

Development Requirements

SETBACKS

- 1) Building setbacks shall be 50 feet off Independence Blvd.
- 2) Building setbacks shall be 50 feet off Sardis Road North.
- 3) Building setbacks shall be 25 feet off all side and rear property lines.

PARKING

- 1) No parking shall be permitted within the 50 foot setback off Independence Blvd.
- 2) Parking will be permitted within the rear or side setback area.
- 3) No parking shall be permitted within 25 feet of the Sardis Road North right-of-way.
- 4) All off street parking shall comply with Article 5 of the City of Charlotte Zoning Ordinance.
- 5)
- 6) All parking areas shall be paved and lighted.
- 7) Parking areas will be landscaped in accordance with the City of Charlotte Tree Ordinance.

MAXIMUM BUILDING HEIGHT

- 1) All buildings shall be limited to three (3) stories in height.

MAXIMUM BUILDING COVERAGE

- 1) The gross ground floor area of all buildings shall not exceed 25% of the net land area of the project.

ACCESS POINTS

- 1) This project shall be limited to one access point along Independence Blvd. and three (3) access points along Sardis Road North.
- 2) Any median cuts or acceleration/deceleration lanes along Independence Blvd. will be subject to NC DOT approval.

SCREENING & BUFFER ZONES

- 1) Screening along Independence Blvd. shall conform to City of Charlotte Zoning Ordinance standards.
- 2) One permanent project identification sign shall be permitted within the 50 foot Independence Blvd. buffer and one within the Sardis Road buffer. These signs shall be illuminated with a maximum face area of 100 SF. Additional detached signs will be permitted for each detached parcel.

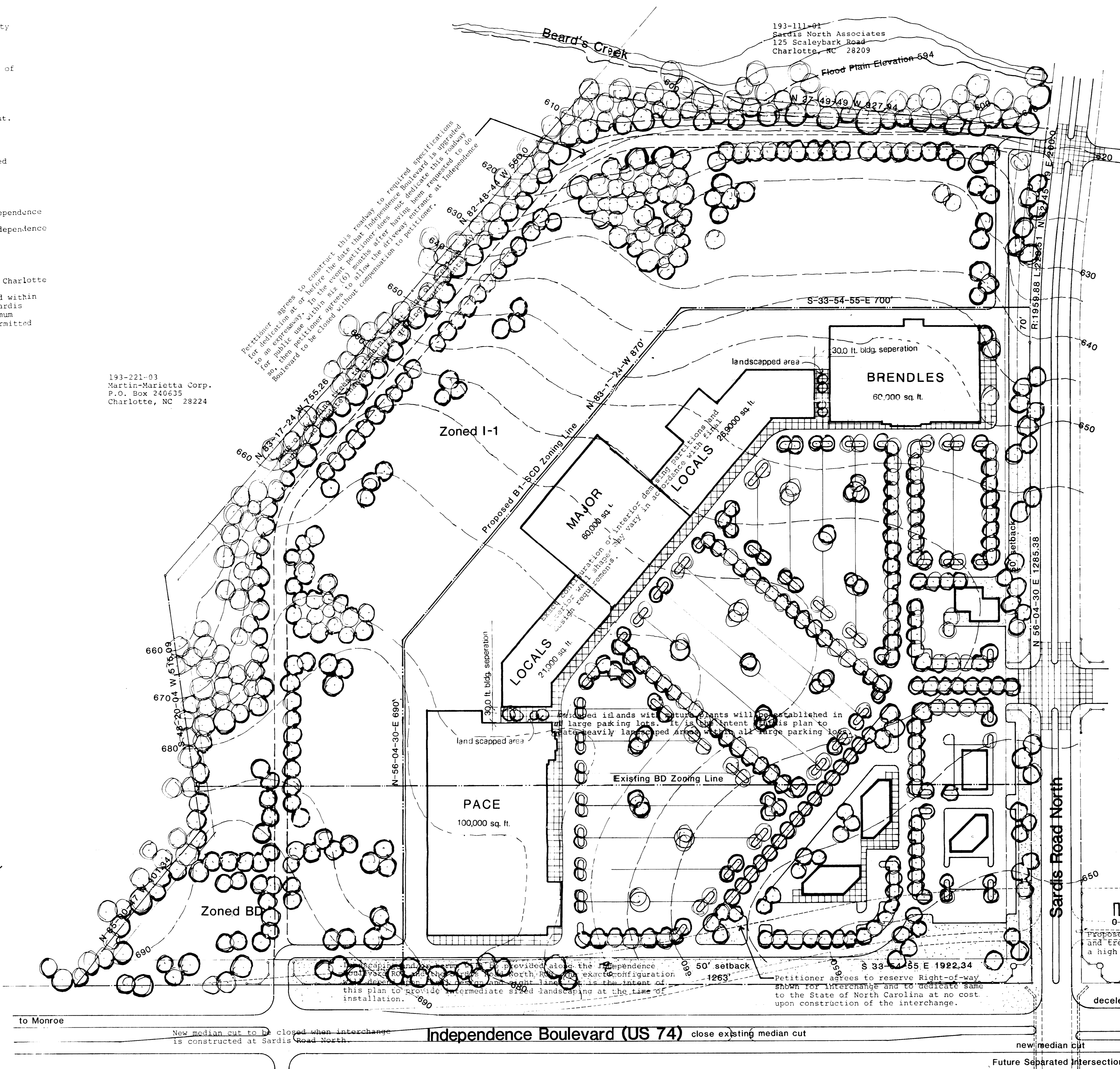
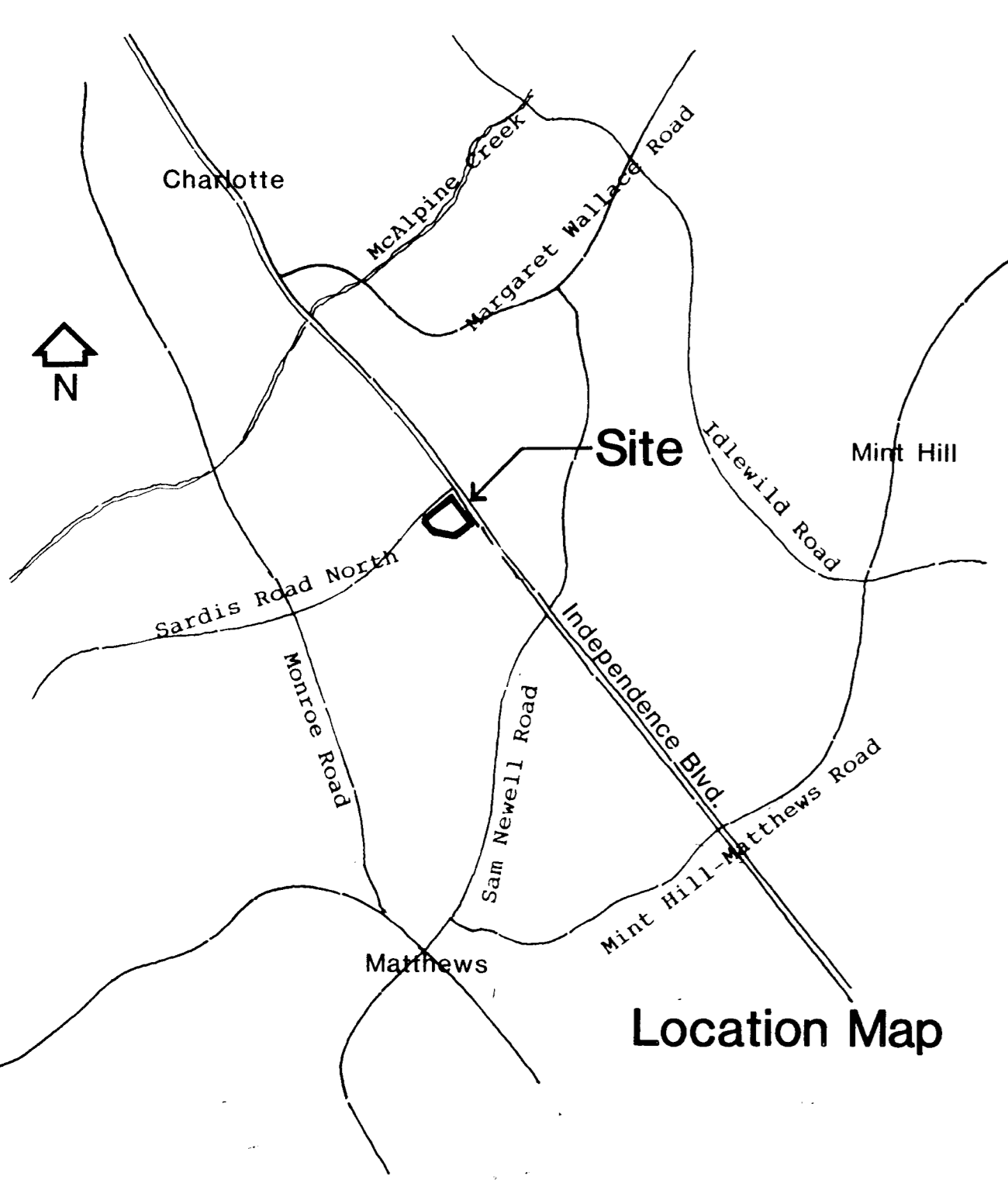
PERMITTED USES

- 1) Uses shall be as permitted within the BI-SCD Zoning of the City of Charlotte Zoning Ordinance.

NOTES

- 1) The five (5) detached parcels shown shall consist of one (1) auto service station, the remainder being either financial institutions, restaurants, retail or office, library, post office or theater. Exact designs and plans of all detached parcels will be subject to review for compliance with zoning and building codes. The detached parcels will contain a maximum gross building area of 32,000 SF.
- 2) The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
- 3) The Developer shall retain Architectural Consultant (A/C) to prepare the Shop and Order and the details of the plan.

193-221-03
Martin-Marietta Corp.
P.O. Box 240635
Charlotte, NC 28224

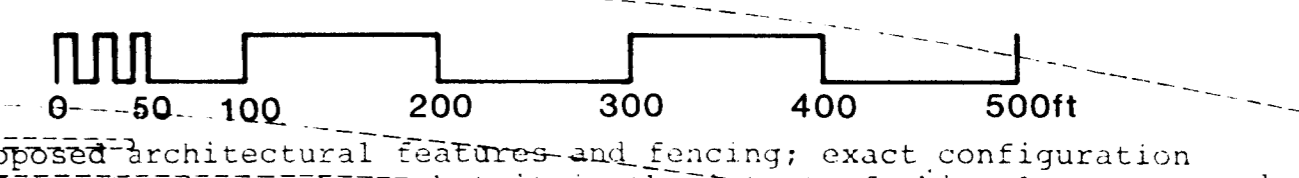
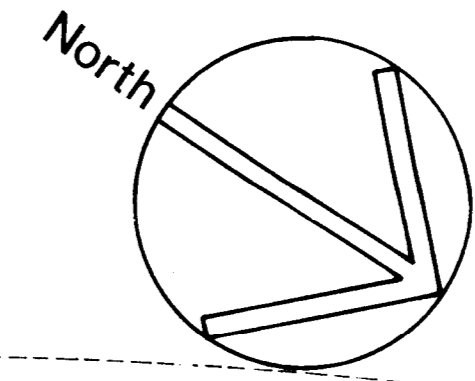


Project Summary

EXISTING ZONING	BD & I-1
PROPOSED ZONING	BI-SCD
SITE AREA TO BE REZONED BI-SCD	34.92 Acres
BUILDING AREA (excluding detached parcels)	247,900 SF (gross)
DETACHED PARCELS	219,000 SF (net retail) 32,000 SF (gross)
PARKING SPACES (as drawn)	
For Retail Sales	
Net Retail Area, 219,000 SF at 1 space / 200 SF	1095 Spaces
350 Employees at 1 Space / 2 Employees	175 Spaces
For Detached Parcels	330 Spaces
Total Spaces Required	1600 Spaces
Total Spaces Provided	1600-1800 Spaces

The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.

193-111-01
Sardis North Associates
125 Scaleybark Road
Charlotte, NC 28209



Proposed architectural features and fencing; exact configuration and treatment may change but as the intent of this plan to provide a high quality entrance.

deceleration lanes to NCDOT standards

to Monroe
New median cut to be closed when interchange is constructed at Sardis Road North.
Independence Boulevard (US 74) close existing median cut
new median cut
Future Separated Intersection
to Charlotte

- 193-201-06
Mr. Rosalind F. Campbell
1016 Queens Road
Charlotte, NC 28207
- 193-201-05
Mr. Bobby G. Greene and
Betty B.
2063 Eaton Road
Charlotte, NC 28205
- 193-201-03
Spanky, Inc., Hollingsworth
727 Poplar Avenue
Charlotte, NC 28205
- 193-201-01
Mr. Lee A. Griffin and
Ruth H., Wife
727 Poplar Avenue
Charlotte, NC 28205

193-204-23
Mr. Triston G. Stegall and
Wm. O. Overcash & Wives
1931 Woodberry Road
Charlotte, NC 28212

193-121-01
Ms. Ann L. Renfrow
and Son, Franklin
Box 67
Mathews, NC 28105

Administrative Approved
2/16/88
see Dennis' findings

DATE	REVISIONS
11-6-84	1) 11/7/84
	2) 12/15/84
	3) 12/22/84
	4) 1/23/85

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LITTLE & ASSOCIATES
ARCHITECTS • ENGINEERS • PLANNERS
CHARLOTTE NORTH CAROLINA

SHEET TITLE
Proposed Land Use and Zoning Plan

PROJECT
CrownPoint
by John Crosland & Associates

Development Requirements

- SETBACKS**
- 1) Building setbacks shall be 50 feet off Independence Blvd.
 - 2) Building setbacks shall be 50 feet off Sardis Road North.
 - 3) Building setbacks shall be 25 feet off all side and rear property lines.

