

DATE: 2/20/17
BY: MARTIN R. CRAMTON, JR.

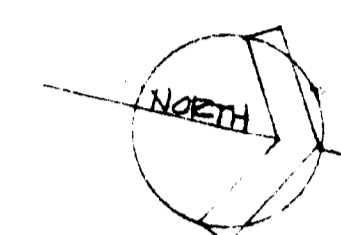
SITE DATA FOR REVISED PLAN

EXISTING ZONING: B-D
PROPOSED ZONING: B-2 (CD)
PROPOSED USE: AUTOMOBILE PAINT AND BODY SHOP
BUILDING SIZE: 21,410 SQ. FT.

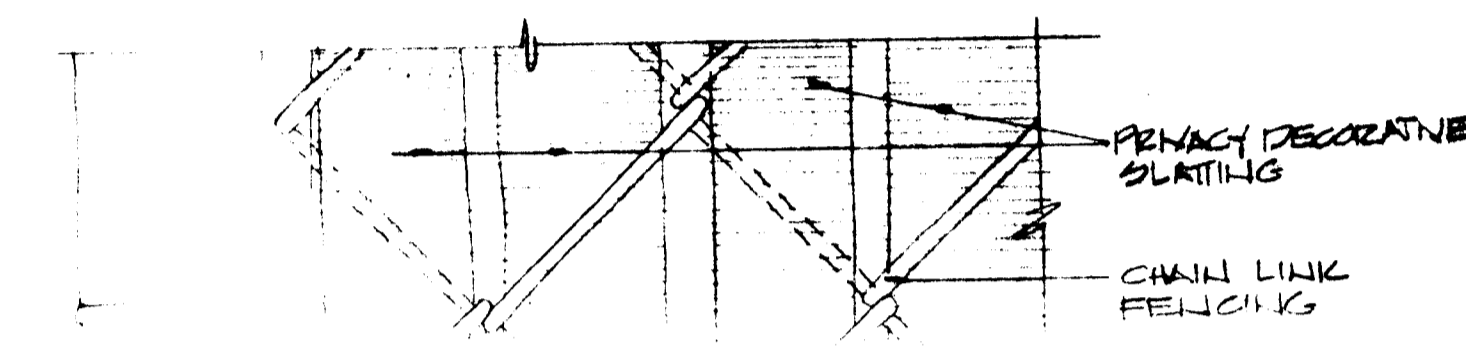
APPROVED BY CITY COUNCIL
DATE: 9/21/17

NOTES

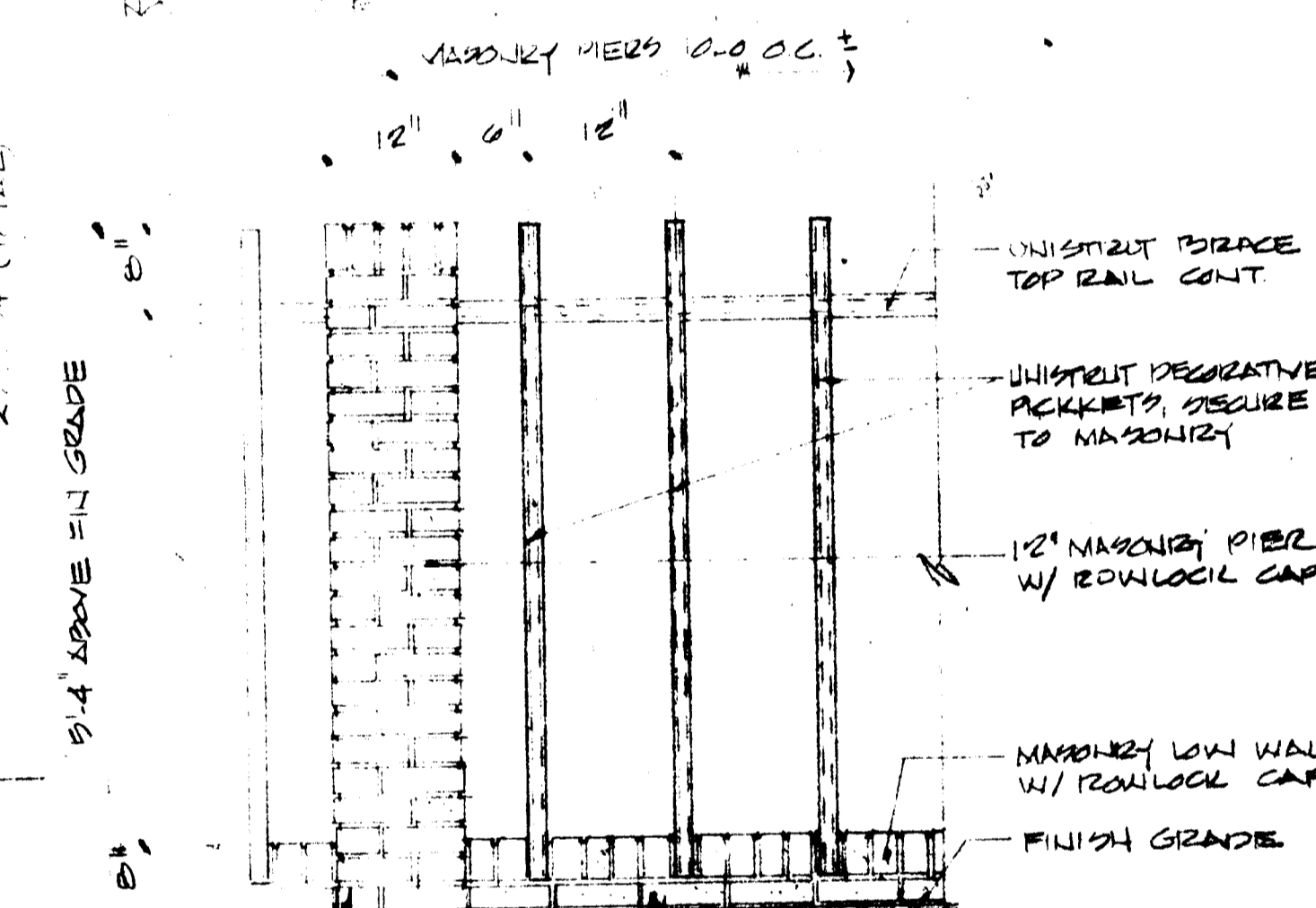
1. THE PLAN INDICATES A FIRM CONCEPT OF DEVELOPMENT, HOWEVER MINOR ADJUSTMENTS MAY OCCUR IN THE FINAL DESIGN.
2. WITHIN THE BUFFER, EXISTING TREES SHALL BE RETAINED WITH ADDITIONAL LANDSCAPING ADDED TO ACHIEVE AN EFFECTIVE SCREEN.
3. SIGNAGE SHALL BE AS PERMITTED BY APPLICABLE REGULATIONS (NO BILLBOARDS).
4. STORM WATER RETENTION SHALL BE INSTALLED AS REQUIRED TO MEET ALL STANDARDS.
5. AN ADDITIONAL 20' R/W ALONG PINEVILLE RD. SHALL BE DEDICATED FOR FUTURE WIDENING.
6. ALL VEHICLES AWAITING REPAIR SHALL BE STORED INSIDE THE FENCED IN AREA.



SURVEY DATA WAS TAKEN FROM: BOUNDARY SURVEY FOR ZOE STRAWN WEBSTER, CHARLOTTE, N.C., BY GENIECAL SURVEYING, INC. I.E. McQUEEN, N.C. R.L.S. DATED 1/3/17



