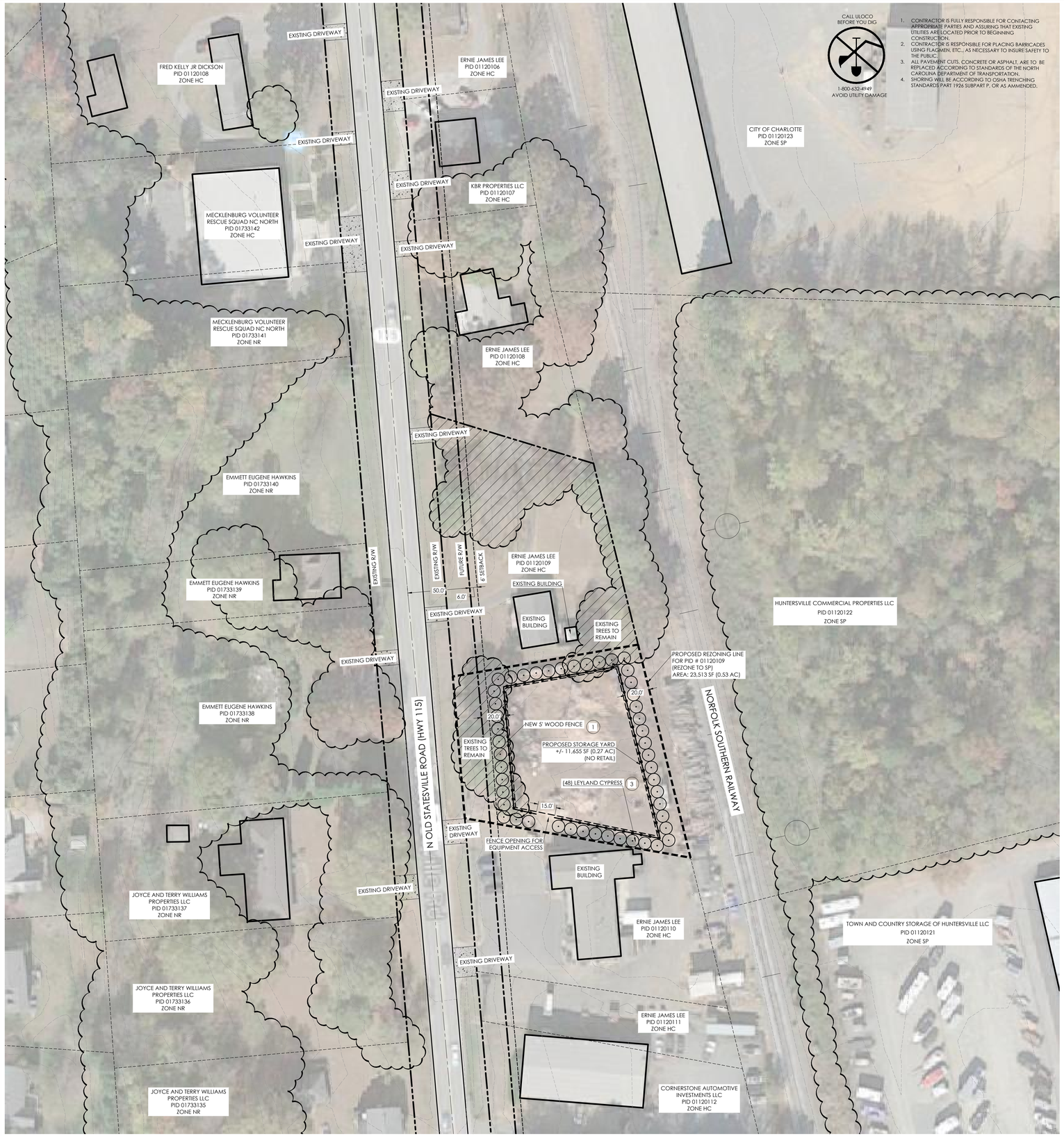


CALL ULOCO BEFORE YOU DIG

1-800-632-4949
AVOID UTILITY DAMAGE

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

ACCESS:

ACCESS TO PROPERTY WILL BE PER EXISTING DRIVEWAY.

TREE PROTECTION:

EXISTING TREES ARE LOCATED AND WILL REMAIN

LIGHTING:

NO NEW LIGHTING IS PROPOSED AS PART OF THIS PLAN.

