

NOTES

A. 1-2 (CD) DISTRICT

- PARCELS:** THIS PLAN REPRESENTS THE CREATION OF A DISTRICT FOR THE DEVELOPMENT OF A PORTION OF AN INDUSTRIAL SUBDIVISION KNOWN AS GENERAL COMMERCE CENTER. THE DISTRICT IS BOUND BY A 200 FOOT SOUTHERN RAILROAD RIGHT-OF-WAY, ORR ROAD, AND GENERAL COMMERCE DRIVE. THE ROADWAY CONSTRUCTION FOR THE GENERAL COMMERCE CENTER, INCLUDING GENERAL COMMERCE DRIVE, HAS BEEN PREVIOUSLY APPROVED THROUGH THE SUBDIVISION PROCESS AND THE STREETS ARE NOW INSTALLED. THE ACTUAL SIZE AND SHAPE OF PARCELS PERMITTED IN THE DISTRICT MAY BE ADJUSTED BASED UPON FINAL DESIGN, MARKETING AND TENANT NEEDS AND MAY BE COMBINED TO ALLOW FEWER LOTS OR FURTHER SUBDIVIDED TO CREATE MORE LOTS THAN ARE SHOWN SUBJECT TO ORDINARY SUBDIVISION REGULATIONS. PROVIDED, HOWEVER, THAT NO LOT SHALL CONTAIN LESS THAN 40,000 SQUARE FEET.
- PERMITTED AND EXCLUDED USES:** PERMITTED USES WITHIN THE INDICATED DISTRICT SHALL INCLUDE ONLY THOSE USES PERMITTED IN 1-1 DISTRICTS, AND SHALL NOT INCLUDE THOSE USES PERMITTED IN 1-2 OR 1-3 DISTRICTS EXCEPT AS EXPRESSLY PROVIDED HEREIN. ALSO EXCLUDED ARE THE FOLLOWING USES WHICH ARE OTHERWISE PERMITTED IN 1-1 DISTRICTS: CEMETERIES, FARMS, ENTERTAINMENT ESTABLISHMENTS OF ANY TYPE, FUEL DISTRIBUTION FACILITIES OR STORAGE AS A PRINCIPAL USE, UTILITY TRAILER RENTALS, FOOD PROCESSING OF ANY TYPE, SANITARY LANDFILL AND GARBAGE DISPOSAL, QUARRIES, RACE TRACKS OF ANY TYPE, VETERINARY HOSPITALS AND COMMERCIAL KENNELS, BOARDING STABLES, AND DEPOSITION LANDFILLS OF ANY TYPE.
- OUTDOOR STORAGE:** SUBJECT TO THE SCREENING REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, OUTDOOR STORAGE OF ANY MATERIAL, STOCKS OR EQUIPMENT, WHETHER ACCESSIBLE TO A PRINCIPAL USE OF ANY LOT OR OTHERWISE, SHALL BE PERMITTED WITHIN THE DISTRICT INCLUDING THE FOLLOWING: (1) BUILDING MATERIALS, STORAGE YARDS, WHOLESALE AND RETAIL SALES, INCLUDING LUMBER, BRICK, TILE, STONE, CONCRETE, CEMENT AND SIMILAR MATERIALS IN OPEN STORAGE; (2) CONTRACTORS' OFFICES AND ACCESSORY STORAGE YARDS, INCLUDING STORAGE OF GENERAL CONSTRUCTION EQUIPMENT AND VEHICLES; (3) PUBLIC UTILITY STORAGE AND SERVICE YARDS; AND (4) WHOLESALE SALES AND STORAGE.
- SCREENING:** FENCES AND WALLS USED FOR SCREENING SHALL BE CONSTRUCTED IN A DURABLE FASHION OF BRICK, STONE OR OTHER MASONRY MATERIALS, OR WOOD POSTS AND PLANKS WITH NO MORE THAN 25% OF THE FENCE SURFACE LEFT OPEN. BERMS AND LANDSCAPING SHALL BE CONSISTENT WITH THE CROSS-SECTION INDICATED ON THE SITE PLAN.

