

GENERAL CONDITIONS

1. Both parcel "A" and parcel "B" have existing I-1 businesses that total 18,325 square feet. This plan proposes that an additional 3,000 S.F. of expansion be allowed for parcel "B" and 3,200 S.F. of expansion be allowed for parcel "A" as indicated on the plan. Present and future uses shall be all uses allowed in the I-1 zoning district (section 3072 of the Mecklenburg County Zoning Ordinance), but with the following permitted uses not allowed:

- Trailer, overnight camping (stored unoccupied on a lot)
- Trailer, overnight camping (within an overnight camping trailer park)
- Automobile and truck rentals
- Automobile laundries
- Automobile service stations
- Automobile, new and used, rental and wholesale sales including accessory repair and services facilities
- boats, rental sales and repairs
- Bus passenger stations
- Marinas
- Mobile home sales
- Motels, Motor Courts, and Hotels
- Motorcycle, rental sales and repairs
- Pawn shops and second hand goods, retail sales
- restaurants and lounges
- Tourist Hotels
- Trailers, overnight camping, rental and wholesale sales, rental and repair
- Leather goods manufacture
- Theater, outdoor type, Drive in
- Tobacco Processing
- Tobacco Storage

Also, although not specifically listed in the permitted use table for the I-1 district, the following uses shall not be allowed:

- Adult book stores
- Topless bars

2. No outdoor storage shall be allowed in association with any of the existing uses or future uses.

3. As required by the zoning ordinance, a 40 foot setback exists along the length of the property abutting Performance Road. This 40 foot setback area functions as a streetscape buffer and has been supplemented with previously planted trees as indicated on this plan.

4. The parking associated with the 3,250 S.F. structure has been relocated out of the 40 foot setback area, as shown on the plan.

5. The existing access onto performance road will serve as the main egress to serve the existing uses as well as the uses associated with the future expansion area. There will be no future direct driveway connections onto Performance Road.

6. A 30 foot undisturbed buffer exists along the North and East property line. These buffer areas are currently wooded and will remain undisturbed. No structures or parking will be allowed within these buffer areas.

7. A 20 foot undisturbed buffer exists along the West property line. This buffer contains existing woods, but where the existing vegetation was insufficient for screening purposes, the petitioner has supplemented by installing forty 5'-0" foot high Red Tip Photinias at five feet on center. This area of existing supplemental planting is shown on the site plan.

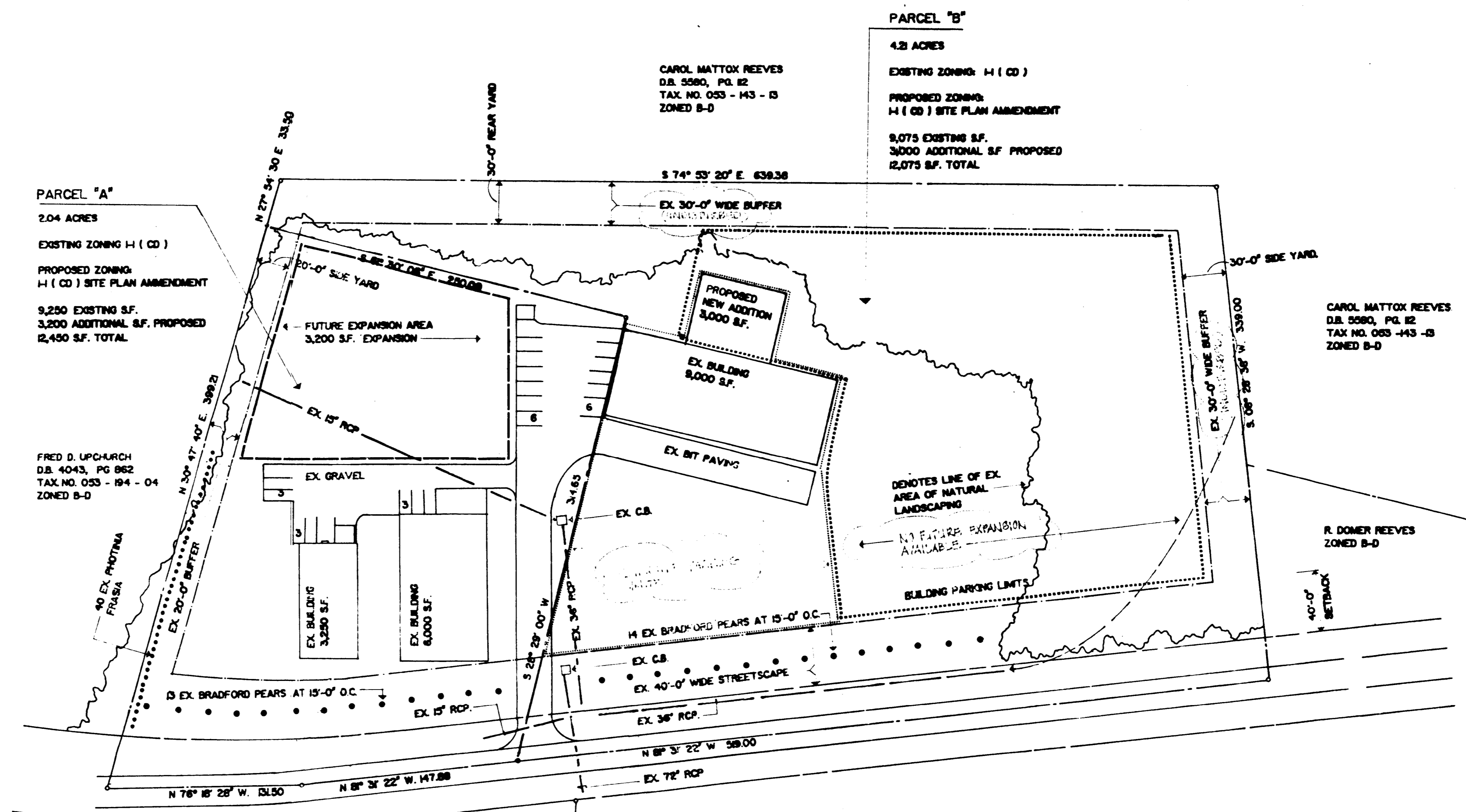
8. No outdoor advertising signs (billboards) will be allowed on either tract.

