

Thomas C. Reames
and wife Carolyn B.
8817 Reames Road
Charlotte, NC 28216
Tax Parcel No. 025-121-04
Deed Book 3697-0146

R-3

Albert Stevenson Sr.
and wife Earline B.
5400 Lakeview Road
Charlotte, NC 28270
Tax Parcel No. 037-183-04
Deed Book 5833-0743

R-3

John H. Farmer
2409 Belvedere Avenue
Charlotte, NC 28205
Tax Parcel No. 037-183-01
Deed Book 57, 3-0331

R-3

Site Development Data

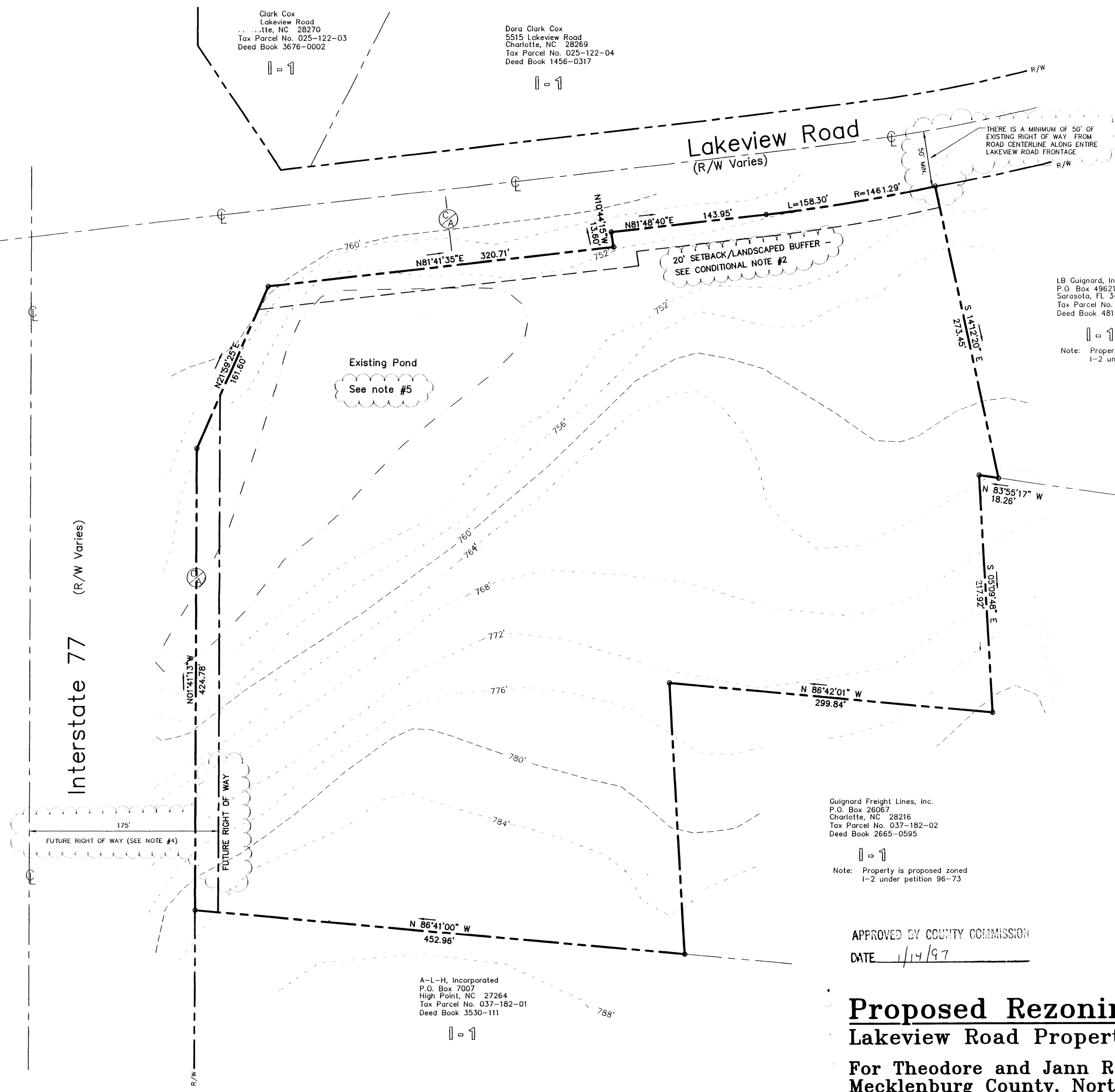
Existing Zoning I-1
Proposed Zoning I-2 (CD)
Site Area 8.97 AC.

