

# TUCKASEEGEE ROAD MARKET CHARLOTTE, N.C.

## ADJACENT PROPERTY OWNERS

- ① 059-023-18 Jerry H. Pettus, Sr.  
1 Sunrise Point Lane  
Lake Wylie, SC 29710
- ② 059-023-05 Damron C. Owen, Jr. and wife  
4712 Tuckaseege Road  
Charlotte, NC 28208
- ③ 059-023-17 Edward D. Navarre and  
Nichole A. Navarre  
2220 York Hill Drive #2  
Charlotte, NC 28217
- ④ 059-023-20 St. Andrew Lodge No. 702 AF & AM  
P. O. Box 5461  
Charlotte, NC 28225
- ⑤ 061-151-08 Kiddie Korner Day Schools, Inc.  
P. O. Box 18565  
Charlotte, NC 28218
- ⑥ 061-151-05 Monarch Knitting Machinery Corp.  
74-10 88th Street  
Glendale, NY 11385
- ⑦ 061-161-05 M & L Properties, Inc. and  
L & M Development, Inc.  
7707 Park Road  
Charlotte, NC 28210
- ⑧ 061-161-01 Bethel Baptist Church  
4801 Tuckaseege Road  
Charlotte, NC 28208

## DEVELOPMENTAL CONDITIONS

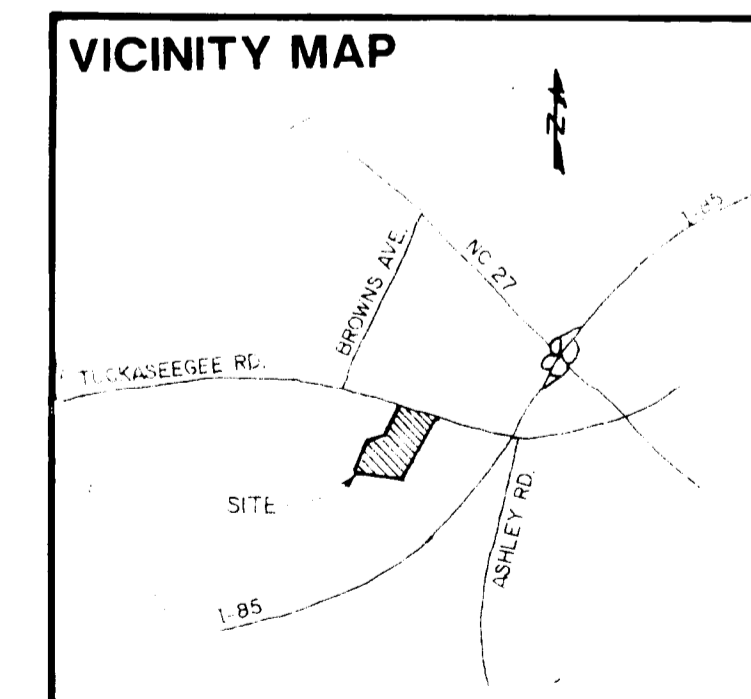
- 1 This site plan represents a firm concept of development with regard to arrangement of entrances, parking, circulation and building layout. However, minor variations are allowed based on final design layouts.
- 2 Building height shall not exceed 40'.
- 3 All permitted uses in the B-1 District shall be allowed.
- 4 The Gateway Boulevard Extension, as shown in the previously approved 0-15 CD zoning in 1980 shall be removed. No through connection shall be allowed from Tuckaseege Road to the I-85 Service Road.
- 5 All development will comply with the Standard of City of Charlotte Zoning ordinance requirements and other relevant codes, including screening, signage, parking standards and tree ordinance.
- 6 Additional 20' R/W dedicated as per Map Book 23, Page 405.
- 7 Petitioner/owner is responsible for the installation of a continuous left turn lane along entire frontage of the project. Petitioner/owner will coordinate requirements for 150' taper with C.D.O.T. and in accordance with their plans for a larger continuous left turn lane in this area of Tuckaseege Road.

## SITE DATA

EXISTING ZONING: I-1 AND 0-15 CD  
 PROPOSED ZONING: B-1 CD  
 TOTAL RETAIL SQ. FT.: 37,500 SF  
 TOTAL SITE AREA: 5.48 AC.

