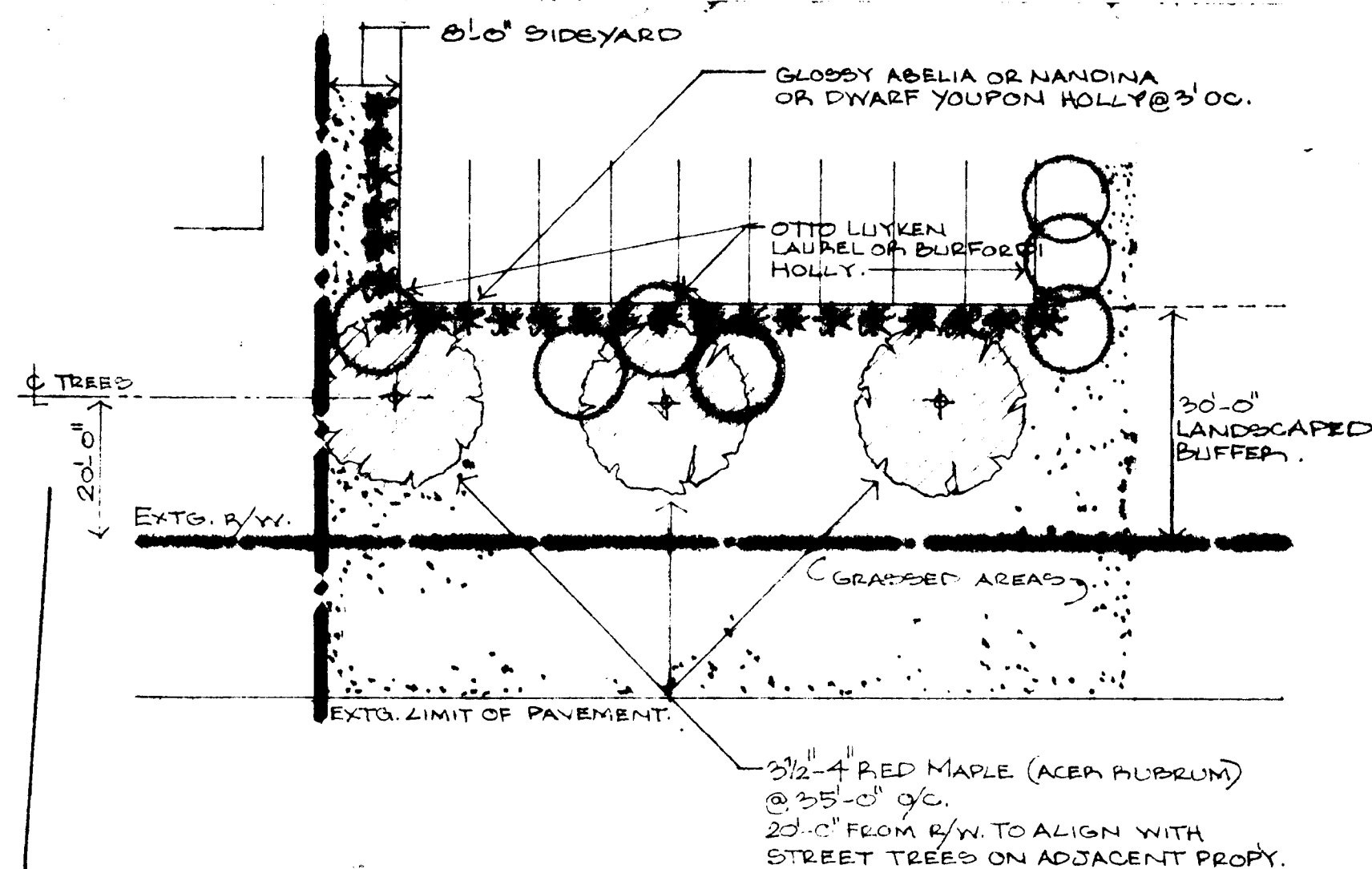


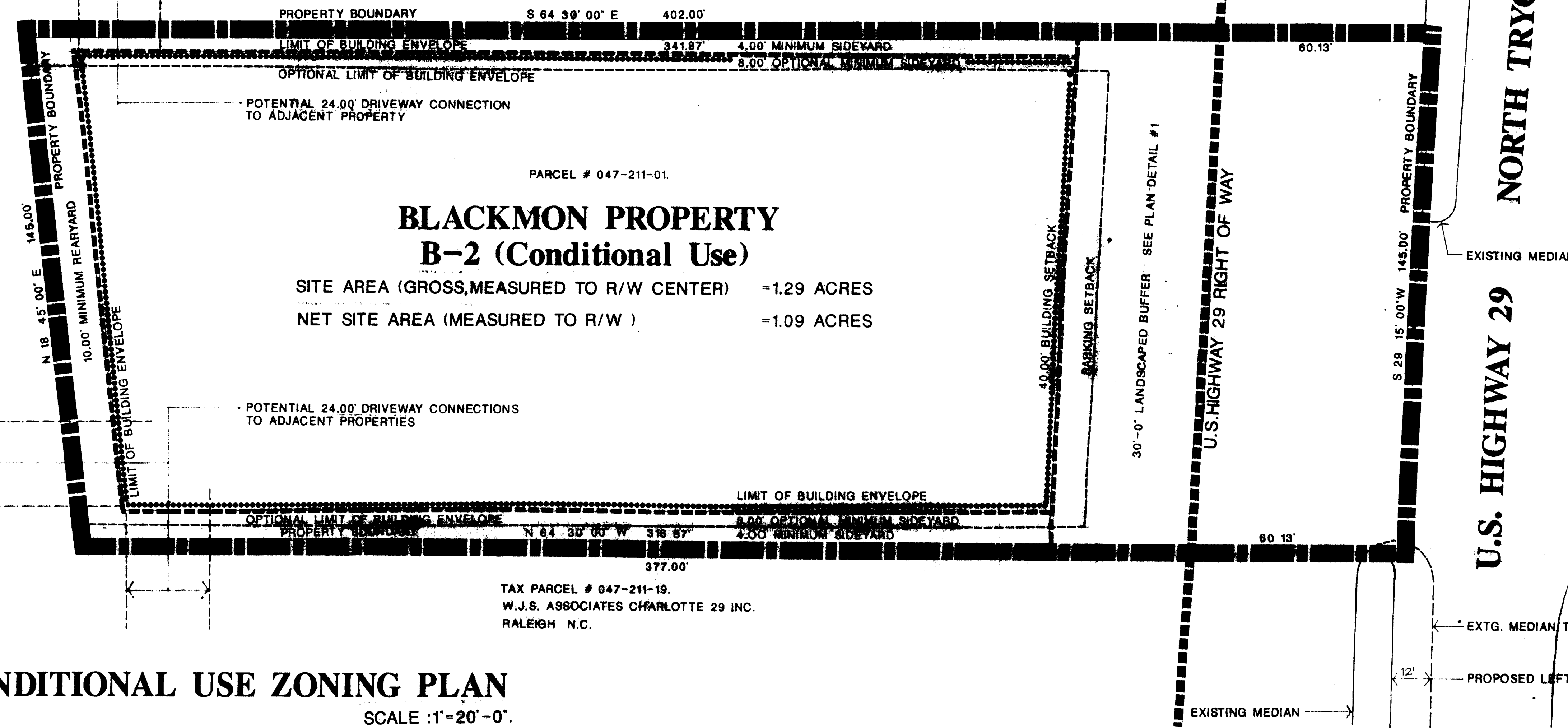
TAX PARCEL #047-211-20.
PIZZAGALLI INVESTMENT CO.
 7701 CANNON EXECUTIVE PARK
 CHARLOTTE N.C. 28226.

TAX PARCEL # 047-211-01
 MARRIOTT RESIDENCE INN #2.LIMITED PARTNERSHIP
 8501 NORTH TRYON STREET CHARLOTTE N.C.



TAX PARCEL # 049-336-01A
 MECKLENBURG COUNTY PROPERTY.

