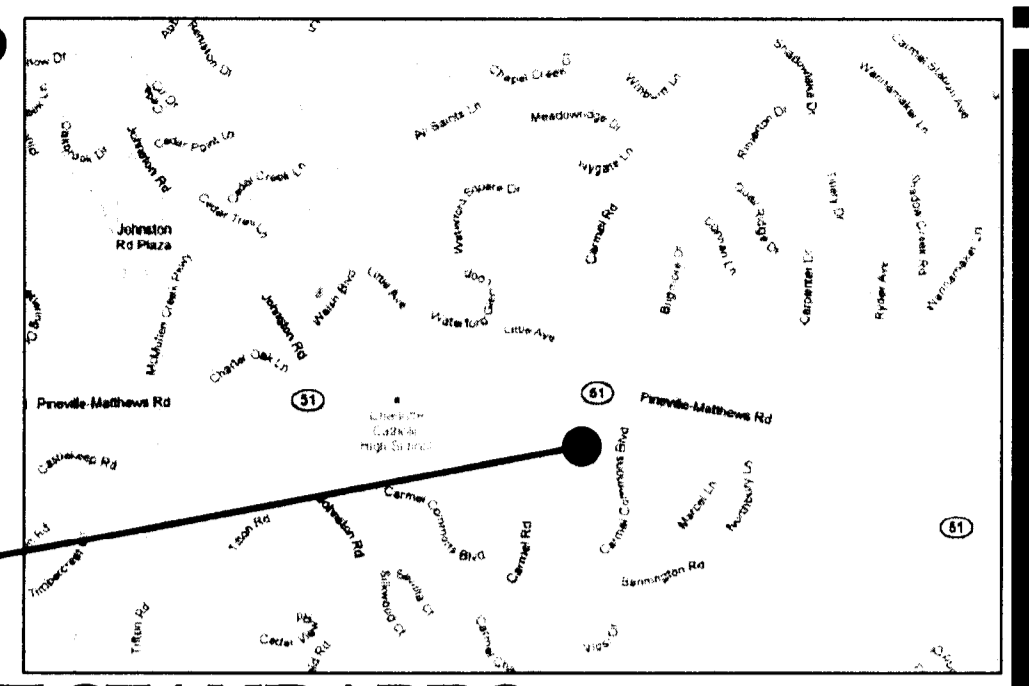


**SITE DATA**

TAX PARCEL NO.:  
 TOTAL SITE AREA:  
 EXISTING ZONING:  
 PROPOSED ZONING:  
 PROPOSED USES:

221-202-04  
 20,647 square feet more or less  
 B-1 (CD)  
 B-1 (CD) S.P.A.  
 Automotive service station  
 without gasoline sales, office  
 uses and an ABC Store

**VICINITY MAP**



**VICINITY MAP**

**DEVELOPMENT STANDARDS**

February 16, 2010

- I. GENERAL COMMITMENT:**  
 These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodie Enterprises, Inc. to accommodate the continued use and re-development of that approximately 20,647 square foot site located on Carmel Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").  
  
 The continued use and re-development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.  
  
