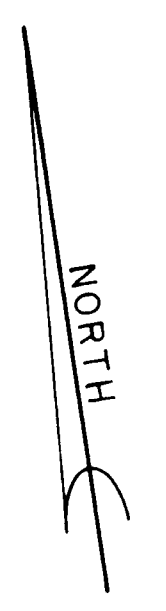
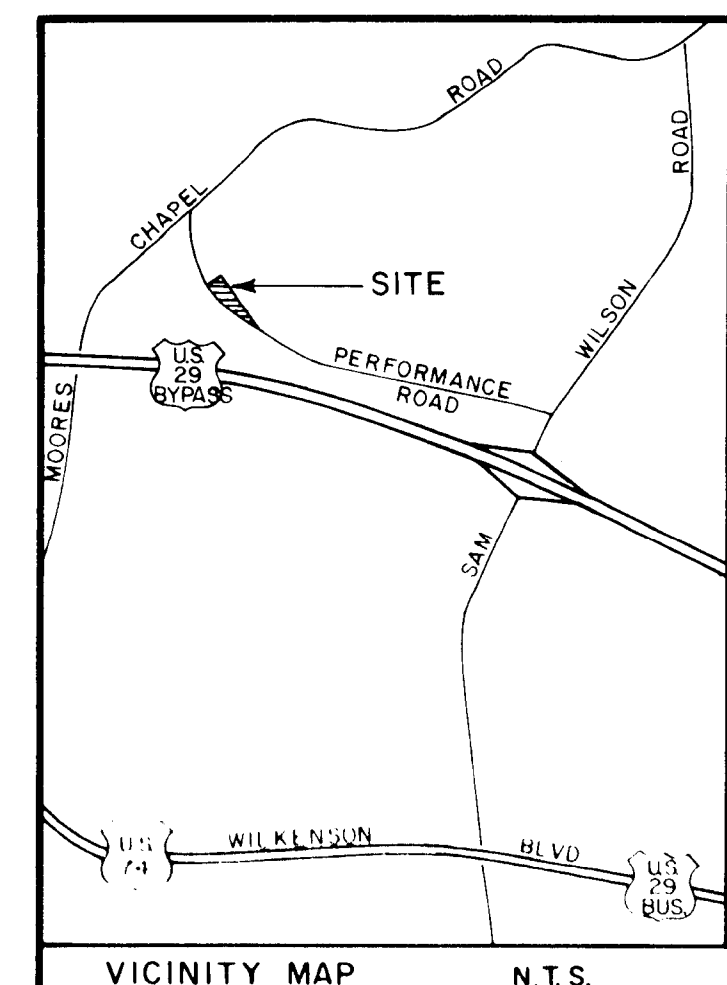


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OVERALL SITE DATA

6.25 TOTAL ACRES
9,325 SQUARE FEET EXISTING
15,200 ADDITIONAL SQUARE FEET PROPOSED
24,525 TOTAL SQUARE FOOT MAXIMUM

APPROVED BY COUNTY COMMISSION
 DATE 12/18/89
 89-38(c)
 HERSHEL PORTER

**GIFFORD
 NIELSON
 ASSOCIATES**
 Surveying • Landscape Architecture • Engineering
 425 East Fourth Street, Suite 408
 Charlotte, NC 28202 (704) 373-1907