Chain Link Fence Detail

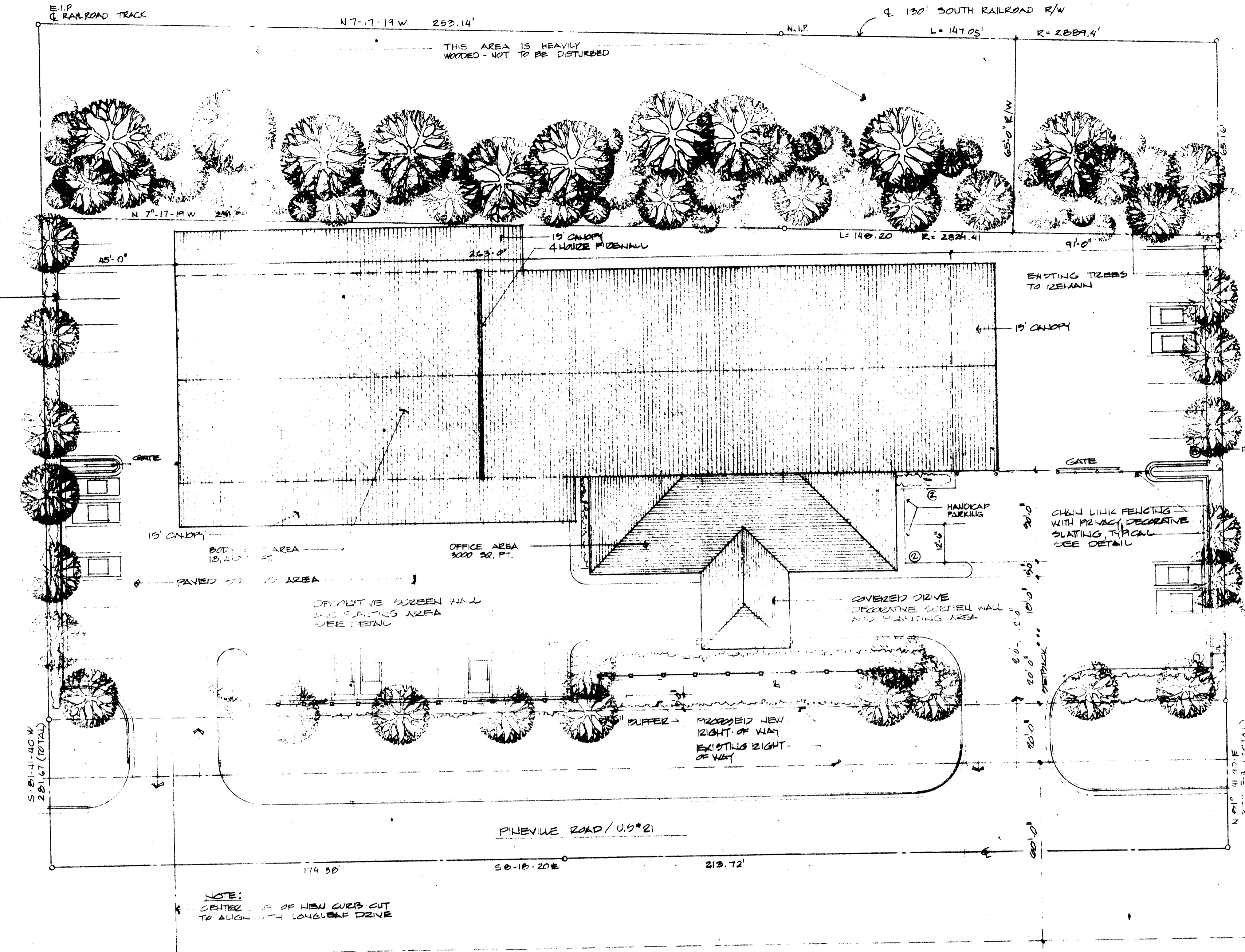


Decorative Screen Wall Detail

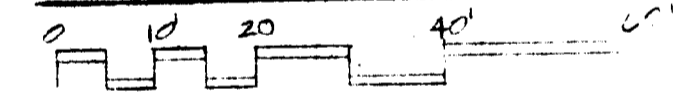
NOTE

EXTERIOR MATERIAL AT OFFICE AREA TO BE MASONRY CONSTRUCTION

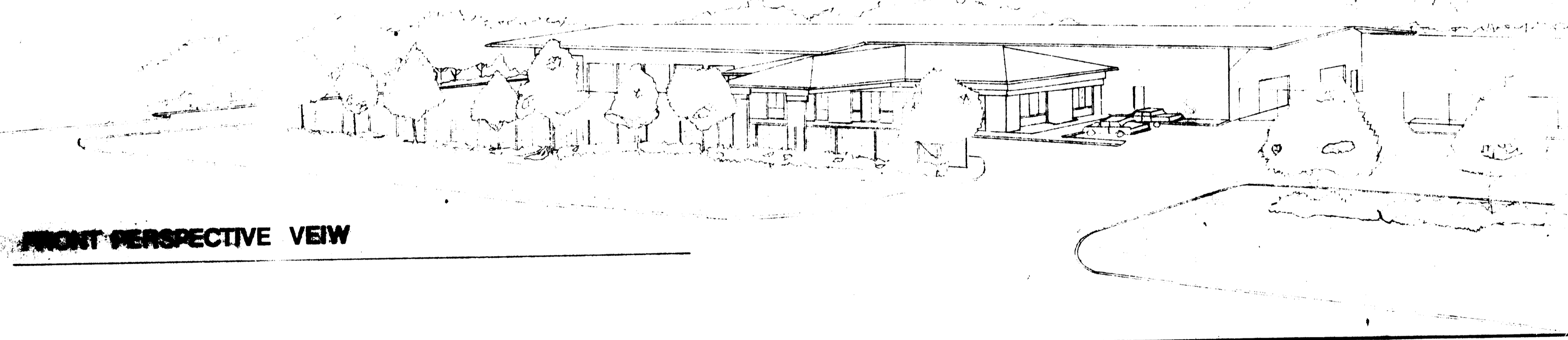