- SETBACK/BUFFER AREAS:** IN ADDITION TO COMPLIANCE WITH THE ABOVE-STATED SCREENING REQUIREMENTS, THE DEVELOPMENT SHALL ALSO OBSERVE BUFFER AREAS FROM ANY PUBLIC STREET OF AT LEAST 30 FEET AND REAR BUFFER AREAS OF AT LEAST 20 FEET AS INDICATED ON THE SITE PLAN. THE ABOVE-DESCRIBED BUFFER AREAS MAY INCLUDE: (1) STRUCTURES BELOW AND COVERED BY THE GROUND; (2) STEPS, WALKS, DRIVEWAYS, AND CURBS; (3) PLANTERS, WALLS, FENCES OR HEDGES AS PROVIDED HEREIN; (4) LANDSCAPING, INCLUDING EARTH BERMS; (5) PUBLIC AND PRIVATE UTILITY SERVICES; AND (6) IDENTIFICATION SIGNAGE. STORAGE OF MATERIALS, PARKING, AND IMPROVEMENTS (EXCEPT AS PROVIDED ABOVE) SHALL NOT BE PERMITTED IN ANY BUFFER AREA. PROVIDED, HOWEVER, THAT ADJOINING LOTS WITHIN THE DISTRICT WITH CONTIGUOUS OUTDOOR STORAGE AREAS SHALL NOT BE REQUIRED TO MAINTAIN BUFFER AREAS BETWEEN SUCH OUTDOOR STORAGE AREAS.
- ENTRANCE/LANDSCAPING EASEMENT:** A 30 FOOT LANDSCAPING EASEMENT SHALL BE PRESERVED ALONG ORR ROAD AND AT THE ENTRANCE OF THE GENERAL COMMERCE DRIVE AS INDICATED ON THE SITE PLAN. THE ENTRANCE SHALL BE GIVEN SPECIAL TREATMENT WITHIN THIS LANDSCAPING EASEMENT UTILIZING ANY COMBINATION OF SPECIAL PAVING, DIVIDED MEDIAN, HEAVY LANDSCAPING, ETC., TO CREATE A WELL DEFINED, ATTRACTIVE ENTRANCE INTO THE DEVELOPMENT. IN THE EVENT ANY PORTION OF THE LANDSCAPING EASEMENT AREA IS CLEARED TO PROVIDE FOR UTILITY CONNECTIONS, THE CLEARED AREA SHALL BE RELANDSCAPED AS REQUIRED.
- ORR ROAD FRONTAGE:** DEVELOPMENT OF A LOT FRONTING ON ORR ROAD SHALL BE SUBJECT TO THE ADDITIONAL DEVELOPMENT REQUIREMENTS INDICATED ON THE SITE PLAN INCLUDING CONSTRUCTION OF THE BUILDING AND PARKING AREAS WITHIN THE ENVELOPE INDICATED. 700' AND RESTRICTION OF OUTDOOR STORAGE TO THE ENVELOPE INDICATED FOR SAME.
- STORM DRAINAGE:** EACH DEVELOPMENT WITHIN THE DISTRICT SHALL PROVIDE STORM DRAINAGE AND FACILITIES WHICH COMPLY WITH ALL RULES, REGULATIONS AND REQUIREMENTS OF THE CHARLOTTE-MECKLENBURG ENGINEERING DEPARTMENT AND OTHER GOVERNMENTAL AUTHORITIES. IN ADDITION, THE TOTAL AREA OF IMPERVIOUS SURFACES WITHIN EITHER DISTRICT SHALL NOT EXCEED 65% OF SUCH DISTRICT.

