

CONDITIONAL ZONING APPLICATION

2300 STATESVILLE AVENUE

AUGUST 28, 1979

ADJOINING PROPERTY OWNERS

07904828: ROBERT TAFT ET. AL
245 HILLSIDE AVE
CHARLOTTE, NC 28029

07904822: DAVID PLINER
3914 HUNTCLEIFF DR
CHARLOTTE, NC 28211

07511925: MICHAEL J. BEGLEY,
BISHOP OF THE ROMAN CATHOLIC DIOCES.
P.O. BOX 3776
CHARLOTTE, NC 28203

07904821: ARTHUR E. GRIER, JR.
2720 MONROE RD
CHARLOTTE, NC 28205

REQUIRED YARDS FOR I-2 ZONE

SETBACK: 20'

REARYARD: 20'

SIDEYARD: 20' BETWEEN ADJOINING RESIDENTIAL LOT.
NO SIDE YARD REQUIRED FOR OTHER
ADJOINING ZONE TYPES.
(CHARLOTTE CODE §23-58, 23-59)

PARKING

EMPLOYEE ESTIMATES:

SOUTHERN FABRICS	4
SOUTHERN INDUSTRIES	35
POWERTRON	6
TOTAL	45

$$45 \div 2 = 23$$

$$\text{AVAILABLE PARKING SPACES} = 43 >> 23$$

* SCREENING

SCREENING BETWEEN ADJOINING PROPERTIES
WILL SATISFY §23-60 OF THE CHARLOTTE CODE.

SIGNAGE

STORE SIGNS WILL BE ATTACHED TO AND
WILL NOT EXTEND BEYOND THE FRONT WALL
OF THE BUILDING STRUCTURE.

ZONING CLASSIFICATION

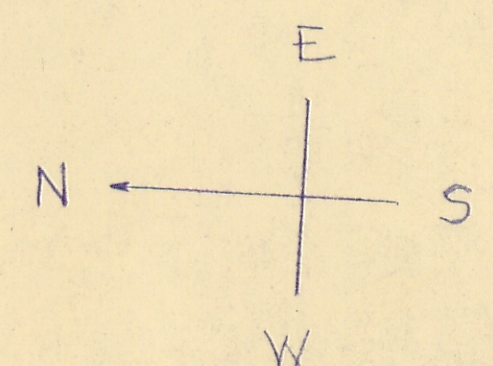
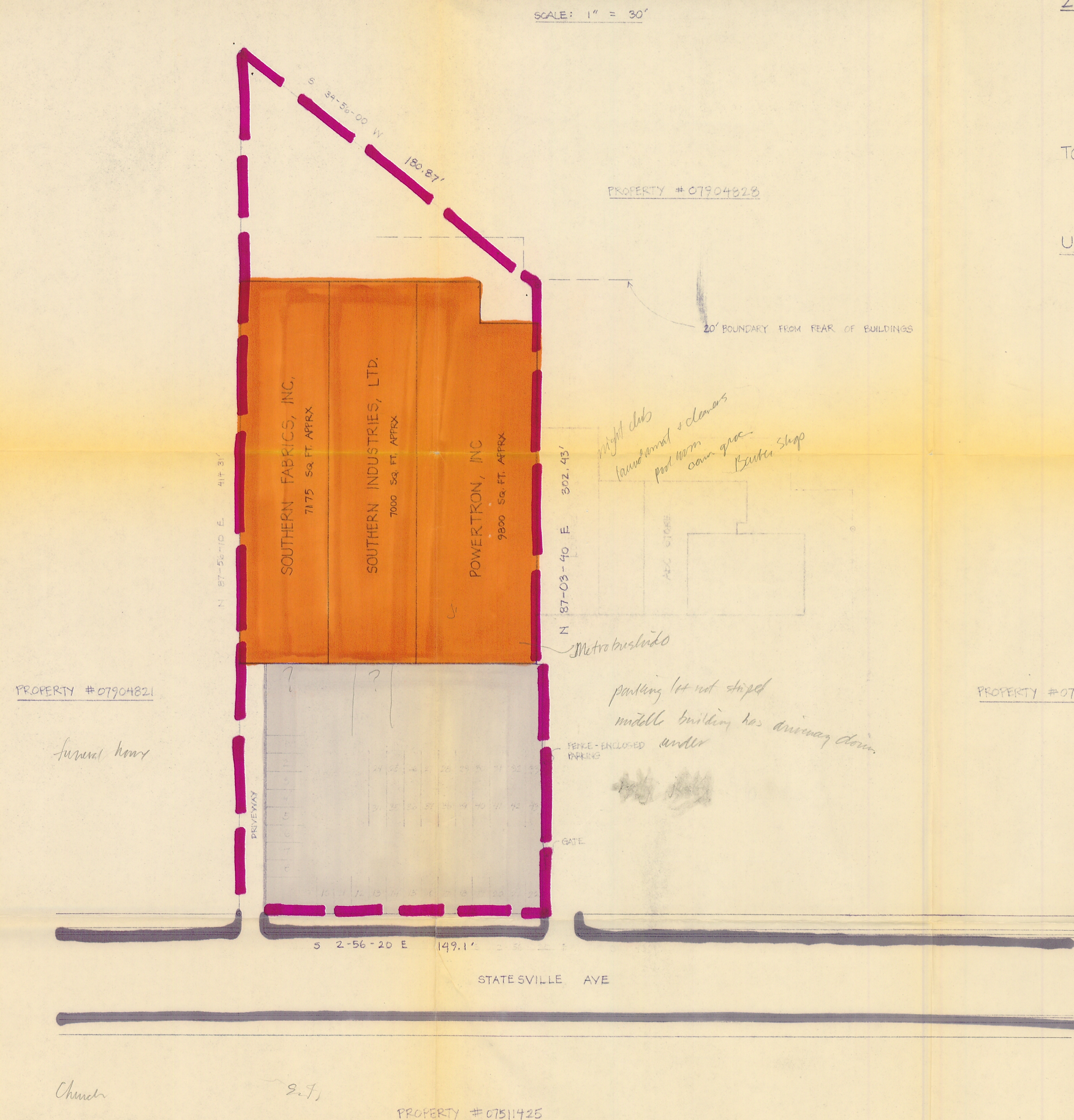
PRESENT: B-2

PROPOSED: I-2 (CD)

TOTAL PROPERTY SIZE = 1.188 ACRES

USE OF PROPERTY

SOUTHERN FABRICS IS A FABRICS WHOLESALE
SOUTHERN INDUSTRIES SEWS GARMENTS FROM
PRE-CUT TEXTILES.
POWERTRON ASSEMBLES SMALL ELECTRIC MOTORS.



CONDITIONAL ZONING APPLICATION		
SCALE: 1" = 30'	APPROVED BY	DRAWN BY
DATE: 8/28/79		R. CASEY
		DRAWING NUMBER