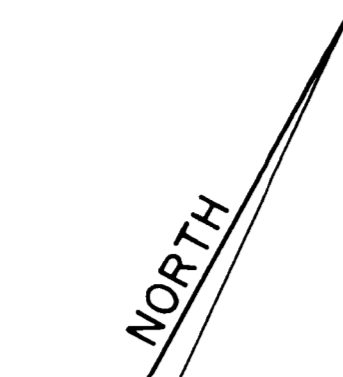
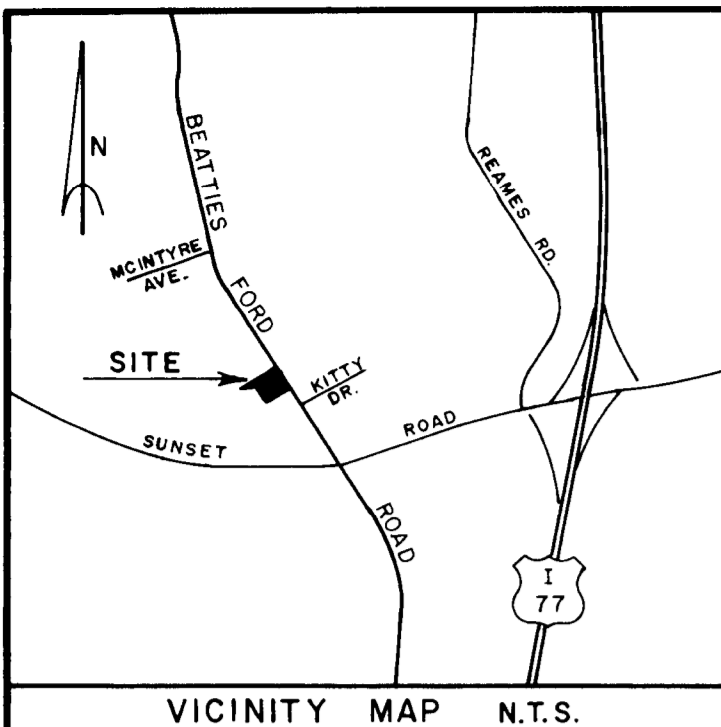


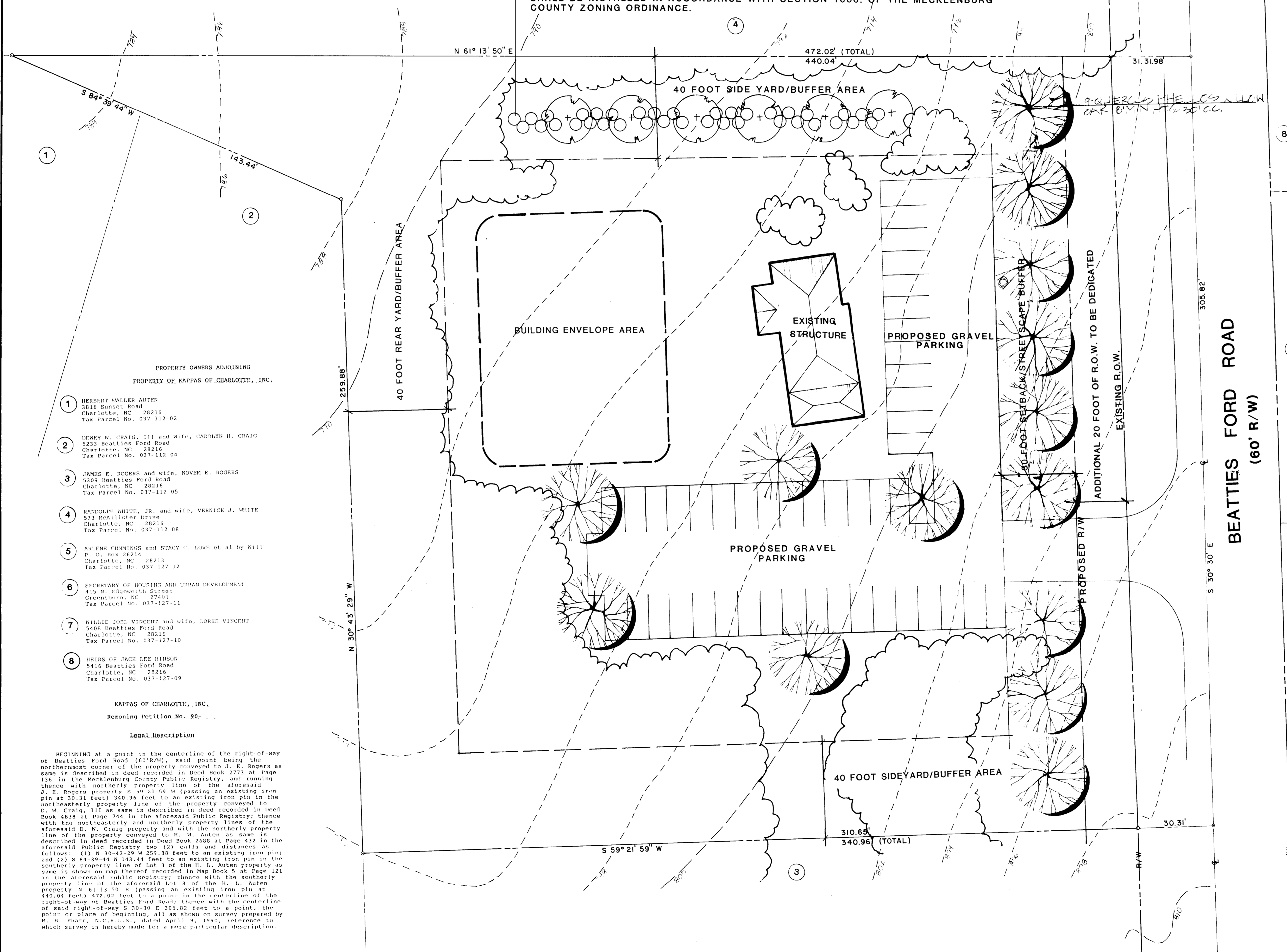
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WHERE INSUFFICIENT NATURAL VEGETATION OCCURS IN THIS AREA, SCREENING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1600. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

