

VICINITY MAP

CURRENT ZONING  
R-3  
SEE ATTACHMENT - TAX LINE MAP  
BOOK 207 PAGE 155 PARCEL 1  
THROUGH 11 FOR ADJACENT  
PROPERTY OWNERS

154,155 FOR ADJACENT  
PROPERTY OWNERS

TREE PLANTING ISLANDS  
INSTALLED AS REQUIRED BY THE  
CITY OF CHARLOTTE TREE ORDINANCE  
(T.F.)

CURRENT ZONING  
R-12MF  
SEE ATTACHMENT - TAX LINE MAP  
BOOK 207 PAGE 152 PARCEL 4  
THROUGH 19 FOR ADJACENT  
PROPERTY OWNERS

PARKING & MANEUVERING  
ENVELOPE

STOP SIGN

EXISTING GAS LINE  
EASEMENT SHALL BE 5' OFF CENTERLINE  
ABUTTING BOTH SIDES OF GAS LINE

CURRENT ZONING  
R-3  
209-201-04  
Char-Meck Board of Education

CURRENT ZONING  
BI-CD  
209-201-03  
Harris, Cannon M.  
6400 Eastover Road  
Charlotte, NC 28219

PETITIONER

The Crosland Group, Inc.  
125 Scaleybank Road  
Charlotte, NC 28209  
(704) 523-0272

ARCHITECT

Little & Associates Architects, Inc.  
5815 Westpark Drive  
Charlotte, NC 28217  
(704) 525-6350

SITE DATA

|                        |            |                        |
|------------------------|------------|------------------------|
| CURRENT ZONING         | CC         | CC SITE PLAN AMENDMENT |
| PREVIOUS ZONING        |            | 14.7 ACRES             |
| TOTAL SITE AREA        | 112,300 SQ |                        |
| TOTAL BUILDING AREA    | 450,000 SQ |                        |
| TOTAL PARKING REQUIRED |            |                        |
| (4 SPACES PER 1,000)   |            |                        |

DEVELOPMENT STANDARDS

General Provisions

All development standards established under the City of Charlotte Zoning Ordinance (the Ordinance) for the Commercial Center zoning district (classification CC) shall be followed in connection with any new development taking place on the Site, unless these Development Standards or this By-law Plan impose stricter requirements. No new buildings may be constructed on the Site outside the BUILDING & PARKING ENVELOPES and no new parking areas may be constructed on the Site outside the BUILDING & PARKING ENVELOPES and the PARKING & MANEUVERING ENVELOPES.

Permitted Uses

- The Site will continue to be used as a neighborhood shopping center and, subject to the provisions of Paragraphs 4, 5 and 6 below, may be devoted to any use including any accessory use which is permitted under the Ordinance by right or under prescribed conditions in the CC District, except those uses which are prohibited under Paragraphs 2 and 3 below.
- The Site may not be used for any of the following principal uses:
  - Automotive service station, including minor adjustments, repairs and lubrication
  - Child, social service, treatment facilities
  - Dwellings, mixed use, detached duplex, triplex, quadruplex, multi-family or attached
  - Financial services, including banks and branches
  - ABC stores, or other business for which the sale of distilled liquors is the primary purpose
  - Hotels and motels
  - Car washes
  - Outdoor recreation
  - Theaters, motion pictures
  - Adult care center
  - Nightclubs, bars and lounges
  - On-site demolition facilities
  - Freight storage
  - Coal operated facilities (as principal or accessory use)
  - Handing houses
  - Hus and farm terminals
  - Group homes
  - Car washes (as principal or accessory use)
  - Wrecks collection, transmission or receiving towers
- None of the following uses will be allowed within either of the two outparcels, or within any freestanding building that might be constructed anywhere else within the Site, whether as a principal use or as a combination with any other allowed use:
  - A fast food restaurant, or
  - A convenience store, or
  - Automotive service station including minor adjustments, repairs and lubrication
- No building materials sales business or fence materials sales business established within the Site may have any outside storage.
- If either of the outparcels should be used for a restaurant, the size of its bar or lounge area will be limited to 25% of the total floor area of the restaurant and no outside dining will be permitted.
- Drive-up service window will not be allowed in an accessory to restaurant use in either outparcel. If drive-up service window is employed as an accessory to some other use, no outside speakers will be allowed.

Screening, Landscaping and Setbacks

Screening, landscaping, and setbacks presently fronting all public roads will be preserved.

Screening

Screening shall conform with the standards and treatments of Section 12.503 of the Ordinance if such standards and treatments do not currently exist.

