

Adjacent Owners:

- ① 033-011-01 Diane C. Laws 8092 Golf Course Drive North Denver, NC 28037
- ② 033-011-06 NC Dept. of Transportation 716 W. Main St. Albemarle, NC 28001
- ③ 033-011-10 Curtis D. Lanham 3930 Mt. Holly-Huntersville Rd. Charlotte, NC 28216
- ④ 033-012-26 Crescent Resources, Inc. PO Box 1003 Charlotte, NC 28201-1003
- ⑤ 033-041-11 Clyde and Jewel Cox 4000 Mt. Holly-Huntersville Rd. Charlotte, NC 28216
- ⑥ 033-041-10 Dianne C. Laws 8092 Golf Course Drive North Denver, NC 28037
- ⑦ 033-041-31 Clyde and Jewel Cox 4000 Mt. Holly-Huntersville Rd. Charlotte, NC 28216
- ⑧ 023-127-01 New NC 16 Land Investors 1900 Rexford Road #215 Charlotte, NC 28211
- ⑨ 023-111-01 James R. and Alice Thompson 3915 Mt. Holly-Huntersville Rd. Charlotte, NC 28216
- ⑩ 023-111-02 Joseph L. Thompson PO Box 5100 Charlotte, NC 28225

PROPOSED REZONING FOR A NEIGHBORHOOD CENTER AND OFFICES

(BETWEEN MOUNT HOLLY-HUNTERSVILLE ROAD, HIGHWAY 16 AND THE FUTURE OUTERBELT ROAD)

for
WITHROW CAPITAL

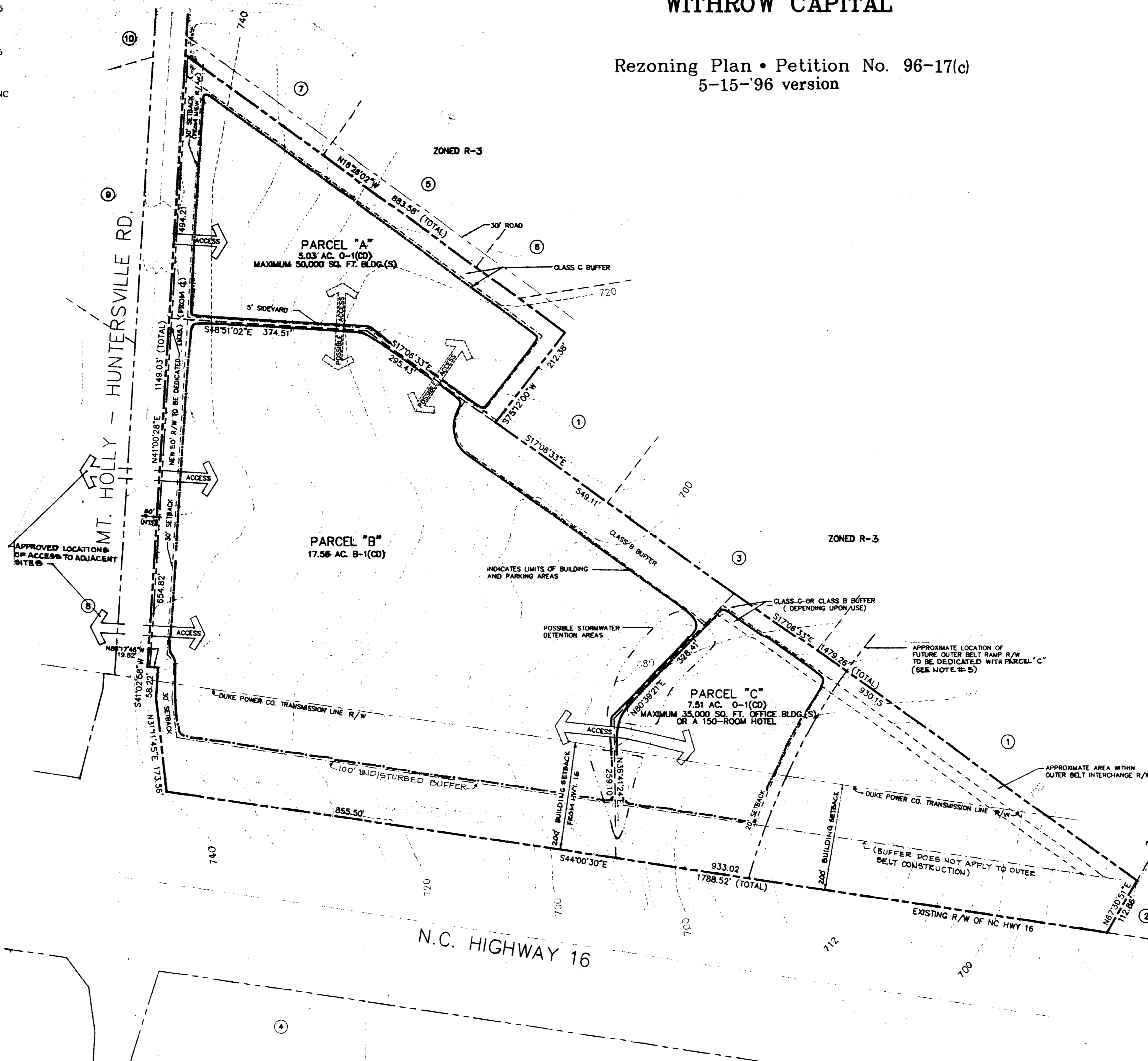
Rezoning Plan • Petition No. 96-17(c)
5-15-'96 version