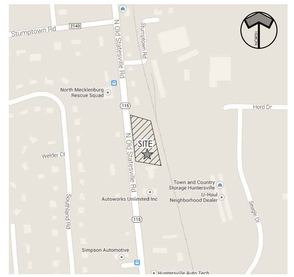
ENGINEERING PLAN:

ENGINEERING PLANS WILL BE PREPARED AND SUBMITTED UPON COMPLETION OF REZONING (EROSION CONTROL, POST CONSTRUCTION, ETC.) INCLUDING THE COMMERCIAL SITE PLAN.

RESTRICTED USES:

ALL USES ALLOWED IN SP DISTRICT WILL BE PERMITTED WITH THE FOLLOWING EXCEPTIONS:

- ABATTOIRS
- AGRICULTURAL INDUSTRIES
- FOUNDRIES
- BERRY MANUFACTURING
- OUTDOOR THEATERS
- POWER GENERATION PLANTS
- RAILROAD FREIGHT YARDS AND REPAIR SHOPS
- AIRPORTS
- REPAIR OF PRODUCTS OF HEAVY MANUFACTURING OPERATIONS
- CORRECTIONAL FACILITIES
- MINI WAREHOUSE STORAGE
- OFF-SITE LCID LANDFILLS
- OTHER ENVIRONMENTALLY SENSITIVE USES NOT EXPRESSLY PERMITTED IN THE SP OR OTHER DISTRICTS
- HAZARDOUS OR INFECTIOUS MATERIAL INCINERATION, HANDLING, OR STORAGE
- QUARRIES
- TRANSFER STATION FOR ORGANIC AND INORGANIC WASTE PRODUCTS
- RACEWAYS AND DRAG STRIPS
- MAJOR WIND ENERGY FACILITY
- COMMERCIAL COMMUNICATION TOWERS
- RESIDENTIAL RECYCLING CENTER
- JUNK YARDS
- PETROLEUM STORAGE FACILITY
- SANITARY LANDFILL
- TRUCKING TERMINALS



VICINITY MAP
SCALE: N.T.S.

SITE DATA TABLE:

PROJECT NAME: HUNTERSVILLE REZONING

PROJECT ADDRESS: 15412 OLD STATESVILLE ROAD
HUNTERSVILLE, NC

TAX PARCEL ID#: 01120109 EX. ZONING: HC 1.16 AC

AREA: ±1.16 AC

OWNER: ERNIE LEE
P.O. BOX 143
HUNTERSVILLE, NC 28070
DB 23290, PG 527 (011-201-09)

PLANS PREPARED BY:
HENSONFOLEY
8712 LINDHOLM DRIVE
SUITE 202A
HUNTERSVILLE, NC 28078
704-875-1615

EXISTING ZONING: HIGHWAY COMMERCIAL (HC)

PROPOSED ZONING: SPECIAL PURPOSE DISTRICT (SP-CD)

PROPOSED USE: OUTDOOR STORAGE & ALL USE PERMITTED IN THE SP DISTRICT UNLESS SPECIFIED IN RESTRICTIONS

JURISDICTION: TOWN OF HUNTERSVILLE

BUFFER REQUIREMENTS:

BUFFERS AS SHOWN CONTAIN EXISTING VEGETATION. THE INTENT OF THE BUFFER IS TO PROVIDE A HORIZONTAL SEPARATION AND TO KEEP THE EXISTING VEGETATION WITHIN THE BUFFER. THE BUFFER WILL REMAIN UNDISTURBED WHILE ADDITIONAL SHRUBS AND WOOD FENCE WILL BE ADDED TO THE UNDERSTORY IN ORDER TO COMPLY WITH ARTICLE 7 OF THE TOWN OF HUNTERSVILLE'S ZONING ORDINANCE. IT IS REQUESTED THAT THE REQUIREMENT OF A TYPICAL 80' BUFFER OFF OF THE R/W BE REDUCED TO 20' OFF OF THE RESERVED R/W IN ORDER FOR THE STORAGE YARD TO FUNCTION PROPERLY. THIS BUFFER WILL STILL EXCLUDE VISUAL CONTACT, CREATE SPATIAL SEPARATION, AND MINIMIZE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.

WATER QUALITY/POST CONSTRUCTION:

PETITIONER WILL SUBMIT ENGINEERING PLANS/CALCULATIONS TO COMPLY WITH ALL APPLICABLE ORDINANCES UPON COMPLETION OF REZONING AND PRIOR TO CONSTRUCTION.

