

# DEVELOPMENT DATA

**SITE AREA** 6.52 AC.  
**EXISTING ZONING** B-2, R-12  
**PROPOSED ZONING** B-D (C.D.)  
**MAX. BUILDING AREA** 60,000 S.F.

**PROPOSED USE:** WAREHOUSES WITH ASSOCIATED OFFICES, WHOLESALE SALES, STORAGE (ENTIRELY WITHIN ENCLOSED BUILDINGS), LOADING AND PARKING FACILITIES.

# PERFORMANCE STANDARDS

1. THE PETITIONER INTENDS TO RETAIN OWNERSHIP OF THIS PROPERTY AND TO LEASE THE PROPOSED OFFICE-WAREHOUSES. GLORYLAND AVENUE AND MCGILL STREET, WHICH ARE CURRENTLY UNIMPROVED, SHALL BE PAVED IN PHASES AS THE BUILDINGS ARE CONSTRUCTED. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF IMPROVING AND MAINTAINING THESE STREETS. SHOULD THE PROPERTY BE SUBDIVIDED INTO TWO OR MORE SEPARATE PARCELS, THE PETITIONER (OR SUCCESSOR) SHALL PROVIDE STREET IMPROVEMENTS, INCLUDING WIDENING, CURB AND GUTTER AND CUL-DE-SAC(S) IN ACCORDANCE WITH APPLICABLE CHARLOTTE ENGINEERING DEPARTMENT STANDARDS FOR PUBLICLY MAINTAINED COMMERCIAL STREETS.
2. AREA 1 AND AREA 2 MAY BE CONSIDERED FOR ROADWAY ABANDONMENT SINCE NO IMPROVEMENTS WERE EVER MADE AND LITTLE POTENTIAL EXISTS FOR FUTURE EXTENSION OF THESE STREETS. PETITIONER AGREES TO FILE AN ABANDONMENT PETITION FOR EITHER OR BOTH OF THESE AREAS SHOULD IT BE DETERMINED THAT REASONABLE SUPPORT FOR THE ABANDONMENT EXISTS AMONG THE CONTIGUOUS AND AFFECTED PROPERTY OWNERS. SHOULD THE ABANDONMENT(S) BE SUCCESSFUL, THE NORTHERN PROPERTY LINE WOULD SHIFT TO THE CENTERLINE OF AREA 1 BETWEEN POINT "B" AND THE CURRENT TERMINUS OF GLORYLAND'S DEDICATED R/W. THE WESTERN PROPERTY LINE WOULD SHIFT TO THE CENTERLINE OF AREA "2" BETWEEN POINTS "C" AND "D".
3. THIS SITE IS HEAVILY WOODED WITH BOTH LARGE CANOPY TREES AND DENSE UNDERSTORY VEGETATION. THE DEVELOPER RECOGNIZES THAT THE EXISTING VEGETATION IS AN ASSET TO THIS DEVELOPMENT AND TO THE SURROUNDING PROPERTIES. AS SUCH, EXISTING TREES SHALL BE PRESERVED WITHIN THE PROPERTY WHEREVER POSSIBLE.
4. A MAXIMUM OF TWO DRIVEWAY ACCESS POINTS SHALL BE PERMITTED FOR EACH BUILDING. THE LOCATION OF DRIVEWAYS MAY VARY FROM WHAT IS SHOWN ON THE PLAN PENDING FINALIZATION OF SITE PLANS. ALL DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH C.D.O.T. STANDARDS.
5. WHILE THIS DEPICTS A FIRM DEVELOPMENT CONCEPT, MODIFICATIONS TO THE PLAN MAY OCCUR WITHIN THE FOLLOWING PARAMETERS:  
 -ALL PROPOSED OFFICE-WAREHOUSE BUILDINGS SHALL BE BETWEEN 4,000 S.F. AND 10,000 S.F. GROSS FLOOR AREA.  
 -ANY OUTDOOR STORAGE OF ACCESSORY MATERIAL, AS PERMITTED WITHIN THE B-D ZONING DISTRICT, SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC STREET OR FROM ANY ADJOINING LOT AS SPECIFIED IN SECTION 1601 OF THE CHARLOTTE ZONING ORDINANCE.
6. SIGNAGE FOR THE BUSINESSES IN THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 2100 OF THE CHARLOTTE ZONING ORDINANCE.
7. PROPOSED BUFFER STRIPS SHALL REMAIN UNDISTURBED EXCEPT AS NECESSARY FOR ANY UTILITY LINE INSTALLATION; IN ALL CASES, UTILITY LINES WILL RUN PERPENDICULAR TO BUFFERS.
8. PETITIONER SHALL CONSTRUCT A STORMWATER DETENTION BASIN TO MINIMIZE THE IMPACT OF STORMWATER RUN-OFF ON ADJACENT DOWNSTREAM PROPERTIES. THE PROPOSED IMPOUNDMENT AREA SHALL BE LOCATED NO CLOSER THAN 50' TO ANY EXTERNAL PROPERTY LINE AND, TO THE EXTENT POSSIBLE, EXISTING VEGETATION SHALL BE PRESERVED AROUND ITS PERIMETER.
9. PETITIONER SHALL PROVIDE FIRE PROTECTION MEASURES IN ACCORDANCE WITH CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT REQUIREMENTS.
10. IN COMPLIANCE WITH THE CHARLOTTE TREE ORDINANCE, TREES WITHIN THE REQUIRED TREE PROTECTION ZONE THAT ARE 8" AND LARGER AT THE DIAMETER BREAST HEIGHT CAN ONLY BE REMOVED BY PERMIT. THE PRESERVATION OF TREES AROUND BUILDING EXITS WILL REQUIRE STAKING AND BARRICADING PRIOR TO CONSTRUCTION WITH SUCH MEASURES BEING SUBJECT TO APPROVAL BY THE CHARLOTTE TREE TECHNICIAN.
11. A MAXIMUM OF THREE DRIVEWAYS SHALL BE PERMITTED ALONG EACH STREET. DRIVEWAYS MUST BE SPACED AT LEAST 50 FEET APART. DRIVEWAY LOCATIONS MAY VARY SOMEWHAT FROM WHAT IS SHOWN ON PLAN.