DEVELOPMENT DATA
2.621 ACRES TOTAL
EXISTING ZONING: R-9
PROPOSED ZONING: R-9MF(CD)
PROPOSED USE: ADULT FRATERNAL ORGANIZATION
AND ANY USE PERMITTED BY RIGHT IN THE R-9 DISTRICT

- CONDITIONAL REQUIREMENTS:
1. THIS PLAN REPRESENTS A FINAL CONCEPT FOR DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF THE NEW BUILDING, ACCESS, AND CIRCULATION AREAS. HOWEVER VARIATIONS WILL BE PERMITTED BASED UPON FINAL DESIGN PLANS AND SITE CONSTRAINTS.
2. THE NEW BUILDING MAY NOT EXCEED 9000 SQUARE FEET IN SIZE AND MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
3. THE PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY SLIGHTLY IN SIZE AND LOCATION, BUT IN ALL CASES WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS AS ESTABLISHED UNDER SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE. NO PARKING SPACES MAY BE LOCATED IN THE FRONT YARD SETBACK AREA.
4. THERE MAY ONLY BE ONE ACCESS POINT ONTO BEATTIES FORD ROAD AS SHOWN ON THIS REZONING PLAN. THE FINAL CONFIGURATION OF THIS ACCESS POINT IS SUBJECT TO MINOR SHIFTS OR OTHER MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE ENGINEERING AND CONSTRUCTION PLANS. THIS DRIVEWAY IS ALSO SUBJECT TO APPROVAL BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND N.C.D.O.T.
5. BUFFER AREAS:
WITH RESPECT TO EACH OF THE BUFFER AREAS ESTABLISHED ON THIS REZONING PLAN, THE FOLLOWING CONDITIONS SHALL APPLY:
(A) The required minimum yard areas are included within the buffer areas.
(B) No buildings or parking spaces may be placed within any of the buffer areas.
(C) Where there are sufficient existing wooded areas within the buffer areas, trees over 1" caliper will be retained. Clearing of underbrush, dead or dying trees, and trees of less than 1" caliper will be allowed. Installation of utilities, such as water, sewer, gas, cable TV, telephone, storm drainage, etc. and vehicular access will be permitted within the buffer areas. Clearing will be done "by hand" in order to preserve as much of the existing vegetation as possible. Aside from the cases listed above, the buffer areas will remain undisturbed.
(D) No stormwater detention will be allowed in the buffer areas.
(E) Where there is insufficient natural vegetation to form a visual screen to any adjacent residentially zoned property, new landscaping shall be installed in accordance with the screening requirements set forth in Section 1601.1 of the Mecklenburg County Zoning Ordinance.
6. THE NEW BUILDING MAY ONLY BE USED AS A NON-STUDENT, ADULT FRATERNITY MEETING PLACE AND NONE OF THE MEMBERS OF THE FRATERNITY WILL RESIDE WITHIN THE NEW BUILDING. THE PROPERTY MAY ALSO BE USED FOR ANY RESIDENTIAL USE PERMITTED IN THE R-9 DISTRICT. THE FRATERNITY HOUSE WILL BE DEVELOPED IN ACCORDANCE WITH SECTIONS 1626.1 AND 1626.3 OF THE MECKLENBURG COUNTY ZONING ORDINANCE WHICH REGULATES INSTITUTIONAL USES IN RESIDENTIAL DISTRICTS.
7. THE PETITIONER AGREES TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE N.C.D.O.T., MEASURING 50 FEET WEST FROM THE CENTER LINE OF BEATTIES FORD ROAD. SUCH DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE 10 FOOT REQUIRED SETBACK ADJACENT TO BEATTIES FORD ROAD WILL BE ESTABLISHED AND MEASURED FROM THE EDGE OF THE NEW RIGHT-OF-WAY. NO BUILDING OR PARKING WILL BE ALLOWED IN THE SETBACK AREA.
8. THE DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE IN REGARDS TO INTERNAL AND PERIMETER TREE PLANTING.
9. SCREENING OF OUTDOOR TRASH RECEPTACLES FROM ADJOINING PROPERTIES AND PUBLIC VIEW FROM BEATTIES FORD ROAD WILL BE IN ACCORDANCE WITH SECTIONS 1601.1 AND 1601.2 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
10. BOUNDARY INFORMATION WAS TAKEN FROM CERTIFIED BOUNDARY SURVEY PLAT PREPARED BY R. B. PHARR AND ASSOCIATES FOR KAPPAS OF CHARLOTTE, INC. FOR TRACTS 1 & 2 OF THE H.L. AUTEN PROPERTY DATED APRIL 9, 1990.
11. TOPOGRAPHIC INFORMATION WAS TAKEN FROM CITY OF CHARLOTTE AERIAL PHOTOGRAPHY SHEET NO 264.
12. IF AN EXISTING HYDRANT IS NOT LOCATED WITHIN 500 FEET OF THE MOST REMOTE POINT OF THE PROPOSED BUILDING, A NEW FIRE HYDRANT WILL BE INSTALLED TO MEET THIS REQUIREMENT.