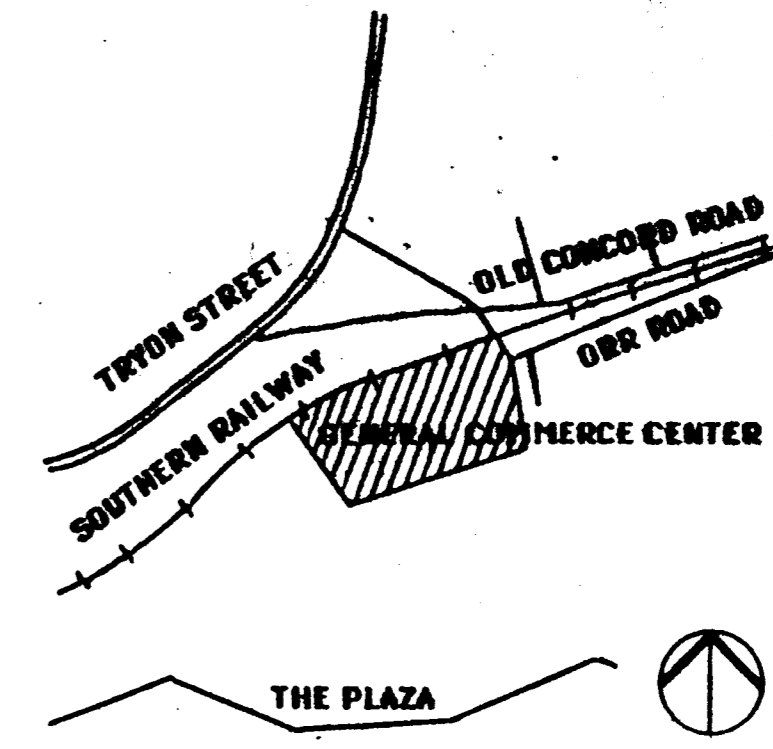
B. 1-1 (CD) DISTRICT

- THIS PLAN REPRESENTS THE CREATION OF A DISTRICT FOR THE DEVELOPMENT OF A PORTION OF THE INDUSTRIAL SUBDIVISION KNOWN AS THE GENERAL COMMERCE CENTER WHICH IS BOUND BY GENERAL INDUSTRIAL ROAD AND INDUSTRIAL CENTER CIRCLE TO THE NORTH AND PROPERTIES OF THE BATTLEWOOD INDUSTRIAL SUBDIVISION AND CITY OF CHARLOTTE PARK AND RECREATION PROPERTY TO THE SOUTH. THE ROADWAY CONSTRUCTION, INCLUDING GENERAL INDUSTRIAL ROAD AND INDUSTRIAL CENTER CIRCLE HAS BEEN PREVIOUSLY APPROVED THROUGH THE SUBDIVISION PROCESS, AND THE STREETS ARE NOW INSTALLED. THE ACTUAL SIZE AND SHAPE OF PARCELS PERMITTED IN THE DISTRICT MAY BE ADJUSTED BASED UPON FINAL DESIGN, MARKETING AND TENANT NEEDS AND MAY BE COMBINED TO ALLOW FEWER LOTS OR FURTHER SUBDIVIDED TO CREATE MORE LOTS THAN ARE SHOWN SUBJECT TO ORDINARY SUBDIVISION REGULATIONS. PROVIDED, HOWEVER, THAT NO LOT SHALL CONTAIN LESS THAN 40,000 SQUARE FEET.
- PERMITTED AND EXCLUDED USES:** PERMITTED USES WITHIN THE INDICATED DISTRICT SHALL INCLUDE ONLY THOSE USES PERMITTED IN 1-1 DISTRICTS, ALSO EXCLUDED ARE THE FOLLOWING USES WHICH ARE OTHERWISE PERMITTED IN 1-1 DISTRICTS: CEMETERIES, FARMS, ENTERTAINMENT ESTABLISHMENTS OF ANY TYPE, FUEL DISTRIBUTION FACILITIES AS A PRINCIPAL USE OF ANY TYPE, UTILITY TRAILER RENTALS, FOOD PROCESSING OF ANY TYPE, SANITARY LANDFILL AND GARBAGE DISPOSAL, QUARRIES, RACE TRACKS OR DRAGSTRIPS OF ANY TYPE, VETERINARY HOSPITALS AND COMMERCIAL KENNELS, BOARDING STABLES, AND DEPOSITION LANDFILLS OF ANY TYPE.
- BUILDING HEIGHT:** NO BUILDINGS IN THE DISTRICT SHALL EXCEED A HEIGHT OF 30 FEET.

