

MATTHEWS HEATHER LAND
 P.O. BOX 1077, MATTHEWS, N.C. 28106
 TAX PARCEL # 227 311 08
 DEED # 4873 - 016

R.L. & JANE WILLIAMS
 P.O. BOX 187
 MATTHEWS, N.C. 28105
 T.P. # 227 291 01
 DEED # 3168 - 235

60' R of W to be dedicated by land owners to NC DOT for intersection improvements

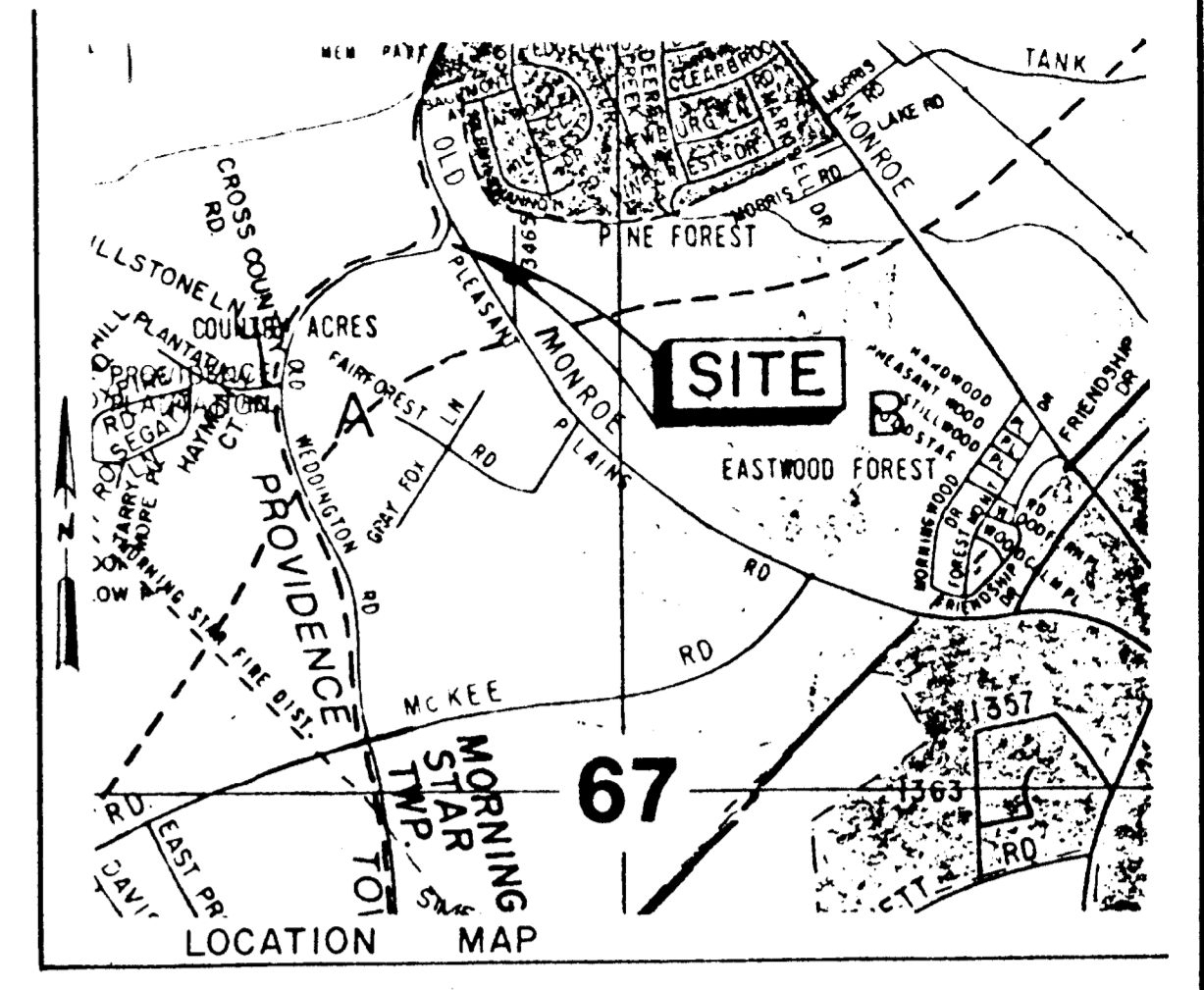
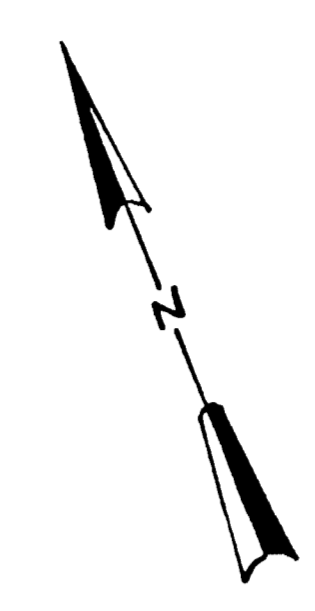
Land to be purchased from neighbor and rezoned at time of intersection improvements