GENERAL CONDITIONS

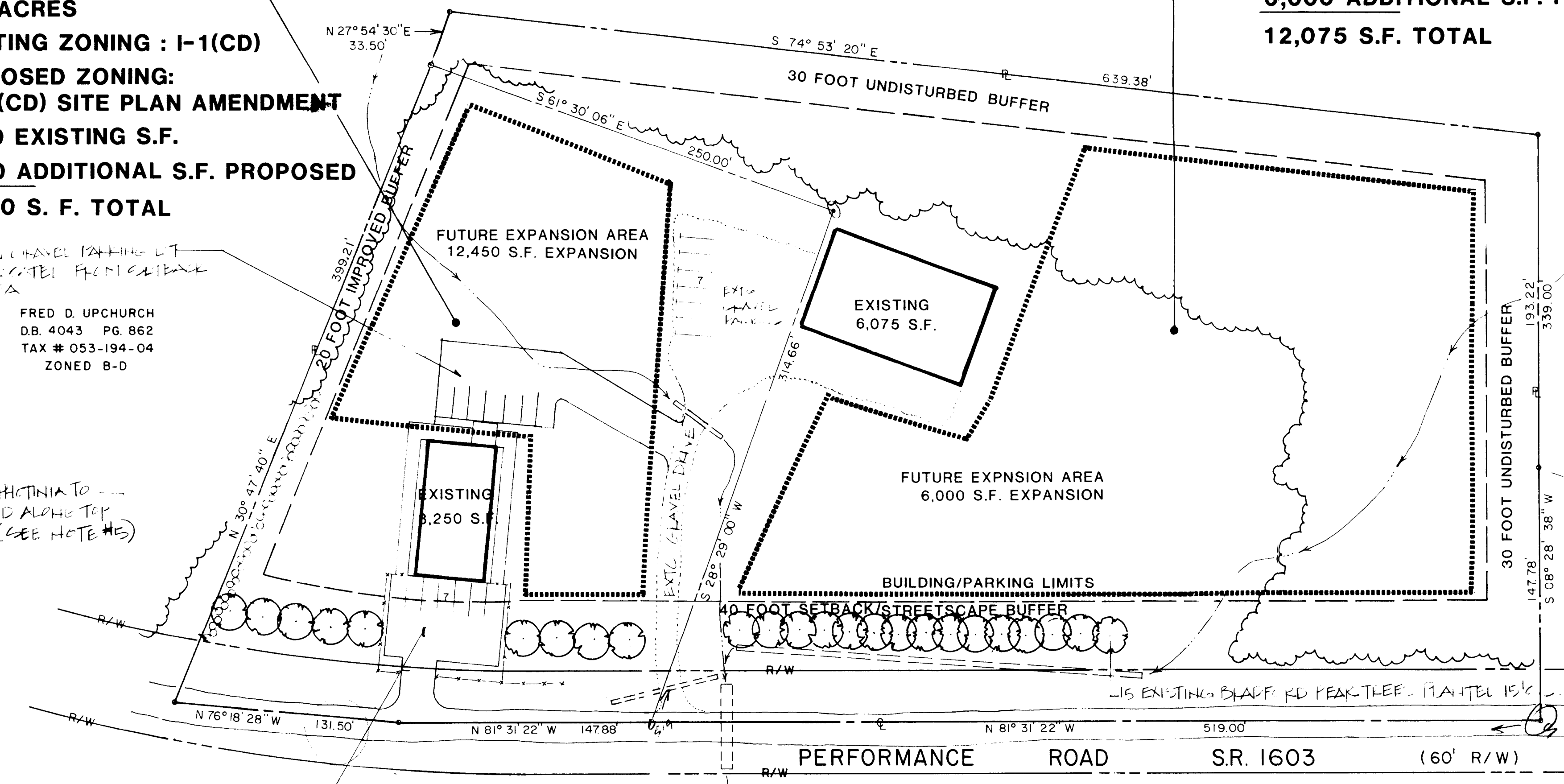
- BOTH PARCEL A AND PARCEL B HAVE EXISTING I-1 BUSINESSES THAT TOTAL 9,325 SQUARE FEET. THIS PLAN PROPOSES THAT AN ADDITIONAL 15,200 SF OF EXPANSION BE ALLOWED WITHIN THE FUTURE EXPANSION AREAS INDICATED ON THE PLAN. PRESENT AND FUTURE USES SHALL BE ALL USES ALLOWED IN THE I-1 ZONING DISTRICT (SECTION 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 REPAIR
 - 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 HOMES
 - TRAILERS, OVERNIGHT CAMPING, RENTAL AND WHOLESALE SALES, RENTAL AND REPAIR
 - LEATHER GOODS MANUFACTURE
 - THEATERS, 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
- NO OUTDOOR STORAGE SHALL BE ALLOWED IN ASSOCIATION WITH ANY OF THE EXISTING USES OR FUTURE USES.
- AS REQUIRED BY THE ZONING ORDINANCE, A 40 FOOT SETBACK IS PROPOSED ALONG THE LENGTH OF THE PROPERTY ABUTTING PERFORMANCE ROAD. THERE WILL BE NO ADDITIONAL PARKING ALLOWED IN THIS AREA. THIS 40 FOOT SETBACK AREA WILL FUNCTION AS A STREETScape BUFFER AND WILL BE SUPPLEMENTED WITH TREES AS INDICATED ON THIS PLAN.
- THE PARKING ASSOCIATED WITH THE 3,250 S.F. EXISTING STRUCTURE WILL BE RELOCATED OUT OF THE 40 FOOT SETBACK AREA, AS SHOWN ON THE PLAN, PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR NEW BUILDINGS ASSOCIATED WITH PARCEL A.
- THE EXISTING ACCESS ONTO PERFORMANCE ROAD WILL SERVE AS THE MAIN INGRESS/EGRESS TO SERVE THE EXISTING USES AS WELL AS THE USES ASSOCIATED WITH THE FUTURE EXPANSION AREA, WITH THE EXCEPTION OF THE CURRENT ACCESS TO THE EXISTING PARKING LOT. WHEN THE EXISTING PARKING LOT IS REMOVED AND RELOCATED, THERE WILL BE NO FUTURE DIRECT DRIVEWAY CONNECTIONS ONTO PERFORMANCE ROAD.
- A 30 FOOT UNDISTURBED BUFFER IS PROPOSED ALONG THE NORTH AND EAST PROPERTY LINES. THESE BUFFER AREAS ARE CURRENTLY WOODED AND WILL REMAIN UNDISTURBED. NO STRUCTURES OR PARKING WILL BE ALLOWED WITHIN THESE BUFFER AREAS.
- A 20 FOOT BUFFER IS ALSO PROPOSED ALONG THE WEST PROPERTY LINE. THIS BUFFER CONTAINS EXISTING WOODS, BUT WHERE THE EXISTING VEGETATION IS INSUFFICIENT FOR SCREENING PURPOSES, PETITIONER WILL SUPPLEMENT BY INSTALLING FORTY (40) FEET HIGH RED TIP PHOTINIAS AT 5 FEET ON CENTER. THE AREA FOR SUPPLEMENTAL PLANTING IS SHOWN ON THE SITE PLAN.
- NO OUTDOOR ADVERTISING SIGNS (BILLBOARDS) WILL BE ALLOWED ON EITHER TRACT.
- THE FUTURE EXPANSION AREA MAY BE DEVELOPED WITH A MAXIMUM OF 5 SEPARATE BUILDINGS. PARCEL A WILL ACCOMMODATE A MAXIMUM OF 2 ADDITIONAL BUILDINGS AND PARCEL B WILL ACCOMMODATE A MAXIMUM OF 3 ADDITIONAL BUILDINGS.
- NEW PARKING SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM CERTIFIED BOUNDARY PLAT PREPARED BY STANDARD SURVEYORS, JOHN D. CAMPBELL, N.C. RLS #L-1390 AND DATED JULY 3, 1989.
- THE PETITIONER COMMITS TO WIDEN AND IMPROVE THE ENTIRE LENGTH OF THE EXISTING GRAVEL DRIVEWAY TO A 24 FOOT WIDTH AND A 20 FOOT RADIUS AT PERFORMANCE ROAD. THE PETITIONER ALSO AGREES TO PAVE THE DRIVE A MINIMUM OF 100 FEET BACK FROM ENTRANCE. THESE IMPROVEMENTS WILL BE IMPLEMENTED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY NEW BUILDING.