 The existing building and improvements located on the Site are more particularly depicted on Sheet RZ-2.0 of the Rezoning Plan, and the existing building and improvements may remain and be utilized for an ABC Store or office uses as permitted below under "Permitted Uses" until such time as the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan.
- II. PERMITTED USES:**  
 A. The existing building and improvements located on the Site may be devoted only to an ABC Store or to office uses and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district.  
 B. In the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the Site may be devoted only to an automotive service station without gasoline sales, including minor adjustments, repairs and lubrication, and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district.
- III. MAXIMUM GROSS BUILDING AREA:**  
 A. The existing building located on the Site contains approximately 3,500 square feet of heated floor area. No additions to or expansions of the existing building located on the Site shall be permitted.  
 B. In the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the maximum gross building area of the new building to be constructed on the Site shall be 5,350 square feet.
- IV. SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS:**  
 As more particularly depicted on Sheet RZ-1.0 of the Rezoning Plan, the new building to be constructed on the Site and the parking areas shall satisfy or exceed the setback, side yard and rear yard requirements of the B-1 zoning district.
- V. SCREENING AND LANDSCAPE AREAS/SIDEWALK:**  
 A. Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.  
 B. New dumpster and storage areas located on the Site shall be screened from view at grade from adjoining driveways and parking areas by solid enclosures with gates. The gates shall be opaque and shall be painted steel.  
 C. In the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Carmel Road as generally depicted on Sheet RZ-1.0 of the Rezoning Plan. The sidewalk may meander to preserve existing trees.
- VI. OFF-STREET PARKING:**  
 A. Off street vehicular parking shall be provided in accordance with the requirements of the Ordinance.  
 B. In the event that the Site is re-developed with the building depicted on Sheet RZ-1.0 of the Rezoning Plan and devoted to an automotive service station without gasoline sales, parking spaces located inside of the building shall be considered and applied towards the minimum off-street parking requirement.  
 C. Bicycle parking shall be provided in accordance with the requirements of the Ordinance.  
 D. Under the existing condition of the Site as depicted on Sheet RZ-2.0 of the Rezoning Plan, there are 17 parking spaces on the Site, resulting in an existing parking ratio of 1 parking space per 206 square feet of building area.
- VII. ARCHITECTURAL CONTROLS**  
 A. The front building elevation set out on Sheet RZ-3.0 of the Rezoning Plan is intended to portray the general conceptual architectural style, character and elements of the front elevation of the new building to be constructed on the Site in the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan. Accordingly, in the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the front elevation of the new building to be constructed on the Site shall be substantially similar in appearance to the front building elevation set out on Sheet RZ-3.0 of the Rezoning Plan. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.  
 B. In the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the garage doors shall be located on the sides of the building as depicted on Sheet RZ-1.0 of the Rezoning Plan and they shall be glass roll-up doors.  
 C. In the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan, the maximum height of the new building to be constructed on the Site shall be 40 feet.
- VIII. SIGNS:**  
 Any new signs installed on the Site shall comply with the applicable requirements of the Ordinance.
- IX. VEHICULAR ACCESS/RIGHT OF WAY DEDICATION:**  
 A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan.  
 B. Vehicular ingress into and egress out of the new building to be constructed on the Site in the event that the Site is re-developed in accordance with Sheet RZ-1.0 of the Rezoning Plan through the garage doors located on the northern side of the new building is facilitated, in part, by the Petitioner's ability to utilize a portion of the paved parking area located on the adjoining parcel of land pursuant to an easement recorded in Book 4637 at Page 22 of the Mecklenburg County Register of Deeds. In the event that this easement is terminated, then the Petitioner shall not be permitted to utilize the garage doors located on the northern side of the new building for vehicular ingress into and egress out of the new building. In this circumstance, vehicular ingress into and egress out of the new building shall be provided solely by the garage doors located on the southern side of the new building.  
 C. Prior to the issuance of a building permit for any new building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Carmel Road as required to provide right of way measuring 50 feet from the existing centerline of Carmel Road if such right of way does not currently exist.
- X. AMENDMENTS TO THE REZONING PLAN:**  
 Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- XI. BINDING EFFECT OF THE REZONING PETITION:**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**ED**

1300 South Mint Street, Suite 300, Charlotte, NC 28203  
 Email: esd@edarch.com • Fax: 704-373-9502 • Phone: 704-373-1900

**REZONING PETITION**  
 NO. 2010-075

**APPROVED BY CITY COUNCIL**

FEB 21 2011

**WOODIE ENTERPRISES INC.**  
**REZONING PLAN**  
**CARMEL RD.**  
**CHARLOTTE, NC**

**RECEIVED**  
 FEB 21 2011  
 BY: [Signature]

ISSUE DATE: 9/27/10  
 REVISION 1: 11/19/10  
 REVISION 2: 12/29/10  
 REVISION 3: 02/16/11  
 REVISION 4:

PROJECT #: 10-164-000  
 CONTENT:

PROJECT ARCHITECT: --  
 DRAWN BY:  
 CADD FILE NAME:

