



50' building setback line

4 + acre corner parcel may be developed with one additional access drive from York Road. Screening will be installed at time property is developed.

30' combination berm, plant and tree buffer (see note 3)

100' building setback line (no parking)

Notes:

1. Maximum building development shall not exceed 1,000,000 SF.
2. All setbacks will equal or exceed those required by ordinance.
3. Buffers along Moss and York Roads will be continuous and will consist of alternating strips of Berms 4'-0" in height planted with hardwood trees and areas of dense plantings.
4. This property may be combined with adjoining I-1 zoned land for common development purposes except as noted on attached list.
5. Additional development requirements will apply to this property as outlined in private restrictions.



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PROPOSED REZONING R-15 to I-1 (CD)

Property of: Charles V. Middleton, William M. Butler, William M. Boyd, Jr., and Jack L. Caldwell, ET AL
 Site Area: 58.637 acres
 Uses Permitted: All uses allowed in I.1 District
 Scale: 1" = 200'



*Approved by
 County
 11/21/83*

83-264

203-15-01

Permitted and Prohibited Uses

~~HOI~~ The Entire Tract shall be used only for assembly fabrication, light manufacturing, office, warehousing, wholesale, distribution, laboratories or research and development activities. No noxious, offensive or illegal trade or activity shall be conducted on the entire tract, nor shall anything be done thereon which may be or become an annoyance or nuisance as a result of excessive emission of odors, fumes, smoke, dust, vibration or noise. The following uses shall not be permitted:

- (a) Retail sales, public restaurants or public recreation services, with the exception of one area, to be designated by Declarant, not to exceed six (.6) acres to be used as a service area for the entire tract with the stipulation that no advertising of the service area will be visible on Carowinds Boulevard or Highway 49. No direct ingress or egress to service area will be permitted from Carowinds Boulevard or Highway 49;
- (b) Agriculture or related use;
- (c) Processing or slaughter of livestock, swine, poultry or other animals;
- (d) Leather goods manufacture, tanning or curing;
- (e) Chemical manufacture, processing or refining, to include production of plastics, resins or rubber;
- (f) Distribution or sale of explosives or flammable materials as a principal use;
- (g) Manufacturer of alcoholic beverages;
- (h) Storage or processing of fuels as a principal use;
- (i) Metal products manufacture involving foundry, blast furnace or drop forge;
- (j) Outdoor storage, fabrication or handling of any machinery, parts, material, supplies or products;
- (k) Freight terminals or truck terminals;
- (l) The manufacture, sale, rental, repair or storage of heavy equipment, buses, trucks, trailers, automobiles and trailer homes.