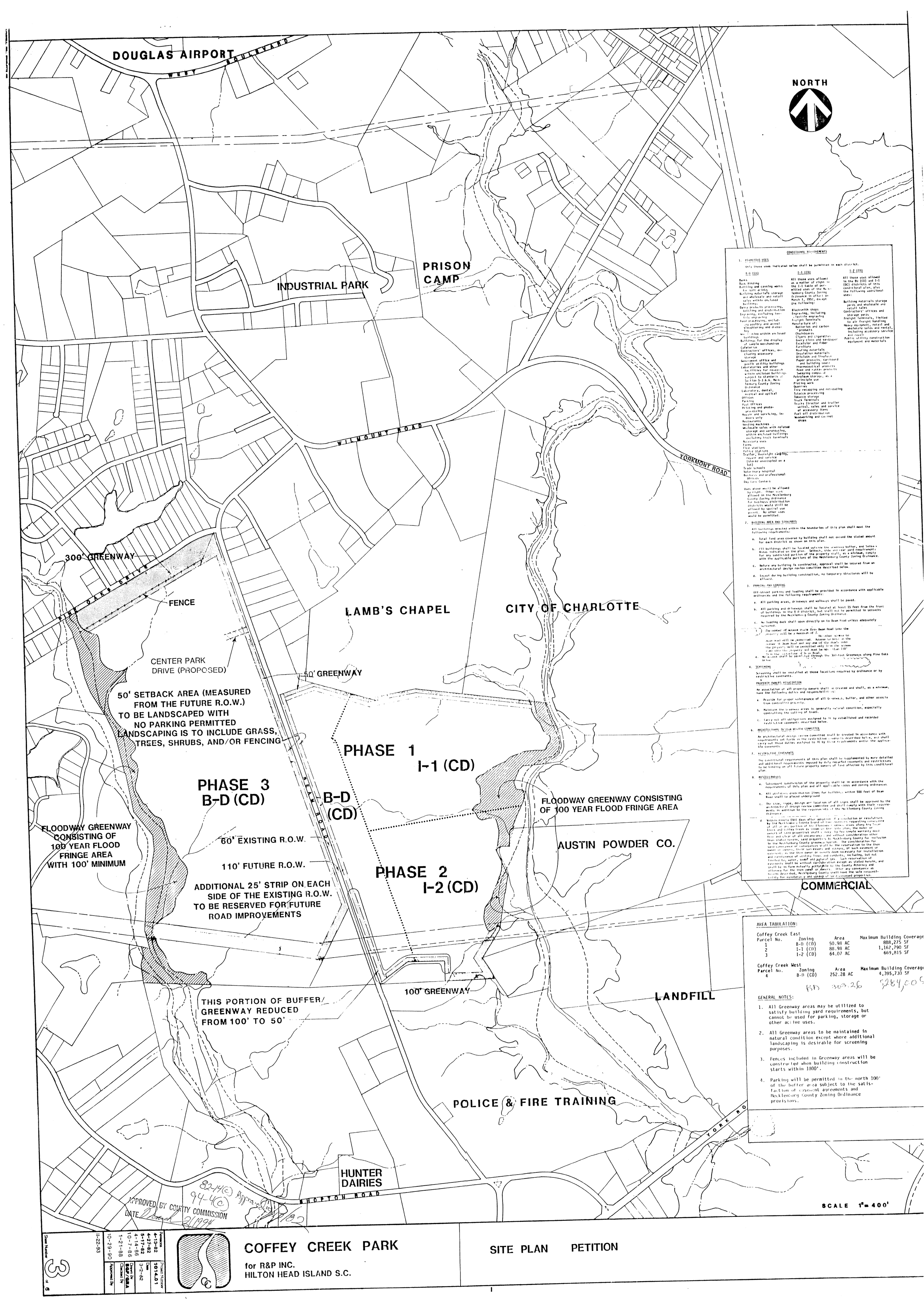

CONDITIONAL REQUIREMENTS

1. PERMITTED USES

Only those uses indicated below shall be permitted in each district.

B-D (CD)

Banks
Book Binding
Bottling and canning works for soft drinks
Building materials storage and wholesale and retail sales within enclosed buildings.
Dairy products processing, bottling and distribution
Engraving, excluding textile engraving
Food processing, excluding poultry and animal slaughtering and dressing
Warehousing within enclosed buildings
Buildings for the display of sample merchandise
Cafeterias
Contractors' offices, excluding accessory storage
Government office and public utility buildings
Laboratories and other facilities for research within enclosed buildings subject to standards of Section 5-3.6.6. Mecklenburg County Zoning Ordinance
Laboratory, dental, medical and optical
Offices
Parking
Post Offices
Printing and photo-processing
Repair and servicing, indoors only
Restaurants
Vending machines
Wholesale sales with related storage and warehousing, within enclosed buildings excluding truck terminals
Accessory uses
Farms
Fire stations
Police stations
Trailer, overnight camping, repair and service (stored unoccupied on a lot)
Trade Schools
Veterinary hospital
Business and professional offices
Day Care Centers

Uses above would be allowed by right. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution districts would still be allowed by special use permit. No other uses would be permitted.