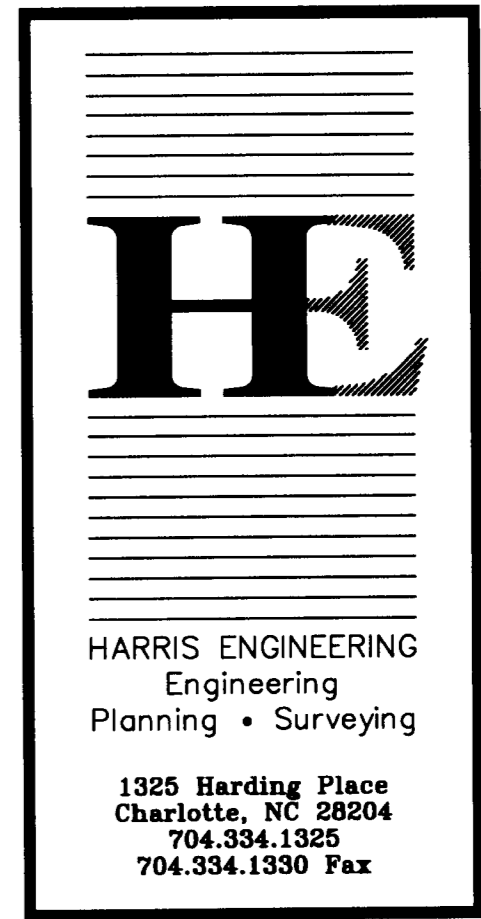
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Sheet  
**RZ-1.0**

P:\2010\10-164-000 Woodies Auto Repair\Site for Rezoning Version4.dwg, Plotted By: jpolnow, Plotted: Feb 18, 2011 - 10:34am