- SETBACKS, UNDISTURBED BUFFER AND SCREENING:** THE DEVELOPMENT SHALL OBSERVE: (1) SETBACKS FROM ANY PUBLIC STREET AND FROM ANY ADJACENT INDUSTRIAL PROPERTY OF AT LEAST 20 FEET, AND (2) REAR BUFFER AREAS WHERE AND AS INDICATED ON THE SITE PLAN. ALL BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT: (1) IN THOSE INSTANCES WHERE UTILITY CONNECTIONS NECESSARY TO SERVE THE SITE ARE NEEDED, AND (2) THE SOUTHERN BELL TELEPHONE EASEMENT SHOWN ON SITE PLAN. THESE BUFFER AREAS WILL HAVE NO STORAGE OF MATERIALS, NO PARKING, NO HARBOURING AND NO GRADING EXCEPT AS ALLOWED HEREINAFTER. BUFFER AREAS AROUND THE PERIMETER OF THE SITE SHALL BE CLEARLY STAKED OR OTHERWISE DESIGNATED TO REMAIN UNDISTURBED. A SIX FOOT WOODEN FENCE SHALL BE PROVIDED AS SCREENING BETWEEN DEVELOPMENT IN THE DISTRICT AND ADJACENT RESIDENTIAL PROPERTIES AS INDICATED ON THE SITE PLAN. SUCH SCREENING SHALL BE LOCATED ON THE INTERIOR BORDER OF THE BUFFER AREA.