- PARKING**
- 1) No parking shall be permitted within the 50 foot setback off Independence Blvd.
 - 2) Parking will be permitted within the rear or side setback.
 - 3) No parking shall be permitted within 25 feet of the Sardis Road North right-of-way.
 - 4) All off street parking shall comply with Article 5 of the City of Charlotte Zoning Ordinance.
 - 5) All parking areas shall be paved and lighted.
 - 6) All parking areas shall be landscaped in accordance with the City of Charlotte Tree Ordinance.

- MAXIMUM BUILDING HEIGHT**
- 1) All buildings shall be limited to three (3) stories in height.

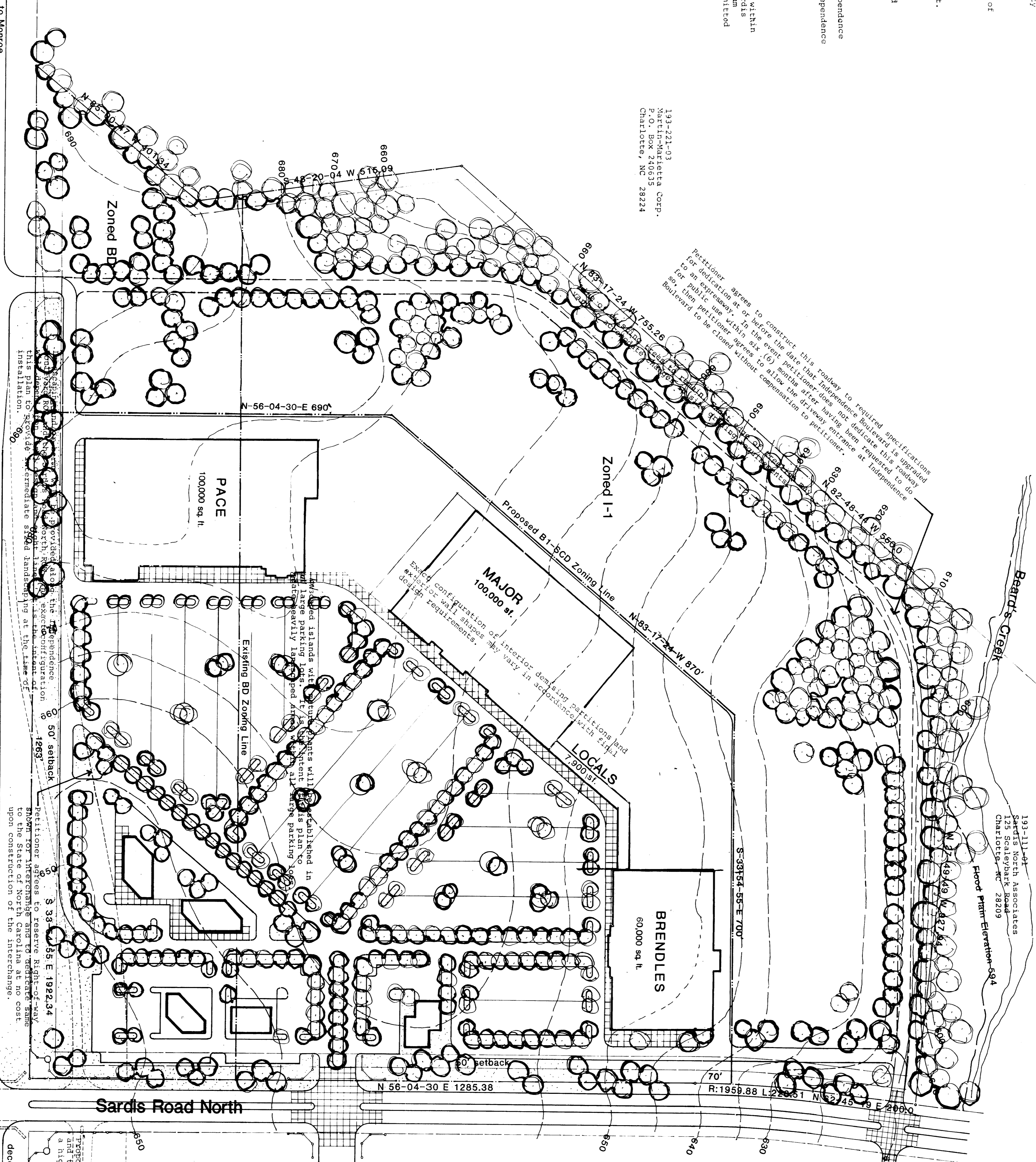
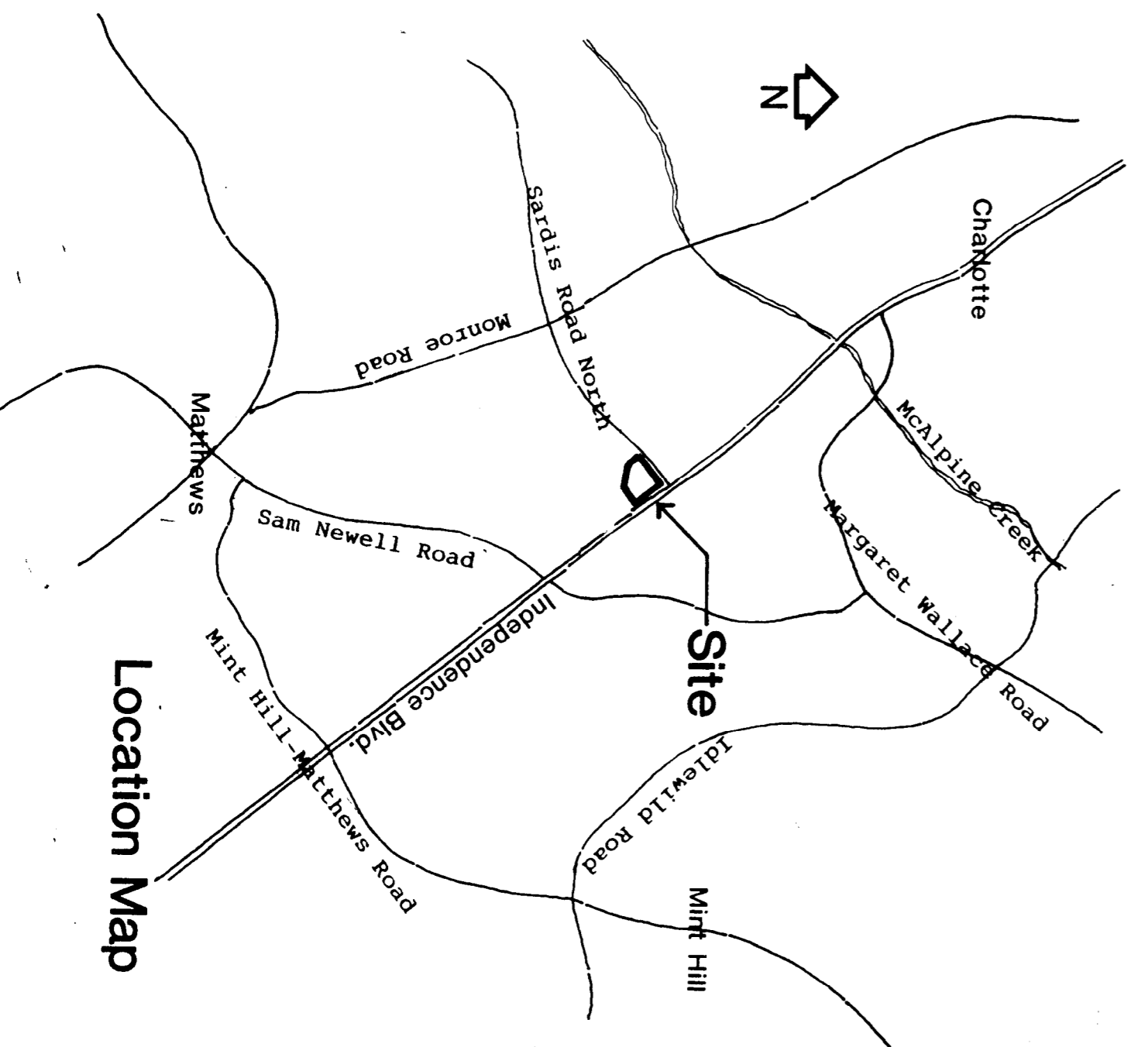
- MAXIMUM BUILDING COVERAGE**
- 1) The gross ground floor area of all buildings shall not exceed 25% of the net land area of the project.

- ACCESS POINTS**
- 1) This project shall be limited to one access point along Independence Blvd. and three (3) access points along Sardis Road North.
 - 2) Any median cut or access point along Sardis Road North will be subject to NC DOT approval.

- SCREENING & BUFFER ZONES**
- 1) Screening of service areas and loading docks shall conform to the City of Charlotte zoning ordinance standards.
 - 2) One perimeter project zone along Independence Blvd. buffer and one within the Sardis Road buffer. These signs shall be illuminated with a maximum face area of 100 SF. Additional detached signs will be permitted for each detached parcel.

- PERMITTED USES**
- 1) Uses shall be as permitted within the BI-SCD zoning of the City of Charlotte Zoning Ordinance.

- NOTES**
- 1) The five (5) detached parcels shown shall consist of either financial institutions, restaurants, retail or office, library, post office or theater. Exact site and plans of all detached parcels will be subject to the City of Charlotte zoning ordinance standards. The detached parcels will contain a maximum gross building area of 32,000 SF.
 - 2) The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
 - 3) The Developer shall maintain Architectural compatibility between the proposed project and the attached parcels.



- 193-201-06
Ms. Rosalind F. Campbell
by Marriage
1016 Queens Road
Charlotte, NC 28207
- 193-201-05
Mr. Bobby G. Greene and
Betty B.
2063 Eaton Road
Charlotte, NC 28205
- 193-201-03
Spanky's, Inc.
c/o George Hollingsworth
727 Fugate Avenue
Charlotte, NC 28205
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Mr. Lee A. Griffin and
Ruth H. Wife
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Charlotte, NC 28205

193-204-23
Mr. Triston G. Seagull and
Mrs. O. Overcash & Wives
Charlotte, NC 28212

193-201-01
Mr. L. R. Ruffin
and Son, Franklin
Box 67
Matthews, NC 28105

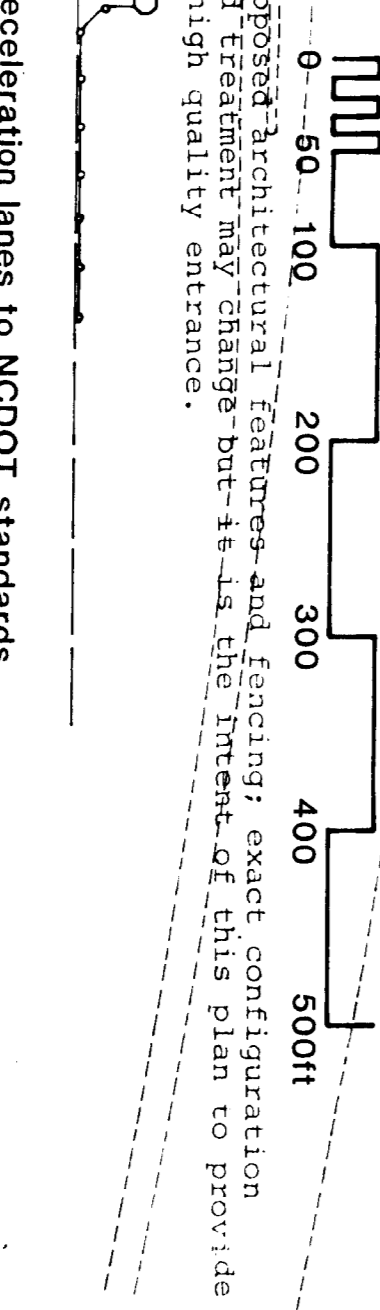
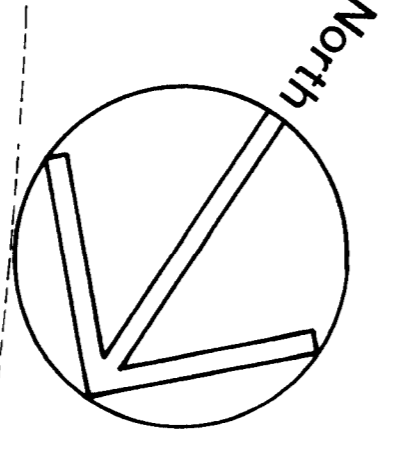
193-11-01
Sardis North Associates
125 Scalespark Road
Charlotte, NC 28209

ATTACHED TO ADMINIS. SUBMITIVE
APPROVAL FORMS (10/10/00 BY
MICHAEL R. CRAWFORD, J.D., P.E.