IF THIS PROPERTY IS SUBDIVIDED, PETITIONER SHALL PROVIDE CUL-DE-SAC TURN AROUND AT THE TERMINUS OF GLORYLAND AVENUE / MCGILL STREET IN ACCORDANCE WITH ENGINEERING DEPARTMENT STANDARDS. (SEE NOTE 1.)

4' SIDEWALK TO BE INSTALLED BY PETITIONER ALONG MCGILL STREET AND GLORYLAND AVENUE. (MAY BE COMPLETED IN PHASES.)

049-056-08  
Carter Bobby Thomas & William Eugene Carter  
6538 N. Tryon St.  
Charlotte, NC 28213

049-056-06  
Jarvis David W. & Wf. Vicki J.  
6701 McGill Rd.  
Charlotte, NC 28213

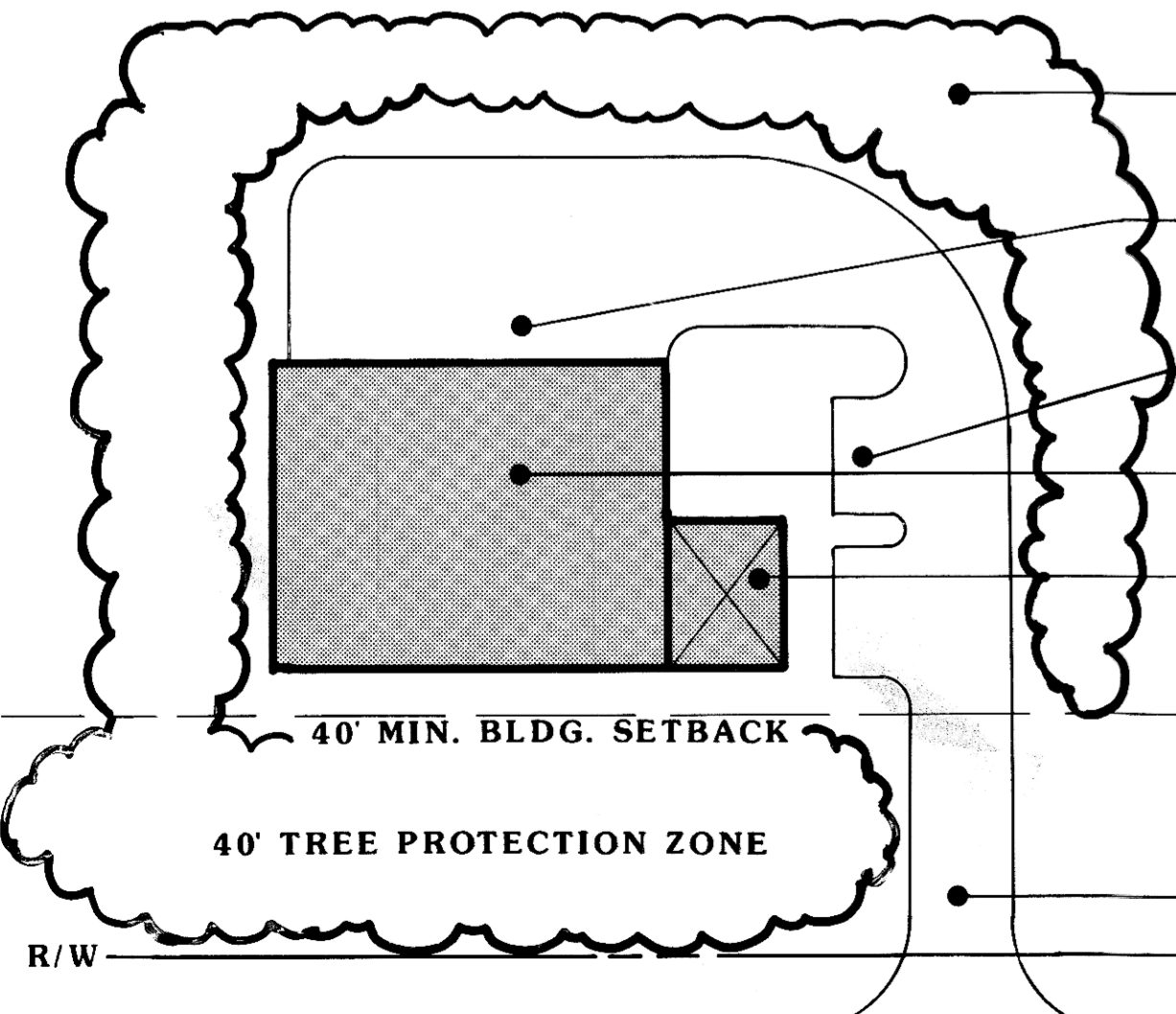
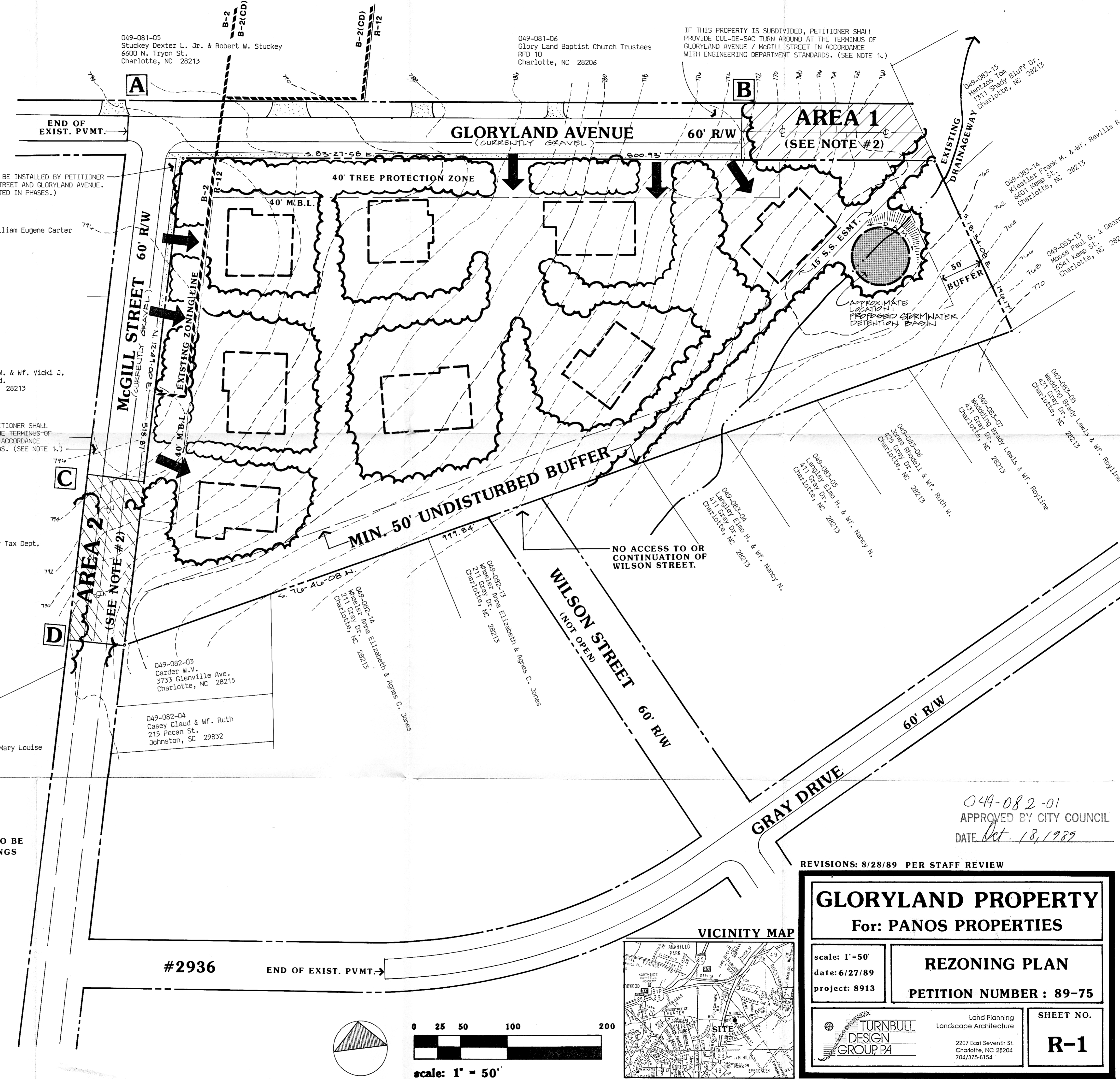
049-056-10  
Marathon Petroleum Co. % Property Tax Dept.  
539 S. Main St.  
Findlay, Ohio 45840

