

CITY OF CHARLOTTE

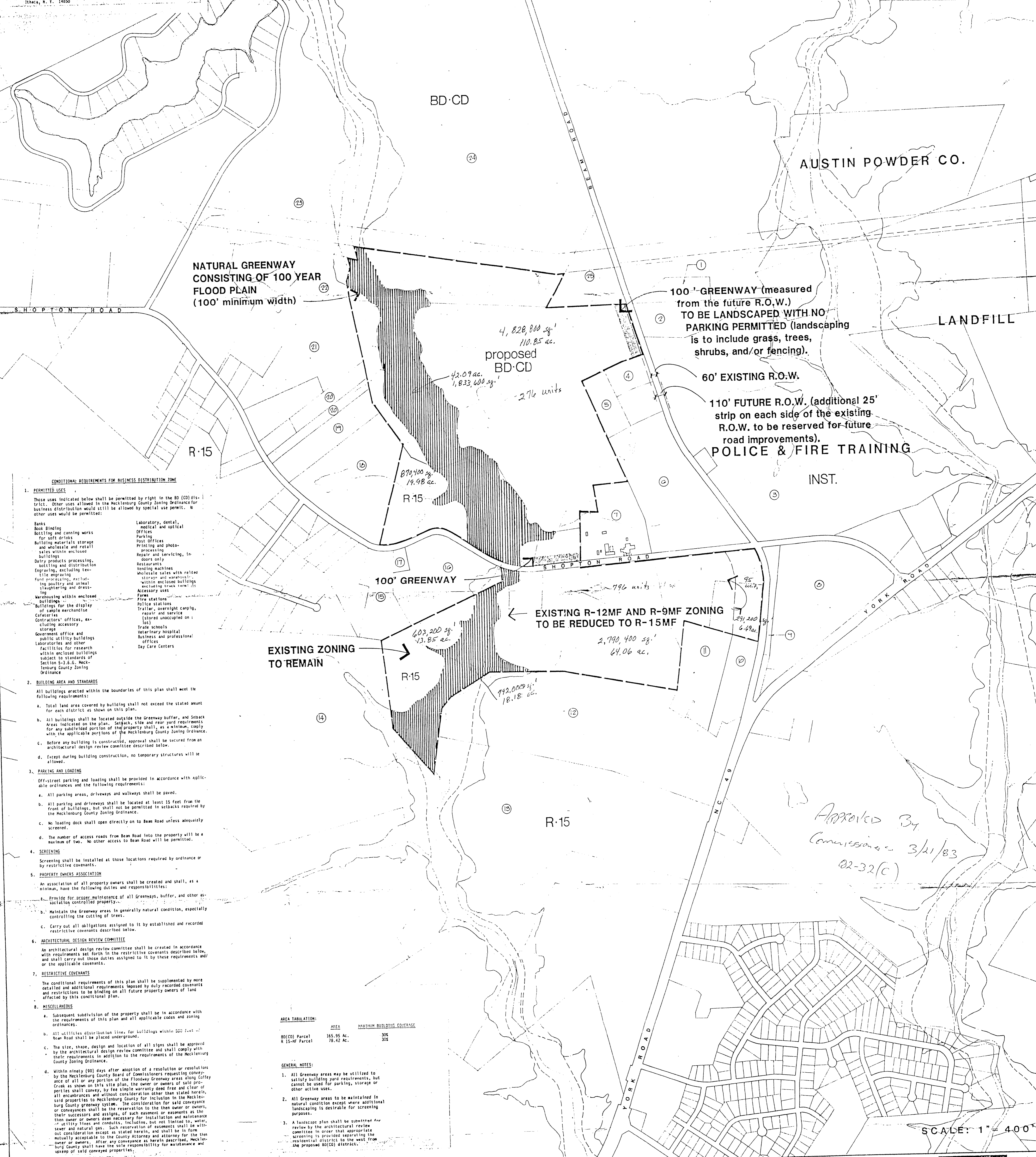
LAMB'S CHAPEL

AUSTIN POWDER CO.

LANDFILL

INST.