Project Summary

EXISTING ZONING	BD & I-1
PROPOSED ZONING	BI-SCD
SITE AREA TO BE REZONED BI-SCD	34.92 Acres
BUILDING AREA (excluding detached parcels)	247,700 SF (gross)
DETACHED PARCELS	132,000 SF (gross)
PARKING SPACES (as drawn)	1,095 Spaces
For Retail Sales	175 Spaces
Net Retail Area, 219,000 SF	330 Spaces
350 Employees at 1 Space/Employee	1,600 Spaces
For Detached Parcels	1,600-1,800 Spaces
Total Spaces Provided	

The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.



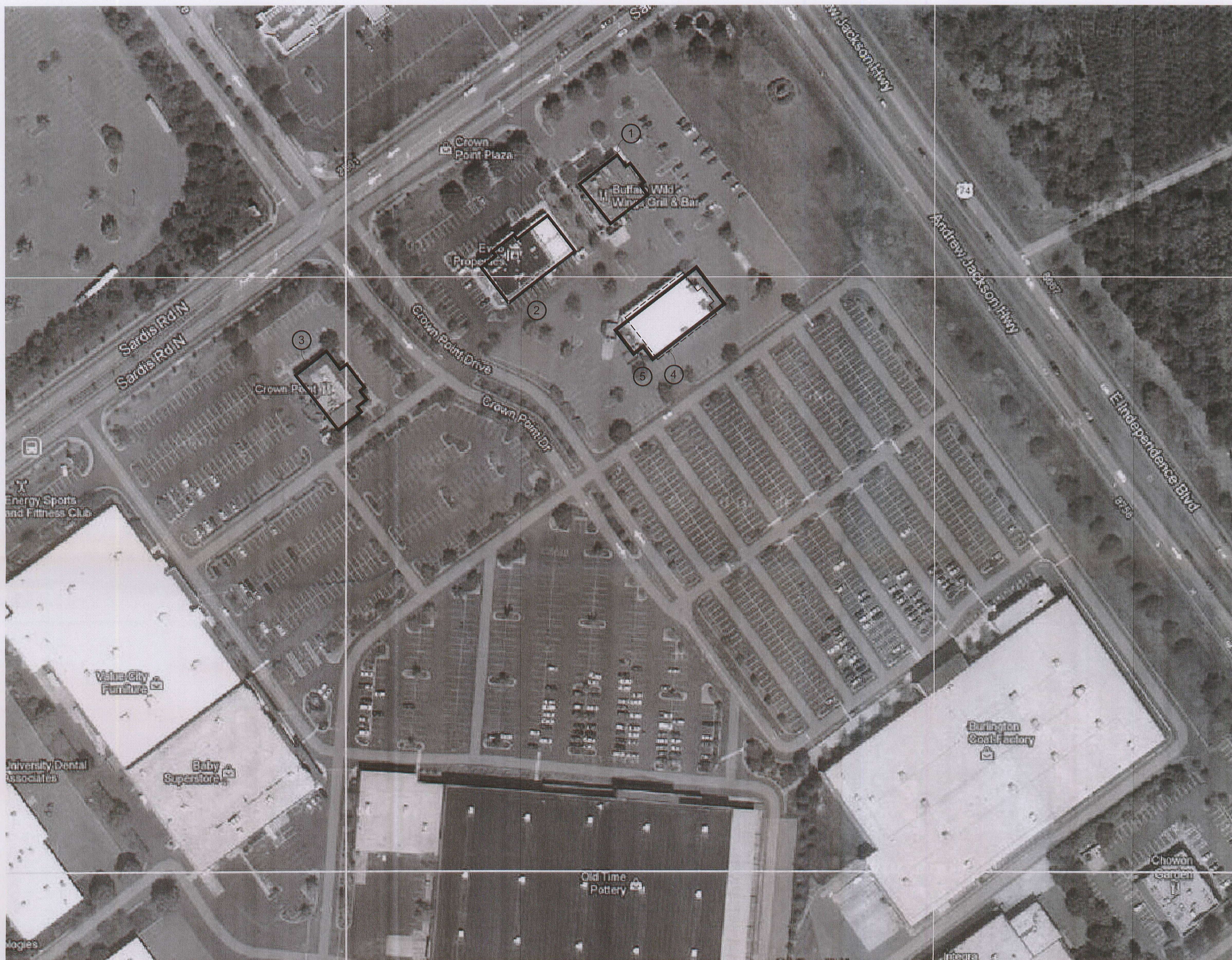
deceleration lanes to NCDOT standards
Future Separated Intersection
to Charlotte

LITTLE & ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS
NORTH CAROLINA

Proposed Land Use and Zoning Plan

CrownPoint
by John Crosland & Associates

CORPORATE SEAL
1507
1



OVERALL SITE DATA:

EXISTING BUILDING #:	EXISTING BUILDING NAME:	EXISTING BUILDING SIZE:
①	BUFFALO WILD WINGS GRILL & BAR	4,968 S.F.
②	EVCO PROPERTIES (MULT-USE BUILDING)	12,778 S.F.
③	CROWN POINT RESTAURANT	5,170 S.F.
④	BUILDING TO BE DEMOLISHED	(7,441 S.F.)
PROPOSED BUILDING #:		PROPOSED BUILDING NAME:
⑤	DISCOUNT TIRE	9,051 S.F.
		TOTAL: 31,967 S.F.

* NOTE: ALL EXISTING BUILDING SQUARE FOOTAGES ARE BASED ON DATA FROM EXISTING TAX RECORDS.



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10-16-2012 gc
 BY: DEBRA D. CAMPBELL

**DISCOUNT
TIRE**

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OVERALL SITE PLAN
2522 SARDIS RD. NORTH
CHARLOTTE, NC 28227

JOB # A120308

Date: 9.12.12

PEI
 ARCHITECTURE & ENGINEERING
 a division of Plump Engineering, Inc.
 914 E. KATELLA AVENUE
 ANAHEIM, CALIFORNIA 92805
 P (714) 385-1835 F (714) 385-1834
 www.peica.com

Sheet No.

A.1



Charlotte-Mecklenburg Planning Department

DATE: October 16, 2012

TO: Mark Fowler
Zoning Supervisor

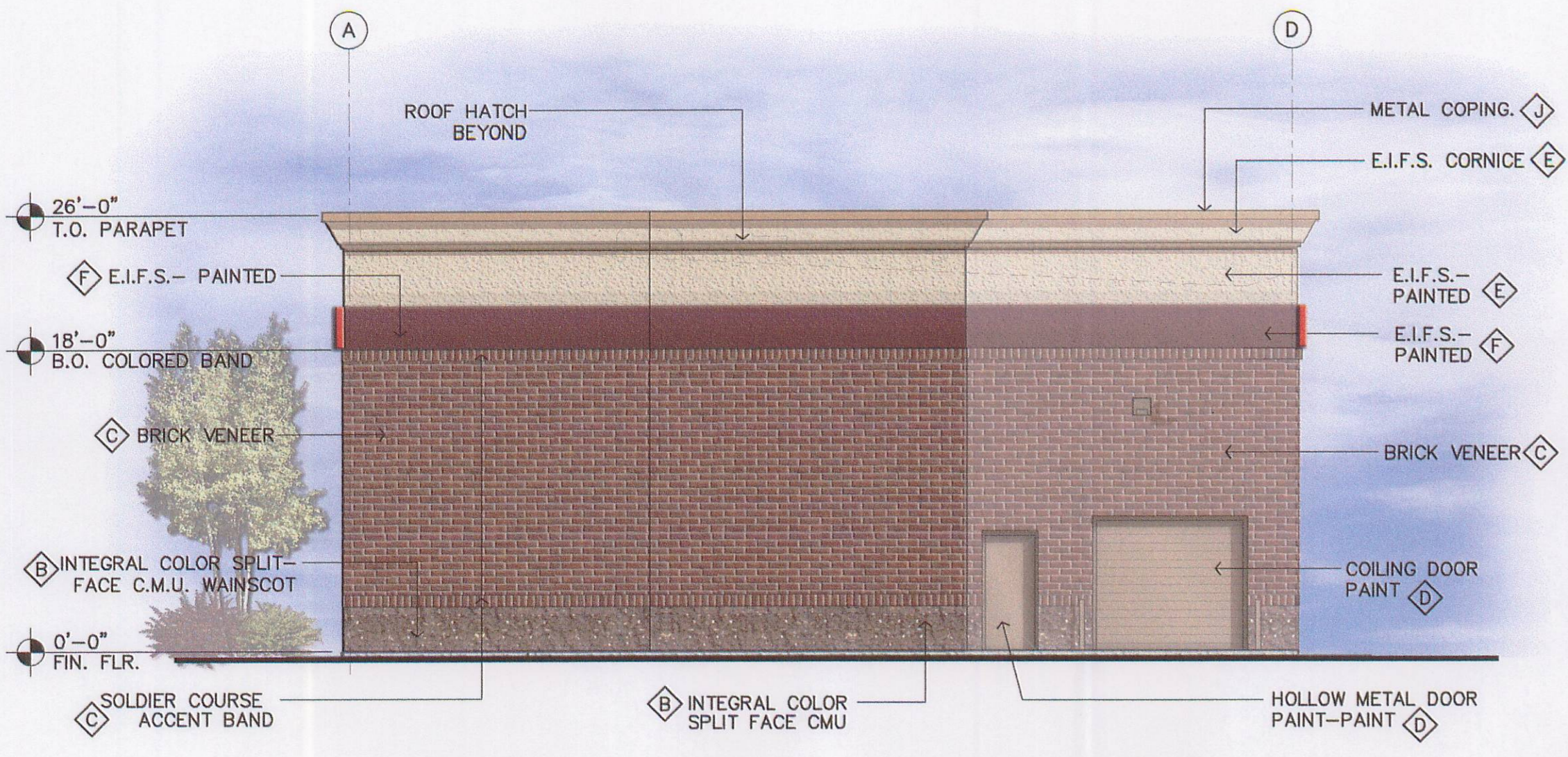
FROM: Debra Campbell
Planning Director

SF

SUBJECT: Administrative Approval for Petition No. 1984-076 Crownpoint Shopping Center

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached allows for a modification of an existing outparcel to allow a Discount Tire Store to be built. Square footages for the remaining outparcels have been provided. Building elevations have been provided for the new retail tenant. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.



WEST ELEVATION

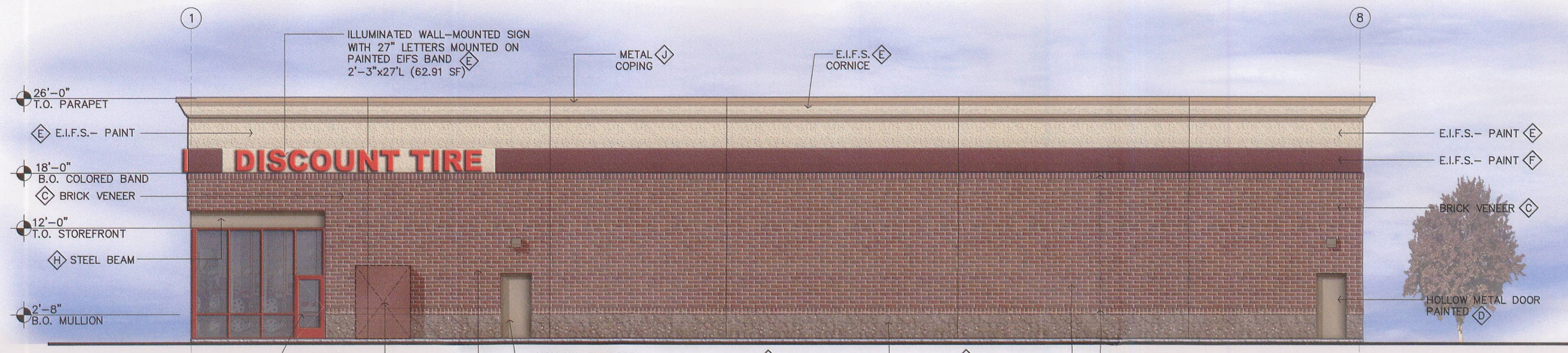
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EAST ELEVATION (E. Independence Blvd)