Parking and Landscaping

- A minimum of 150 feet of internal character to the existing Park Road driveway will be provided.
- Standard stop signs will be placed and maintained by the Petitioner at Brandon Forest Drive and Sharon Road West driveways.
- Standard signs will be placed and maintained by the Petitioner at Brandon Forest Drive and Sharon Road West driveways. Signs shall be placed at the intersection of the Sharon Road West right-of-way, then tapering at a rate of 4:1 back to meet the minimum right-of-way requirements, measuring 20 feet from the center line of the roadway. Petitioner further agrees to dedicate right-of-way on Sharon Road West measuring 20 feet from the center line of the roadway for 500 feet, starting from the center line of the Park Road right-of-way, then tapering at a rate of 2:1 back to meet the minimum right-of-way requirements measuring 50 feet from the center line of the roadway.
- Adoptive-style drainage inlets will be maintained at the existing inlets.
- All off-street parking will, at a minimum, satisfy the standards established under the Ordinance.

Signs

- All new signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Each new business, vacation outparcel will be limited to one sign and that sign must be located on an exterior wall and not as a freestanding sign.

Architectural Details

- If the main shopping center facility should be remodelled, a neighborhood atmosphere will be preserved by retaining as an design the articulated facade, with courtyards, presently incorporated in the current design.
- New buildings on the outparcels will be architecturally compatible with the main shopping center facility through the use of scale, materials, colors, and landscaping.
- Any new improvements involving the rear of the main shopping center facility will be constructed so as to have a finished appearance.
- All newly installed dumpsters will be located in enclosures, constructed of other masonry walls or wooden fences and will be provided with gates. All newly installed dumpsters will be configured to face the main shopping center and away from residential areas.
- If the Petitioner hereafter elects to rework the Sharon Road West outparcel and reconfigure the parking spaces such that any of the new parking area, East Sharon Road West, Petitioner agrees to install a combination of walls, fencing and/or landscaping which, in the opinion of the Planning Commission's Staff, is sufficient to screen the headlights of automobiles parked or maneuvering within the area from view by residents across Sharon Road West.

Lighting (Signage) and Signage

All exterior lighting and signage within either outparcel will be designed so that illumination does not exceed that appropriate to a street light fixture and be directed and located to illuminate plant toward adjacent property. Items for consideration will include masonry, cut-off angles, color, variety of fixtures, and shading of sources of light. The maximum height of external light fixtures including their bases will be 30 feet.

Access Driveways

- There may only be one access to the Site from Park Road, one access to the Site from Hamlin Park Drive and three accesses to the Site from Brandon Forest Drive.
- No direct access to either outparcel will be allowed other than the one access from Brandon Forest Drive currently serving the Sharon Road West outparcel.

Notice of Any Application for an Administrative Site Plan Amendment

Petitioner will give written notice to each of the individuals who are registered with the Charlotte-Mecklenburg Planning Commission's office to become representatives of the Hamlin Park, Crosland Condominiums and Quail Hollow Homeowners Associations, Inc. at the respective addresses listed on the administrative site plan amendment. Petitioner agrees to make the Petitioner available to meet with the representatives of the Board of any request for an administrative site plan amendment and will contain a complete description of the proposed project, its location and a copy of the site plan amendment and will contain a complete description of the proposed project, its location and a copy of the site plan amendment.

