**  
The floor area ratio will meet the standard requirements as set forth in the City of Charlotte Zoning Ordinance.

**LANDSCAPING AND SCREENING REQUIREMENTS.**  
All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.

**SETBACK/REQUIRED YARDS, AND STREETSAPES.**  
A 35 foot minimum setback measured from the existing right-of-way will be established along Steele Creek Road.  
A 14' foot setback measured from the back of curb along New Dixie River Road shall be provided.  
Sidewalk and planting strips along internal streets and drives may be installed in phases in association with nearby development and as the project develops.

**PARKING.**  
Parking may be provided by way of surface or structured parking facilities within the building/parking envelopes generally depicted on the Sketch Plan. Parking shall meet the requirement set forth by the city of Charlotte Zoning Ordinance.

**BUILDING.**  
Building height shall meet the requirements set forth by the City of Charlotte Zoning Ordinance.

**MISCELLANEOUS.**  
All new utility lines will be placed underground as required by the Ordinance (Section 12.509).  
Existing water supply wells shall be cordoned off to protect from damage or abandoned per the Mecklenburg County Ground Well Regulations prior to any demolition or grading activity.  
Existing septic tanks shall be located, pumped by a licensed waste hauler to remove residual contents, crushed and backfilled prior to any demolition or grading activity.

**MISCELLANEOUS.**  
All new utility lines will be placed underground as required by the Ordinance (Section 12.509).  
Existing water supply wells shall be cordoned off to protect from damage or abandoned per the Mecklenburg County Ground Well Regulations prior to any demolition or grading activity.  
Existing septic tanks shall be located, pumped by a licensed waste hauler to remove residual contents, crushed and backfilled prior to any demolition or grading activity.

REVISIONS	DATE	DESCRIPTION

PROFESSIONAL DEVELOPMENT GROUP, LLC  
8206-1200 PROVIDENCE ROAD #327  
CHARLOTTE, NC 28277

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
FOR  
BEREWICK COMMONS

EMH&T  
EVANS HAMILTON & TILTON, INC.  
5600 New Albany Road, Charlotte, NC 28224  
Phone: 704.775.0500  
www.emh.com

DATE: March 26, 2012

SCALE: As Noted

JOB NO.: 20111544

SHEET: 2/2

Petition XXXX-XXX

J:\20111544\Drawings\EMH\Site Plan\20111544-02.dwg User: jwsmith 3/26/2012 10:47 AM Last Printed By: jwsmith, 3/26/2012 10:48 AM