- LISTING OF ADJACENT PROPERTY OWNERS**
- 1. Nantz T. Gardner
2000 Beam Road
Charlotte, N.C. 28210
 - 2. Richard A. Taylor & Wife
2210 Beam Road
Charlotte, N.C. 28210
 - 3. City of Charlotte
Charlotte, N.C.
 - 4. Carl C. Allison, Jr.
5101 Beam Road
Charlotte, N.C. 28210
 - 5. Carl C. Allison
2724 Little Rock Road
Charlotte, N.C. 28214
 - 6. City of Charlotte
Charlotte, N.C.
 - 7. Harvey Hunter Associates, Inc.
2200 Shopton Road
Charlotte, N.C. 28210
 - 8. John Bate
P.O. Box 12788
Charlotte, N.C. 28211
 - 9. Harvey B. Hunter
482 S. Box 117-E
Charlotte, N.C.
 - 10. Michael W. Spruill & Wife Judith
2302 Beam Road
Charlotte, N.C. 28210
 - 11. James R. Watt
1700 York Road
Charlotte, N.C. 28210
 - 12. Jim MCS Bullock
3232 Bevington Dr.
Charlotte, N.C. 28210
 - 13. Robert E. McDowell
1111 York, N.E. 14500
 - 14. Cambrell Investment
P.O. Box 2721
Charlotte, N.C. 28203
 - 15. Louise E. Ferguson
2237 Shopton Road
Charlotte, N.C. 28210
 - 16. Stephen Budgett & NCB Trustees
P.O. Box 120
Charlotte, N.C. 28201
 - 17. Stuart Robertson
2805 Shopton Road
Charlotte, N.C. 28210
 - 18. Marvin Van Dye
470 S. Box 115-B
Charlotte, N.C. 28210
 - 19. Sam S. Lister
2212 Seth Thomas Road
Charlotte, N.C. 28210
 - 20. Eugene Fuller & Wife
3224 Shopton Road
Charlotte, N.C. 28210
 - 21. Bruce Wilkinson
470 S. Box 121-J
Charlotte, N.C. 28210
 - 22. Boyd O. Gantt
470 S. Box 121
Charlotte, N.C. 28210
 - 23. Wilfred B. Salfson
1530 Queens Road, Apt. 104
Charlotte, N.C. 28207
 - 24. A & P, Inc. of Hilton Head
P.O. Box 5881
Hilton Head, S.C. 29928
 - 25. Duke Power Co.
400 S. Church Street
Charlotte, N.C. 28202
 - 26. J. H. H. Co.
1111 York, N.E. 14500