049-056-05  
Yates James Menford & Wf. Mary Louise  
6442 N. Tryon St.  
Charlotte, NC 28213

049-081-05  
Stuckey Dexter L. Jr. & Robert W. Stuckey  
6600 N. Tryon St.  
Charlotte, NC 28213

049-081-06  
Glory Land Baptist Church Trustees  
RFD 10  
Charlotte, NC 28206

IF THIS PROPERTY IS SUBDIVIDED, PETITIONER SHALL PROVIDE CUL-DE-SAC TURN AROUND AT THE TERMINUS OF GLORYLAND AVENUE / MCGILL STREET IN ACCORDANCE WITH ENGINEERING DEPARTMENT STANDARDS. (SEE NOTE 1.)



1 TYPICAL PARCEL LAYOUT

N.T.S.

049-082-01  
APPROVED BY CITY COUNCIL  
DATE Oct. 18, 1989

REVISIONS: 8/28/89 PER STAFF REVIEW

**GLORYLAND PROPERTY**  
For: PANOS PROPERTIES

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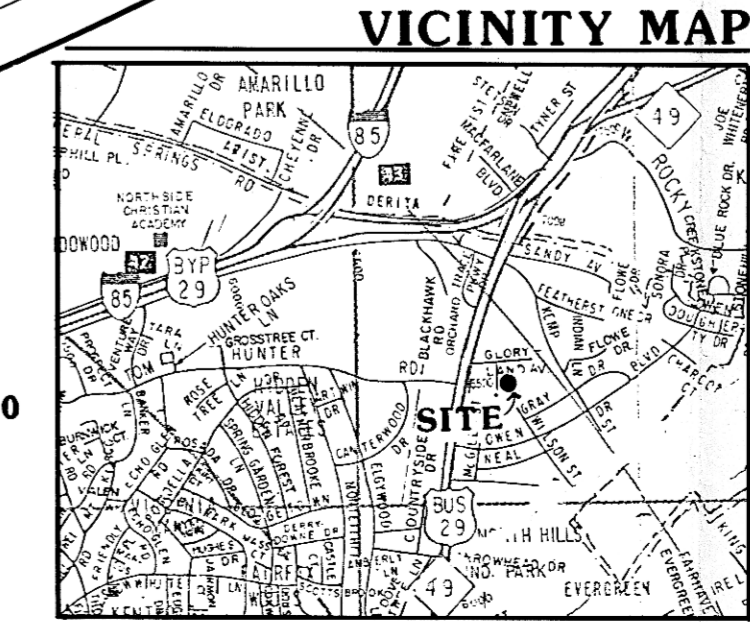
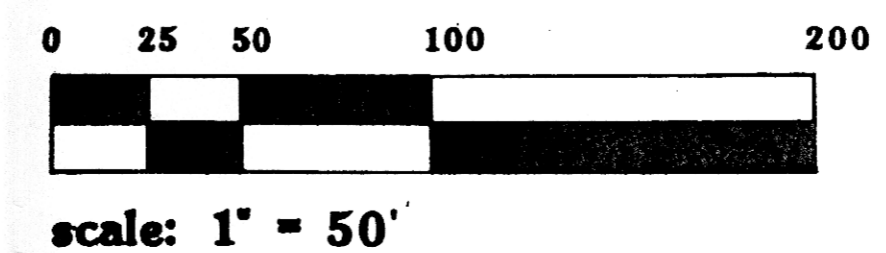
**REZONING PLAN**  
PETITION NUMBER : 89-75

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scale: 1"=50'  
date: 6/27/89  
project: 8913

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**SHEET NO.**  
**R-1**



TURNBULL DESIGN GROUP PA  
Land Planning  
Landscape Architecture  
2207 East Seventh St.  
Charlotte, NC 28204  
704/375-8154