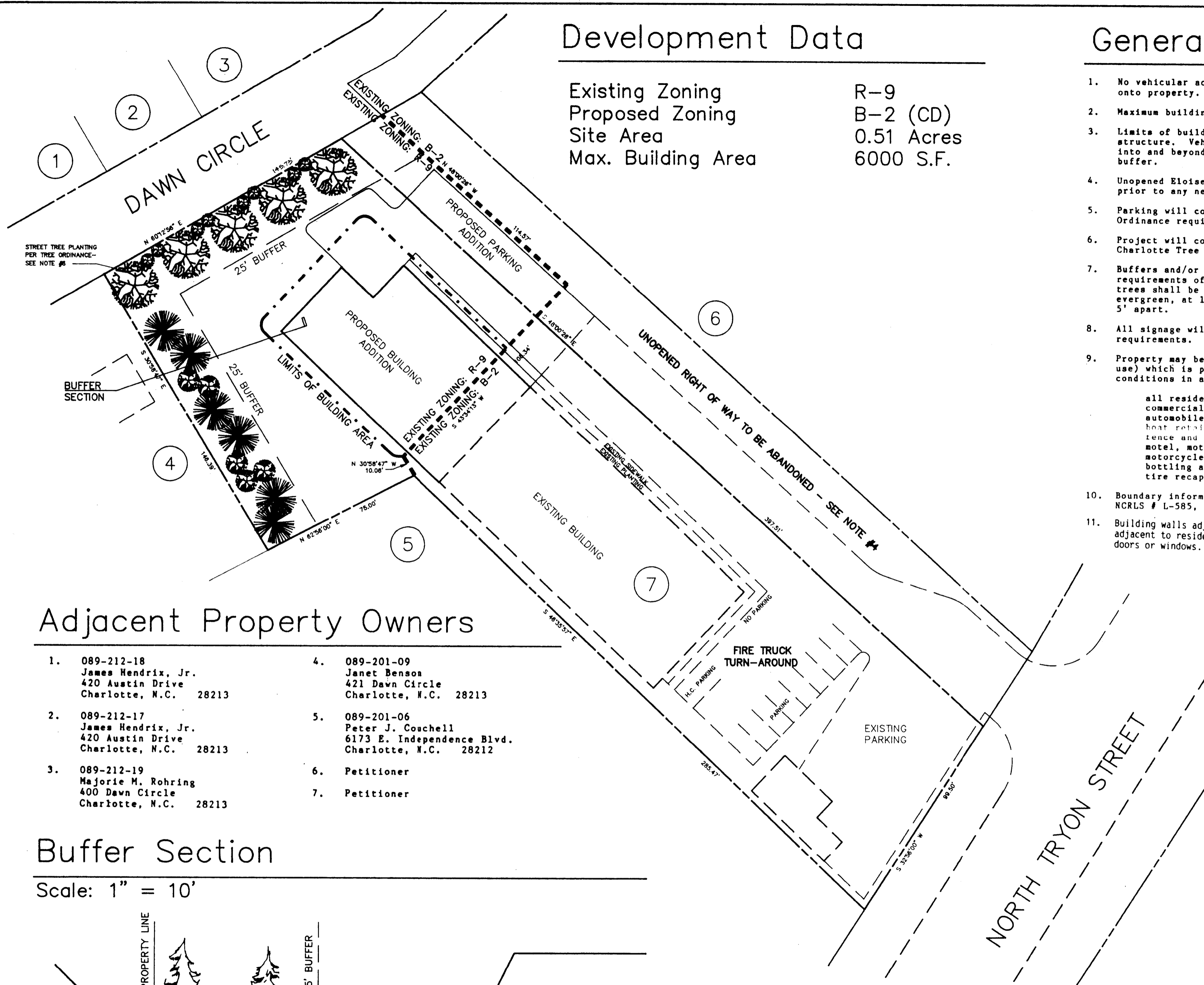


# Development Data

Existing Zoning R-9  
 Proposed Zoning B-2 (CD)  
 Site Area 0.51 Acres  
 Max. Building Area 6000 S.F.

# General Notes

- No vehicular access will be permitted from Dawn Circle onto property.
- Maximum building height = 20'
- Limits of building area line represents maximum area for structure. Vehicular circulation and parking may extend into and beyond limit line but shall not encroach into 25' buffer.
- Unopened Eloise Avenue right-of-way to be abandoned prior to any new construction within its confines.
- Parking will comply with City of Charlotte Zoning Ordinance requirements.
- Project will conform to all requirements of the City of Charlotte Tree Ordinance.
- Buffers and/or screening will meet or exceed the requirements of the City of Charlotte Zoning Ordinance. New trees shall be at least 2" caliper, and shrubs shall be evergreen, at least 3' in height, and plants no further than 5' apart.
- All signage will comply with City of Charlotte zoning requirements.
- Property may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a B-2 zoning district except the following:
  - all residential uses
  - commercial amusement
  - automobile service stations
  - boat retail sales and repair
  - fence and fence material retail sales
  - motel, motor courts, and hotels
  - motorcycle retail sales and repair
  - bottling and canning works
  - tire recapping and retreading
- Boundary information taken from a survey by Keith R. Moen, NCRLS # L-585, dated December 7, 1987.
- Building walls adjacent to Dawn Circle and along westerly line adjacent to residential shall be of masonry construction without doors or windows.

