



Charlotte Storm Water  
600 East Fourth Street  
Charlotte, N C 28202-2844

## Rezoning Petition Review

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**To:** Charlotte Planning, Design & Development

**From:** Doug Lozner

**Date of Review:** December 29, 2020 (**Revised January 20, 2021**)

**Rezoning Petition #:** 20-165

**Existing Zoning:** R-8MF (CD)

**Proposed Zoning:** R-8MF (CD) SPA

**Location of Property:** Approximately 6.99 acres located along the south side of Mt. Holly-Huntersville Rd, the east side of Beatties Ford Rd and north of I-485.

**Site Plan Submitted:** Yes

### **Recommendations Concerning Storm Water:**

City of Charlotte GIS indicates two 35-ft PCSO/SWIM Buffers on site but only one is shown on sheet RZ-1. Please add the second potential buffer to the plan sheet.

Please revise "70' SWIM Buffer" to read "35-ft PCSO/SWIM Buffer". Note to petitioner: PCSO/SWIM buffer widths are measured from the surveyed/located top of bank and outward from each top of bank.

Petitioner is advised the 100' SWIM/PCSO Stream Buffers on the site require the inclusion of 50% of the flood fringe area as additional stream buffer. Delineation of the additional stream buffer area may be deferred to the permitting process and is not required to be shown on the rezoning plan.

Please include the following notes on the plan sheet:

- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

### **Recommendations**

**Due to revisions (1/20/21):** No additional recommendations are needed at this time.