PLAN DETAIL #1
 LANDSCAPED BUFFER
 TYPICAL SECTION SCALE: 1"=20'-0"



BLACKMON PROPERTY
B-2 (Conditional Use)

SITE AREA (GROSS, MEASURED TO R/W CENTER) = 1.29 ACRES
 NET SITE AREA (MEASURED TO R/W) = 1.09 ACRES

CONDITIONAL USE ZONING PLAN
 SCALE: 1"=20'-0"

GENERAL NOTES

Statement of Intent
 The current zoning classification for the property is B-2 Conditional Use, limited to wholesale use only. The Petitioner intends, by means of this Site Plan Amendment, to develop the property as B-2 Conditional Use with fewer restrictions than those presently in place. The potential uses permitted by the Zoning Ordinance are listed below with references to Mecklenburg County Zoning Ordinance Recodified January 1984, amended July 18, 1988.

Permitted Uses: B-2 (CD)

Note: Each item reads as numerically listed in respective paragraph of the above named document.

#3602: Permitted Uses. The following uses are permitted by right in the various business districts except as noted.

- Arboretum
- Art galleries, operated on a commercial basis.
- Automobile laundries.
- Automobile service stations, providing minor adjustments, minor repairs, and lubrication to any type of motor vehicle.
- Bakeries, retail, including manufacturing of goods for sale on the premises only.
- Banks.
- Beauty shops and barber shops.
- Blueprinting and photostating.
- Buildings for display of sample merchandise.
- Cafeterias.
- Civic Organizations.
- Clinics: medical, dental, and doctor offices.
- Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions.
- Contractors' offices, excluding accessory storage.
- Florist shops.
- Government office buildings and public utility office buildings such as telephone exchanges and similar uses.
- Laboratory, dental, medical, and optical.
- Laundries and dry cleaning establishments not to exceed 4500 sq. ft.
- Laundries and dry cleaning establishments not to exceed 10,000 sq. ft.
- Locksmiths and gunsmiths.
- Mail order houses.
- Hotels, motor courts, and motels.
- Offices.
- Optician.
- Parking lots and parking structures.
- Post Offices.
- Printing and photo-processing.
- Repair and servicing of any article, and the sale of which is permitted in the district, except as otherwise indicated in this list.
- Repair and servicing, indoors only, of any article the sale of which is permitted in that district, except as otherwise indicated in this list.

- Restaurants and lounges.
- Restaurants, with drive-in service.
- Restaurants, businesses, and professional, financial, personal, and recreation services.
- Sign painting, exclusive of manufacture.
- Social and social organizations.
- Studios for artist, designers, photographers, musicians, sculptors, gymnasts.
- Theaters, housed within and enclosed structure.
- Tourist homes.
- Engraving, excluding textile engraving.
- Radio and television stations and/or offices.

#3063: **Uses under prescribed conditions.** The following uses are permitted subject to the conditions governing each use as specified in the appropriate section.

- Churches, synagogues, and related uses.
- Day care centers.
- Museums and art galleries.
- Commercial uses in conjunction with multi-family, office and laboratory buildings including: dispensing of drugs, flower shops, laundry and dry cleaning pickup stations, snack bars, and sundries shops.
- Drive-in service window as an accessory part of the requirements.
- Laboratories and other facilities for research, both basic and applied, in enclosed buildings, conducted by or for any individual, organization or concern, whether public or private.

#3064: **Accessory uses.** The following uses are permitted in business districts.

- Accessory uses clearly incidental to the permitted principal use or structure on the lot.

Setback, Sideyards & Rear Yards.

All building and parking setbacks, sideyards and rear yards will meet or exceed the requirements established under the Ordinance for B-2 (CD) Zoning District Classification.

Maximum Square Footage

The maximum square footage permitted is not to exceed forty thousand (40,000) square feet.

Landscaping and Screening

Where no buffer area is required by the Ordinance, visual screening and/or screen planting will be provided in all rear and side yards which abut existing and proposed public thoroughfares.

