

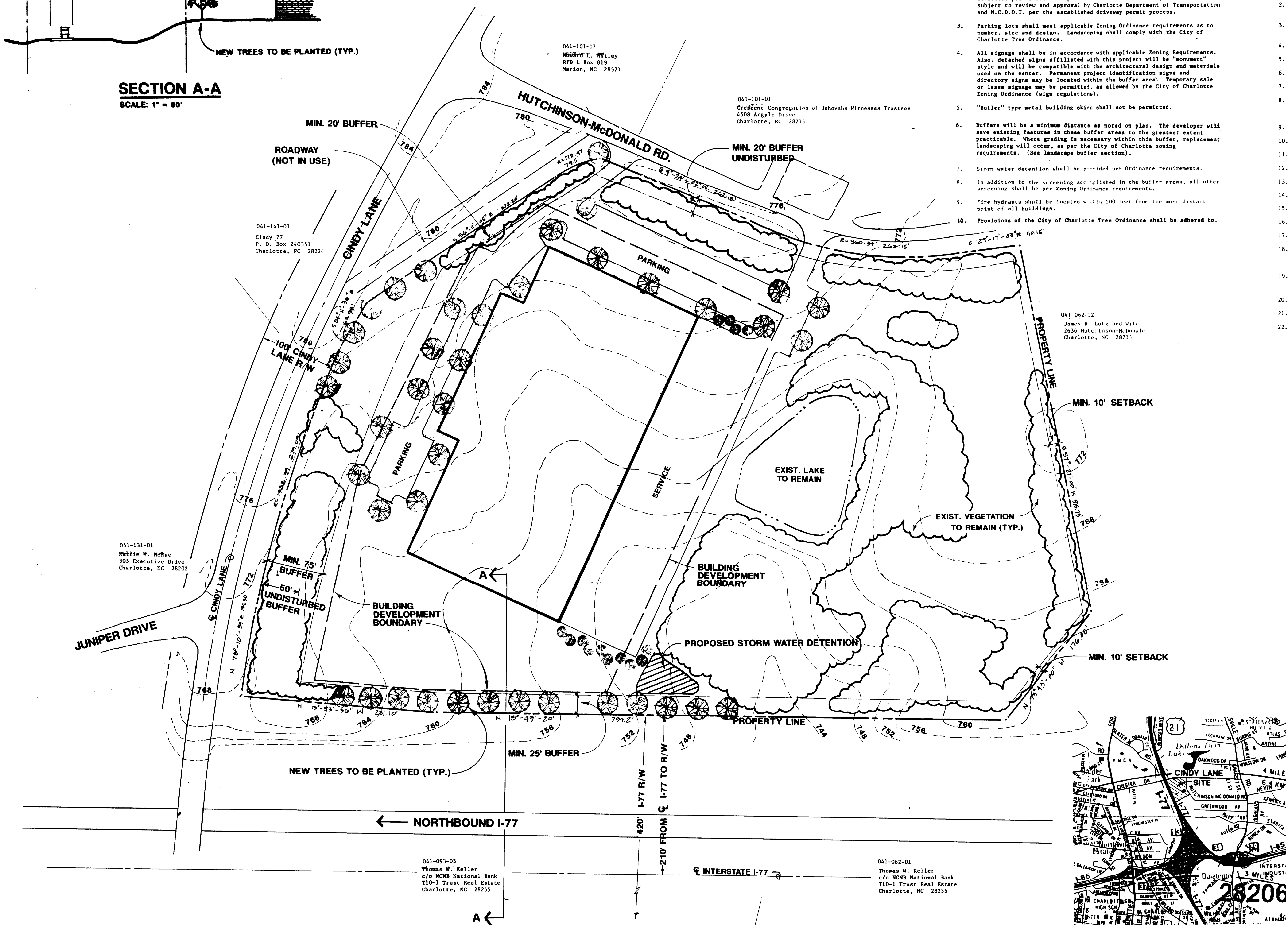
**SECTION A-A**  
SCALE: 1" = 60'