9. The future expansion area may be developed with a maximum of 4 separate buildings. Parcel "A" will accommodate a maximum of 1 additional building and Parcel "B" will not accommodate any additional building beyond the proposed expansion to the existing building.

10. New parking shall be in accordance with applicable zoning ordinance requirements.

11. Boundary information taken from certified boundary plat prepared by Standard Surveyors, John D. Campbell, N.C. RLS #L-1390 and dated July 3, 1989.

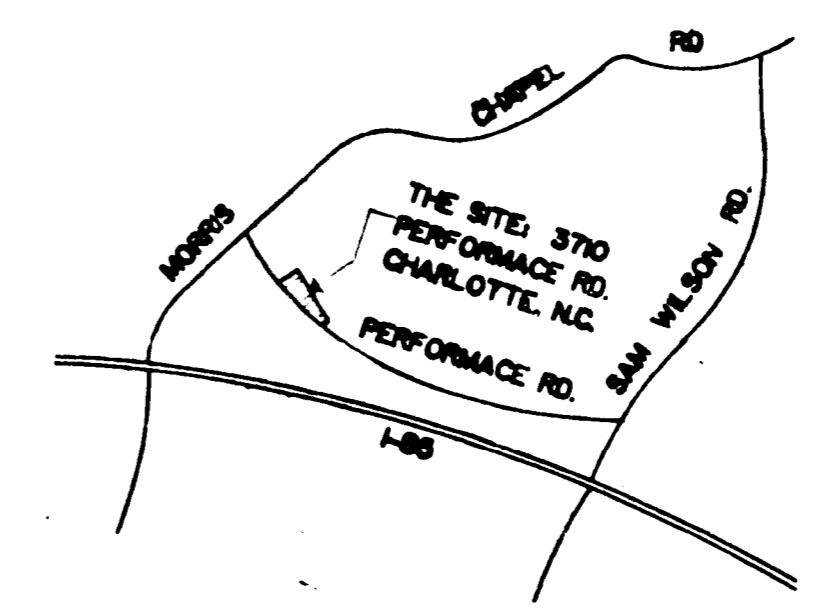
12. The existing asphalt driveway is 24 foot wide with a 20 foot radii at performance road. The existing drive is paved a minimum of 100 feet back from the entrance.



STIRLING G. HALL
D.B. 4856, PG. 572
TAX NO. 053-44-07
ZONED H

OVERALL SITE DATA
6.25 TOTAL ACRES
18,325 SF. EXISTING
6,200 ADDITIONAL SF. PROPOSED
24,525 TOTAL SF. MAXIMUM

SITE PLAN
SCALE F = 50'-0"



VICINITY PLAN
NOT TO SCALE

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 8/12/94
BY: MARTIN R. CRAMTON, JR.

CASEWORK STORAGE
ADDITION TO
METRO WOOD CRAFTERS

HERSHELL PORTER
CD REZONING
PETITION NO: 89 38 (C)

PROJECT NO: 89004
DRAWN BY: J.S. RLS
DATE: 28 JUNE 1994

REVISIONS:

AMENDED SITE
ZONING PLAN

ZONING

SZ-1

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: August 12, 1994
FROM: Martin R. Cramton, Jr., Planning Director
TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 89-38(c) by Herschell D. Porter Tax Parcel # 053-143-15 and 83

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a 3,000sqft. expansion to the existing building on parcel "B" this expansion falls outside of the building limits area originally approved. However since this expansion does not violate the 30 foot undisturbed buffer we are administratively approving this revision to the building limits line. Please use this plan when evaluating requests for building permits and certificates of occupancy.

This proposed expansion to parcel "B" represents all the allowed square footage for this parcel any future expansions will require a public hearing for a site plan amendment.