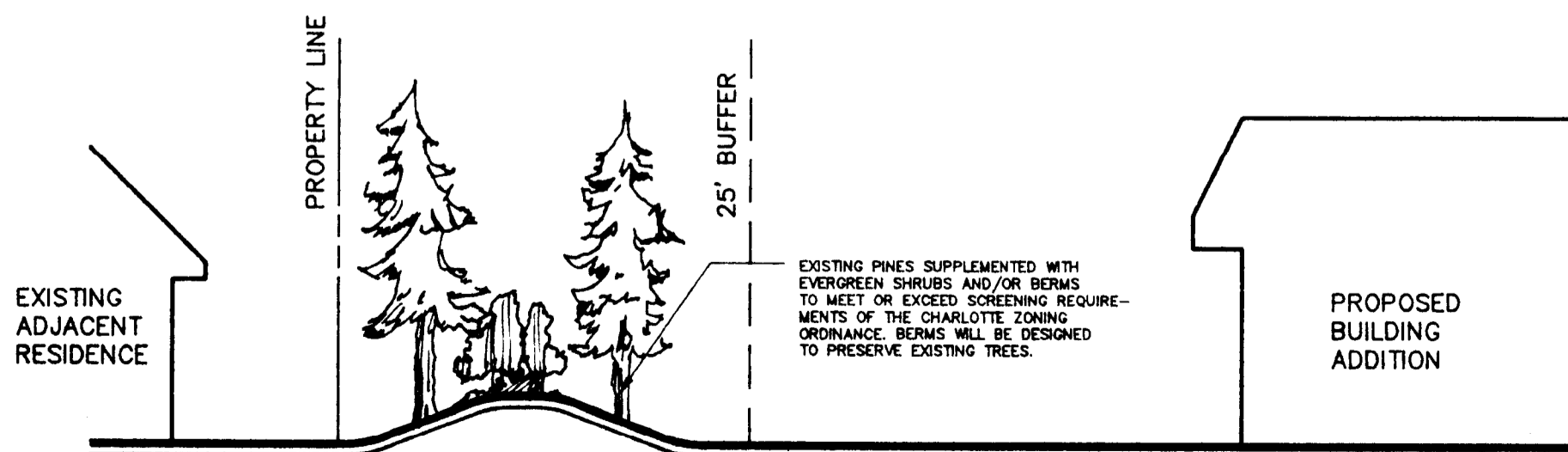


## Adjacent Property Owners

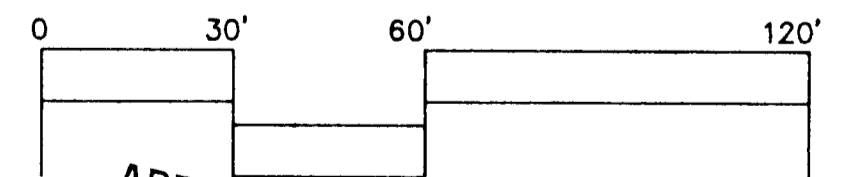
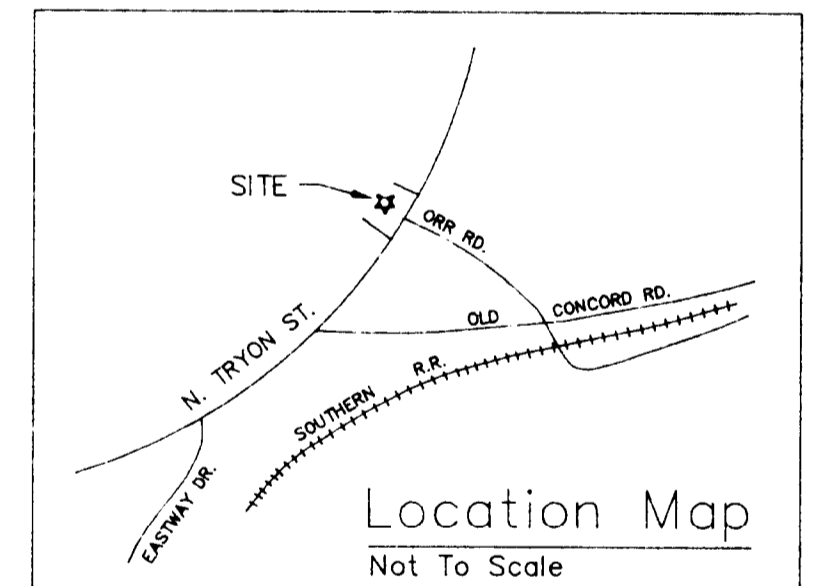
- |  |   |
|--|---|
| 1. 089-212-18<br>James Hendrix, Jr.<br>420 Austin Drive<br>Charlotte, N.C. 28213 | 4. 089-201-09<br>Janet Benson<br>421 Dawn Circle<br>Charlotte, N.C. 28213                 |
| 2. 089-212-17<br>James Hendrix, Jr.<br>420 Austin Drive<br>Charlotte, N.C. 28213 | 5. 089-201-06<br>Peter J. Couchell<br>6173 E. Independence Blvd.<br>Charlotte, N.C. 28212 |
| 3. 089-212-19<br>Majorie M. Rohring<br>400 Dawn Circle<br>Charlotte, N.C. 28213  | 6. Petitioner   |
|  | 7. Petitioner   |

## Buffer Section

Scale: 1" = 10'



REVISIONS:  
 3-8-89: PER CITY REVIEW  
 4-20-89: REVISED LOT DIMENSION;  
 ADDED NOTE #1.



APPROVED BY CITY COUNCIL  
 5/15/89

REZONING PLAN  
 HARVEY W. GOUCH, PETITIONER

PETITION NO. 89-19 JANUARY 26, 1989