



Conditions Attached to and made a part of the Rezoning
 Petition of W. L. Peterson for 18.1 Acres of Land, I-85
 Near Sugar Creek Road, Charlotte, North Carolina

1. USE:

The use of the 13.6 acres zoned B-2, CD, is limited to the following uses permitted in B-2 zones by the then existing Zoning Ordinance of the City of Charlotte (the "Zoning Ordinance"),

- (1) Banks
- (2) Beauty shops
- (3) Buildings for social, fraternal and civic organizations.
- (4) Buildings for display of sample merchandise
- (5) Building material sales
- (6) Business and professional offices
- (7) Clinics, medical, dental and doctor's offices
- (8) Commercial schools
- (9) Engraving
- (10) Fabric samples assembly
- (11) Florist wholesale
- (12) Government office building and public utilities
- (13) Jeweler wholesale
- (14) Laboratory; dental medical and optical
- (15) Laundries and dry cleaning
- (16) Lock and gunsmith
- (17) Mail order houses
- (18) Motels, motor courts, and hotels
- (19) Office buildings
- (20) Post offices
- (21) Printing and photo-processing
- (22) Repair and servicing of any article, the sale of which is permitted in that District
- (23) Restaurants
- (24) Restaurants with drive in service
- (25) Retail sales, businesses, and professional, financial personal and recreational services
- (26) Shopping center
- (27) Theaters, housed with an enclosed structure
- (28) Trucks, retail and wholesale sales
- (29) Utility trailer rentals
- (30) Whole sales with related storage and warehousing, entirely within enclosed buildings

The use of the 4.5 acres zoned I-1, CD, is limited to the following uses permitted by the Zoning Ordinance in an I-1 zone

- (1) Assembly of previously prepared parts into a finished product
- (2) Banks
- (3) Building material storage within enclosed buildings
- (4) Buildings for the display of sample merchandise

- (5) Business and professional offices
- (6) Clinics, medical, dental and doctor's offices
- (7) Dairy products processing
- (8) Government office building and public utilities
- (9) Jeweler, wholesale
- (10) Laboratory; dental, medical and optical
- (11) Laundries and dry cleaning
- (12) Motels, motor courts and hotels
- (13) Office buildings
- (14) Post offices
- (15) Repair and servicing of any article, the sale of which is permitted in that district
- (16) Restaurants and with drive in service
- (17) Retail sales, businesses, and professional, financial personal and recreational services
- (18) Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that District
- (19) Warehousing
- (20) Wholesale sales and storage

2. PARKING AND DRIVEWAYS:

Parking and driveway improvements will be in accordance with Section 23-62 of the Zoning Ordinance and other pertinent requirements of the City of Charlotte.

3. SETBACK:

The location of the buildings will be in accordance with the setback requirements of the Zoning Ordinance for building within a B-2 and an I-1 zone, as appropriate.

4. SCREENING:

In addition to the screening to be provided in accordance with the requirements of the Zoning Ordinance, natural screening is provided by the planting and natural growth within a 40' foot buffer area along existing residential property lines, as shown on the land use plan; this buffer area to be retained as long as the adjoining property is zoned for single family residential purposes.

5. WILSON LANE:

So long as property adjoining Wilson Lane is zoned for residential purposes, Wilson Lane will not be opened onto the 4.5 acres zoned I-1, CD; nor used as access to that property. That portion of Wilson Lane lying within the boundaries of the 4.5 acre tract zoned I-1, CD, is withdrawn from dedication to public use.

6. BUILDING IMPROVEMENTS:

The total square footage of buildings located within the property to be rezoned will not exceed a ratio of one square foot of building area for each square foot of land involved.

7. SIGNS:

Within the B-2, CD zone, no signs will be permitted except in accordance with the provisions of the Zoning Ordinance relative to property zoned B-1.

7-14

As Approved by City Council 9/24/79

REZONING PLAN FOR		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: MLP
DATE: APR 1979	PAUL SHEPHERD	REVISED: 8-27-79
SUGAR CREEK CORPORATE PARK		
W. L. PETERSON		DRAWING NUMBER: #103



Conditions Attached to and made a part of the Rezoning Petition of W. L. Peterson for 18.1 Acres of Land, I-85 Near Sugar Creek Road, Charlotte, North Carolina

USE:
The use of the 13.6 acres zoned as B-2, CD, is limited to the following uses permitted in B-2 zones by the then existing Zoning Ordinance of the City of Charlotte (the "Zoning Ordinance"):

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The use of the 4.5 acres zoned I-1, CD, is limited to the following uses permitted by the Zoning Ordinance in an I-1 zone:

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- (2) Banks
- (3) Building material storage within enclosed buildings
- (4) Buildings for the display of sample merchandise

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- (8) Government office building and public utilities
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Parking and driveway improvements will be in accordance with Section 23-62 of the Zoning Ordinance and other pertinent requirements of the City of Charlotte.
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6. **BUILDING IMPROVEMENTS:**
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VOID

only

see

4/18/83

7-26-74
AREA COV
LOOKING
INTO
CALL HOUDAY

087-071-17, 16
B-2 (CD)

As approved by City Council 9/24/79

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DATE: APR 18 79	PAUL SHEPHERD	REVISED: 8-27-79
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