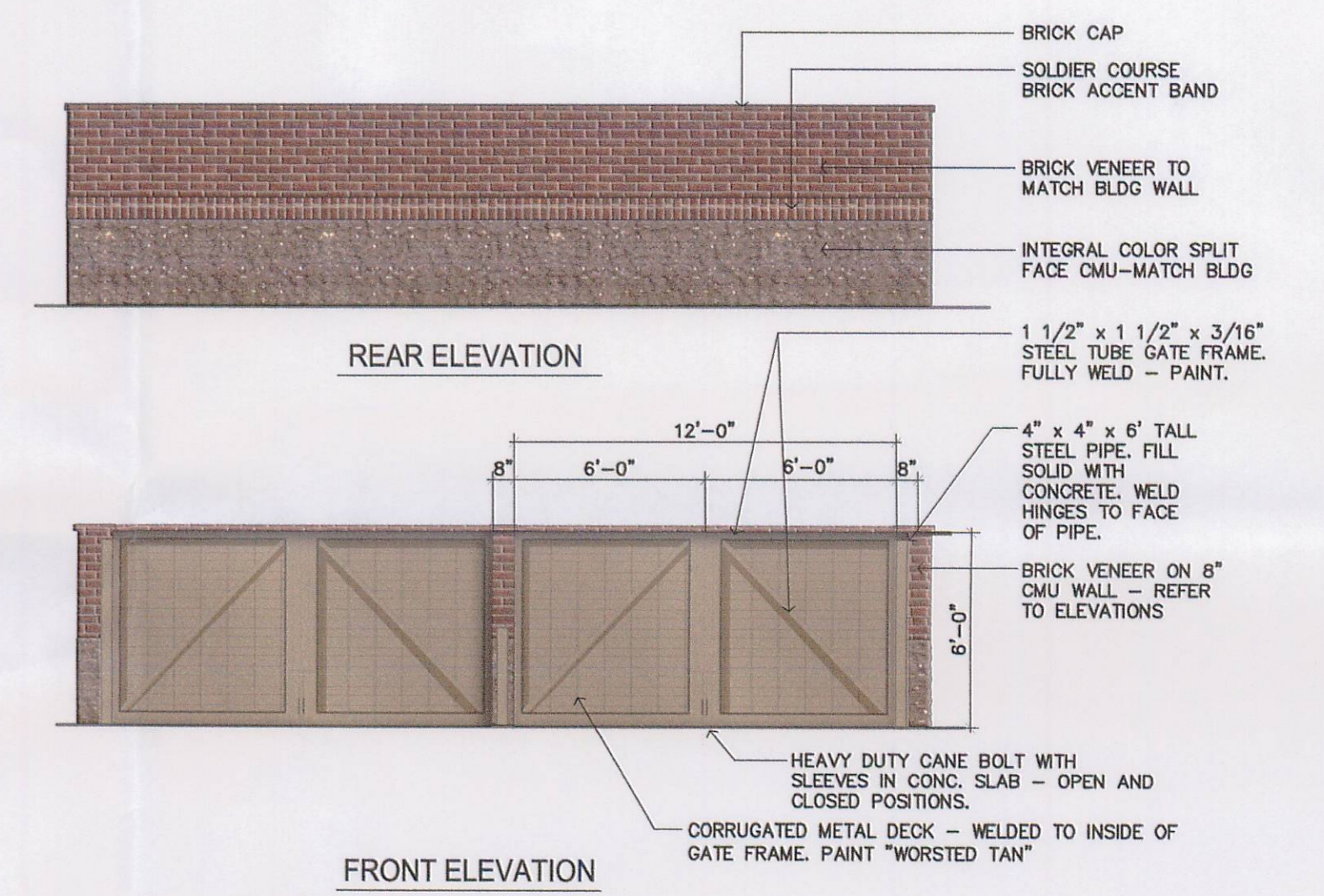
SCALE: 1/8" = 1'-0"

FINISH LEGEND	
Ⓐ	MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
Ⓑ	INTEGRAL COLOR C.M.U. (SPLIT-FACE), BETCO SUPREME COLOR: #4-8358, 8"x8"x16"
Ⓒ	BRICK VENEER - HANSON BRICK, WIRE CUT (STANDARD) COLOR: LAFAYETTE (1562)
Ⓓ	PAINT - SHERWIN WILLIAMS TO MATCH "WORSTED TAN"
Ⓔ	PAINT - SHERWIN WILLIAMS, SW 6119 "ANTIQUE WHITE"
Ⓕ	PAINT - SHERWIN WILLIAMS TO MATCH "BURGUNDY"
Ⓖ	SPARE
Ⓗ	EXPOSED STEEL - PAINTED TO MATCH "WORSTED TAN"
Ⓙ	METAL COPING - FACTORY PAINTED/INTEGRAL COLOR TO MATCH PAC-CLAD "CHAMPAGNE" COLOR



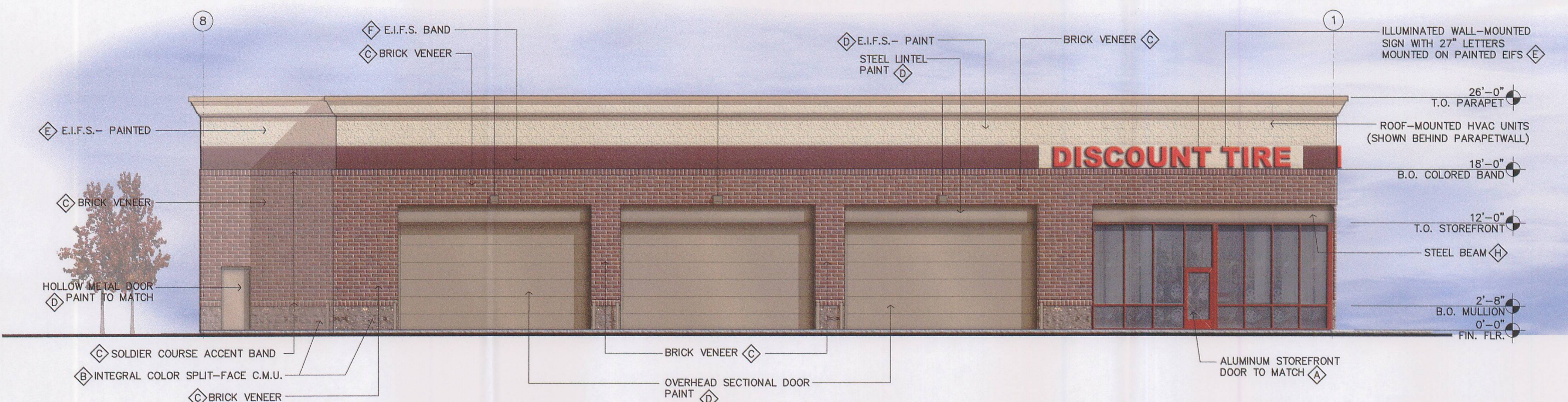
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