SITE PARCEL # 061-161-02

## REZONING PETITION FOR T. COOPER JAMES P.O. BOX 10324 600 GREEN VALLEY ROAD GREENSBORO, N.C. 27404



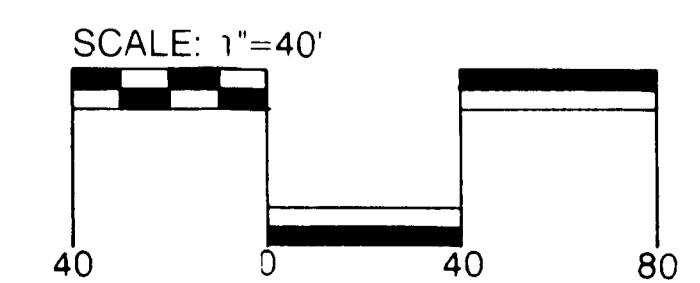
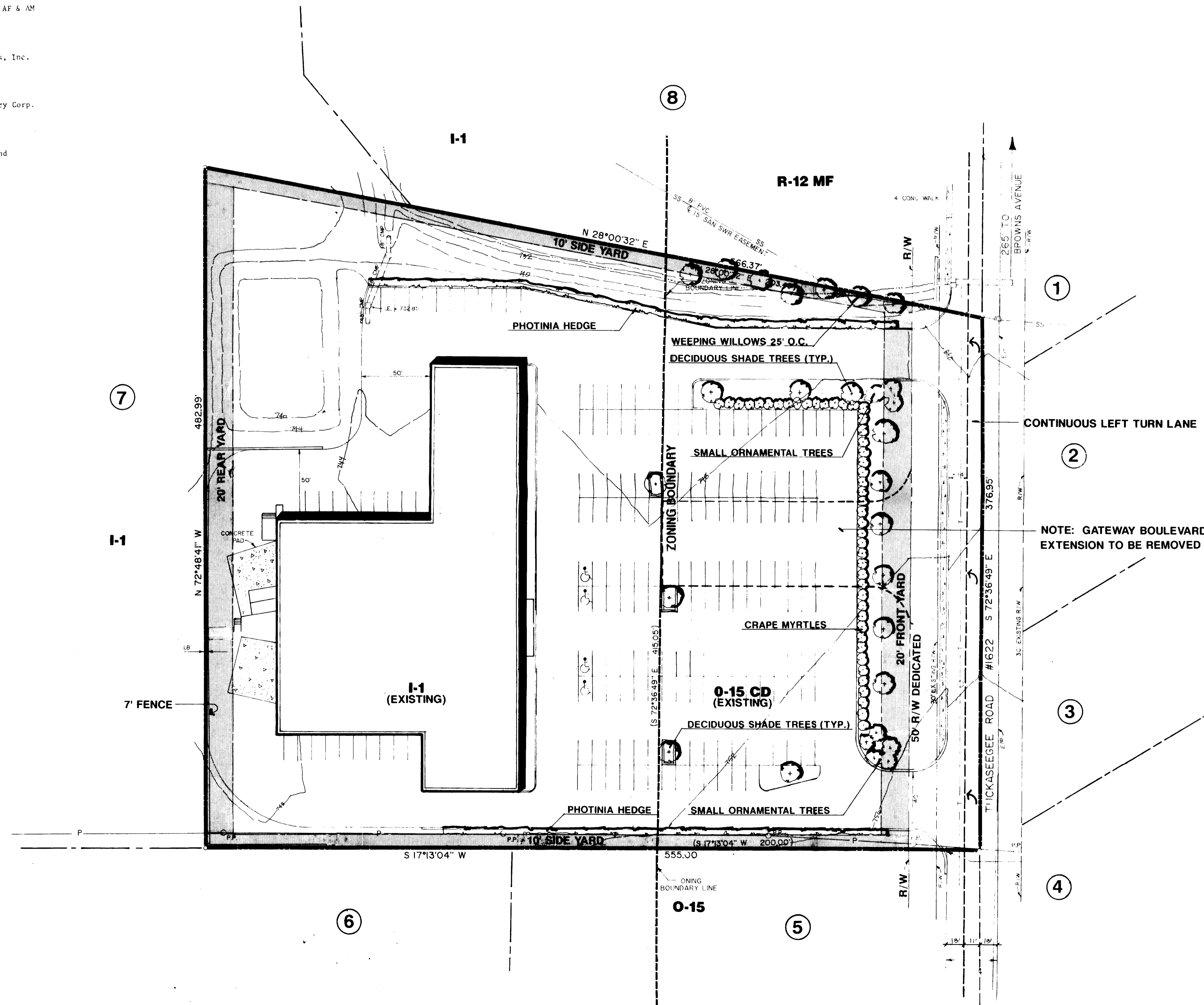
*Paul R. Dinger*  
 DATE **JAN. 5, 1990**  
 PROJECT NO **89014**  
 REVISIONS  
 REVISED FEB. 26, 1990

APPROVED BY CITY COUNCIL  
 DATE **4/10/90**

1701 East Boulevard, Charlotte, NC 28203 704/333 0325  
 1216 Prince Street, Alexandria, VA 22314 703/549 7784  
 225 Hillsborough Street, Raleigh, NC 919/834 6127

**Land Design**  
 Landscape Architecture Land Planning  
 Urban Design Civil Engineering

SHEET NO. **1** OF **1**  
 OF \_\_\_\_\_



90-19