

SITE DEVELOPMENT DATA:

EXISTING ZONING: I-1 AND R-22MF
 PROPOSED ZONING: I-1(CD)

PARCEL A:

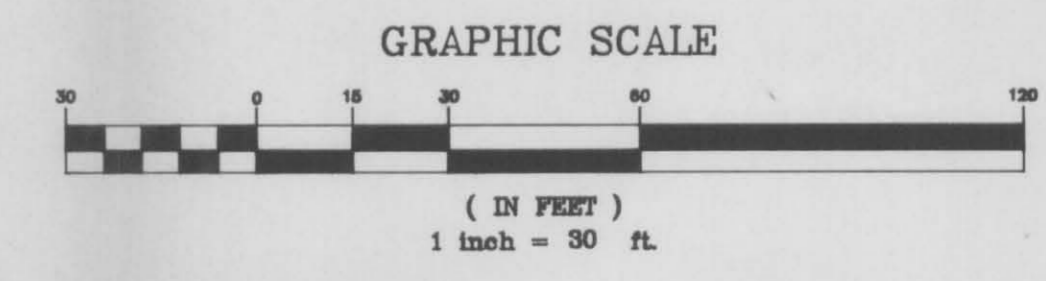
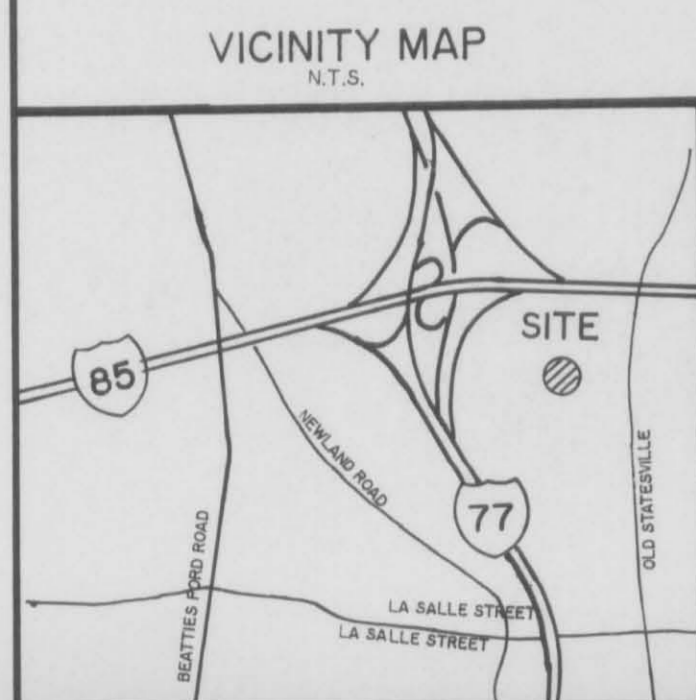
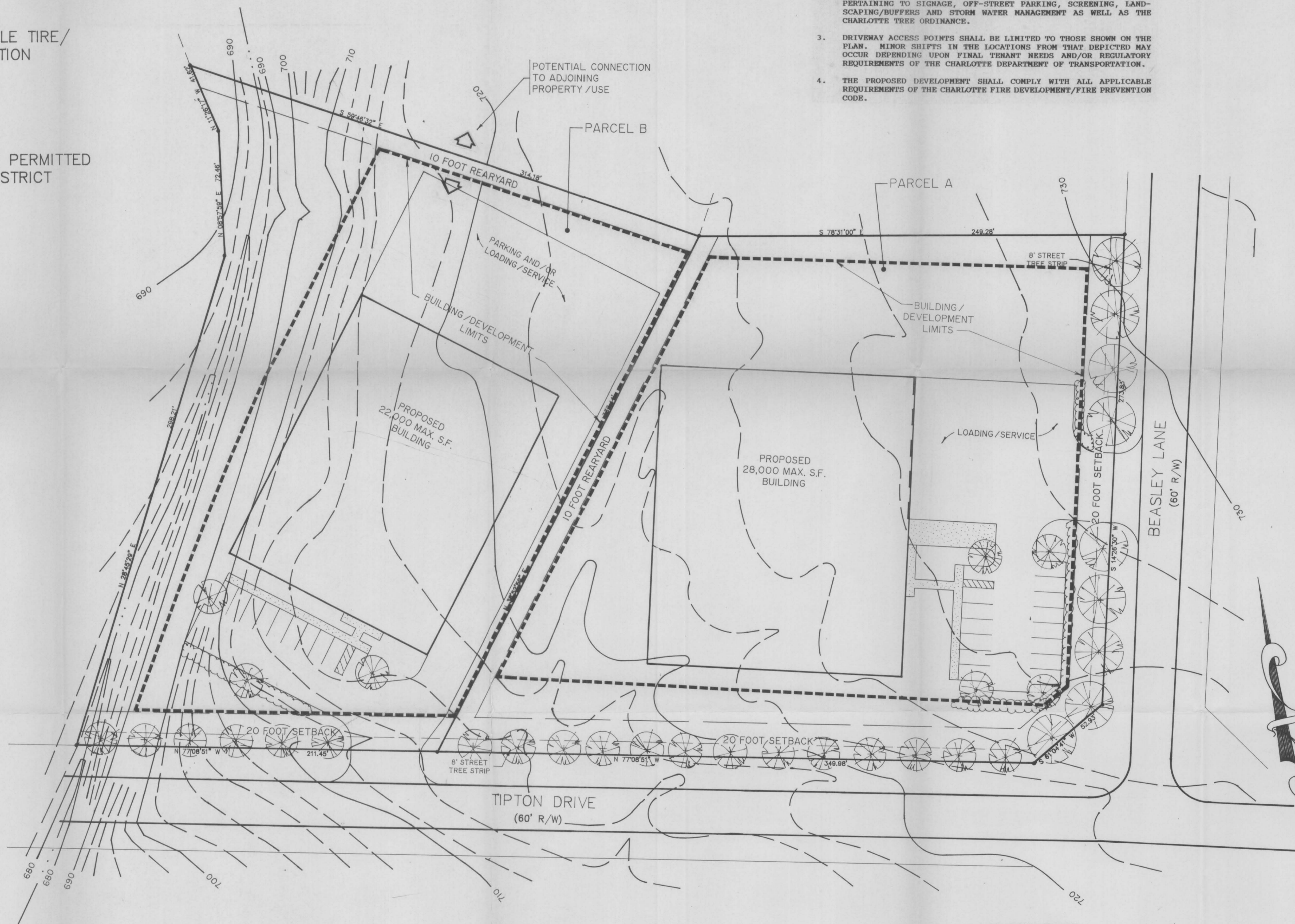
- 2.21 ACRES
- PROPOSED USE: WHOLESALE TIRE/DISTRIBUTION
- 28,000 S.F. MAXIMUM