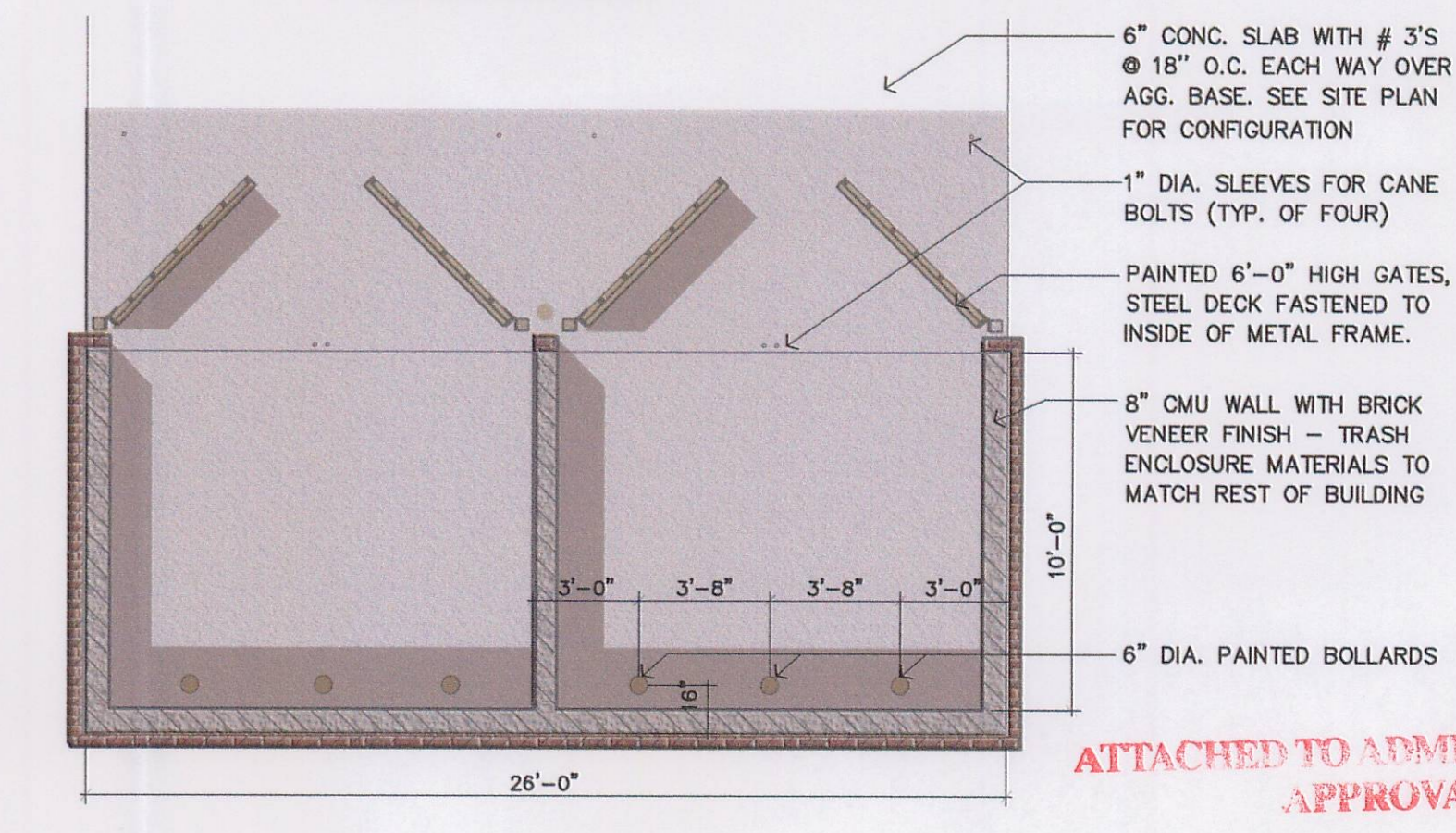
REAR ELEVATION

FRONT ELEVATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

NOT TO SCALE

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 10-16-2012 *DF*

BY: **DEBRA D. CAMPBELL**

ALT - 4B.R



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CONCEPTUAL ELEVATIONS

**2522 SARDIS RD. NORTH
 CHARLOTTE, NC 28227**

JOB # A120308

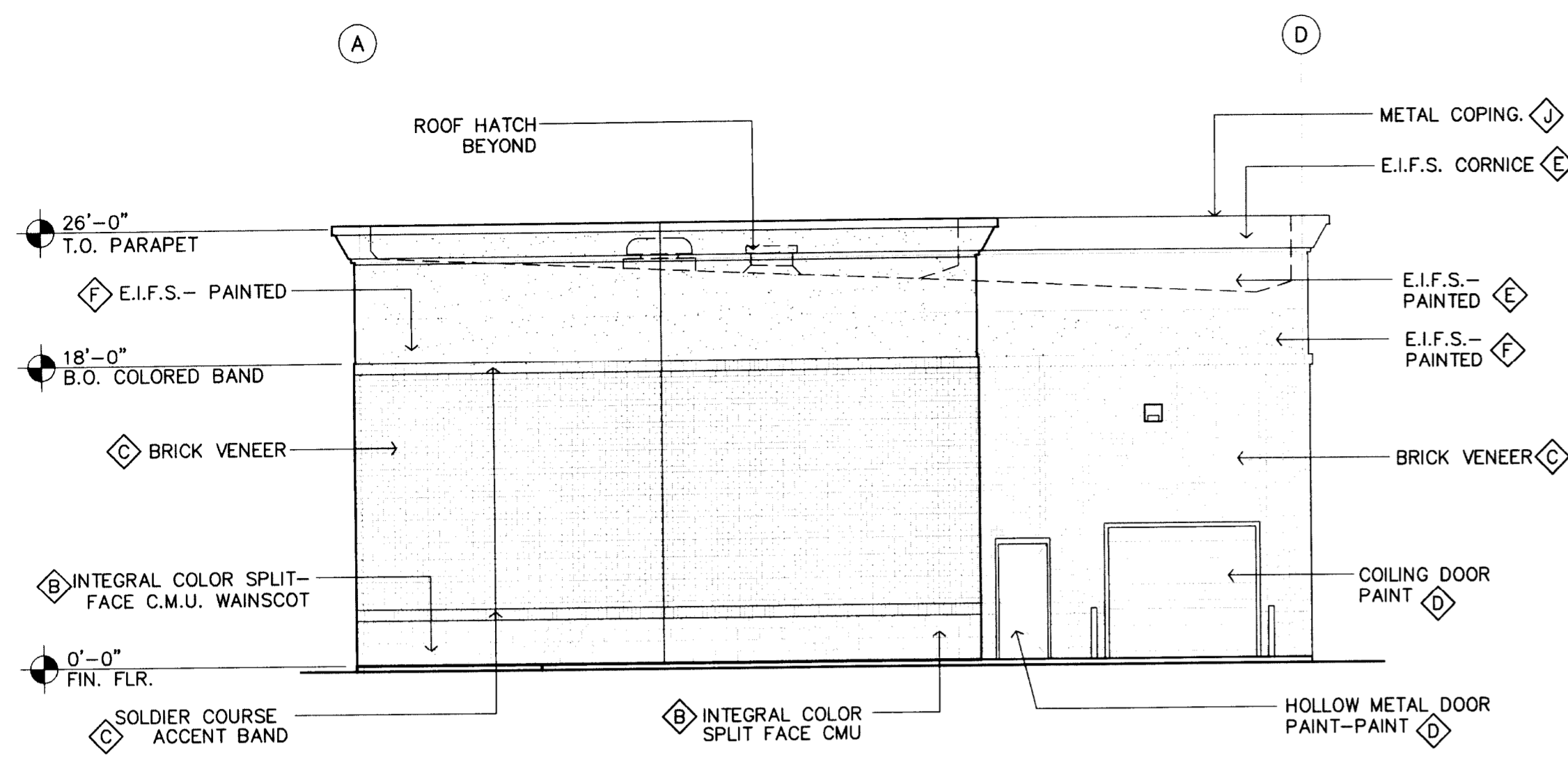
Date: 9.12.12



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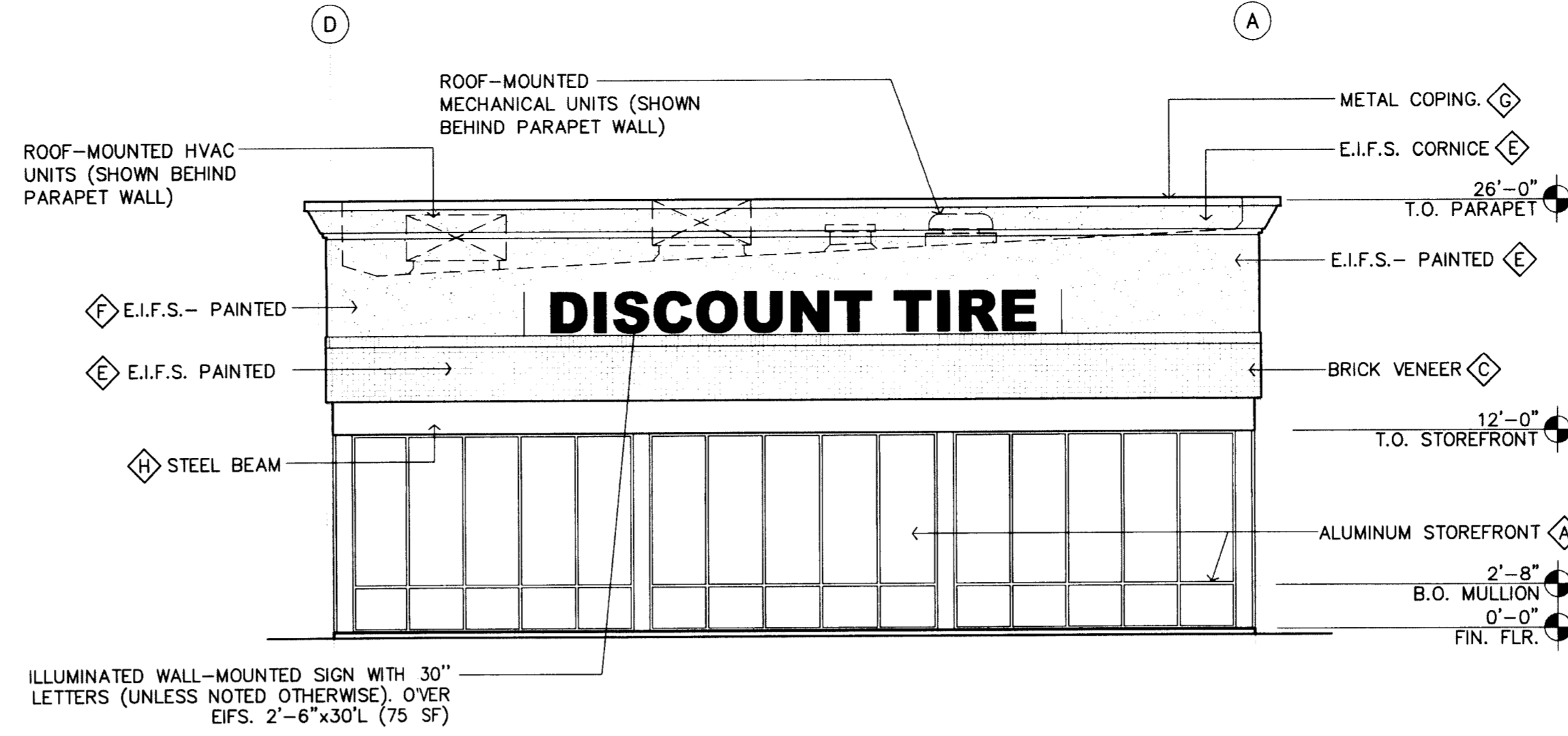
Sheet No.

A.2



WEST ELEVATION

SCALE: 1/8" = 1'-0"

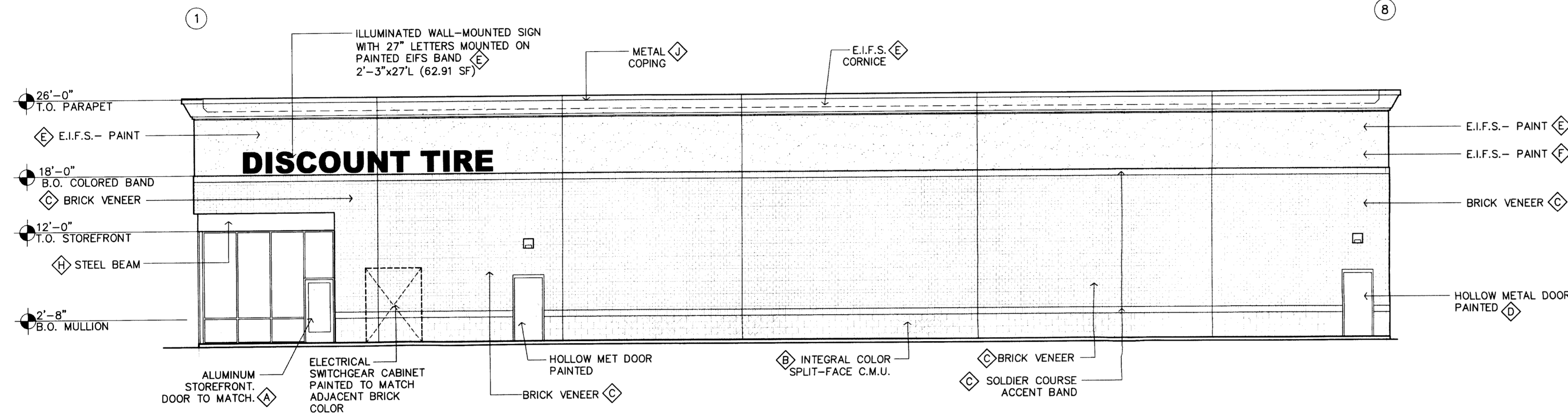


EAST ELEVATION (E. Independence Blvd)

SCALE: 1/8" = 1'-0"

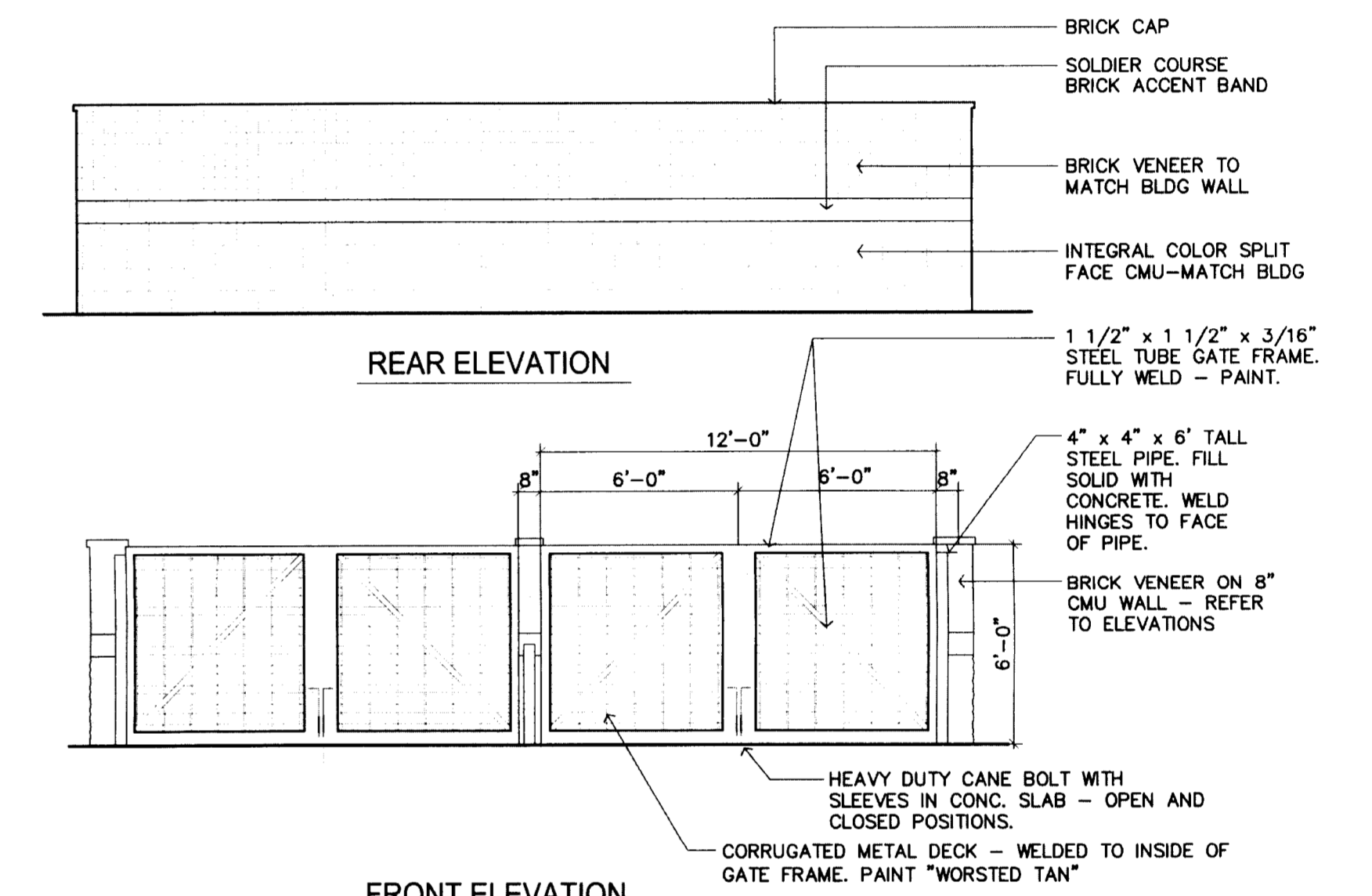
FINISH LEGEND

- ⊠ MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- ⊡ INTEGRAL COLOR C.M.U. (SPLIT-FACE), BETCO SUPREME COLOR: #4-8358, 8"x8"x16"
- ⊢ BRICK VENEER - HANSON BRICK, WIRE CUT (STANDARD) COLOR: LAFAYETTE (1562)
- ⊣ PAINT - SHERWIN WILLIAMS TO MATCH "WORSTED TAN"
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- ⊦ SPARE
- ⊧ EXPOSED STEEL - PAINTED TO MATCH "WORSTED TAN"
- ⊨ METAL COPING - FACTORY PAINTED/INTEGRAL COLOR TO MATCH PAC-CLAD "CHAMPAGNE" COLOR



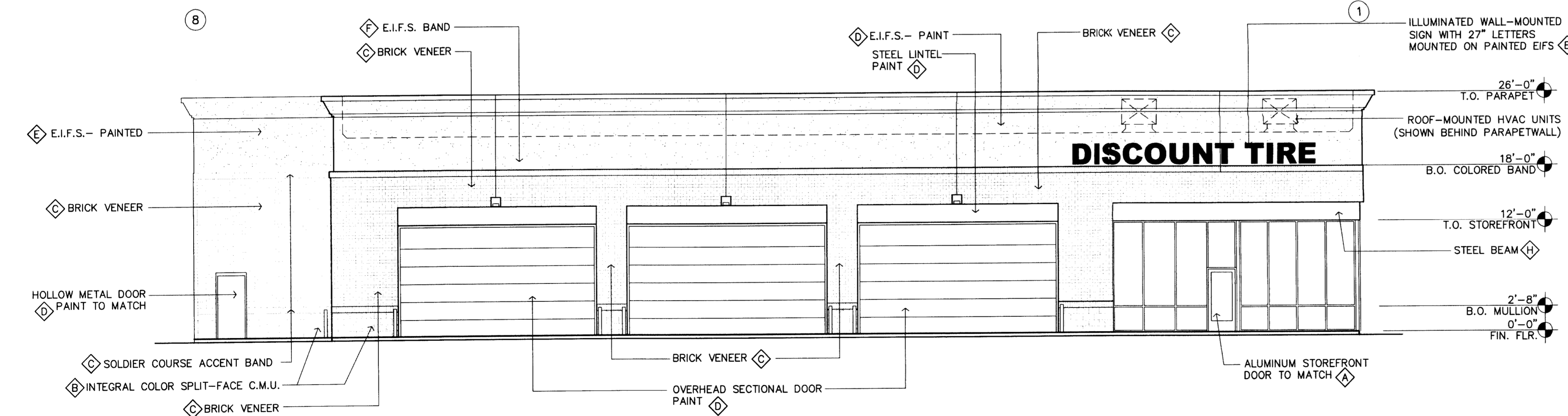
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