I-1 (CD)

All those uses allowed as a matter of right in the I-1 table of permitted uses of the Mecklenburg County Zoning Ordinance in effect on March 1, 1982, except the following:

Blacksmith shops
Engraving, including textile engraving
Freight Terminals
Manufacture of:
Batteries and carbon products
Chalkboards
Cigars and cigarettes
Emery cloth and sandpaper
Excelsior and fiber
Furniture
Roofing materials
Insulation materials
Oilcloth and linoleum
Paper products, cardboard and building board
Pharmaceutical products
Reed and rattan products
Sweeping compound
Petroleum storage, as a principle use
Plating work
Quarries
Tire recapping and retreading
Tobacco processing
Tobacco storage
Truck Terminals
Trucks (tractor and trailer units), sales and service of accessory items
Fuel oil distribution
Woodworking and cabinet shops

I-2 (CD)

All those uses allowed in the B1 (CD) and I-1 (OC) districts of this conditional plan, plus the following additional uses:

Building materials storage yards and wholesale and retail sales
Contractors' offices and storage yards
Freight Terminals, limited to air freight handling
Heavy equipment, retail and wholesale sales and rental, including accessory service and repair
Public utility construction equipment and materials

2. BUILDING AREA AND STANDARDS

All buildings erected within the boundaries of this plan shall meet the following requirements:

a. Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.

b. All buildings shall be located outside the driveway buffer, and Setback Areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.

c. Before any building is constructed, approval shall be secured from an architectural design review committee described below.

d. Except during building construction, no temporary structures will be allowed.

3. PARKING AND LOADING

Off-street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:

a. All parking areas, driveways and walkways shall be paved.

b. All parking and driveways shall be located at least 15 feet from the front of buildings in the B-D district, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.

c. No loading dock shall open directly on to Beam Road unless adequately screened.

d. The number of access roads from Beam Road into the property will be a maximum of 3.

The other access to Beam Road will be permitted. Access to Beam Road and any one of the roads into the property will be permitted only from the access road into the property will not be nor than 150' to the centerline of Beam Road.

e. No access shall be permitted through the 300-foot Greenways along Pine Oaks Drive

4. SCREENING

Screening shall be installed at those locations required by ordinance or by restrictive covenants.

PROPERTY OWNERS ASSOCIATION

An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:

a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.

b. Maintain the Greenway areas in generally natural condition, especially controlling the cutting of trees.

c. Carry out all obligations assigned to it by established and recorded restrictive covenants described below.

6. ARCHITECTURAL DESIGN REVIEW COMMITTEE

An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by those requirements and/or the applicable covenants.

7. RESTRICTIVE COVENANTS

The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by duly recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.

8. MISCELLANEOUS

a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.

b. All utilities distribution lines for buildings within 500 feet of Beam Road shall be placed underground

c. The size, shape, design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the Mecklenburg County Zoning Ordinance.

d. Within ninety (90) days after adoption of a resolution or resolutions by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway/Greenway areas along Big Sugar Creek and Coffey Creek as shown on this site plan, the owner or owners of said properties shall convey, by fee simple warranty deed free and clear of all encumbrances and without consideration other than stated herein, said properties to Mecklenburg County for inclusion in the Mecklenburg County greenway system. The consideration for said conveyance or conveyances shall be the reservation to the then owner or owners, their successors and assigns, of such easement or easements, as the then owner or owners deem necessary for installation and maintenance of utility lines and conduits, including, but not limited to, water, sewer and natural gas. Such reservation of easements shall be without consideration except as stated herein, and shall be in form mutually acceptable to the County Attorney and attorney for the then owner or owners. After any conveyance as herein described, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyed properties.

AREA TABULATION:

Coffey Creek East

Parcel No.	Zoning	Area	Maximum Building Coverage
1	B-D (CD)	50.98 AC	888,275 SF
2	I-1 (CD)	88.98 AC	1,162,790 SF
3	I-2 (CD)	64.07 AC	669,815 SF

Coffey Creek West

Parcel No.	Zoning	Area	Maximum Building Coverage
4	B-D (CD)	252.28 AC	4,395,730 SF

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GENERAL NOTES:

1. All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.

2. All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.

3. Fences included in Greenway areas will be constructed when building construction starts within 1800'.

4. Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

Revisions	4-13-82
	4-27-82
	5-17-82
	4-14-86
	10-7-86
	1-21-88
	10-29-90
	11-22-93
Project Number	1014.01
Date	3-2-82
Drawn By	SGF/GBA
Checked By	
Approved By	
Sheet Number	3 of 8

COFFEY CREEK PARK

for R&P INC.
HILTON HEAD ISLAND S.C.

SITE PLAN PETITION