

C.O. Griffin to Flora Griffin Broome (By Will)
Route 1, Box 726
Davidson, NC 28036
Parcel No. 003-021-06

Dewey V. Broome
Route 1, Box 721
Davidson, NC 28036
Parcel No. 003-031-07

Nozzen Smith Richards
Route 1, Box 1684
Davidson, NC 28036
Parcel No. 003-031-15

Bandy F. Nelson
P.O. Box 895
Davidson, NC 28036
Parcel No. 003-031-11

Bandy F. Nelson
P.O. Box 895
Davidson, NC 28036
Parcel No. 003-031-12

Lola A. Kemp
P.O. Box 666
Davidson, NC 28036
Parcel No. 003-031-13

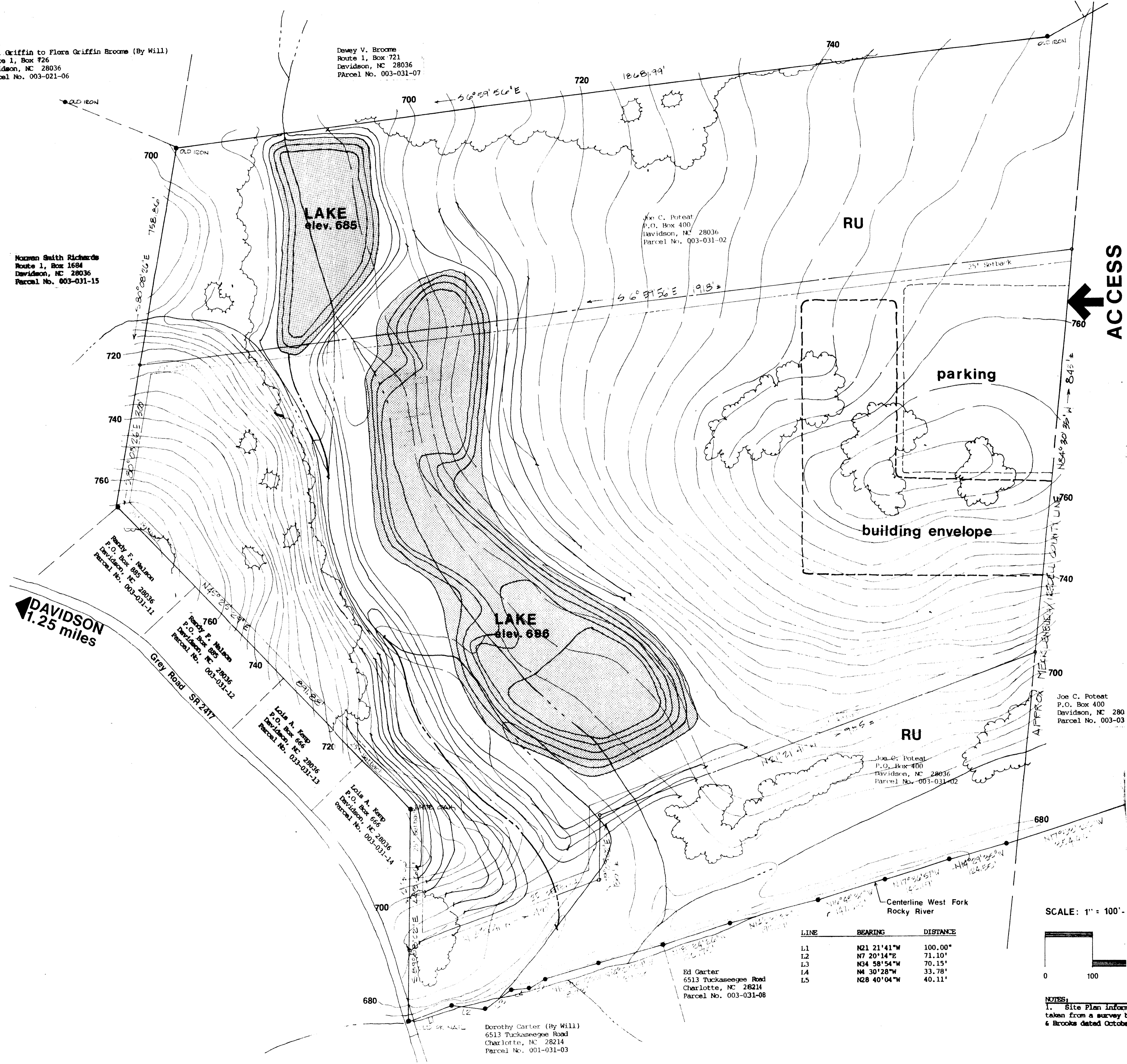
Lola A. Kemp
P.O. Box 666
Davidson, NC 28036
Parcel No. 003-031-14