C. CONDITIONS APPLICABLE TO BOTH DISTRICTS.

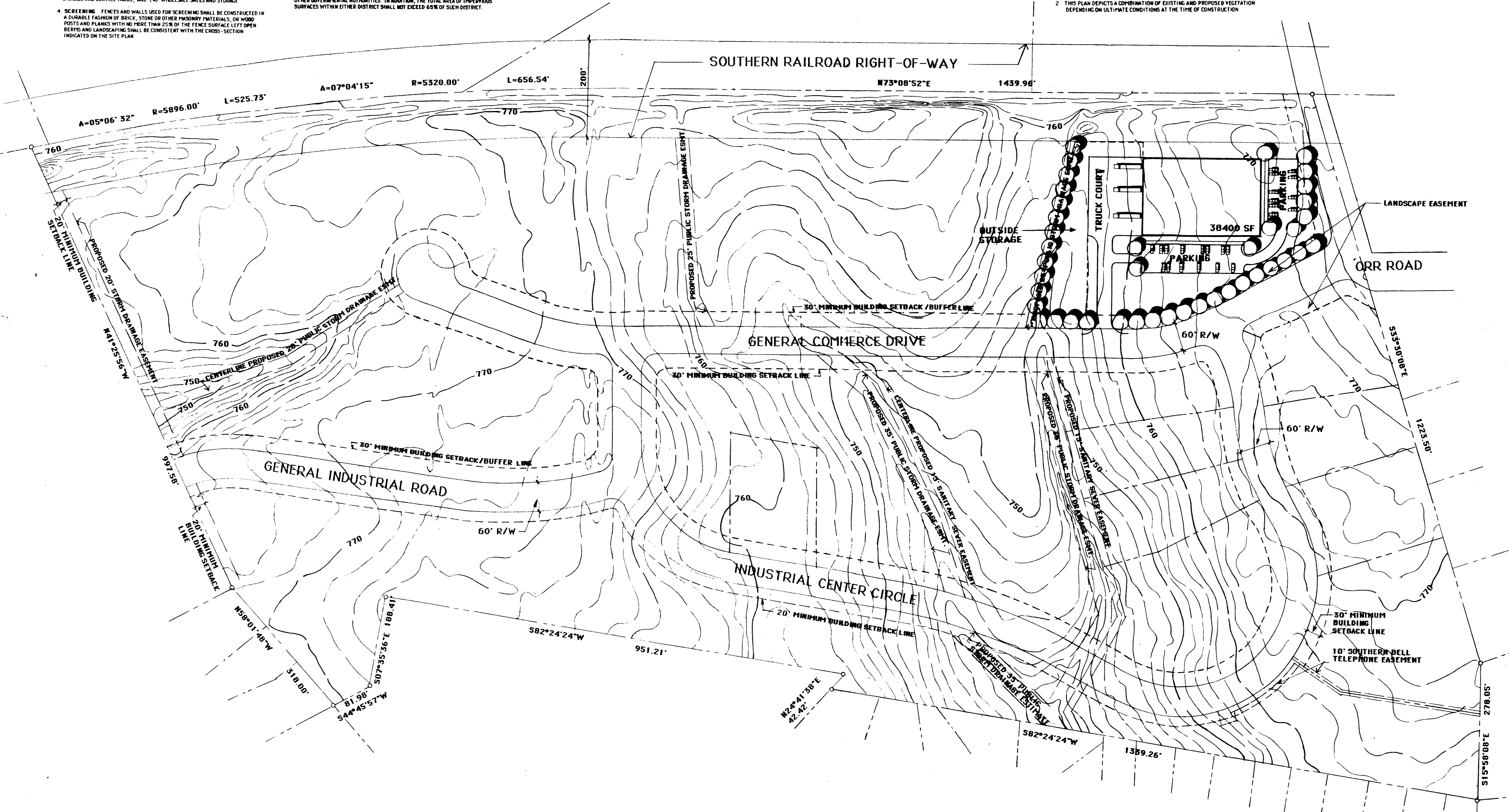
- COMPLIANCE WITH ORDINANCE:** DEVELOPMENT WITHIN BOTH DISTRICTS SHALL COMPLY WITH ALL CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS DEALING WITH OFF STREET PARKING, SIGNAGE, SCREENING, ETC.
 - ACCESS:** VEHICULAR ACCESS TO ALL PARCELS SHALL ONLY BE VIA INTERNAL DRIVEWAY CUTS OFF OF THE NEWLY DESIGNATED ROADWAYS CREATED AS A PART OF THE DEVELOPMENT OF GENERAL COMMERCE CENTER.
 - BUFFER AREA:** IN THE EVENT ANY PORTION OF THE BUFFER AREA IS CLEARED TO PROVIDE FOR UTILITY CONNECTIONS AS ALLOWED HEREINAFTER, THE CLEARED AREA SHALL BE REPLANTED WITH GRASS, SHRUBS AND/OR TREES TO PROVIDE FOR SCREENING TO ADJOINING PROPERTIES.
 - SIGNAGE:** SIGNS WITHIN THE DISTRICT SHALL NOT PROJECT ABOVE THE ROOF LINE OF A BUILDING, NOR SHALL THEY BE OF A FLASHING OR MOVING CHARACTER.
 - UNDERGROUND UTILITIES:** ALL UTILITY SERVICES INCLUDING TELEPHONE AND ELECTRIC SERVICE NOT LOCATED WITHIN A BUILDING ON ANY LOT SHALL BE UNDERGROUND.
 - FIRE PROTECTION:** FIRE HYDRANTS SHALL BE INSTALLED SO THAT FIRE TRUCKS DO NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTE AND ACCESSIBLE POINTS OF ALL BUILDINGS.
- D. GENERAL NOTES**
- THE ILLUSTRATIVE MASTER PLAN IS ILLUSTRATIVE IN NATURE AND DEPICTS A GENERAL LAYOUT BASED ON CRITERIA ESTABLISHED BY THE CONDITIONAL MASTER PLAN PLANNING SHALL NOT BE LOCATED IN PUBLIC RIGHT-OF-WAYS.
 - THIS PLAN DEPICTS A COMBINATION OF EXISTING AND PROPOSED VEGETATION DEPENDING ON ULTIMATE CONDITIONS AT THE TIME OF CONSTRUCTION.