GREY FOX FARMS
 2100 PLEASANT PLAINS RD
 MATTHEWS, N.C. 28106
 T.P. 227-161-09
 DEED # 5074-798

RICHARD W. HOLCOMB & JO ANN HOLCOMB
 1700 PLEASANT PLAINS RD
 MATTHEWS, N.C. 28106
 T.P. # 227-161-06
 DEED # 4108 - 486

CONDITIONAL ZONING REQUIREMENTS

- The Planning Commission shall be informed of all development plan submittals and if it so requests, the Commission shall be given an opportunity to review the general results being achieved by the conditions stated on the Plan. The development parameters are set forth on this Plan.
- The setback lines will be either 10, 20, or 40 feet as indicated on this Plan.
- All signage will conform to the Mecklenburg County Zoning Ordinances and to the extent there is no conflict, also to the Matthews Sign Ordinance.
- The owner will conform to the Mecklenburg County Storm Drainage and Drainage Design Standards, and would seek input of the Soil Conservation Service in the design of storm water management systems to minimize adverse effects of water runoff.
- The 25 parking spaces provided shall be as follows: 24 regular spaces plus 1 space for handicapped users.
- Landscaping will include flowering shrubs (azaleas or camellias, for example) and evergreen trees, (pines or spruces, for example). Further, to the extent feasible, all existing vegetation will be left intact.
- Improvements or alterations of the intersection of Weddington Road at its intersection with Pleasant Plains Road (Old Monroe Road): (i) by the Petitioners' donation of right-of-way land of any property acquired by them and re-alignment of Weddington Road by the North Carolina Department of Transportation, and (ii) by the insertion or establishment of another roadway (denoted "Future Drive") servicing both the subject property as well as Weddington Road is not the subject of this rezoning but is expected to occur in a later, related rezoning upon acquisition of the needed land, or rights or easements thereon, as well as the favorable decision by the North Carolina Department of Transportation to cause these roadway improvements or alterations to occur. These are two of the prerequisites to making any such requests of the Planning Commission or changes by the owner.



Present Land Owner
 Mrs. T.E. Holcomb
 1330 Pleasant Plains Rd
 Matthews, N.C. 28105
 Tax Parcel # 227 161 08
 Deed # 1490-213
 Tax Parcel # 227 161 07
 Deed # 2142-147

Zoning PETITION # 86-3 (C)
 Existing - R-15
 Proposed - BI-CD

Setbacks
 Setbacks will conform with Mecklenburg County Zoning Ordinance for B-1 Dist
 Front - 40'
 Side - 10'
 Rear - 20'

Parking Spaces

Required	regular	Proposed
24	regular	24
1	handicap	1
25	Total	25

Building Square Footage
 Convenience Store - 3,000
 Specialty Shop - 1,500
 Total - 4,500 sq ft

Signs Will conform to Meck. County Sign Ordinance and to the extent possible, Matthews Sign Ordinance

LEGAL DESCRIPTION

(Written from existing Fairies 1954 Survey)
 Land situated in Mecklenburg County, North Carolina being more particularly described as follows:
 Being all of lots "A", "B", and "C" as shown on a "Boundary and Physical Survey of the Property of T.E. Holcombe and H. D. Blackwelder" by I. B. Fairies, Surveyor dated September 4, 1948, revised April 5, 1954; also described as follows BEGINNING at an old iron being a corner of the property of E. F. Sinclair and a southerly corner of Lot "B"; thence N 150 00' W, 343.2 feet crossing Weddington Road to an iron being the northwest corner of Lot "A" and a corner of the property of Mrs. J. A. Holcomb; thence S 67 03' E, 447.64 feet again crossing Weddington Road and intersecting the Old Monroe Road and Pleasant Plains Road to the northeast corner of Lot "C"; thence S 23 01' W, 407.3 feet to the southeast corner of said Lot "C"; thence N 36 57' W, 273.6 feet to the Point of Beginning containing 2.46 Acres, subject to final survey and the right-of-way of Weddington Road, Old Monroe Road and Pleasant Plains Road.

APPROVED BY COUNTY COMMISSION
 DATE 5-19-86

1	PM	PREP	PER CLIENT	CONDITIONS ADDED	5/20/86
No.	By	Ch.	Description	Revision	Date
RUDOLPH - RALEY PROPERTIES 1409 EAST BLVD. CHARLOTTE, N.C.					
SITE PLAN PROPOSED CONVENIENCE STORE MECKLENBURG CO. N.C.					
DES		SCALE 1" = 30'		JOB NO 85058	
DN PM		DATE 4-17-86		DWG NO 2	
P. E. A. of North Carolina 1409 East Boulevard Charlotte, N.C. 28203 (704) 377-4349					