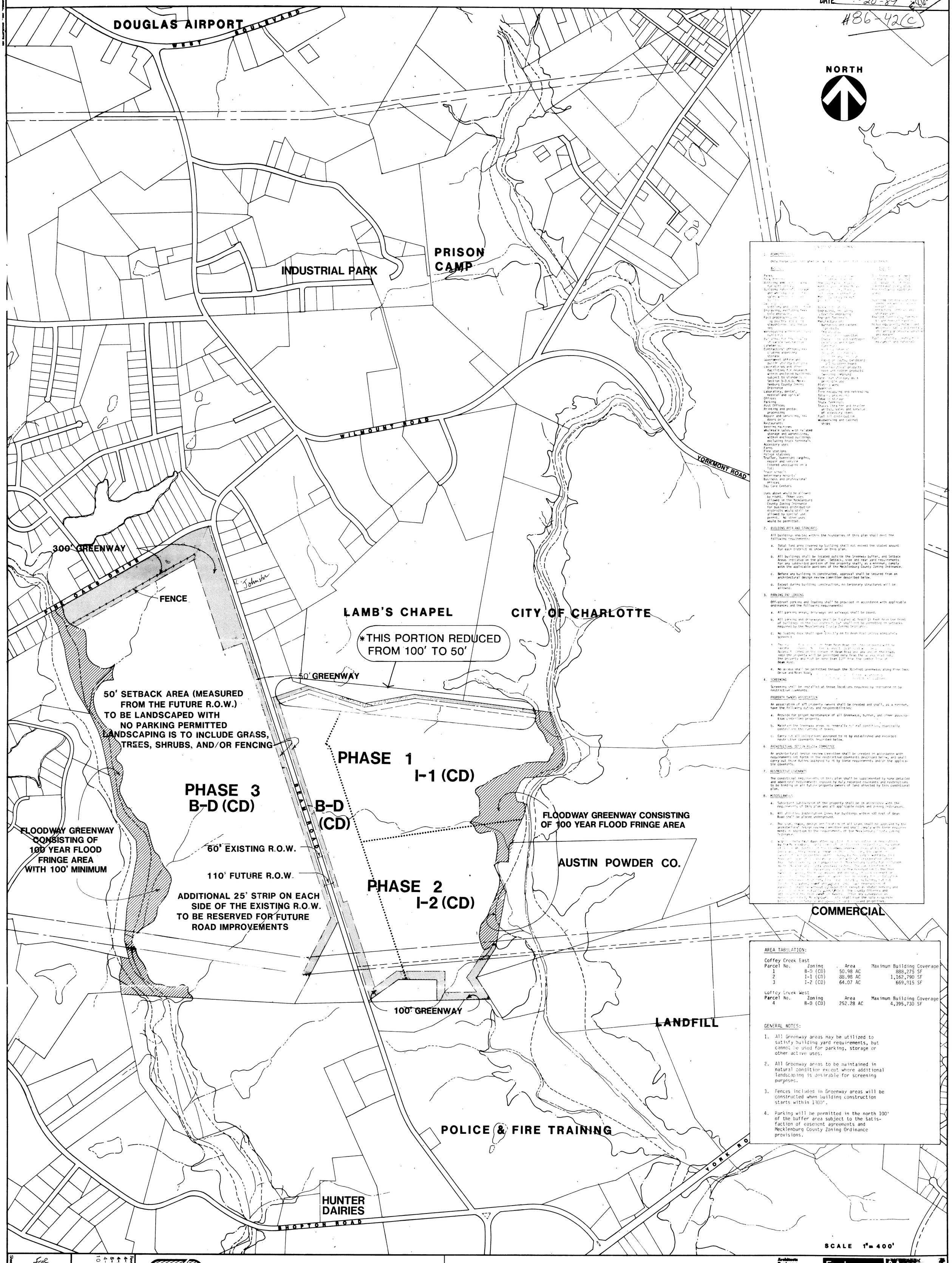
APPROVED BY COUNTY COMMISSION
DATE 1-20-87 #86-76C
#86-42C



1. PERMITTED USES

Only those uses permitted in the B-1 Neighborhood Business District of the Mecklenburg County Zoning Ordinance.