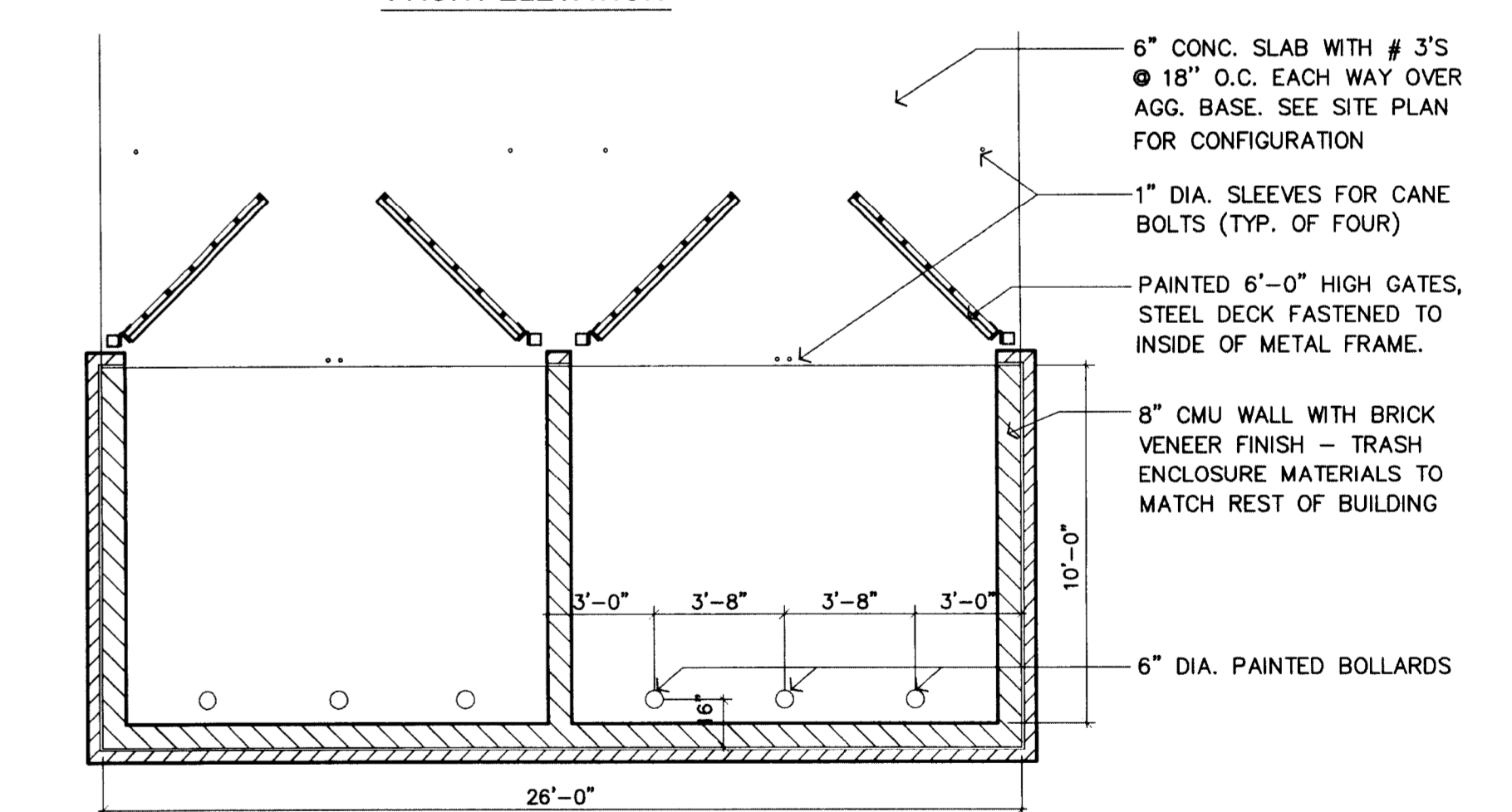
REAR ELEVATION

FRONT ELEVATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS

NOT TO SCALE

DATE: 10-16-2012

BY: DEBRA D. CAMPBELL



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CONCEPTUAL ELEVATIONS

**2522 SARDIS RD. NORTH
CHARLOTTE, NC 28227**

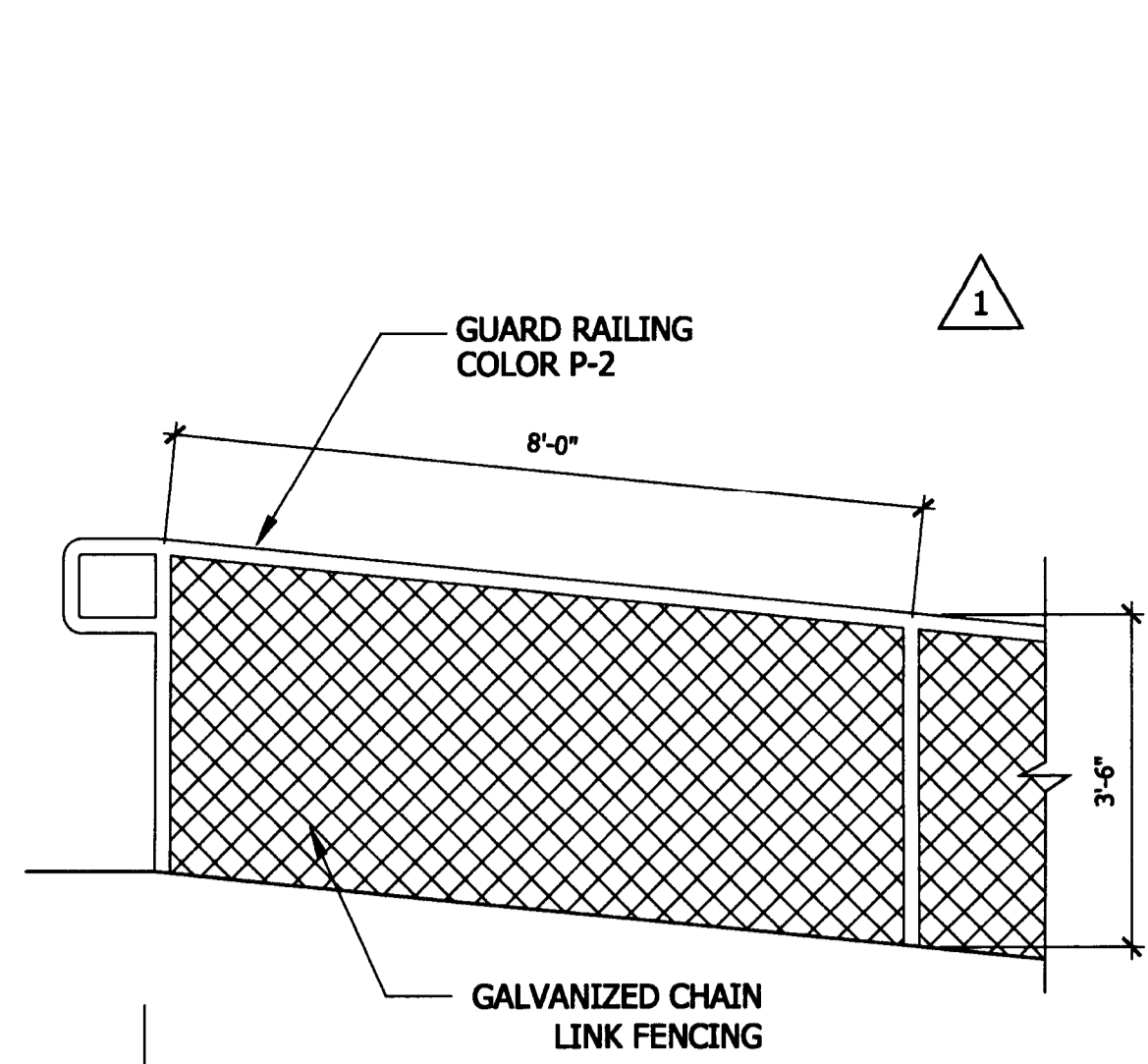
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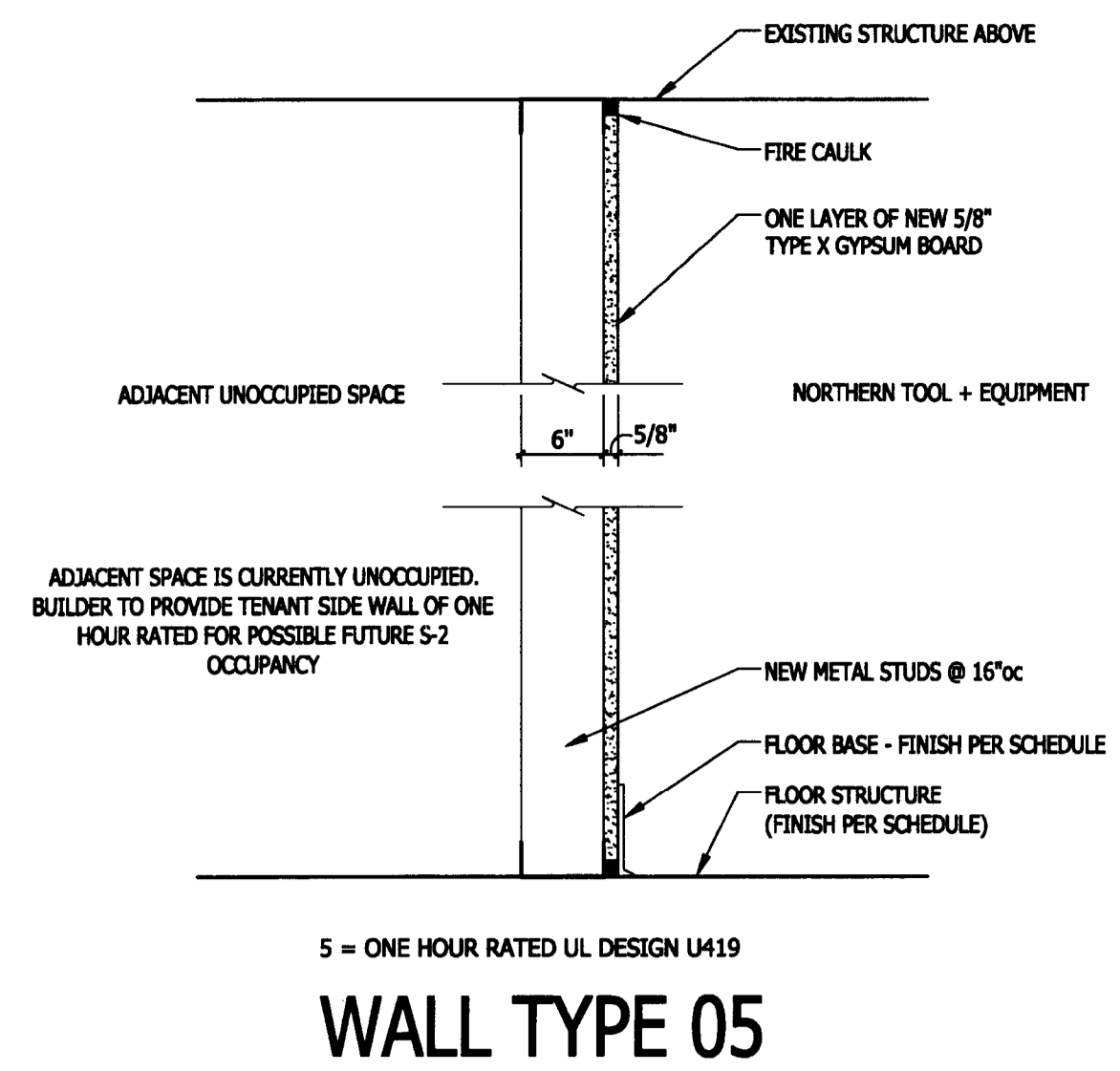
Sheet No.