2010-75

FIRST STATES, LLC (N/F)  
 D BK 16486 PG 292  
 TAX i.d.# 221-202-03  
 PB 19 PG 249



APPROVED BY  
 CITY COUNCIL

21 2011

QUAILS, LLC (N/F)  
 D BK 12206 PG 910  
 TAX i.d.# 221-202-02

LOT 2  
 PB 24 PG 916

REZONING  
 PETITION  
 NO. 2010-075

WOODIE ENTERPRISES INC.  
 REZONING PLAN  
 CARMEL RD.  
 CHARLOTTE, NC

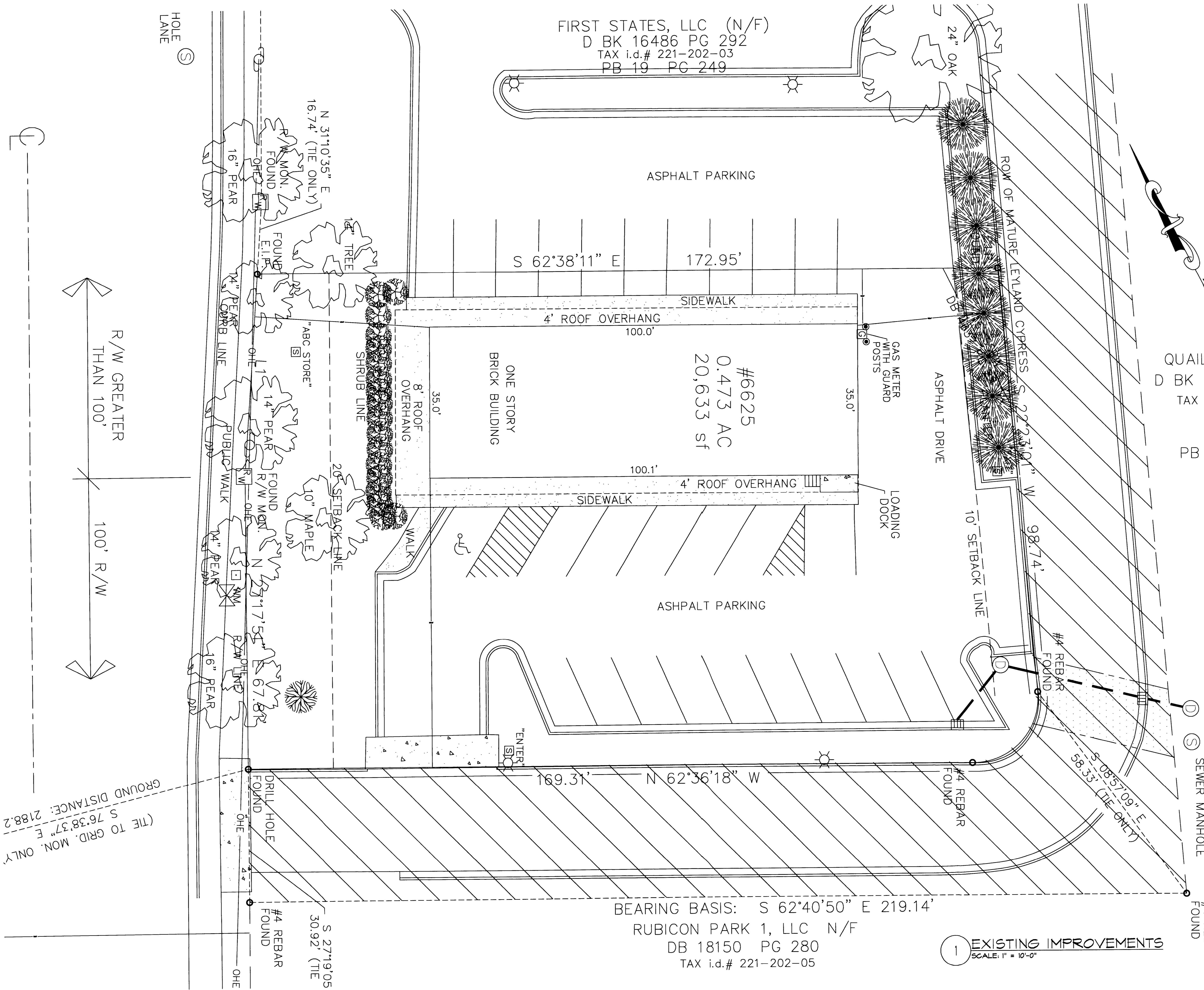
NOT FOR CONSTRUCTION

ISSUE DATE: 12/29/10  
 REVISION 1: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_  
 REVISION 3: \_\_\_\_\_  
 REVISION 4: \_\_\_\_\_  
 PROJECT #: 10-164-000  
 CONTENT: \_\_\_\_\_

PROJECT ARCHITECT: --  
 DRAWN BY: \_\_\_\_\_  
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Sheet  
**RZ-2.0**



1 EXISTING IMPROVEMENTS  
 SCALE: 1" = 10'-0"

BEARING BASIS: S 62°40'50" E 219.14'  
 RUBICON PARK 1, LLC N/F  
 DB 18150 PG 280  
 TAX i.d.# 221-202-05

GROUND DISTANCE: 2188.2  
 (TIE TO GRID. MON. ONLY)  
 S 76°38'37" E

R/W GREATER  
 THAN 100'

100' R/W

HOLE LANE  
 (S)

SEWER MANHOLE (S)