FORMER 40' SETBACK REDUCED BY NEW ROW AS ESTABLISHED BY SHARON ROAD WEST ROAD WIDENING

ALL EXISTING BERMS, LANDSCAPING AND OTHER SCREENING MEASURES TO REMAIN

NEW PROPERTY LINE ESTABLISHED ON PARK ROAD AND SHARON ROAD WEST AS PER ROAD WIDENING IMPROVEMENTS PROJECT #96-84

MINIMUM 35' SETBACK NEW PROPERTY LINE

APPROVED BY CITY COUNCIL DATE NOVEMBER 18, 1996

EXISTING SIGNAGE

EXISTING SIGNAGE

EXISTING SIGNAGE

EXISTING SIGNAGE

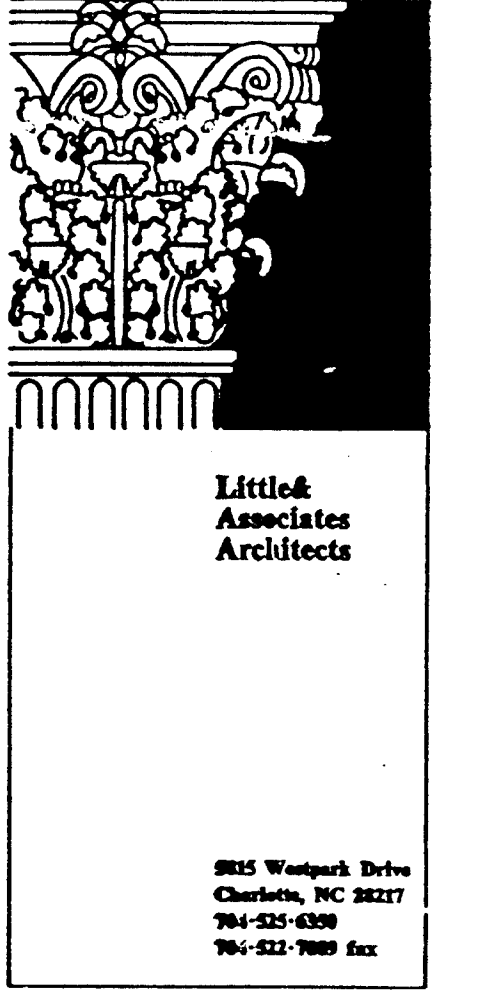
EXISTING SIGNAGE

EXISTING SIGNAGE

EXISTING SIGNAGE

EXISTING SIGNAGE

EXISTING SIGNAGE



Little & Associates Architects  
5815 Westpark Drive  
Charlotte, NC 28217  
704-525-6350  
704-522-7888 fax

This drawing and the design shown hereon are the property of Little & Associates Architects. The reproduction, copying or other use of this drawing without the written consent is prohibited and any infringement will be suit for legal action.

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

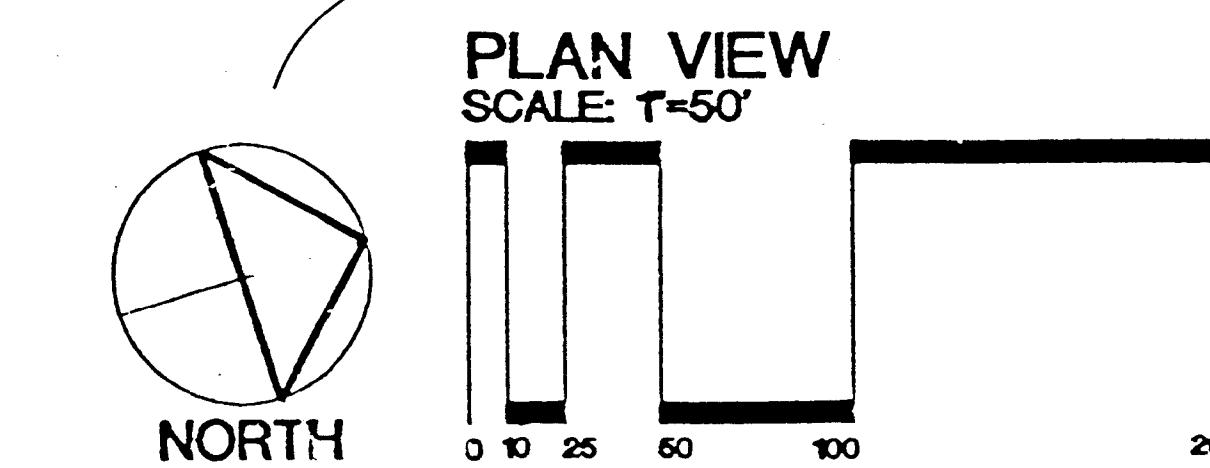
Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title

Project Title  
Sheet Title



QUAIL CORNERS SHOPPING CENTER FOR PUBLIC HEARING REZONING PLAN WITH SITE AMENDMENTS

|                               |               |
|-------------------------------|---------------|
| V. P. in Charge               | VRETTOG       |
| Project Architect/Job Captain | GAMBLE        |
| Drawn By                      | WEEKS         |
| Date Drawn                    | 7/1/93        |
| CADD Dep. Name                | QUAIL CORNERS |
| Revisions                     |               |
| No. 1                         | Date 11/19/93 |
| No. 2                         | Date 08/24/96 |
| No. 3                         | Date 02/02/96 |
| No. 4                         | Date 05/16/96 |
| No. 5                         | Date 07/15/96 |
| No. 6                         | Date 10/16/96 |
| No. 7                         | Date 10/17/96 |
| No. 8                         | Date 11/21/96 |
| No. 9                         | Date          |
| No. 10                        | Date          |
| Issue Date                    |               |
| Project Number                | 03-4408-00    |
| Sheet                         | Of R-1        |