87-68



REVISED REZONING SITE PLAN FOR STEELE'S BODY AND PAINT SHOP



FRONT PERSPECTIVE VIEW



Steele's Body and Paint Shop, Inc. Charlotte, N.C.
General Contractor

Architecture & Planning Post Office Box 18907 Charlotte, NC 28218

Montgomery-Watkins 2226 The Plaza Charlotte, N.C. 28218

job no. 180
date 8/6/17
revisions 9/22/17

drawn by JKW

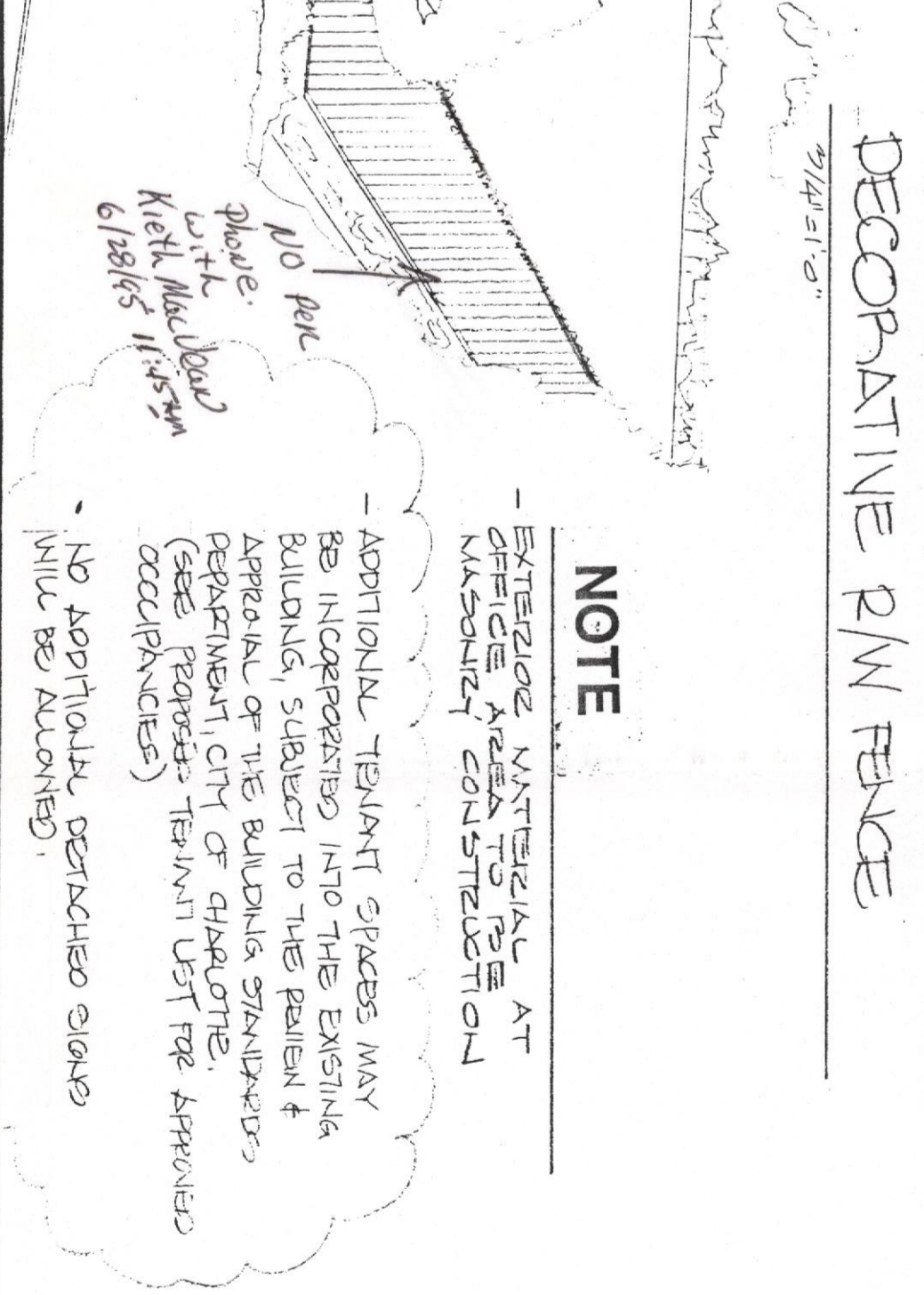
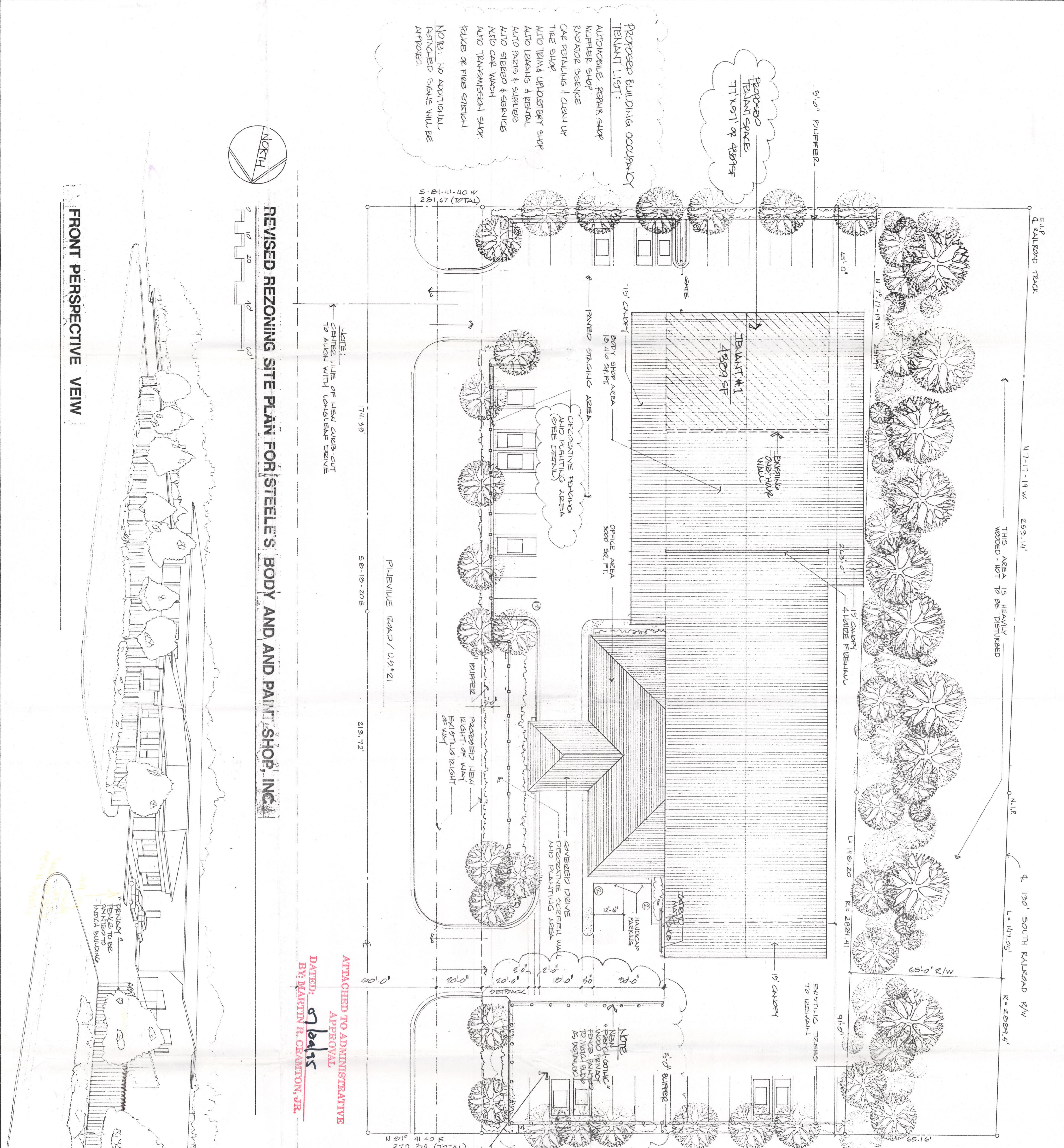
REZONING PLAN

