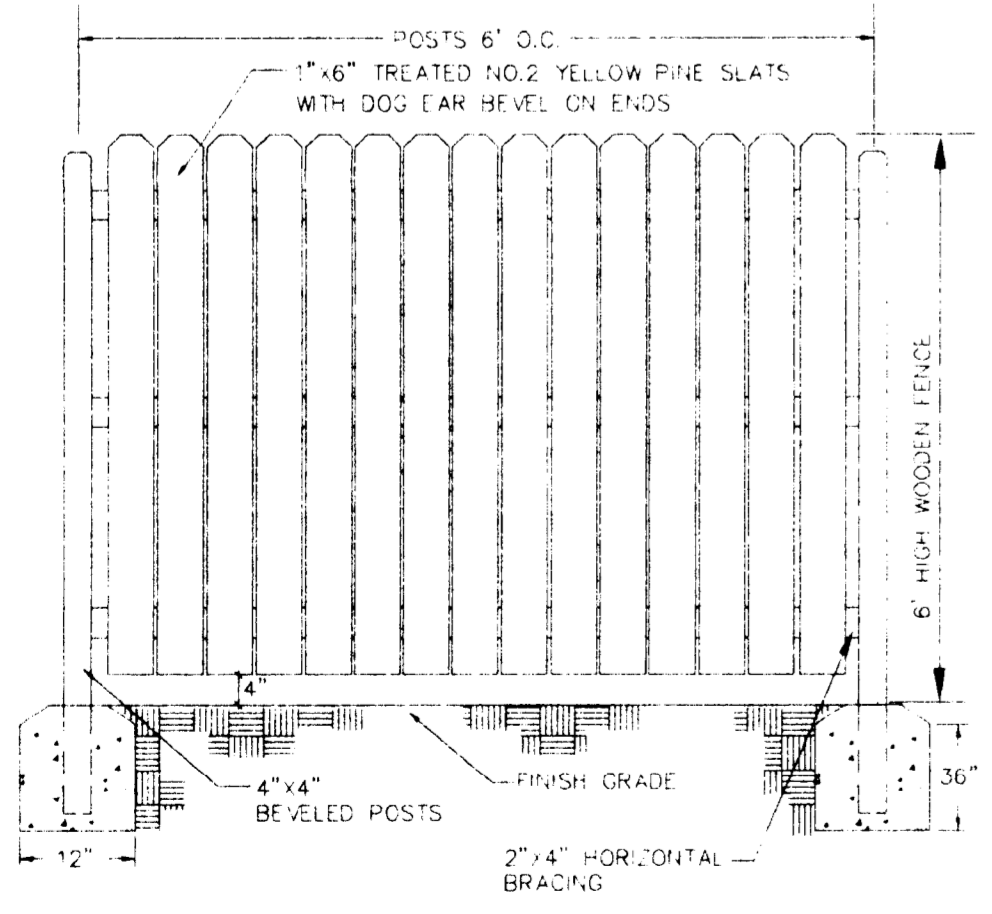
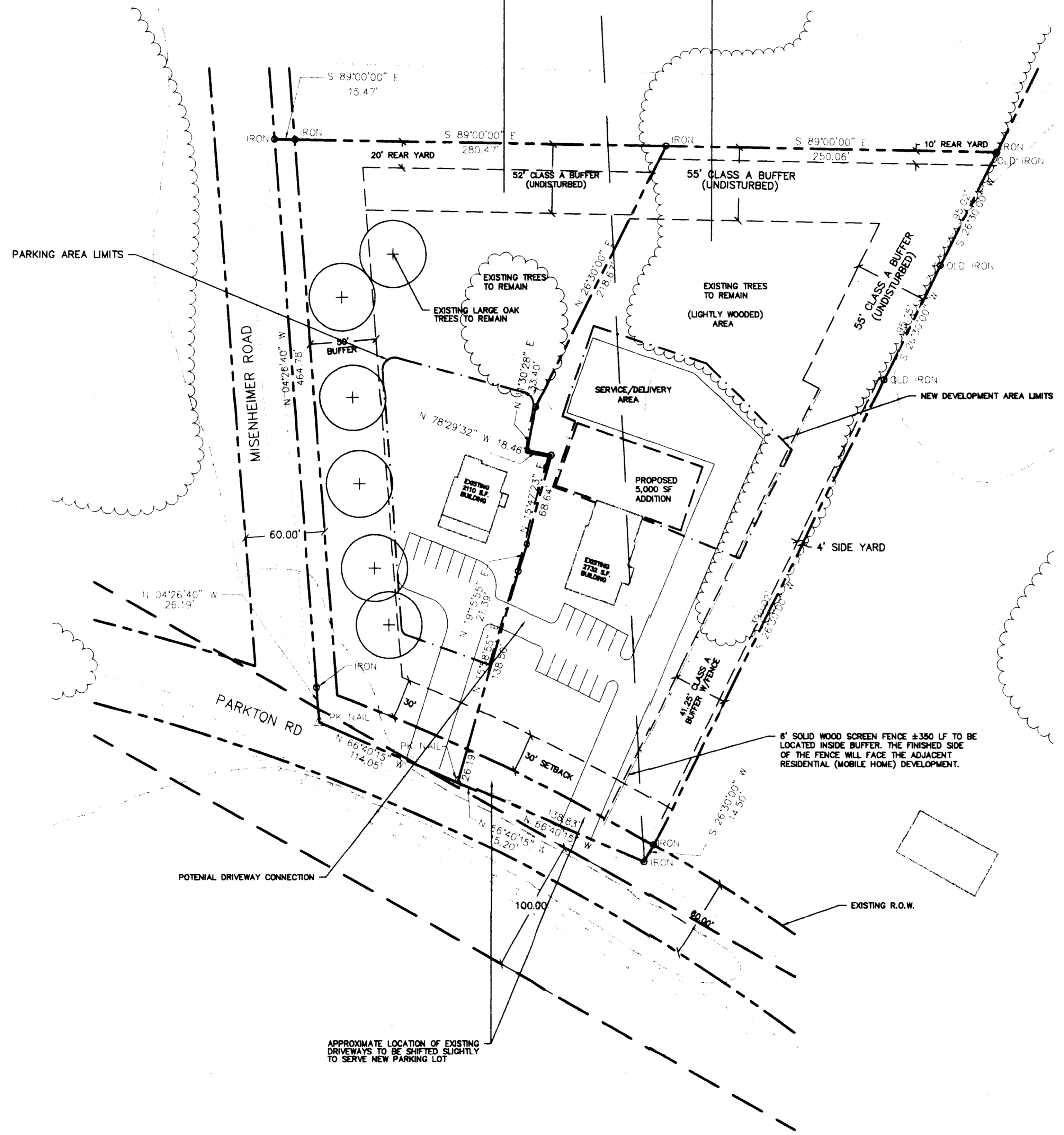


