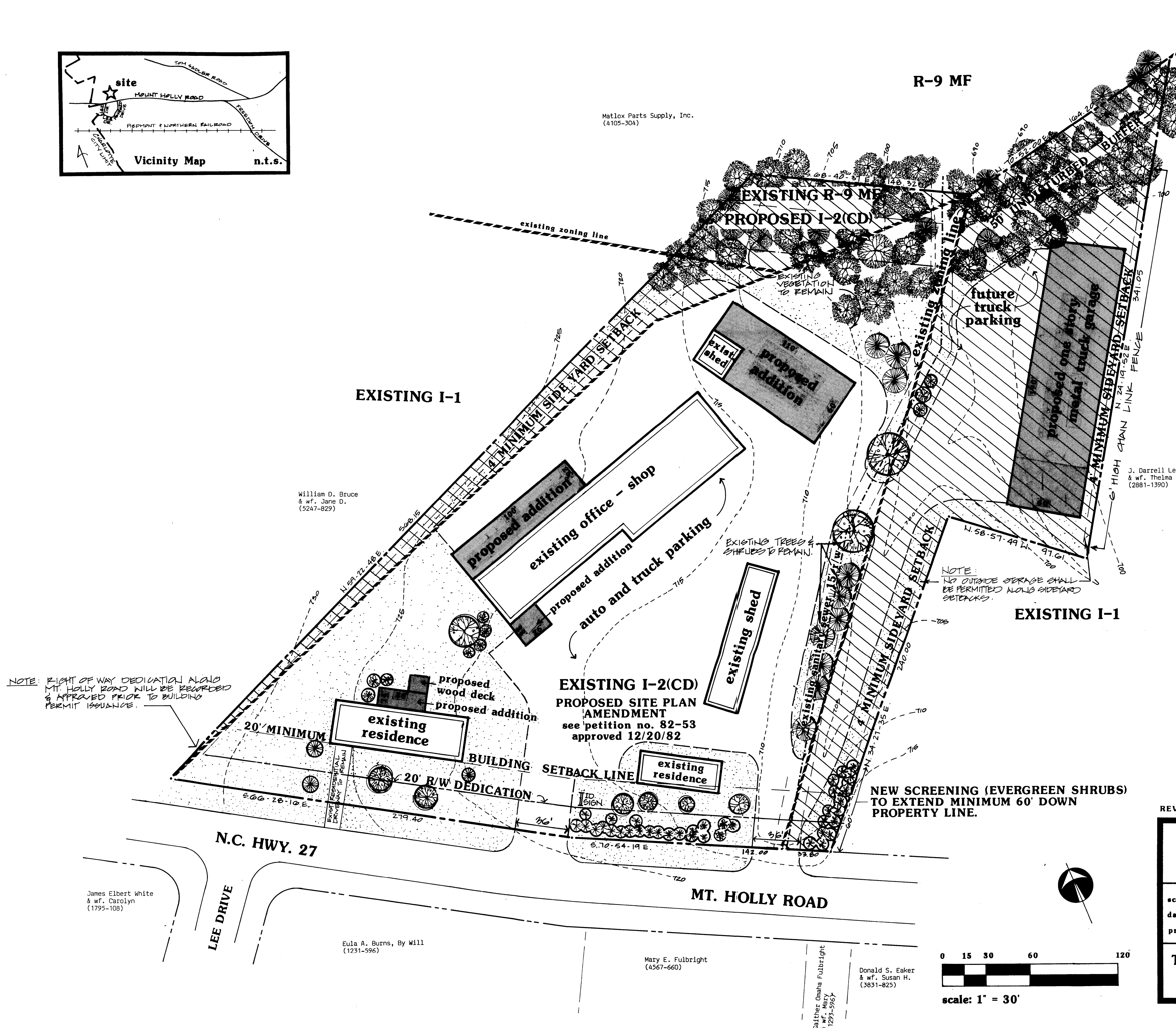


Matlox Parts Supply, Inc.  
(4105-304)

## DEVELOPMENT DATA

**SITE AREA** ————— 4.029 AC.  
**EXISTING ZONING** ——— I-2(CD)  
 I-1  
**PROPOSED ZONING** ——— I-2(CD) &  
 I-2(CD) S.P.A.  
**PROPOSED USE:** Expand existing  
 equipment manufacturing facility.  
**EXISTING BUILDING AREA** 15,800 S.F.  
**PROPOSED BUILDING AREA** 20,800 S.F.  
**TOTAL** 36,600 S.F.



William D. Bruce  
& wf. Jane D.  
(5247-829)

J. Darrell Lee  
& wf. Thelma H.  
(2881-1390)

NOTE: RIGHT OF WAY DEDICATION ALONG  
 MT. HOLLY ROAD WILL BE RECORDED  
 & APPROVED PRIOR TO BUILDING  
 PERMIT ISSUANCE.

NOTE:  
 NO OUTSIDE STORAGE SHALL  
 BE PERMITTED ALONG SIDEYARD  
 SETBACKS.

## GENERAL NOTES

- Boundary information provided by Robert E. Burns, N.C.L.S., dated 2/9/88 and revised 2/17/88.
- Signage shall be provided in accordance with all applicable sections of the Charlotte Zoning Ordinance pertaining to I-2 zoning.
- Existing structures along Mt. Holly Road are non-conforming to minimum zoning setback requirements due to the 20' R/W dedication, and shall be permitted to remain.
- If necessary, public or private fire hydrants shall be provided in order to satisfy Mecklenburg County Fire Department standards.
- Supplementary evergreen screening shall be provided in buffer areas where existing vegetation does not provide an adequate visual screen between this property and adjoining residentially-zoned land.
- A five foot landscaped buffer shall be provided along property lines where existing vegetation is insufficient to break up long expanses of parking.

APPROVED BY CITY COUNCIL  
 DATE 9/19/88

8/5/88 - general, per staff comments  
 REVISIONS: 7/5/88 - proposed addition (to existing residence).

|  |   |
|--|---|
| <b>Petition #82-62</b><br><b>LEE PROPERTY REZONING</b><br>PAW CREEK TOWNSHIP - MECKLENBURG COUNTY                    |   |
| scale: 1" = 30'<br>date: 6/16/88<br>project: 8812  | <b>Proposed Zoning and<br/>         Site Plan Amendment</b> |
| <b>TURNBULL DESIGN GROUP, P.A.</b><br>1815 PARK DRIVE, SUITE 206<br>CHARLOTTE, NORTH CAROLINA 28204<br>(704)375-8154 |   |
| <b>R-1</b>   |   |

James Elbert White  
& wf. Carolyn  
(1795-108)

Eula A. Burns, By Will  
(1231-596)

Mary E. Fulbright  
(4567-660)

Donald S. Eaker  
& wf. Susan H.  
(3831-825)