PARCEL A:
2.04 ACRES
EXISTING ZONING : I-1(CD)
PROPOSED ZONING:
I-1(CD) SITE PLAN AMENDMENT
3,250 EXISTING S.F.
9,200 ADDITIONAL S.F. PROPOSED
12,450 S. F. TOTAL

PARCEL B:
4.21 ACRES
EXISTING ZONING: BD
PROPOSED ZONING: I-1(CD)
6,075 EXISTING S.F.
6,000 ADDITIONAL S.F. PROPOSED
12,075 S.F. TOTAL

CAROL MATTOX REEVES
 DB 5580 PG. 112
 TAX # 053-143-13
 ZONED B-D

CAROL MATTOX REEVES
 DB 5580 PG. 112
 TAX # 053-143-13
 ZONED B-D



HERSCHEL PORTER
 FRED D. UPCHURCH
 DB. 4043 PG. 862
 TAX # 053-194-04
 ZONED B-D

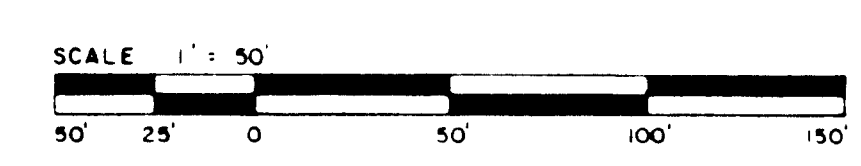
40 RED TIP PHOTINIA TO BE INSTALLED ALONG TOP OF CURVE (SEE NOTE #15)

EXISTING GRAVEL PARKING LOT TO BE RELOCATED (SEE NOTE #12)

4 NEW BRADY PINE TREES PLANTED 5' x 6'

C. W. GALLANT JR.
 DB 4858 PG 954
 TAX # 053-141-11
 ZONED I-1

STIRLING G. HALL
 DB 4815 PG 572
 TAX # 053-141-07
 ZONED I-1



**HERSHELL PORTER CD REZONING
 PETITION #89-38(c)**
SITE PLAN

| | |
|------------------|-----------------|
| PROJECT | 27276 |
| DATE | 9/18/89 |
| DESIGN | TLH |
| DRAWN | DLW/TLH |
| CHECK | |
| REVISIONS | |
| | 10/24/89 ps/shk |
| SHEET | |
| | 1 of 1 |