Where screen planting is proposed within Setbacks abutting public thoroughfares a maximum percentage of screening of 60% shall be required over the entire frontage of the thoroughfare.

All dumpster and public service areas will be screened by either masonry walls/fences or will be screened with landscaping from view from public streets and adjacent properties.

Signage

All temporary and permanent signage shall conform to the Mecklenburg County Signage Ordinance current at the time of approval of this Site Plan.

All signs placed on the site will be erected in accordance with the requirements of the Mecklenburg County Sign Ordinance. No billboards will be placed on the property.

All signs must be fixed and may not move, rotate or flash.

Access Points and Driveways, Driveway Permits

The existing driveway may be used for construction purposes. Driveway Permits must be obtained from Mecklenburg County and North Carolina State Department of Transportation prior to any new building occupancy.

There shall be a minimum of one hundred (100'-0") feet of internal channelization for accessing traffic measured from existing US 29 Right-of-Way.

There shall be a minimum of fifty (50') feet internal channelization for egressing traffic measured from the existing US 29 Right-of-Way.

No vehicle parking or turning movements shall be permitted within the internal channelization of the driveway access.

Access driveway width shall be a minimum of fifteen feet (15'-0") measured from face of curb to center line of lane striping or face of opposing curb.

Two egress driveway lanes, each eleven feet (11'-0") in width measured from face of curb to center line of striping or center line of striping to center line of striping will provide egress to US 29.

Driveway shall be closely aligned with Ken Hoffman Drive and shall be located so that no widening of existing median cut is required.

Minimum curb radii and locations within the existing US 29 Right-of-Way shall meet the requirements of Mecklenburg County Engineering through the Driveway Permit process.

Lighting

A uniform lighting system will be employed throughout the site. Consideration will be given to pedestrian and vehicular movement safety within and without the site perimeter. Lighting System design will duly consider light intensity, cut-off angles, color, shielding and energy efficiency with the intent of minimizing glare towards adjacent public streets and properties.

Parking

Parking will be provided to meet or exceed the mandatory minimum parking requirements for off-street parking standards established under the Ordinance.

No parking will be permitted in Landscaped buffer or rear or sideyard areas.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided as required by the Mecklenburg County Fire Marshall. Detailed plans will be submitted to the Fire Marshall's office for his approval prior to construction.

Storm Water Detention, Sedimentation and Erosion Control

During construction all development will comply with all mandatory minimum requirements for storm water detention and sedimentation and erosion control as specified by the Mecklenburg County Engineering Department.

Road Improvements

To address the impact of the proposed usage the Petitioner undertakes to construct at his own expense the following improvements within the existing US Highway 29 Right-of-Way.

- The addition of a twelve foot (12'-0") wide left turn lane in the northbound lanes of US 29 for a total length of one hundred fifty (150'-0") feet.
- The addition of a two hundred forty foot (240'-0") long 20:1 taper lane south of the additional left turn lane.
- All construction will meet County, State and North Carolina Department of Transportation requirements.

THE BLACKMON PROPERTY
 8431 U.S. HIGHWAY 29 NORTH
SITE PLAN AMENDMENT
Conditional Use Zoning Plan

PETITIONER : BLACKMON ASSOCIATES
 PETITION NUMBER: [REDACTED]
 DATE : DECEMBER 24 1990
 PROJECT 9042

SCALE : 1"= 20'-0"

ARCHITECTURAL DESIGN AND PROJECT MANAGEMENT BY
O'SHAUGHNESSY
 PLANNING AND DEVELOPMENT
 112 SOUTH TRYON STREET SUITE 1540
 CHARLOTTE NC 28204
 PHONE 704.342.4655 FAX 704.342.1602

APPROVED BY CITY COUNCIL
 DATE 2/18/91
John D. Blackmon
Irene Blackmon
 SHEET 1 OF 1. REV. 1

REVISIONS

1: 01.04.91 PLANNING STAFF COMMENTS.
 PLAN DETAIL #1 ADDED.
 NOTES REVISED.
 REVISIONS FOR PUBLIC HEARING.