A-1 of 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 20, 1992
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

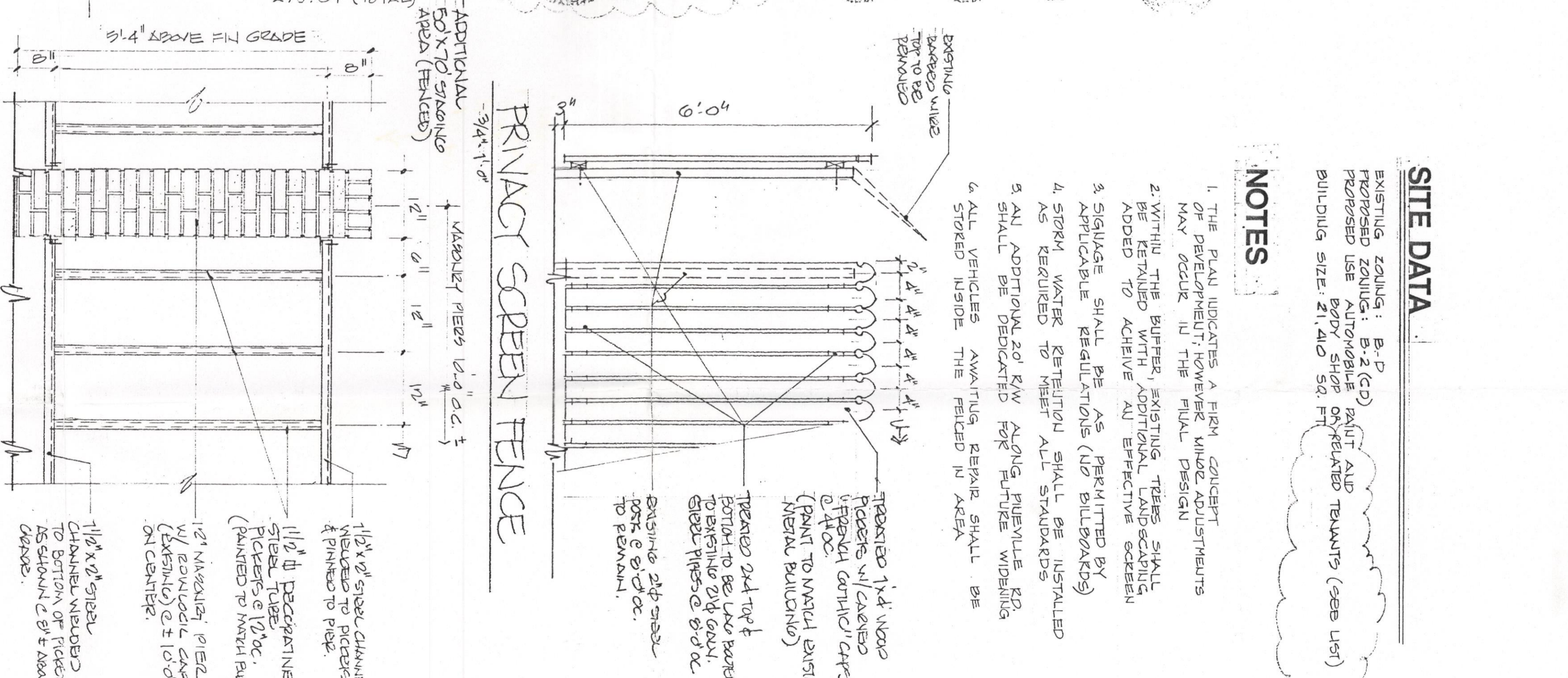
SUBJECT: Administrative Approval for Petition No. 87-68 by Steele's Body and Paint Shop Tax Parcel #205-111-02, 03
Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to expand the list of proposed uses and find a use that is more appropriate for the site. The proposed uses and find a use that are more appropriate for the site. The proposed uses and find a use that are more appropriate for the site. The proposed uses and find a use that are more appropriate for the site.



