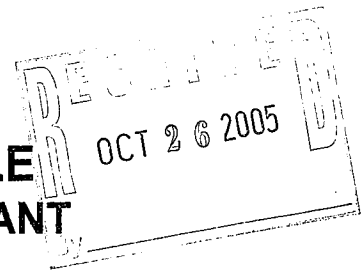




TOWN OF MOORESVILLE NOTIFICATION TO APPLICANT



On September 6, 2005 The Mooresville Board of Commissioners after
having Conducted a Public Hearing reached the following decision concerning
your property:

Approved the following request:

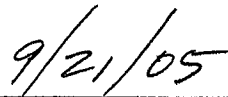
CONDITIONAL USE REZONING request from John T. Eagan, Jr. for the property located on the West side of Perth Road. The property is further referenced as a portion of Iredell County Tax PIN #4638-60-3914. The property is REZONED to CU-R6 (Conditional Use-High Density Residential). SEE CONDITIONS BELOW

1. Traffic Impact Analysis. The applicant should provide a traffic impact analysis for the project.
2. Site access, internal street network, and connectivity to adjoining properties. A minimum of two access points from Perth Road should be established. An internal street network should be established that provides street connectivity to adjoining parcels.
3. Open space configuration. The development should be served by centrally located open space. Staff suggests a close configuration of the buildings to better embed open space throughout the proposed development.
4. Conceptual Building elevations and other architectural considerations. Please provide conceptual building elevations.
 - All buildings will be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing, and/or architectural style.

- Ground mounted mechanical equipment shall be located to the rear or side yard and screened from off-site view. Roof-mounted mechanical equipment shall be screened from off-site view by a parapet wall.
 - Service delivery areas shall be fully screened from off-site view from Brawley School Road.
 - Building materials shall be brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Brick of similar color range shall be the primary building material. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory structure and dumpster screens shall be clad in materials similar in appearance to the principal structure.
 - Trash containers, mechanical equipment and outdoor storage shall be located in the rear or side yard and screened from view.
5. Exterior Lighting. Downcast or cutoff type lighting fixtures should be generally used. Exterior lighting shall be designed, located and mounted at heights no greater than eighteen (18) feet above grade for non-cut-off lights, or thirty five (35) feet above grade for cut-off lights; and located at least 10 feet from property lines defining rear and side yards or required perimeter landscaped areas.
6. Landscaping. The shading requirement for all surface parking areas shall be met using large maturing canopy trees in a manner that provides shade for the entire parking area at maturity. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. Parking areas should be screened from offsite view.
7. Compliance with Watershed Protection District. Denote compliance with the 50% impervious coverage of the WS IV Critical Area.



Zoning Administrator



Date