A.2

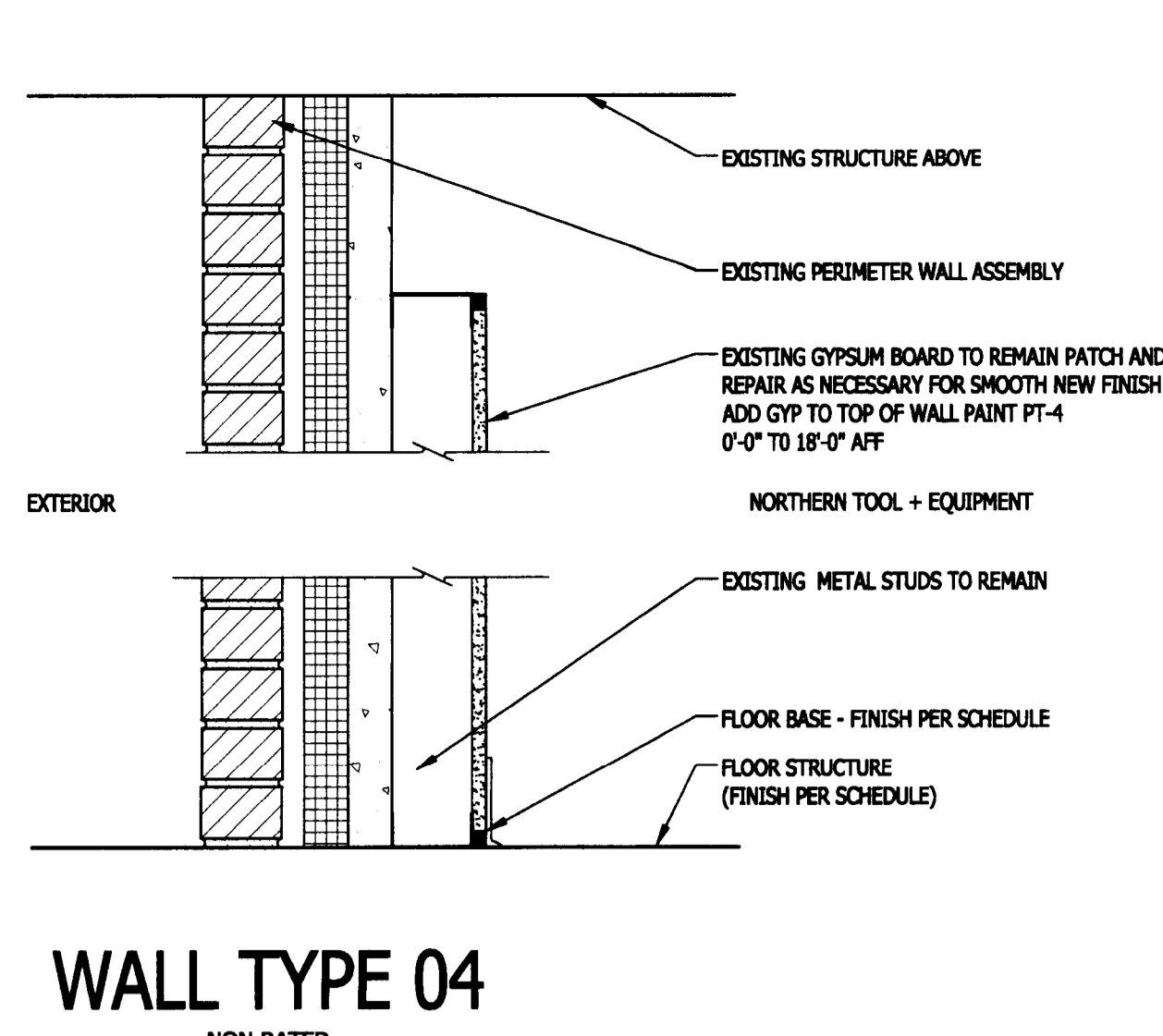


03 GUARD RAIL scale: 1/2" = 1'-0"

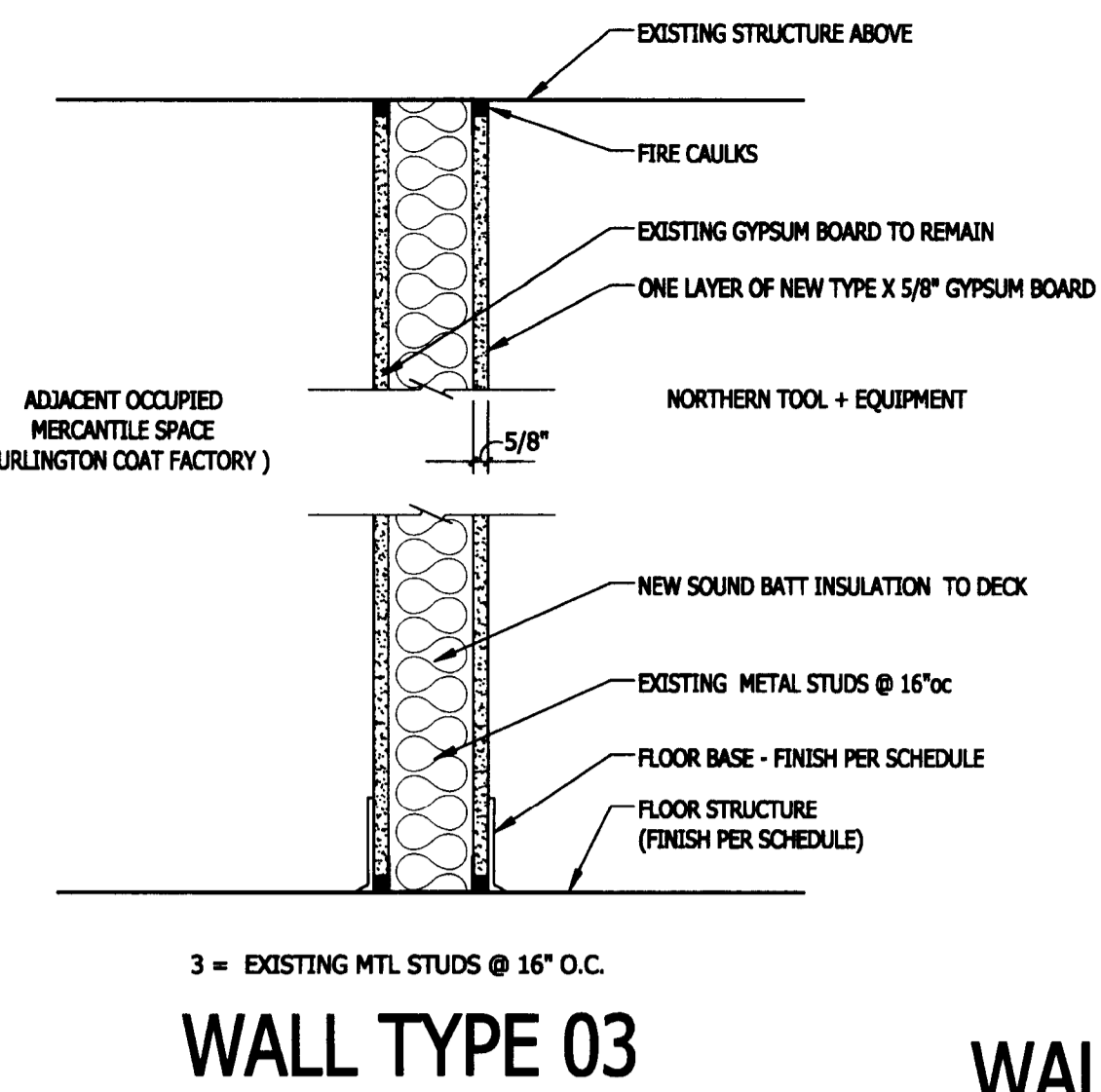
- GENERAL NOTES:**
1. ALL CONSTRUCTION TO MEET REQUIREMENTS OF 2012 NORTH CAROLINA BUILDING CODE.
 2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION OBTAIN CLARIFICATION FROM ARCHITECT.
 3. ALL DIMENSIONS ARE GIVEN TO STUDS - NOT FINISH. ALL DIMENSIONS MARKED "CLEAR" OR "CL" SHALL BE MAINTAINED.
 4. CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONED FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK.
 5. ALL TRADES SHALL REVIEW ALL SHEETS IN CONSTRUCTION DOCUMENT SET FOR COORDINATION PURPOSES.
 6. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID FIRE RATED WOOD BLOCKING IN WALLS FOR MOUNTING OF ALL CABINETS, TOILET ACCESSORIES AND OTHER WALL MOUNTED ITEMS. IF BLOCKING IS REQUIRED IN AN EXISTING WALL, PATCH WALL WITH MATERIALS FINISHED TO MATCH ADJACENT SURFACES.
 7. FIRE SAFE ALL PENETRATIONS IN UL RATED PARTITIONS TO MAINTAIN/Achieve LEVEL OF PROTECTION REQUIRED FOR PARTITION TYPE. FIRE SAFE ALONG PERIMETER OF RATED PARTITIONS WHERE VOIDS OCCUR, SUCH AS FLOOR DECKING.
 8. ALL HARDWARE TO BE ACCESSIBLE THROUGHOUT.
 9. WHERE INDICATED PROVIDE BATT INSULATION FULL HEIGHT IN PARTITIONS AND AROUND PERIMETER OF TOILET ROOMS, MECHANICAL ROOMS AND SHAFTS, KITCHENS, AND PLUMBING CHASES.
 10. CONTRACTOR SHALL COORDINATE WITH TENANT THE SCHEDULE FOR ALL TELEPHONE COMPANY, DATA, AND FURNITURE INSTALLATIONS.
 11. OFFSET ELECTRICAL AND TELEPHONE OUTLETS 16" MINIMUM IN SEPARATE STUD CAVITIES.
 12. REFERENCE FINISH SCHEDULE AND/OR FLOOR PLANS FOR LOCATION/VERTIC OF FINISH MATERIALS WHERE DIFFERENT FINISHES ARE INDICATED FOR EITHER SIDE OF A PARTITION.
 13. G.C. TO FURNISH AND INSTALL BUILDING STANDARD FIRE EXTINGUISHER CABINETS AND DEVICES AS PER CODE AS REQUIRED PER NORTHERN TOOL USE - SEE FUTURE PLAN.
 14. ALL INTERIOR FINISHES SHALL COMPLY WITH 803 OF THE IFC 2012 EDITION.
 15. THE G.C. IS TO TAKE ANY PRECAUTIONS NECESSARY TO PROTECT EXISTING AND NEW CONSTRUCTION, FURNISHINGS, PROPERTY AND OTHER CONTENTS AT THE PROJECT SITE.
 16. THE G.C. IS TO FURNISH AND INSTALL DEMISING WALL STUDS, BATT INSULATION AND GWB. G.C. FURNISHES AND INSTALLS GWB ON TENANT SIDE OF DEMISING WALL FROM FLOOR TO DECK ABOVE AND INTERIOR TENANT WALLS.
 17. MAINTAIN 18" CLEAR ON THE PULL SIDE OF ALL DOORS AND 12" ON THE PUSH SIDE OF ALL DOORS.
 18. REFER TO ENLARGED PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
 19. G.C. TO CALK AS REQUIRED. LOCATION INCLUDE, BUT NOT LIMITED TO: ANY WALL JOINT BETWEEN A NEW GYP. RD. ASSEMBLY AND EXISTING CHNL. AT ABUTTING WALLS, DOOR FRAMES, CABINETS, COUNTERTOPS, MISC. SMALL WALL PENETRATIONS, HOLES IN SHELL COLUMNS ETC.