- CONDITIONAL REQUIREMENTS FOR BUSINESS DISTRIBUTION ZONE**
- 1. PERMITTED USES**
These uses indicated below shall be permitted by right in the BD (CD) district. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution would still be allowed by special use permit. No other uses would be permitted:
- | | |
|---|---|
| Banks | Laboratory, dental, medical and optical offices |
| Book binding | Offices |
| Building and cabinet works for soft drinks | Public offices |
| Building, medical storage and wholesale and retail sales within enclosed | Printing and photo processing |
| Buildings | Repair and servicing, in doors only |
| Business processing | Vending machines |
| Cleaning and distribution | Wholesale sales with retail storage and warehousing |
| Copy processing | Wholesale and retail building materials |
| File duplicating | Wholesale and retail building materials |
| Food processing, including quality and inspection buildings | Wholesale and retail building materials |
| Laundry and dry cleaning | Wholesale and retail building materials |
| Manufacturing within enclosed buildings | Wholesale and retail building materials |
| Offices | Wholesale and retail building materials |
| Offices for the display of sample merchandise | Wholesale and retail building materials |
| Cafeterias | Wholesale and retail building materials |
| Contractors offices, excluding accessory | Wholesale and retail building materials |
| Government offices and public utility buildings | Wholesale and retail building materials |
| Laboratories and other facilities for research | Wholesale and retail building materials |
| Within enclosed buildings subject to standards of section 33.8.0. Mecklenburg County Zoning Ordinance | Wholesale and retail building materials |
| Warehouses | Wholesale and retail building materials |
- 2. BUILDING AREA AND STANDARDS**
All buildings erected within the boundaries of this plan shall meet the following requirements:
- Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.
 - All buildings shall be located outside the Greenway buffer, and Setback Areas indicated on the plan. Setback, site and rear yard requirements for any subdivided portion of the property shall, in a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.
 - Before any building is constructed, approval shall be secured from an architectural design review committee described below.
 - Except during building construction, no temporary structures will be allowed.
- 3. PARKING AND LOADING**
Off-street parking and loading shall be provided in accordance with applicable ordinances and the following requirements:
- All parking areas, driveways and walkways shall be paved.
 - All parking and driveways shall be located at least 15 feet from the front of buildings, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.
 - No loading dock shall open directly on to Beam Road unless adequately screened.
 - The number of access roads from Beam Road into the property will be a maximum of two. No other access to Beam Road will be permitted.
- 4. SCREENING**
Screening shall be installed at those locations required by ordinance or by restrictive covenants.
- 5. PROPERTY OWNERS ASSOCIATION**
An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:
- Screening for proper maintenance of all Greenways, buffer, and other association controlled property.
 - Maintain the Greenway areas in generally natural condition, especially controlling the cutting of trees.
 - Carry out all obligations assigned to it by established and recorded restrictive covenants described below.
- 6. ARCHITECTURAL DESIGN REVIEW COMMITTEE**
An architectural design review committee shall be created in accordance with requirements set forth in the restrictive covenants described below, and shall carry out those duties assigned to it by these requirements and the applicable covenants.
- 7. RESTRICTIVE COVENANTS**
The conditional requirements of this plan shall be supplemented by more detailed and additional requirements imposed by duly recorded covenants and restrictions to be binding on all future property owners of land affected by this conditional plan.
- 8. MISCELLANEOUS**
- Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.
 - All utilities distribution lines, for buildings within 500 feet of Beam Road shall be placed underground.
 - The size, shape, design and location of all signs shall be approved by the architectural design review committee and shall comply with their requirements in addition to the requirements of the Mecklenburg County Zoning Ordinance.
 - Within ninety (90) days after adoption of a resolution or resolution by the Mecklenburg County Board of Commissioners requesting conveyance of all or any portion of the Floodway Greenway area along Coffey Creek as shown on this plan, the owners of the property shall provide all encroachments and without consideration other than stated hereby, burgundy County greenway system. The conditions for the greenway system shall be the reservation to the then owner or owners, their successors and assigns of such easement or easements as the owner or owners may deem necessary for installation and maintenance of utility lines and conduits, including, but not limited to, water, sewer and natural gas. Such reservation of easements shall be without consideration except as stated herein, and shall be in form mutually acceptable to the County Attorney and attorney for the then owner of the property. After any conveyance of the property, Mecklenburg County shall have the sole responsibility for maintenance and upkeep of said conveyance property.

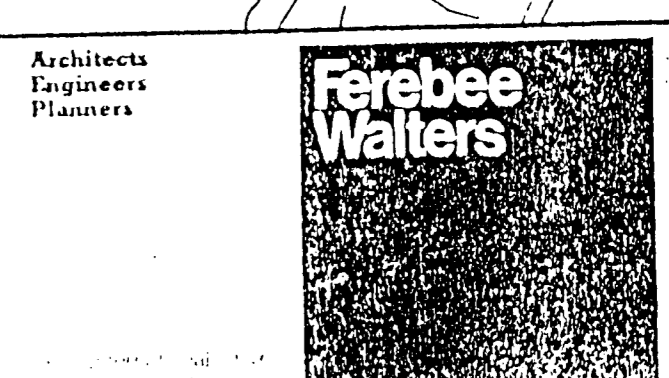
AREA TABULATION

	AREA	MAXIMUM BUILDING COVERAGE
BD(CD) Parcel	4,828,800 sq. ft.	30%
R-15 Parcel	18,422 ac.	30%

- GENERAL NOTES:**
- All Greenway areas may be utilized to satisfy building area requirements, but cannot be used for parking, storage or other active uses.
 - All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.
 - A landscape plan shall be submitted for review by the architectural review committee in order that appropriate screening is provided separating the residential districts to the west from the proposed BD(CD) district.

Approved By
Commissioner - 3/21/83
22-32(c)

SCALE: 1" = 400'



PROPOSED REZONING

141-071-18
BD(CD)
22-32(c)