General Notes

- Boundary survey by Spratt & Brooks, NCRLS, dated September, 1996.
- Topographic information from Mecklenburg County Topographic Map No. 1444-577.

Conditional Notes

- All uses allowed by right or under prescribed conditions, including all accessory uses and structures, within the I-2 zoning district shall be permitted, except that outdoor advertising signs (billboards), as regulated under Section 13.111 of the County Zoning Ordinance, shall not be allowed. All other signage, including free-standing signs, shall be permitted, in conformance with Ordinance requirements.
- A twenty (20) foot landscaped buffer shall be preserved along Lakeview Road. All existing trees greater than 6 inch diameter shall be preserved, except as must be removed for driveways and utility construction.
A twenty (20) foot undisturbed buffer will be preserved along I-77. This buffer may be cleared of vines, dead trees, and trees smaller than two inches in caliper. All other plant material must be left.
- The site will be accessed by no more than two (2) driveways along Lakeview Road. All driveways will be subject to approval of Mecklenburg County Engineering Department and NCDOT. No driveways will be located along that portion of Lakeview Road indicated as "controlled access" (c/a).
- Property equal to 175 feet from the centerline of Interstate 77 will be reserved as future right of way, per Section 12.103 of the County Zoning Ordinance. All setbacks along Interstate 77 will be measured from that future right of way. Location of future right of way on Rezoning Plan is approximate only.
- The existing lake shown on plan will be preserved. However, the property owner shall retain the right to reduce in size or remove completely the lake at any time. With or without the lake, the site will comply with all peak flow requirements of the Mecklenburg County detention regulations.
- Exterior lighting will be designed and located so as to minimize glare onto adjacent properties, using cutoff angles and shields, if necessary. Detached lights will be limited to 30 foot height.
- The site will comply with all applicable standards for screening, parking, and internal landscaping.



Clark Cox
Lakeview Road
Charlotte, NC 28270
Tax Parcel No. 025-122-03
Deed Book 3676-0002

I-1

Dora Clark Cox
5515 Lakeview Road
Charlotte, NC 28269
Tax Parcel No. 025-122-04
Deed Book 1456-0317

I-1

LB Guignard, Inc.
P.O. Box 49621
Sarasota, FL 34230
Tax Parcel No. 037-182-04
Deed Book 4815-0865

I-1

Note: Property is proposed zoned I-2 under petition 96-73

Guignard Freight Lines, Inc.
P.O. Box 26067
Charlotte, NC 28216
Tax Parcel No. 037-182-02
Deed Book 2665-0595

I-1

Note: Property is proposed zoned I-2 under petition 96-73

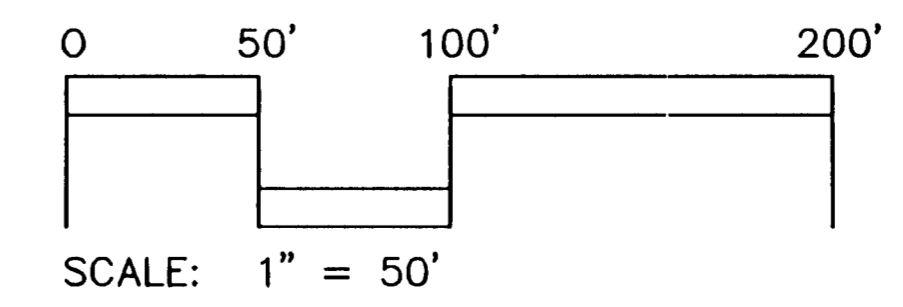
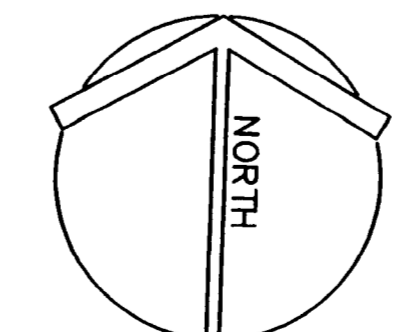
A-L-H, Incorporated
P.O. Box 7007
High Point, NC 27264
Tax Parcel No. 037-182-01
Deed Book 3530-111

I-1

APPROVED BY COUNTY COMMISSION
DATE 1/14/97

Proposed Rezoning Plan Lakeview Road Property

For Theodore and Jann Rademacher
Mecklenburg County, North Carolina
Rezoning Petition No. 96-46(c)



SITE DESIGN STUDIO
4828 Carousel Drive
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980

SEPTEMBER 20, 1996
Revised 11-20-96
Revised 12-23-96

Per Planning Staff Review
Revised note #2