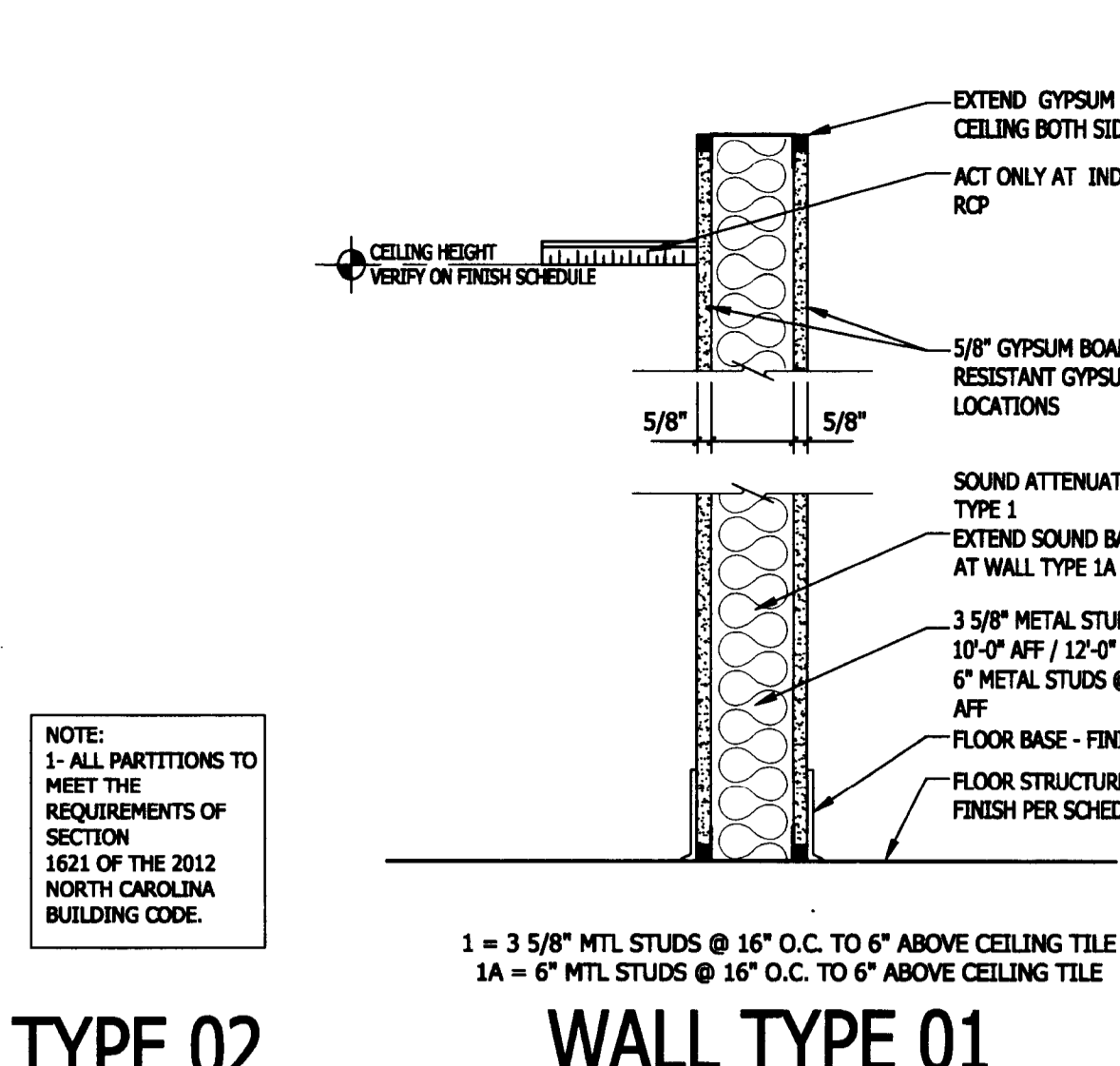
WALL TYPE 05
5 = ONE HOUR RATED UL DESIGN (M419)
NON RATED



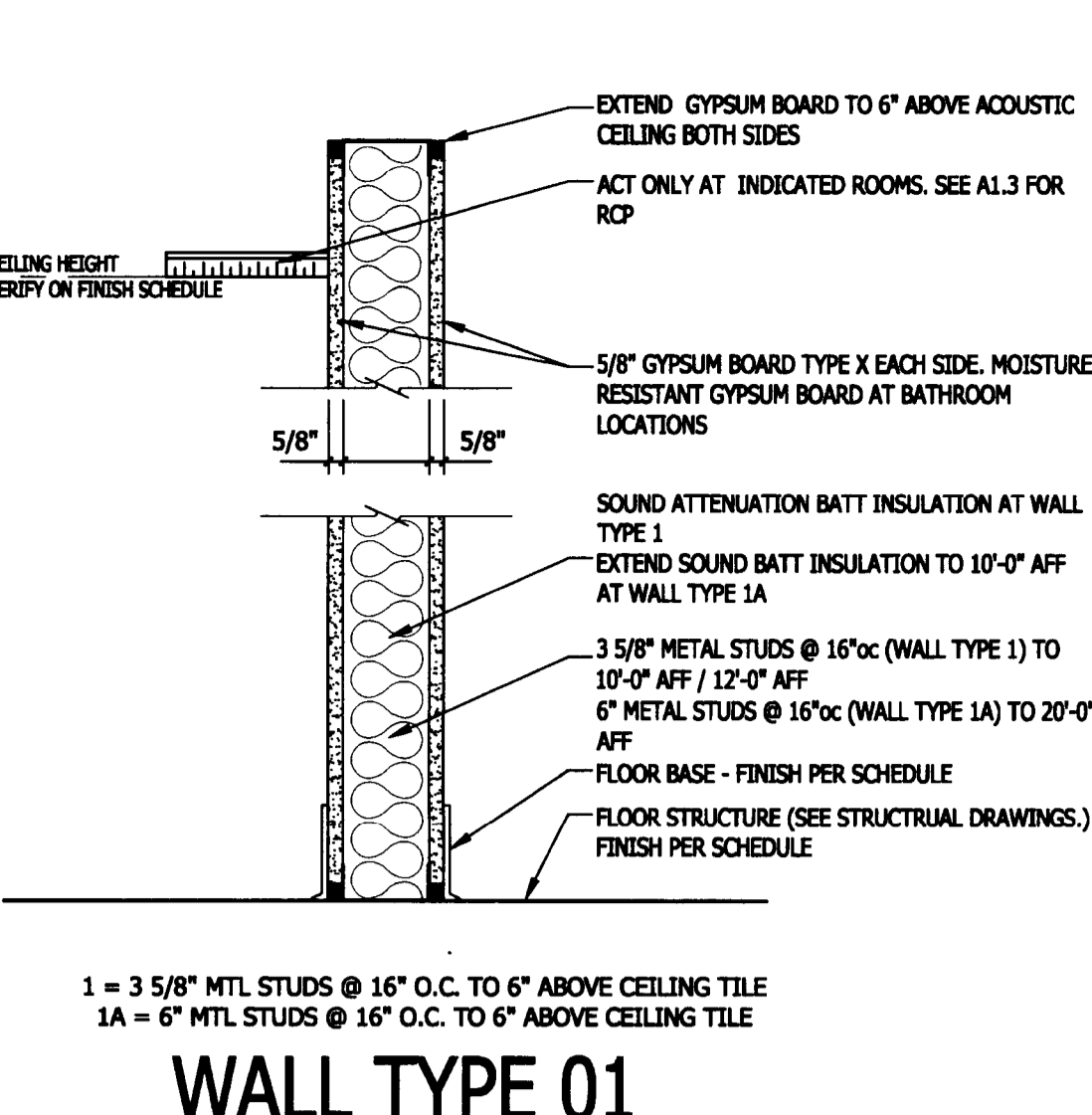
WALL TYPE 04
NON RATED



WALL TYPE 03
NON RATED

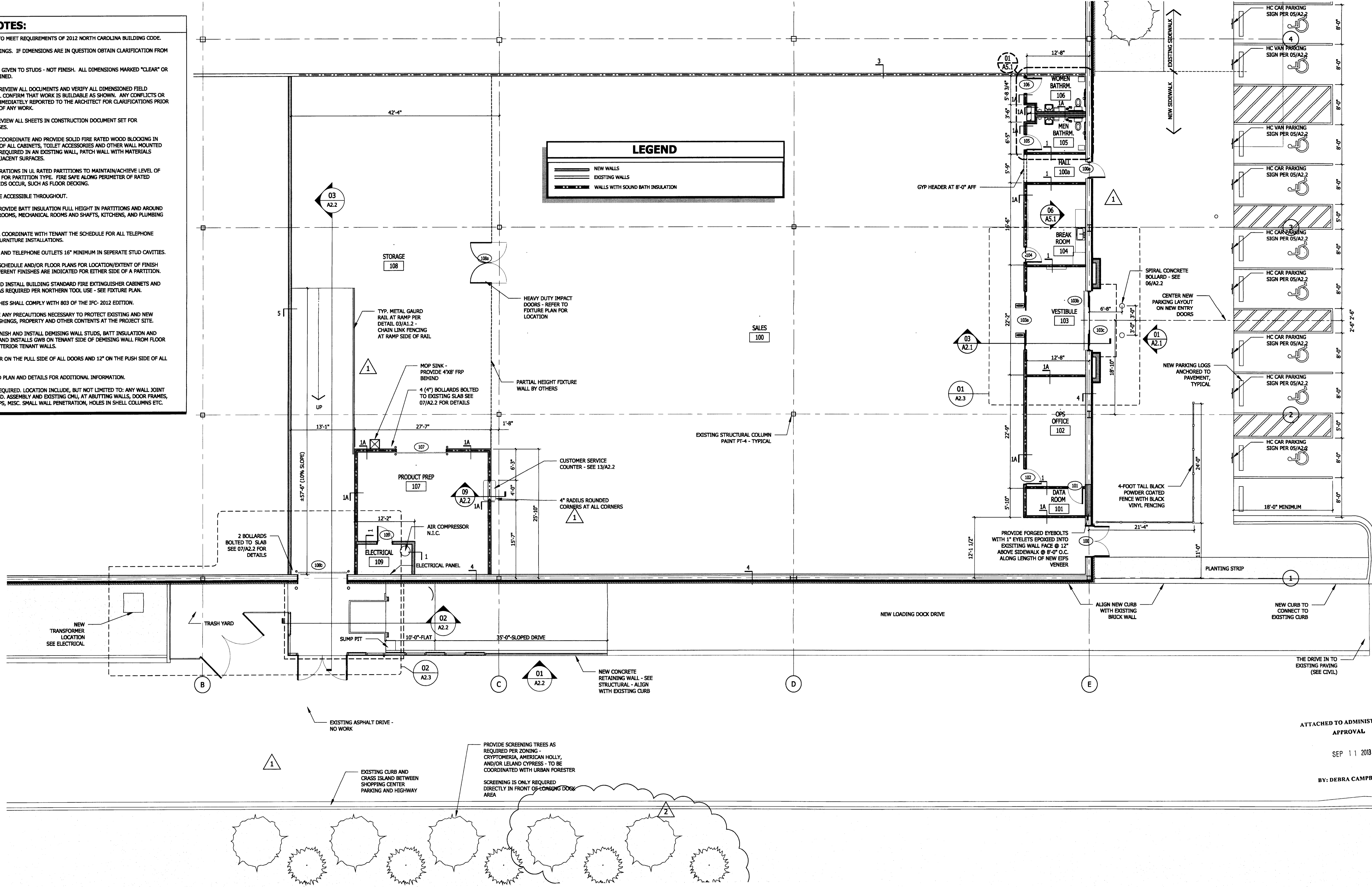


WALL TYPE 02
NOT USED



WALL TYPE 01
NON RATED

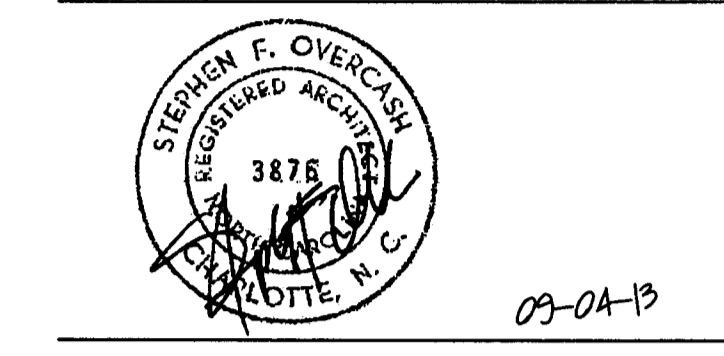
02 WALL TYPES scale: 1 1/2" = 1'-0"



01 FLOOR PLAN scale: 1/8" = 1'-0"

ODa
overcash demmitt

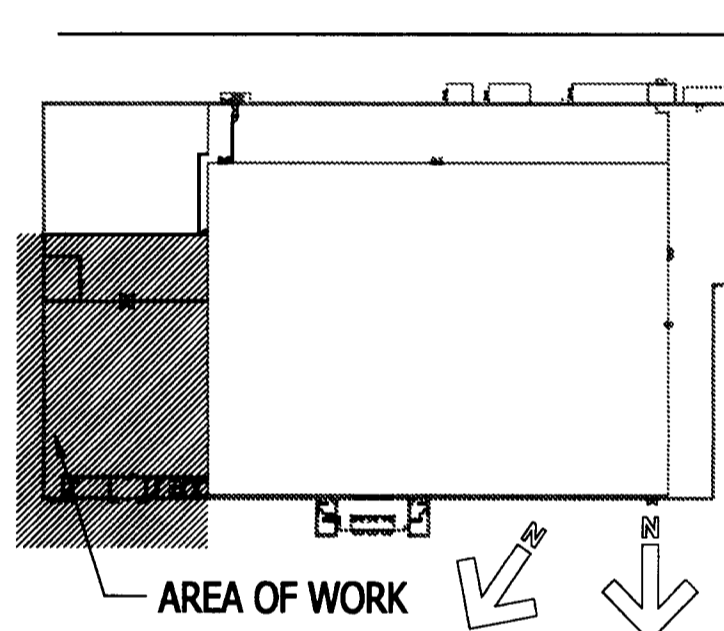
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ISSUED	MM/DD/YY
ISSUED FOR CONSTRUCTION	08/23/13
REVISION	09/04/13
REVISION	09/09/13

ATTACHED TO ADMINISTRATIVE APPROVAL

SEP 11 2013

BY: DEBRA CAMPBELL

NEW FLOOR PLAN & WALL TYPES

A1.2
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COA No. 132766



Charlotte-Mecklenburg Planning Department

DATE: September 11, 2013
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 1984-076 Crownpoint Shopping Center

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached allows for a modification of existing building to allow a loading dock. Building elevations have been provided for the new retail tenant. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning, Subdivision, Ordinance and conditional requirements still apply.

