



	ZONIN	G CC	DE SUMN	IARY	
ITEM#	ITEM		PROVIDED		
1	BUILDING SIZE		1609 sqft 01 1520 sqft W		
2	PARKING SPACES REQUIF	RED		Fotal)1/500sqft	
3	PARKING SPACES PROVIDED		29 SPACES		
4	MIN. PARKING DIM.		AS NOTED		
5	MIN. AISLE WIDTH		AS NOTED		
6	MAX. DRIVEWAY RADIUS		AS NOTED		
7	HANDICAP SPACES		2 SPACE		
	ENCE IS MADE TO THE TO G ORDINANCE) WN OF	HUNTERSVIL	.LE	
	SITE DATA				
PARCI	EL OWNER: LOCHAVEN DE' NC Highway 115 (T 16516 & 16508 OI MECKLENBURG (ax Pa d Stat	cel # 011021 esville Rd., H	08 & 01102109 UNTERSVILLE, N	
ZONIN	G: EXISTING: CORPORATE PROPOSED: HC (CD)	BUSINI	ESS DISTRICT	(CB)	
USE:	OFFICE / PET SERV	VICES			
CONTACT:			HENSONFOLEY 704–875–1615		
ITEM		,,	1 0/5 1015		
		PROV	/IDED		
BUILDI	NG TYPE		IDED HWAY COMME	RCIAL	
BUILDI		HIG			
LOT T		HIG	HWAY COMME		
LOT T	YPE	HIGI	HWAY COMME		
LOT T MINIMU MINIMU	YPE JM FRONT SETBACK	HIGI HIGI 73'	HWAY COMME		
LOT T MINIMU MINIMU MINIMU	YPE JM FRONT SETBACK JM SIDE SETBACK	HIGI HIGI 73' 24' 50'	HWAY COMME		
LOT T MINIMU MINIMU MINIMU	YPE JM FRONT SETBACK JM SIDE SETBACK JM REAR SETBACK	HIGI HIGI 73' 24' 50'	HWAY COMME		
LOT T MINIMU MINIMU MINIMU HEIGH	YPE JM FRONT SETBACK JM SIDE SETBACK JM REAR SETBACK	HIGI HIGI 73' 24' 50' 1 S	HWAY COMME		
LOT T MINIMU MINIMU MINIMU HEIGH ⁻¹ LOT 1 EXISTIN	YPE JM FRONT SETBACK JM SIDE SETBACK JM REAR SETBACK T OF BUILDING NG SPECIMEN TREES NG SPECIMEN TREES TO	HIGI HIGI 73' 24' 50' 1 S	HWAY COMME HWAY COMME TORY		

** FOR CO TO BE ISSUED, DRIVEWAY AND SIDEWALK TO BE COMPLETED. THESE WERE NEVER FINISHED DURING THE ORIGINAL CHANGE OF USE. **

GENERAL/CONDITIONAL REZONING NOTES GENERAL PROVISIONS:

1. THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF INDOOR AND OUTDOOR PET SERVICES AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE HIGHWAY COMMERCIAL ZONING DISTRICT AS MORE SPECIFICALLY DESCRIBED BELOW.

PERMITTED USE:

1. THE INTENDED USE FOR LOT A IS INDOOR AND OUTDOOR PET SERVICES FACILITY.

TRANSPORTATION:

1. SITE ACCESS FROM HIGHWAY 115 SHALL UTILIZE THE EXISTING DRIVEWAY LOCATION .

LIGHTING:

1. ALL OUTDOOR LIGHTING WILL BE SUBMITTED SEPARATELY AND SHALL COMPLY WITH ORDINANCE.

TRASH SERVICE:

1. TRASH SERVICE WILL BE PROVIDED BY A ROLLOUT TRASH SERVICE.

PCCO SUMMARY				
Original Parcel ID Number(s):	01102108, 01 ²	01102108, 01102109		
Development Type:	Highway Commercial			
Subject to PCCO? Y/N	N			
If NO, why?	<20,000 SF di	<20,000 SF disturbed, density		
Watershed:	LAKE NORMA	LAKE NORMAN		
Disturbed Area (ac):	0.02	0.02		
Site Area (ac):	2.12	2.12		
	DA#1	DA#2		
Total on-site Drainage Area (ac):	2.12			
Existing Built-upon-area (SF):	19,969.00			
Existing BUA to be removed (SF):	2,440.00			
Existing BUA to remain (SF):	17,529.00			
Proposed New BUA (SF):	1,081.00			
Proposed % BUA:	1.4			
Density (High / Low)	LOW			
Total Post-Project BUA for site (SF):	18,610 (.43 AC	18,610 (.43 AC)		
Development or Redevelopment?	Redevelopmer	Redevelopment		
Natural Area Required (ac):				
Natural Area provided, total (ac):				
Undisturbed Treed Natural Area Preserved (ac):				
Total stream buffer protected on-site (ac):	N/A			
Transit Station Area? Y/N	N	N		
Distressed Business District? Y/N	N	N		
Mitigation Type (if applicable)				
Natural Area mitigation? Y/N	N			
Buffer Mitigation? Y/N	N			
Total Phosphorous Mitigation? Y/N	N			