FRONT PERSPECTIVE VIEW

NOTE

- EXISTING VERTICAL AT OFFICE AREA TO BE MAINTAINED
- ADDITIONAL TENANT SPACES MAY BE INCORPORATED INTO THE EXISTING BUILDING SUBJECT TO THE PERMITS & APPROVAL OF THE BUILDING DEPARTMENT, CITY OF CHARLOTTE. (SEE PROPOSED TENANT LIST FOR APPROVED OCCUPANCIES)
- NO ADDITIONAL DETACHED SIGNS WILL BE ALLOWED.



NOTE

- 11/2" x 1/2" STEEL CHANNEL WEARDED TO BOTTOM OF PICKETS TO ELIMINATE CATCHING OF DEBRIS.
- 11/2" x 1/2" STEEL CHANNEL WEARDED TO TOP OF PICKETS TO ELIMINATE CATCHING OF DEBRIS.
- 11/2" x 1/2" STEEL CHANNEL WEARDED TO TOP OF PICKETS TO ELIMINATE CATCHING OF DEBRIS.
- 11/2" x 1/2" STEEL CHANNEL WEARDED TO TOP OF PICKETS TO ELIMINATE CATCHING OF DEBRIS.

<p>Montgomery-Watkins Architecture & Planning 2226 The Plaza Charlotte, N.C. 28218</p>		<p>Steele's Body and Paint Shop, Inc. Charlotte, N.C.</p> <p>REHORMENIC General Contractors</p>	
<p>DATE: 6/6/97</p> <p>JOB NO. 1910</p> <p>REVISIONS</p> <p>1. 1-29-92 2. 6-29-92</p>	<p>DESIGNED BY: JEM</p> <p>DRAWN BY: JEM</p> <p>REVISIONS BY: JEM</p>	<p>TO: Robert Brandon Zoning Administrator</p> <p>FROM: Martin R. Cramton, Jr. Planning Director</p> <p>DATE: July 24, 1995</p>	<p>Charlotte-Mecklenburg PLANNING COMMISSION INTER-OFFICE COMMUNICATION</p>

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow an area along U.S. 521 to be used for the storage of vehicles awaiting repair and to modify the detail of the wrought iron fence along U.S. 521. The area has been used for the storage of motor vehicles will be screened from the street by a painted solid wooden fence. The wrought iron fence is being modified to eliminate a small brick knee wall at the base of the fence. Since these changes are minor and do not effect the yard in the exterior of the property I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

SITE DATA

EXISTING ZONING: B-1 (C) PAINT AND REPAIR SHOP

PROPOSED USE: BODY SHOP ON RELATED TENANTS (SEE LIST)

BUILDING SIZE: 21,410 SQ. FT.

NOTES

1. THE PLAN INDICATES A HIGH CONCEPT OF PERFORMANCE HOWEVER, UNEXPECTED ADJUSTMENTS MAY OCCUR IN THE FINAL DESIGN.
2. WITHIN THE BUFFER, EXISTING TREES SHALL BE MAINTAINED WITH ADDITIONAL LANDSCAPING ADDED TO ACHIEVE AN EFFECTIVE SCREEN.
3. SIGNAGE SHALL BE AS PERMITTED BY APPLICABLE REGULATIONS (NO BILLBOARDS).
4. STORM WATER RETENTION SHALL BE INSTALLED AS REQUIRED TO MEET ALL STANDARDS.
5. AN ADDITIONAL 20' R/W ALONG PUELVILLE RD. SHALL BE DEDICATED FOR FUTURE WIDENING.
6. ALL VEHICLES AWAITING REPAIR SHALL BE STORED INSIDE THE FENCED IN AREA.