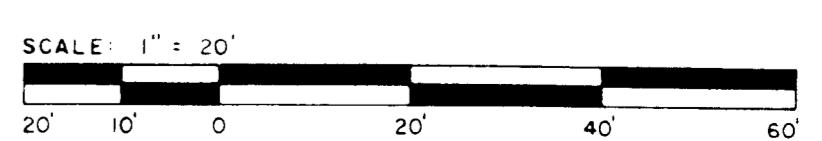
PROPERTY OWNERS ADJOINING PROPERTY OF KAPPAS OF CHARLOTTE, INC.

- 1 HERBERT WALLER AUTEN 3816 Sunset Road Charlotte, NC 28216 Tax Parcel No. 037-112-02
2 DEREY W. CRAIG, III and wife, CAROLYN H. CRAIG 5233 Beatties Ford Road Charlotte, NC 28216 Tax Parcel No. 037-112-04
3 JAMES E. ROGERS and wife, NOVEN E. ROGERS 5308 Beatties Ford Road Charlotte, NC 28216 Tax Parcel No. 037-112-05
4 RANDOLPH WHITE, JR. and wife, VERNICE J. WHITE 533 McAllister Drive Charlotte, NC 28216 Tax Parcel No. 037-112-08
5 ABLENE CUMMINGS and STACY C. LOVE et al by Will P. O. Box 26214 Charlotte, NC 28213 Tax Parcel No. 037-127-12
6 SECRETARY OF HOUSING AND URBAN DEVELOPMENT 415 N. Edgeworth Street Greensboro, NC 27401 Tax Parcel No. 037-127-11
7 WILLIE JOEL VINCENT and wife, LOBBE VINCENT 5408 Beatties Ford Road Charlotte, NC 28216 Tax Parcel No. 037-127-10
8 HEIRS OF JACK LEE HINSON 5416 Beatties Ford Road Charlotte, NC 28216 Tax Parcel No. 037-127-09

KAPPAS OF CHARLOTTE, INC. Rezoning Petition No. 90-284

Legal Description

BEGINNING at a point in the centerline of the right-of-way of Beatties Ford Road (60' R/W), said point being the northernmost corner of the property conveyed to J. E. Rogers as same is described in deed recorded in Deed Book 2773 at Page 136 in the Mecklenburg County Public Registry, and running thence with northerly property line of the aforesaid J. E. Rogers property S 59-21-59 W (passing an existing iron pin at 30.31 feet) 340.96 feet to an existing iron pin in the northeasterly property line of the property conveyed to D. W. Craig, III as same is described in deed recorded in Deed Book 4838 at Page 744 in the aforesaid Public Registry; thence with the northeasterly and northerly property lines of the aforesaid D. W. Craig property and with the northerly property line of the property conveyed to H. W. Auten as same is described in deed recorded in Deed Book 2688 at Page 432 in the aforesaid Public Registry; thence with the southerly property line of the aforesaid lot 3 of the H. L. Auten property N 61-13-50 E (passing an existing iron pin at 440.04 feet) 472.02 feet to a point in the centerline of the right-of-way of Beatties Ford Road; thence with the centerline of said right-of-way S 30-30 E 305.82 feet to a point, the point of place of beginning, all as shown on survey prepared by R. B. Pharr, N.C.R.L.S., dated April 9, 1990, reference to which survey is hereby made for a more particular description.



Vertical sidebar containing: GIFFORD NIELSON ASSOCIATES logo, KAPPAS OF CHARLOTTE, INC. PROJECT 28546, DATE 5/30/90, DESIGN TLH, DRAWN TLH, CHECK, REVISIONS table, SHEET 1 of 1, and other project details.