Development Data:

TOTAL SITE	±30.10
EXISTING ZONING	R-3
PROPOSED ZONING:	
B-1(CD)	±17.56 ACRES
O-1(CD)	±12.54 ACRES
MAXIMUM ALLOWABLE BUILDING AREAS:	
PARCEL B: B-1(CD)	70,000 SF
PARCEL A: O-1(CD)	50,000 SF
PARCEL C: O-1(CD)	35,000 SF OFFICE, OR A 150-ROOM HOTEL

Development Notes:

1. The proposed development shall comply with all applicable Mecklenburg County Zoning Ordinance requirements including such things as off-street parking, signage, yard dimensions, buffers and landscaping, etc.
2. The proposed zoning shall consist of a combination of B-1 (CD) and O-1 (CD) as depicted on the Site Plan. The maximum building square footage within the B-1 (CD) area shall be 70,000 square feet and the O-1 (CD) area shall contain the maximum building square feet or number of rooms as shown on the Plan. All uses permitted in each zoning district shall be allowed. A maximum of three (3) Outparcels shall be allowed within the B-1 (CD) area along the Mt. Holly-Huntersville Road frontage.
3. Vehicular access to the site shall be limited to a maximum of three (3) ingress/egress points along Mt. Holly-Huntersville Road, as shown on the Site Plan. The exact locations may vary from that depicted. All ingress/egress points shall comply with applicable Mecklenburg County and/or other departmental requirements pertaining to design and construction.
4. The Petitioner agrees to dedicate land along the Mt. Holly-Huntersville Road frontage sufficient to establish a 50 foot right-of-way as measured from the centerline of Mt. Holly-Huntersville Road if such right-of-way does not already exist. Setbacks along Mt. Holly-Huntersville Road shall be measured from the new right-of-way line. All right-of-way donations by the Petitioner shall be made prior to the issuance of any building permit associated with the proposed development.
5. The Petitioner also agrees to dedicate to NCDOT the area set aside for the Outer Belt (I-485) right-of-way, which crosses the site at the southerly boundary of the property as shown on the Site Plan. This dedication shall be made at the time Parcel C is developed, and shall be accomplished prior to the issuance of any building permit associated with the development of Parcel C.
6. Buffers shall be established as required by Ordinance around the perimeter of the site where the site directly abuts single family zoning. The buffers shall comply with all standards and requirements of the Mecklenburg County Zoning Ordinance, including the 25% reduction in buffer width allowed under certain conditions by the Ordinance. No storm water detention systems shall be permitted within the buffer areas.
7. Petitioner shall construct a left turn lane into the site from Mt. Holly-Huntersville Road. This turn lane shall be constructed at the main driveway entrance associated with Parcel B. The turn lane shall be constructed in association with the overall development of Parcel B (excluding the Outparcels).
8. Petitioner shall construct sidewalk, curb and gutter improvements along the Mt. Holly-Huntersville Road frontage. Furthermore, the Petitioner shall also establish a minimum 8 ft. planting strip along Mt. Holly-Huntersville Road. These improvements shall be constructed in association with the development of Parcel B. If any Outparcel development precedes the overall development of Parcel B, then that portion of the Outparcel frontage along Mt. Holly-Huntersville Road shall be improved as discussed above.
9. Petitioner shall establish a 100 ft. undisturbed buffer along the NC 15 edge of the Site.
10. Boundary information from a survey by Henry L. Parnell (L-681), dated 7-82.

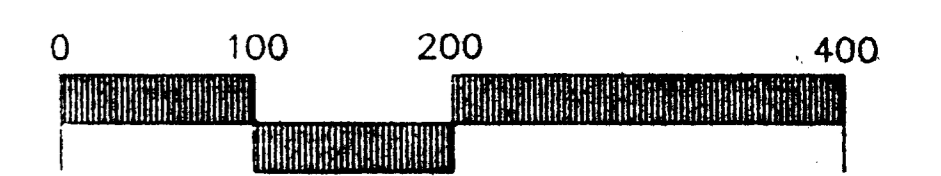


APPROVED BY COUNTY COMMISSION
DATE August 13, 1996

This Plan Used For Public Hearing

PLAN DATED 5-15-'96
REVISED 7-25-'96 TO REFLECT PLANNING COMMISSION REQUEST FOR SIDEWALKS AND 100' BUFFER @ HWY. 16

Petition No. 96-17(c)



SCALE: 1" = 100'