#4 REBAR FOUND

#4 REBAR FOUND

#4 REBAR FOUND

#4 REBAR FOUND

OHE

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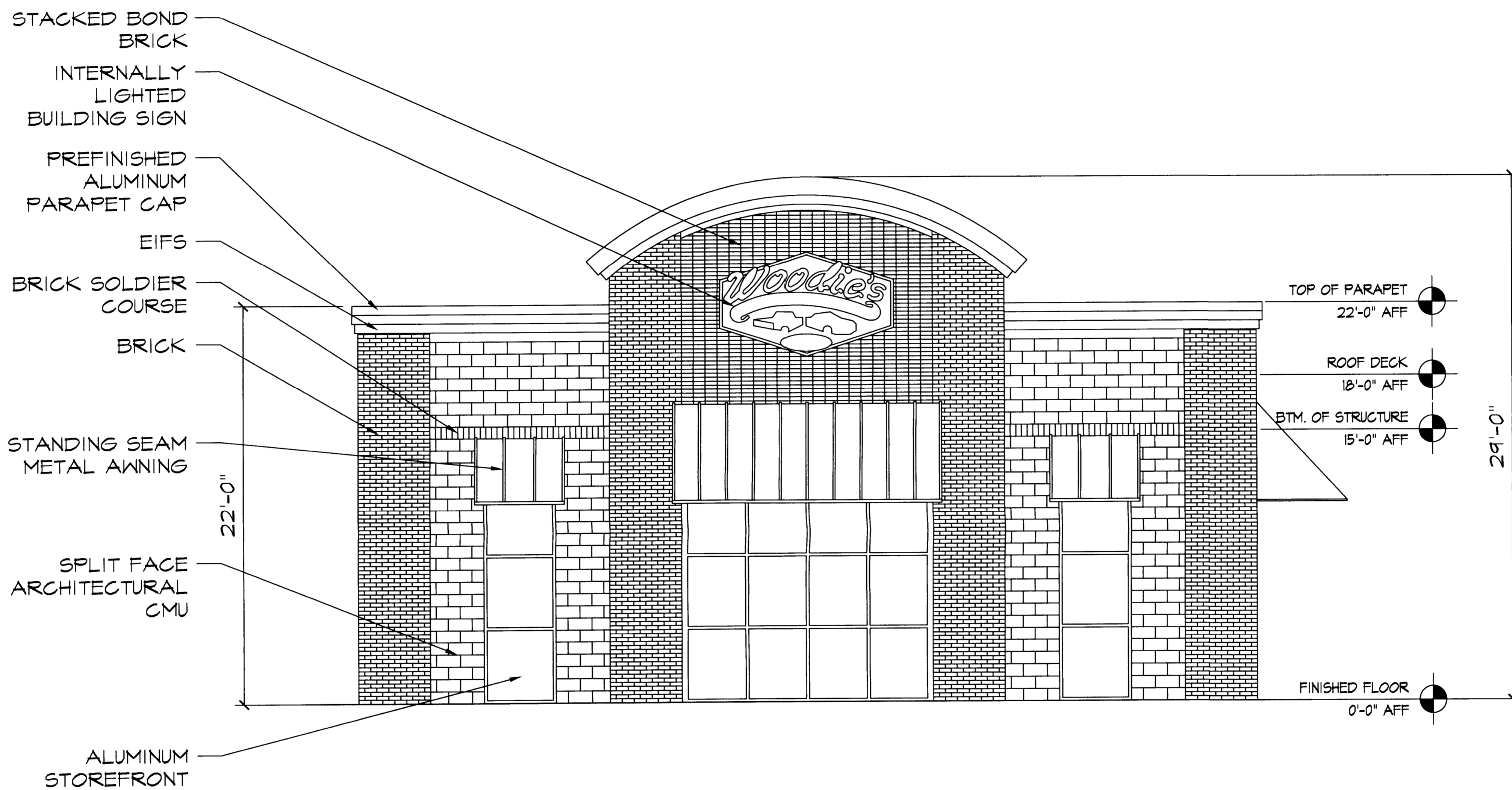
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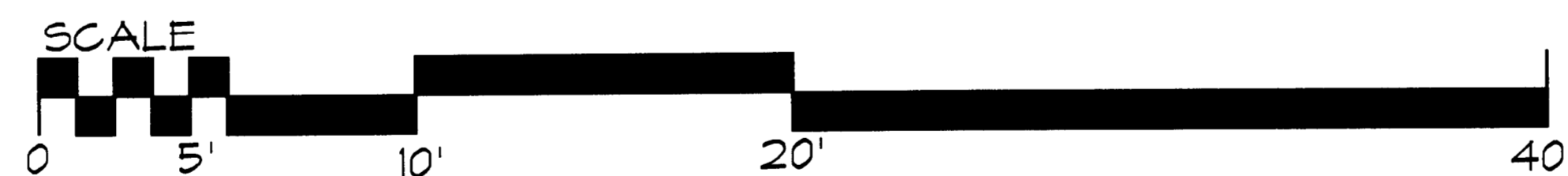
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OHE



APPROVED BY  
CITY OF CHARLOTTE

FRONT BUILDING ELEVATION OF THE BUILDING  
PROPOSED TO BE CONSTRUCTED ON THE SITE



1 FRONT BUILDING ELEVATION  
SCALE: 1/4" = 1'-0"

**ESD**  
1300 South Mint Street, Suite 300, Charlotte, NC 28203  
Email: esd@esdarch.com • Fax: 704-373-0902 • Phone: 704-373-1900

REZONING  
PETITION  
NO. 2010-075

WOODIE ENTERPRISES INC.  
REZONING PLAN  
CARMEL RD.  
CHARLOTTE, NC

NOT FOR CONSTRUCTION

ISSUE DATE:	12/29/10
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
PROJECT #:	10-164-000
CONTENT:	
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Sheet  
**RZ-3.0**