PARCEL B:

- 1.97 ACRES
- PROPOSED USE: ANY USE PERMITTED IN I-1 DISTRICT
- 22,000 S.F. MAXIMUM

CONDITIONAL NOTES:

1. THE PROPOSED DEVELOPMENT FOR PARCEL A REPRESENTS A FIRM CONCEPT OF DEVELOPMENT. HOWEVER, MINOR MODIFICATIONS AND VARIATIONS TO THE PROPOSED BUILDING SHAPE AND LAYOUT, PARKING AND CIRCULATION/LOADING AREAS ARE PERMITTED. THE PROPOSED DEVELOPMENT FOR PARCEL B IS A MORE SCHEMATIC, GENERALIZED CONCEPT WHICH IS INTENDED TO DEPICT ANTICIPATED BUILDING, PARKING AND CIRCULATION LAYOUTS. MODIFICATIONS ARE PERMITTED WHICH MAY ALTER THE ARRANGEMENT OF THE PLAN. IN NO EVENT, THOUGH, FOR EITHER PARCEL SHALL MINIMUM SETBACKS, YARDS OF BUFFERS BE REDUCED FROM THAT SHOWN NOR SHALL THE MAXIMUM BUILDING SQUARE FOOTAGE BE EXCEEDED.
2. BOTH PARCELS SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING, LANDSCAPING/BUFFERS AND STORM WATER MANAGEMENT AS WELL AS THE CHARLOTTE TREE ORDINANCE.
3. DRIVEWAY ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. MINOR SHIFTS IN THE LOCATIONS FROM THAT DEPICTED MAY OCCUR DEPENDING UPON FINAL TENANT NEEDS AND/OR REGULATORY REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
4. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CHARLOTTE FIRE DEVELOPMENT/FIRE PREVENTION CODE.



APPROVED BY CITY COUNCIL
 DATE 8/24/92
 92-39

PETITION #92-39 : REVISED FOR PUBLIC HEARING

C.D. REZONING SITE PLAN
 THE J.H. HEAFNER COMPANY, INC.
 LINCOLNTON, N.C. 28093
 P.O. BOX 837

Project No.	30526.00
Checked by	TLH
Drawn by	KWV
Date Drawn	4/30/92
Revisions	
	6/22/92
Sheet	1 of 1

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