VICINITY MAP
(N.T.S.)

PARCEL A: TAX PARCEL# 111-131-23
ACRES: 2.00
EXISTING ZONING: R-4 AND R-MH
PROPOSED ZONING: I-1 (CD)
PROPOSED USE: OFFICE/SHOWROOM
(IN EXISTING STRUCTURE).
MAX S.F. = 2,110 SF EXISTING/PROPOSED

PARCEL B: TAX PARCEL# 111-131-37
ACRES: 2.55
EXISTING ZONING: R-4 AND R-MH
PROPOSED ZONING: I-1(CD)
PROPOSED USE: LIGHT MANUFACTURING/ASSEMBLY/FABRICATION/
INDOOR STORAGE FOR WINDOR, INC. (IN EXISTING
STRUCTURE AND NEW ADDITION).
MAX S.F. = 2,732 SF EXISTING STRUCTURE
5,000 SF PROPOSED ADDITION (1 STORY/20' MAX. HT.)
7,732 SF MAX SF TOTAL



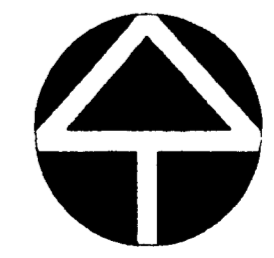
SOLID WOOD SCREEN FENCE
N.T.S.