B-1

Banks
Barber and beauty shops
Building supply stores, but not including lumber and building materials
Clothing and shoe repair
Dry cleaning and laundry pick-up stations
Engraving, except sign and title engraving
Food processing, on premises, as a part of a retail business
Slaughtering and dressing
Warehousing within enclosed buildings
Gasoline, but not including service of vehicles
Laundries
Contractors' offices, excluding accessory storage
Government offices and public utility buildings
Laboratories and other facilities for research within enclosed buildings subject to standards in Section 5-3.6.G. Mecklenburg County Zoning Ordinance
Laboratory, dental, medical and optical
Offices
Parking
Post Offices
Printing and photo-processing
Repair and servicing, indoors only
Restaurants
Vending machines
Wholesale sales with related storage and warehousing, within enclosed buildings excluding truck terminals
Accessory uses
Farms
Fire stations
Police stations
Trailer, overnight camping, repair and service (stored unoccupied on a lot)
Trade schools
Veterinary hospital
Business and professional offices
Day Care Centers

B-2

Bakeries
Engraving, except sign and textile engraving
Freight terminals
Manufacture of:
Batteries and carbon products
Chemicals
Cosmetics, toilet articles
Dyes, paints and varnishes
Electrical appliances
Food products
Glass products
Leather products
Metal products
Paper products, cardboard products
Pharmaceuticals
Plastics products
Rubber and latex products
Textiles
Warehousing, wholesale
Petroleum storages, as a principle use
Plating works
Quarries
Tire recapping and retreading
Tobacco products
Tobacco storage
Truck terminals
Trucks (tractors and trailer units), sales and service of accessory items
Fuel oil distribution
Woodworking and cabinet shops

Uses above would be allowed by right. Other uses allowed in the Mecklenburg County Zoning Ordinance for business distribution districts would still be allowed by special use permit. No other uses would be permitted.

2. BUILDING AREA AND STANDARDS

All buildings erected within the boundaries of this plan shall meet the following requirements:

a. Total land area covered by building shall not exceed the stated amount for each district as shown on this plan.

b. All buildings shall be located outside the Greenway buffer, and Setback Areas indicated on the plan. Setback, side and rear yard requirements for any subdivided portion of the property shall, as a minimum, comply with the applicable portions of the Mecklenburg County Zoning Ordinance.

c. Before any building is constructed, approval shall be secured from an architectural design review committee described below.

d. 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:

a. All parking areas, driveways and walkways shall be paved.

b. All parking and driveways shall be located at least 15 feet from the front of buildings in the B-D District, but shall not be permitted in setbacks required by the Mecklenburg County Zoning Ordinance.

c. No loading dock shall open directly on to Beam Road unless adequately screened.

d. The [illegible] on Beam Road and the [illegible] property will be [illegible] Access [illegible] on the corner of Beam Road and any one of the roads into the property will be permitted only from the access road into the property and must be more than 120' from the center line of Beam Road.

e. No access shall be permitted through the 300-foot greenways along Pine Oaks Drive and Beam Road.

4. SCREENING

Screening shall be installed at those locations required by ordinance or by restrictive covenants.

PROPERTY OWNERS ASSOCIATION

An association of all property owners shall be created and shall, as a minimum, have the following duties and responsibilities:

a. Provide for proper maintenance of all Greenways, buffer, and other association controlled property.

b. Maintain the Greenway areas in generally natural condition, especially controlling the cutting of trees.

c. 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/or 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

a. Subsequent subdivision of the property shall be in accordance with the requirements of this plan and all applicable codes and zoning ordinances.

b. All utilities distribution lines for buildings within 300 feet of Beam Road shall be placed underground.

c. 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.

d. [illegible] days after [illegible] by the [illegible] shall be [illegible] maintenance shall be [illegible] as stated herein, and [illegible] the County Attorney and [illegible] Mecklenburg County shall have the sole responsibility [illegible] said improved properties.

AREA TABULATION:

Coffey Creek East

Parcel No.	Zoning	Area	Maximum Building Coverage
1	B-D (CD)	50.98 AC	888,275 SF
2	I-1 (CD)	88.98 AC	1,162,790 SF
3	I-2 (CD)	64.07 AC	669,815 SF

Coffey Creek West

Parcel No.	Zoning	Area	Maximum Building Coverage
4	B-D (CD)	252.28 AC	4,395,730 SF

GENERAL NOTES:

1. All Greenway areas may be utilized to satisfy building yard requirements, but cannot be used for parking, storage or other active uses.

2. All Greenway areas to be maintained in natural condition except where additional landscaping is desirable for screening purposes.

3. Fences included in Greenway areas will be constructed when building construction starts within 1300'.

4. Parking will be permitted in the north 100' of the buffer area subject to the satisfaction of easement agreements and Mecklenburg County Zoning Ordinance provisions.

Sheet Number 3 of 6

For #86-76C

Project Number	1014.01
Date	3-2-82
Drawn By	BGP/GBA
Checked By	
Approved By	

Revisions
4-13-82
4-27-82
5-17-82
4-14-86
10-7-86

COFFEY CREEK PARK

for R&P INC.
HILTON HEAD ISLAND S.C.

SITE PLAN PETITION 8676

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