**CONDITIONAL NOTES**

1. While this plan depicts a firm concept for development, modification of building shapes, sizes and locations and associated deviations in the parking lot configurations may occur as part of the final site design. In no event shall building (s) be located outside the building development areas.
2. While locations may vary somewhat, this plan depicts the maximum number of access points from the public streets. All access points will be subject to review and approval by Charlotte Department of Transportation and N.C.D.O.T. per the established driveway permit process.
3. Parking lots shall meet applicable Zoning Ordinance requirements as to number, size and design. Landscaping shall comply with the City of Charlotte Tree Ordinance.
4. All signage shall be in accordance with applicable Zoning Requirements. Also, detached signs affiliated with this project will be "monument" style and will be compatible with the architectural design and materials used on the center. Permanent project identification signs and directory signs may be located within the buffer area. Temporary sale or lease signage may be permitted, as allowed by the City of Charlotte Zoning Ordinance (sign regulations).
5. "Butler" type metal building skins shall not be permitted.
6. Buffers will be a minimum distance as noted on plan. The developer will save existing features in these buffer areas to the greatest extent practicable. Where grading is necessary within this buffer, replacement landscaping will occur, as per the City of Charlotte zoning requirements. (See landscape buffer section).
7. Storm water detention shall be provided per Ordinance requirements.
8. In addition to the screening accomplished in the buffer areas, all other screening shall be per Zoning Ordinance requirements.
9. Fire hydrants shall be located within 500 feet from the most distant point of all buildings.
10. Provisions of the City of Charlotte Tree Ordinance shall be adhered to.

**SITE DATA**

- Site Size: 16.2 Acres  
 Existing Zoning: R-9  
 Proposed Zoning: I-1 (CD)  
 Maximum Building Size: 150,000 S.F.  
 Permitted Usage: Those uses allowed in the I-1 District except:
1. Cemeteries - public and private
  2. Amusement, commercial, outdoors limited to par 3 golf courses, golf driving ranges and archery ranges.
  3. Automobile repair garage including engine overhaul, body and paint job and similar operations.
  4. Bus passenger stations
  5. Feed, retail stores
  6. Fences and fence material, retail sales
  7. Fertilizer, package retail sales
  8. Fuel oil distribution, limited to 200,000 gallons aggregate capacity, subject to the latest addition "flammable and combustible liquids code NEPA 30", of the National Fire Protection Association.
  9. Motorcycle retail sales and repair
  10. Pawn shops and secondhand goods, retail sales
  11. Tire recapping and retreading
  12. Tourist homes
  13. Trailers, house, retail, and wholesales sales and repair
  14. Trucks, tractor and trailer units, retail and wholesale sales
  15. Utility trailer rentals
  16. Bus repair and storage
  17. Food processing, excluding poultry and animal slaughtering and dressing
  18. Amusement, commercial, outdoors such as miniature golf, rides, slides and similar commercial enterprises except as regulated elsewhere in this list.
  19. Racetracks, raceways, drag strips as a major special use under Section 3324
  20. Demolition landfills
  21. Regional fuel storage facilities
  22. Hazardous waste dump



**J. Gary Morgan Associates**  
 Landscape Architecture  
 Land Planning  
 Two First Union Center, Suite 1900  
 Charlotte, North Carolina 28282  
 704/374-1100  
 JGMA # 9009