CONDITIONAL NOTES

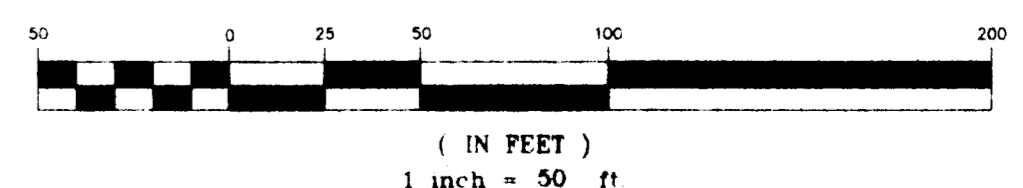
1. THE PURPOSE OF THIS REQUEST IS TO PERMIT THE ESTABLISHMENT OF AN OFFICE/SHOWROOM/ASSEMBLY IN AN EXISTING STRUCTURE ON PARCEL A AND LIGHT MANUFACTURING/ASSEMBLY/FABRICATION SHOP IN AN EXISTING STRUCTURE AND NEW EXPANSION ON PARCEL B. IMPROVEMENTS TO THE EXISTING STRUCTURES WILL BE LIMITED TO INTERIOR RENOVATIONS, FACADE IMPROVEMENTS AND BUILDING CODE IMPROVEMENTS FOR HANDICAP ACCESSIBILITY. THE NEW ADDITION ON PARCEL B WILL BE CONSTRUCTED TO THE REAR OF THE EXISTING STRUCTURE AND WILL BE DESIGNED TO MAINTAIN THE RESIDENTIAL CHARACTER OF THE EXISTING STRUCTURE. THE NEW ADDITION AND ASSOCIATED SERVICE AREA WILL NOT EXCEED THE NEW DEVELOPMENT AREA LIMITS INDICATED ON PARCEL B OR THE PARKING AREA LIMITS INDICATED ON PARCEL A.
2. ON PARCEL A, A 52' CLASS A BUFFER WILL BE REQUIRED ADJACENT TO THE R-4 ZONING DISTRICT AND ON PARCEL B, A 55' CLASS A BUFFER WILL BE REQUIRED ADJACENT TO THE R-MH ZONING DISTRICT. FOR ADDITIONAL SCREENING ON PARCEL B, THE PETITIONER WILL INSTALL A 6 FOOT TALL SOLID WOODEN SCREEN FENCE ALONG THE BUFFER FOR THE LENGTH OF THE PROPOSED DEVELOPMENT AREA. THE BUFFER AREA ASSOCIATED WITH THE SCREEN FENCE SHALL BE REDUCED TO 41.25 FEET (A 25% WIDTH REDUCTION) AND SUPPLEMENTED WITH EVERGREEN TREES. EXISTING VEGETATION, WHERE SUFFICIENT, WILL BE USED TO SATISFY THE LANDSCAPE IMPROVEMENTS ASSOCIATED WITH THE CLASS A BUFFER. WHERE EXISTING VEGETATION IS INSUFFICIENT OR NONEXISTENT, THE BUFFER AREAS WILL BE IMPROVED IN ACCORDANCE WITH APPLICABLE BUFFER REQUIREMENTS. OTHER THAN THAT REQUIRED TO INSTALL THE BUFFER LANDSCAPE IMPROVEMENTS, THERE WILL BE NO GRADING ALLOWED IN THE BUFFER AREA.
3. PARKING AND ASSOCIATED SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 12.202 (MIN. REQUIRED OFF-STREET PARKING SPACES) AND SECTION 12.208 (INTERIOR LANDSCAPING REQUIREMENTS) AS SET FORTH IN THE MECKLENBURG COUNTY ZONING ORDINANCE.
4. NEW DRIVEWAYS AND ASSOCIATED ROAD IMPROVEMENTS TO BOTH PARCELS WILL BE DESIGNED TO MECKLENBURG COUNTY STANDARDS AND WILL REQUIRE REVIEW AND APPROVAL BY MECKLENBURG COUNTY ENGINEERING AND NCDOT.
5. BOUNDARY INFORMATION WAS TAKEN FROM SURVEY PLAT PREPARED BY CAROLINA SURVEYORS, INC. FOR D.G. REYNOLDS PROPERTY DATED MARCH 8, 1983 BY PA BROTHERTON NCRLS.
6. SIGNAGE MAY ONLY CONSIST OF A GROUND-MOUNTED SIGN, A MAXIMUM OF FOUR FEET HIGH AND A MAXIMUM OF TWENTY-FOUR S.F. OF AREA.
7. THE EXISTING LARGE OAK TREES ON PARCEL A WILL BE PRESERVED. THE SMALL PARKING AREA PROPOSED FOR THIS PARCEL WILL BE LOCATED AND CONSTRUCTED TO AVOID DAMAGE TO THESE TREES.
8. USES ON PARCEL A WILL BE LIMITED TO OFFICE, SHOWROOM OR ASSEMBLY USES. NO RETAIL SALES WILL BE PERMITTED AND ONLY SAMPLE MERCHANDISE CAN BE DISPLAYED.
9. EXTERIOR LIGHTING WILL BE LIMITED TO A MAXIMUM HEIGHT OF 20 FEET. LIGHTING ON THE BUILDING(S) AND ON THE GROUNDS WILL BE SHIELDED FROM ADJOINING RESIDENTIAL PROPERTY.
10. THERE WILL BE NO OUTDOOR STORAGE ASSOCIATED WITH EITHER PARCEL A OR PARCEL B.

PETITION #96-14(C)

APPROVED BY COUNTY COMMISSION
DATE August 13, 1996



GRAPHIC SCALE



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

PROJECT: WINDOR INC. CONDITIONAL REZONING REQUEST
OWNER: RONALD R AND SHARON G YOUNG
PREPARED FOR:
LOCATION: CONDITIONAL SITE PLAN
PETITION #96-14(C)

Project No.	38356
Checked by	TLH
Drawn by	FES
Date Drawn	7/8/96
Revisions	
1) 7/16/96 REVISED PER ZONING COMMITTEE	
Sheet	1 of 1