Joe C. Poteat
P.O. Box 400
Davidson, NC 28036
Parcel No. 003-031-02

Joe C. Poteat
P.O. Box 400
Davidson, NC 28036
Parcel No. 003-031-02

Ed Garter
6513 Tuckaseegee Road
Charlotte, NC 28214
Parcel No. 003-031-08

Dorothy Carter (By Will)
6513 Tuckaseegee Road
Charlotte, NC 28214
Parcel No. 001-031-03



SITE DATA PROGRAM
Existing Zoning: RU
Proposed Zoning: B-1 CD
Total Site Area: 41.44 ACRES
Total Open Space: 35.13 ACRES

DEVELOPMENT CONDITIONS

1. Parking to meet Charlotte-Mecklenburg Standards.
2. This plan indicates a general concept for development intent.
3. Building envelope area may include building, parking, or service areas. Those areas defined as parking will only be used for that purpose.
4. Buildings to be residential in scale, facade treatment and roof lines.
5. Landscape performance: 10% of parking areas to be landscaped with trees and shrubs.
6. Landscape Screening will be provided in B-1 District in all side and rear yards adjacent to existing residential uses according to Charlotte-Mecklenburg Standards.
7. Vehicular access to the Bed/Breakfast Inn will come by way of public street connection in Iredell County.

MAXIMUM DEVELOPMENT TO BE ALLOWED:
35,000 Square Feet to be phased as follows:
Phase I A Bed and Breakfast Inn to include:
24 Guest Rooms, Kitchen, Dining Room, Lounge and a Museum and Gift Shop for display and sale of Cairn Studios products and Administrative Offices.
Phase II 24 additional Guest Rooms and expanded auxiliary facilities.



GWINN / ASSOCIATES
January 15, 1988

Mr. Walter Fields
Charlotte-Mecklenburg County Planning Commission
600 East 4th Street
Charlotte, North Carolina 28202-2853

Re: Cairn Inn Rezoning Petition No. 88-3(C)

Dear Walter:

As we discussed in your office on Thursday the 14th, the following are the clarifications the Planning Board and the County Commissioners have requested.

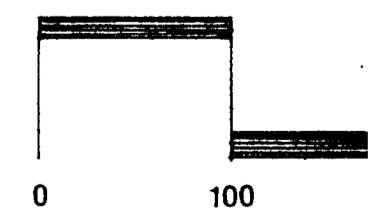
1. The Dining Room will be designed to seat 150 people.
2. The Gift Shop, Museum and Administrative Offices will consist of no more than 15% of the total floor area of the complete facility or 5,250 square feet.
3. We will change the term Lounge to Parlors and/or Sitting Rooms.
4. There will be no signage on the grounds in Mecklenburg County pertaining to the Inn as described in the petition and amendments. Directional signs, however, shall be permitted.
5. To insure conformance with the intent of the proposal, we will submit for review by the Planning Commission staff, detailed site plans, floor plans and elevations prior to the issuance of a Building Permit.

If you have any questions, please feel free to call Joe Vale at (704)892-3581 or me at (919)370-0722.

Sincerely,

Bill Gwinn
Bill Gwinn, AIA

SCALE: 1" = 100'



GWINN/ASSOCIATES
1822-A PEMBROKE ROAD

ARCHITECTURE • INTERIOR DESIGN • LAND PLANNING
GREENSBORO, NORTH CAROLINA 919 • 370 • 0722

NOTES:
1. Site Plan information taken from a survey by Spratt & Brookes dated October 5, 1987

APPROVED BY COUNTY COMMISSION
DATE 2/15/88

Joe Poteat
88-3(C)

REVISIONS	BY

GWINN / ASSOCIATES
ARCHITECTURE AND PLANNING
1822-A PEMBROKE ROAD
GREENSBORO, NC 27408
919-370-0722



DAVIDSON, NC

DATE	BY

APPROVED BY COUNTY COMMISSION
JOB NO. 87102
SHEET
S1
OF SHEETS