



MATTHEWS HEATHER LAND
 P.O. BOX 1077, MATTHEWS, N.C. 28105
 TAX PARCEL # 227 311 38
 DEED # 4873 - 016

R.L. & JANE WILLIAMS
 P.O. BOX 187
 MATTHEWS, N.C. 28105
 T.P. # 227 291 01
 DEED # 3168 - 295

60' R.of W. to be
 dedicated by land
 owners to NC DOT for
 intersection improvements.

PLEASANT PLAINS ROAD
 (OLD MONROE ROAD)

S 67° 03' E 447.64'

60' ROW Line

Landscaped Area

40' Setback

LOT A

WEDDINGTON ROAD

DRIVE

LARRY L. RALEY
 CURTIS F. RUDOLPH
 5237-0622
 Petition No. 86-45(C)

.162 ACRES

N 66° 51' 09" W 155.25'

GREY FOX FARMS, INC.
 2100 PLEASANT PLAINS RD.
 MATTHEWS, N.C. 28105
 T.P. 227-161-09
 DEED # 5074-798

CONDITIONS

1. Landscaping will include flowering shrubs (azaleas or camellias, for example) and evergreen trees (pines or spruces, for example). Further to the extent feasible, all existing vegetation will be left intact.
2. The future drive (roadway) will be located in consultation with local and state transportation officials.

RICHARD W. HOLCOMB
 & JO ANN HOLCOMB
 1700 PLEASANT PLAINS RD.
 MATTHEWS, N.C. 28105
 T.P. # 227-161-06
 DEED # 4108 - 486

PROPOSED CONVENIENCE STORE
 PROPOSED SPECIALTY SHOP

Landscaped Area

Existing Woods to remain

LOT C

Petition No. 86-3(C)

LEGAL DESCRIPTION

(written from existing deeds and surveys)
 Land in Morning Star Township, Mecklenburg County, North Carolina more particularly described as follows:

Beginning at a point on the easterly margin of Weddington Road where it intersects the southerly line of the R.L. Williams property as described in Deed Book 3188, Page 295 of the Mecklenburg County Registry, said point being located in a southerly direction along the westerly margin of Weddington Road from the southerly intersection of Pleasant Plains Road and Weddington Road with the arc of a circular curve to the right having a radius of 316.44 feet an arc length of 213.92 feet to the Beginning point; thence with the southerly line of R.L. Williams N. 45-49-22 E. 43.53 feet to a point on the line of the property of Curtis F. Rudolph and Larry L. Raley as described in Deed Book 5233, Page 599 of the Mecklenburg County Registry, said point being the most easterly corner of the Williams property; thence with the westerly line of the property of Curtis F. Rudolph and Larry L. Raley, N. 14-57-52 W. 115.65 feet to a point, said point being a corner on the northerly line of the Grey Fox Farms, Inc. property as described in Deed Book 5074, Page 798 of the Mecklenburg County Registry; thence with the northerly line of Grey Fox Farms, Inc., N. 66-51-09 W. 155.25 feet to a point within the right-of-way of Weddington Road, said point being on the southerly line of the R.L. Williams property; thence with the Williams line N. 65-49-22 E. 80.21 feet to the point and place of Beginning. Containing 7062.02 square feet or 0.1621 acre as shown on map prepared by R.B. Pharr & Associates dated March 4, 1986, and last revised April 18, 1986. (File No. 14-864)

Present Land Owners:

Larry L. Raley
 Curtis F. Rudolph
 1409 East Blvd.
 Charlotte, N.C. 28203
 Tax Parcel # 227-161-
 Deed # 5237-0622

Zoning:

PETITION # 86-45(C)
 Existing - R-15
 Proposed - BI-CD, BI-S(CD)

REQ'D FOR RUDOLPH-RALEY PROPERTIES
 (PETITION # 86-3(C))

CONDITIONAL ZONING REQUIREMENTS

1. The Planning Commission shall be informed of all development plan submissions and if so requests, the Commission shall be given the opportunity to make the general public aware of the proposed plan and to hear and be heard on the plan.
2. The setback lines will be either 10, 20, or 40 feet as indicated on this Plan.
3. All signage will conform to the Mecklenburg County Zoning Ordinance and to the extent there is no conflict, also to the Matthews Sign Ordinance.
4. The owner will conform to the Mecklenburg County Storm Drainage and Drainage Design Standards, and would seek input of the Soil Conservation Service in the design of storm water management systems to minimize adverse effects of water runoff.
5. The 25 parking spaces provided shall be as follows: 24 regular spaces plus 1 space for handicapped users.
6. Landscaping will include flowering shrubs (azaleas or camellias, for example) and evergreen trees (pines or spruces, for example). Further, to the extent feasible, all existing vegetation will be left intact.
7. Improvements or alterations of the intersection of Weddington Road with Pleasant Plains Road (Old Monroe Road): (i) by the Petitioners' donation of right-of-way land or any property acquired by them and re-alignment of Weddington Road by the North Carolina Department of Transportation, and (ii) by the insertion or establishment of another roadway (denoted "Future Drive") servicing both the subject property as well as Weddington Road is not the subject of this rezoning but is expected to occur in a later, related rezoning upon acquisition of the needed land, on rights or easements thereon, as well as the favorable decision by the North Carolina Department of Transportation to cause these roadway improvements or alterations to occur. These are two of the prerequisites to making any such requests of the Planning Commission or changes by the owner.

APPROVED BY COUNTY COMMISSION
 DATE 9-15-86
 1986-45c

1	PM	Revised per Client	7-22-86
No.	By	Description	Date
<p>RUDOLPH-RALEY PROPERTIES 1409 EAST BLVD. CHARLOTTE, N.C. REZONING PARCEL MAP PROPOSED CONVENIENCE STORE MECKLENBURG CO. N.C.</p>			
DES	SCALE 1" = 30'	JOB NO. 85058	
DN	DATE 5-27-86	DWG NO. 3	