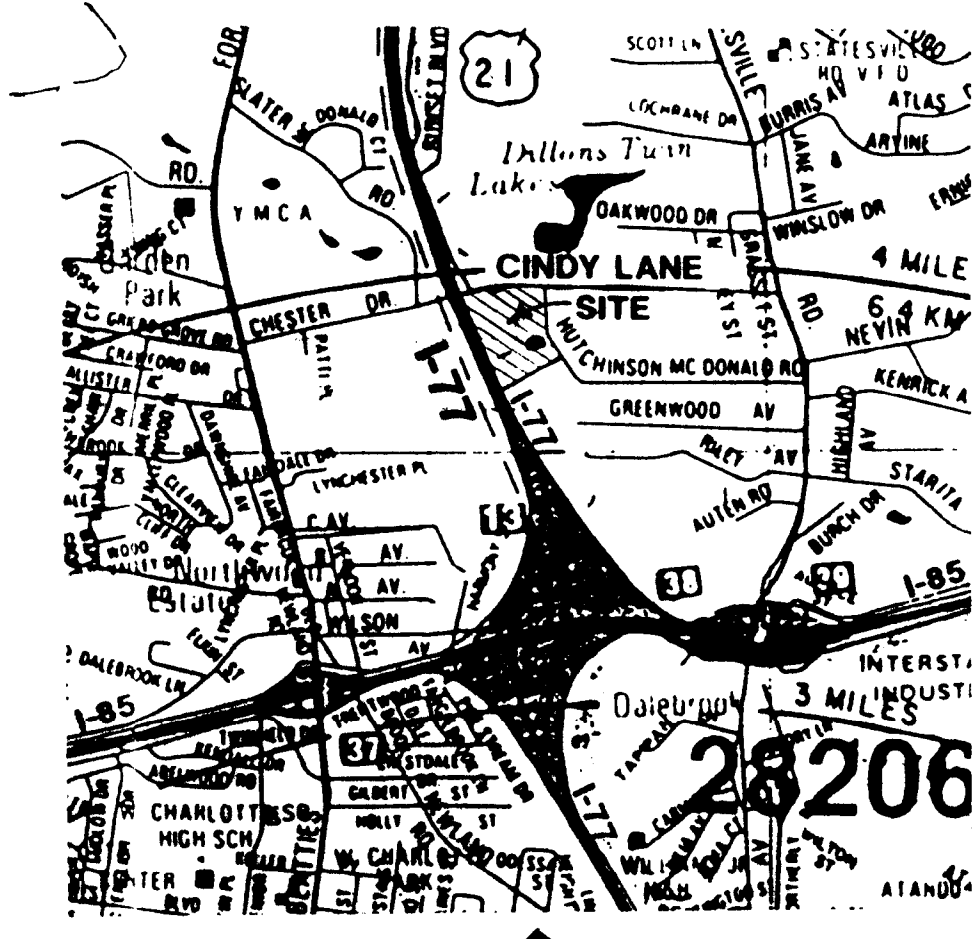
DATE: 5/14/90  
 REVISIONS: 6/04/90  
 6/25/90

APPROVED BY CITY COUNCIL  
 DATE: September 17, 1990

NORTH

0' 30' 60' 120'  
 SCALE: 1" = 60'

90-59  
**REZONING PLAN**  
 for  
**CHARLOTTE, NC**



**VICINITY MAP**  
NO SCALE

041-101-07  
 WALTER T. WILEY  
 RFD L Box 819  
 Marion, NC 28571

041-101-01  
 Crescent Congregation of Jehovahs Witnesses Trustees  
 4508 Argyle Drive  
 Charlotte, NC 28213

041-141-01  
 Cindy 77  
 P. O. Box 240351  
 Charlotte, NC 28224

041-131-01  
 Mattie H. McRae  
 305 Executive Drive  
 Charlotte, NC 28202

041-093-03  
 Thomas W. Keller  
 c/o NCB National Bank  
 110-1 Trust Real Estate  
 Charlotte, NC 28255

041-062-01  
 Thomas W. Keller  
 c/o NCB National Bank  
 110-1 Trust Real Estate  
 Charlotte, NC 28255

041-062-02  
 James H. Lutz and Wife  
 2636 Hutchinson-McDonald  
 Charlotte, NC 28211