NOTES:

1. PLANT MATERIAL SHOWN ON THIS PLAN IS CONCEPTUAL. PLANTING WILL CONFORM TO ARTICLE 7 OF THE HUNTERSVILLE LAND DEVELOPMENT CODE. PLANT MATERIAL WILL BE CHOSEN FROM THE APPROVED PLANT LIST.

2. ALL OTHER ITEMS/IMPROVEMENTS WILL MEET THE TOWN OF HUNTERSVILLE LAND DEVELOPMENT CODE AND THE MECKLENBURG LAND DEVELOPMENT STANDARDS.

3. THE INTENDED USE FOR THE PROPERTY IS OUTDOOR STORAGE FOR THE FOLLOWING BUSINESSES.

WOOD CUTTING OPERATION
15412 OLD STATESVILLE ROAD
HUNTERSVILLE, NC 28078

PURPOSE:

THE PURPOSE OF THE REZONING IS TO PROVIDE RELIEF FROM REQUIREMENTS WITHIN THE ORDINANCE AS IT RELATES TO "LUMBER MILLS AND STORAGE YARDS" WHICH WOULD BE PERMITTED BY RIGHT. THE PROJECT MEETS THE SPIRIT VIA PROPOSED SCREENING MEASURES.

CONCEPT PLAN:

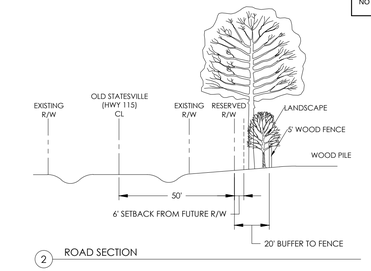
THIS REZONING PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE MINOR CHANGES TO ACCOMMODATE CONSTRUCTION.

LAND DISTURBANCE:

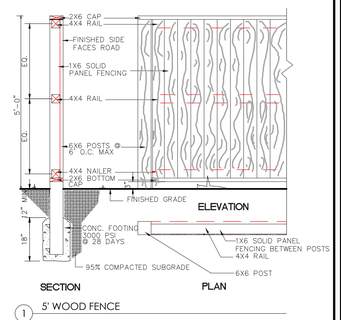
THE PURPOSE IS TO ADD REQUIRED SCREENING BETWEEN THE PUBLIC STREET AND OUTDOOR STORAGE AREA. NO GRADING AND OR GRUBBING IS REQUIRED OR PROPOSED

SIGNAGE:

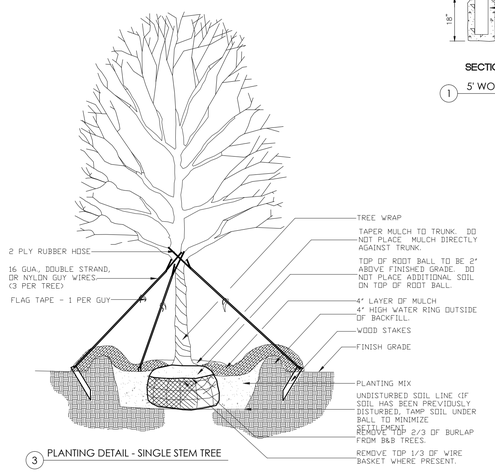
NO NEW SIGNS ARE PROPOSED



2 ROAD SECTION



1 5' WOOD FENCE



3 PLANTING DETAIL - SINGLE STEM TREE

PLANT LIST

QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONTAINER	SPACING
48	Leyland Cypress	*Cupressus × leylandii*	8' HT.	B&B	10' OC

HensonFoley
Landscape Architecture Civil Engineering
10224 Hickorywood Hill Avenue, Suite 101A, Huntersville NC 28078
p: 704.875.1615 | f: 704.875.0929 | www.hensonfoley.com

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N
W E
S
NORTH ARROW
0 20 40 80
GRAPHIC SCALE 1"=40 FT.

LEE'S FIREWOOD
15412 OLD STATESVILLE ROAD - TAX ID 01120109
HUNTERSVILLE, NORTH CAROLINA

REZONING PLAN

REVISIONS:

FILE NAME: 214127 - REZONING.DWG
PROJECT NUMBER: 214127
DATE: 06/30/2015 DRAWN BY: JAH
SHEET C01 OF 01