



SITE PLAN

- INDICATES EXIST. I-1-CD ZONING
 - INDICATES AREA TO BE REZONED I-1-CD
 - INDICATES EXIST. B2-CD TO BE REZONED I-1-CD
 - INDICATES EXIST. I-1-CD TO BE REZONED B2-CD
- NOTE:
BOUNDARY INFORMATION TAKEN FROM SURVEY FOR CHRISTMAN & GRADY, SUGAR CREEK INVESTMENT GROUP, CHARLOTTE, N.C., DATED (REV.) NOVEMBER 5, 1982, BY K.B. PHARR, NORTH CAROLINA REG. LAND SURVEYOR # L749, CHARLOTTE, N.C.

**REQUEST TO REZONE FROM R9 TO I1-CD; and
I1-CD TO B2-CD; and B2-CD TO I1-CD; and**

**SITE PLAN AMENDMENTS ABANDONING SETBACK
RESTRICTIONS and MODIFYING A ZONING BOUNDARY**

For
**Sugar Creek Investment Group
Charlotte, N.C.**

DECEMBER 14, 1982

Per # 83-3 Sugar Creek Investment Group

6. USE OF THE ACREAGE EITHER NOW ZONED B2-CD, OR REQUESTED TO BE REZONED TO B2-CD, IS LIMITED TO THE FOLLOWING USES PERMITTED BY THE ZONING ORDINANCE IN A B2 ZONE:
- (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) B. SINGLES AND PROFESSIONAL OFFICES
 - (7) CLINICS, MEDICAL, DENTAL AND DOCTOR'S OFFICES
 - (8) COMMERCIAL SCHOOLS
 - (9) ENGRAVING
 - (10) FLEET SAMPLE ASSEMBLY
 - (11) FLEET WHOLESALE
 - (12) GOVERNMENT OFFICE BUILDING AND PUBLIC UTILITY
 - (13) JEWELER WHOLESALE
 - (14) LABORATORY: DENTAL, MEDICAL AND OPTICAL
 - (15) LAUNDRIES AND DRY CLEANING
 - (16) LOCK AND BUSHING
 - (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 THE DISTRICT
 - (23) RESTAURANTS
 - (24) RESTAURANTS WITH DRIVE-IN SERVICE
 - (25) RETAIL SALES, BUSINESSES AND PROFESSIONAL, FINANCIAL PERSONAL AND RECREATIONAL SERVICES
 - (26) SHIPPING CENTER
 - (27) THEATERS, HOUSED WITH AN ENCLOSED STRUCTURE
 - (28) TRUCKS, RETAIL AND WHOLESALE SALES
 - (29) UTILITY TRAILER RENTALS
 - (30) WHOLESALE SALES WITH RELATED STORAGE AND WAREHOUSING ENTIRELY WITHIN ENCLOSED BUILDINGS
7. SIGNS:
SIGNS WILL BE PERMITTED IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCE REGULATIONS FOR THE ZONING CLASSIFICATION IN WHICH THEY ARE LOCATED, EXCEPT BILLBOARDS WILL NOT BE PERMITTED.
8. BUILDING IMPROVEMENTS:
FOR THAT AREA EITHER NOW ZONED I-1-CD, OR REQUESTED TO BE ZONED I-1-CD, THE TOTAL SQUARE FOOTAGE OF BUILDINGS PLACED THEREON SHALL NOT EXCEED A MAXIMUM OF 200,000 SQUARE FEET.

Conditions attached to and made a Part of this Rezoning Petition for 6.47 Acres of Land, at the Present End of Wilson Lane, near Sugar Creek Road, Charlotte, North Carolina.

1. USE:
The use of the .06 acres proposed as zoned B2, is limited to the uses permitted in the existing conditional zoning of the property.
The use of the 6.41 acres proposed as zoned I1-CD, is limited to the following uses permitted by the Zoning Ordinance in an I1 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 doctors' 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 restaurants with drive-in service
 - (17) Retail sales, businesses, and professional, financial, personal and recreational services
 - (18) Repair of any goods, equipment, 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. SETBACKS:
The location of the buildings within Parcels 1,2,3,4,5,6,7 and 9, will be in accordance with the setback requirements of the Zoning Ordinance for building within I1 zone, unless noted otherwise on this drawing, and as appropriate.
4. SCREENING:
In addition to the screening to be provided in accordance with the requirements of the Zoning Ordinance, existing natural screening will be retained within all setback areas adjacent to existing residential properties. The width of the setback areas shall vary but be in accordance with this drawing. These setback areas and vegetation within those areas, shall be retained as long as 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 on the acreage zoned I1-CD, and will not be used as access to that property. That portion of Wilson Lane lying within the boundaries of the tract herein submitted for rezoning, is being withdrawn from dedication to public use.

*Approved
by Council
4/18/83*