ColeJenest

Land Planning
Landscape Architecture

417 East Blvd, Suite 206
Charlotte NC 28203



GCC PARTNERS
320 SOUTH TRYON STREET
SUITE 202
CHARLOTTE, NC 28202

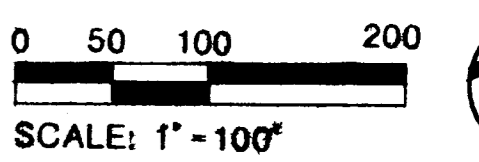
GENERAL COMMERCE CENTER
Charlotte, North Carolina

ILLUSTRATIVE
MASTER PLAN

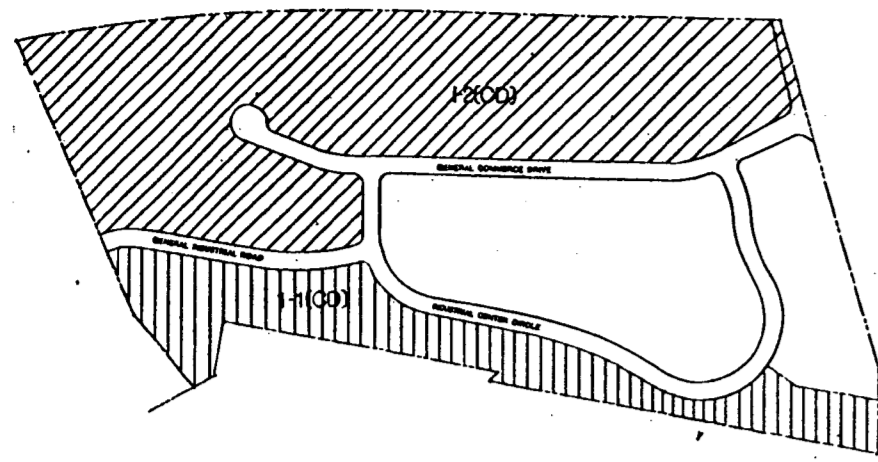
310
7-11-90
◆ Issued

8-27-90 PUBLIC HEARING DOCUMENT

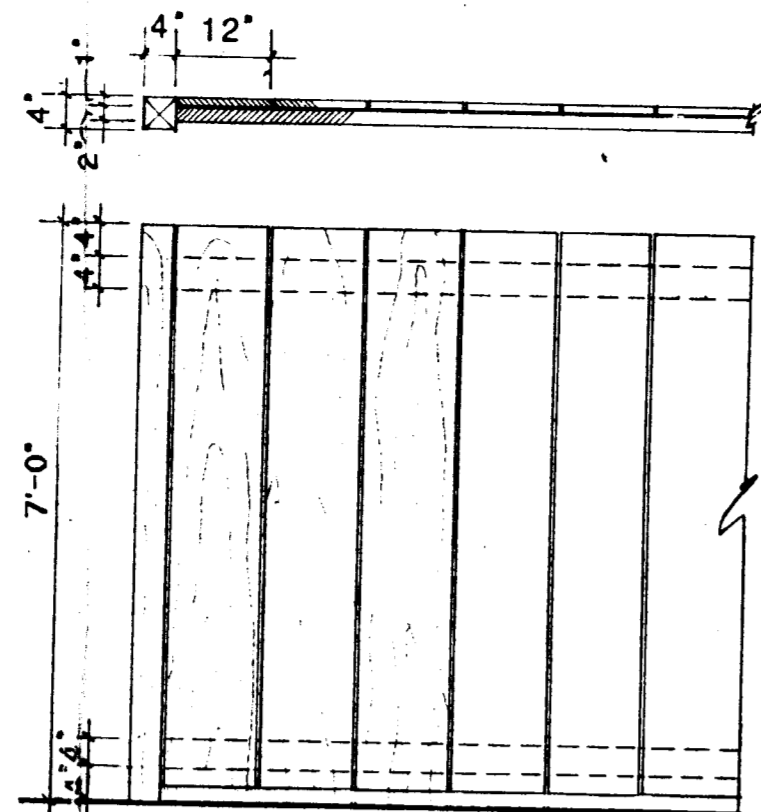
◆ Revised



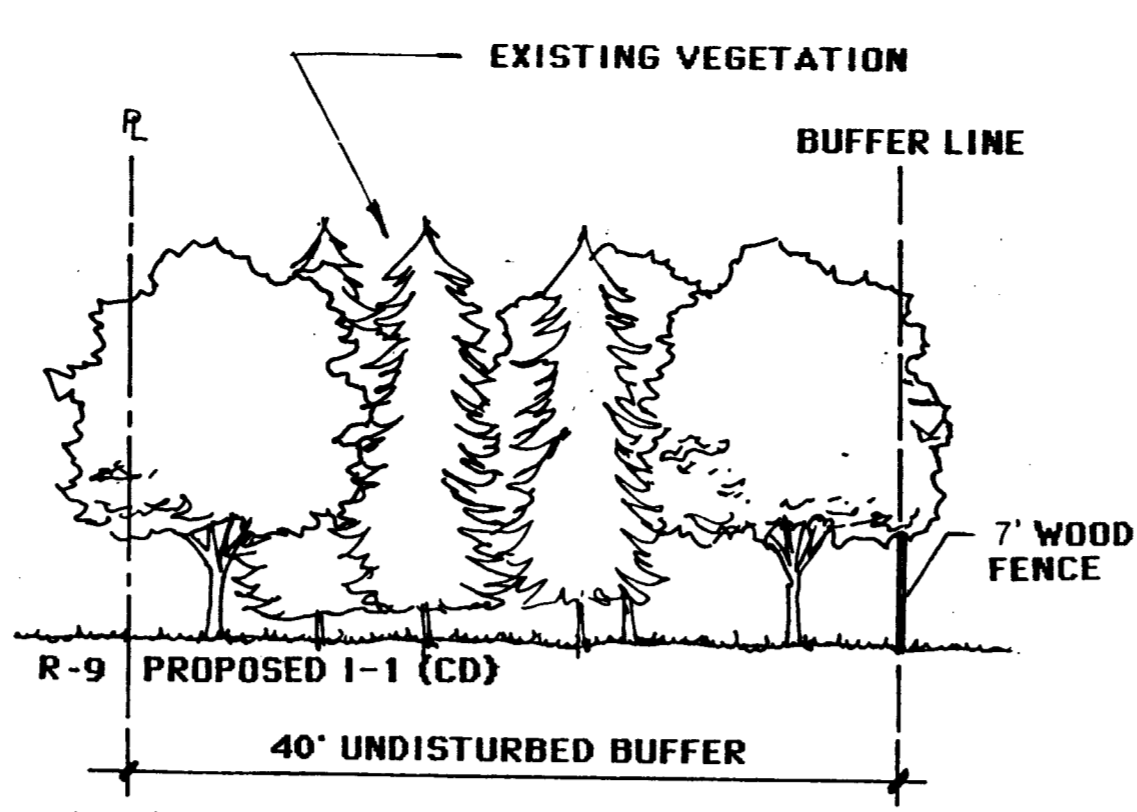
NOTE:
SEE ILLUSTRATIVE MASTER PLAN FOR CONDITIONAL MASTER
PLAN NOTES.



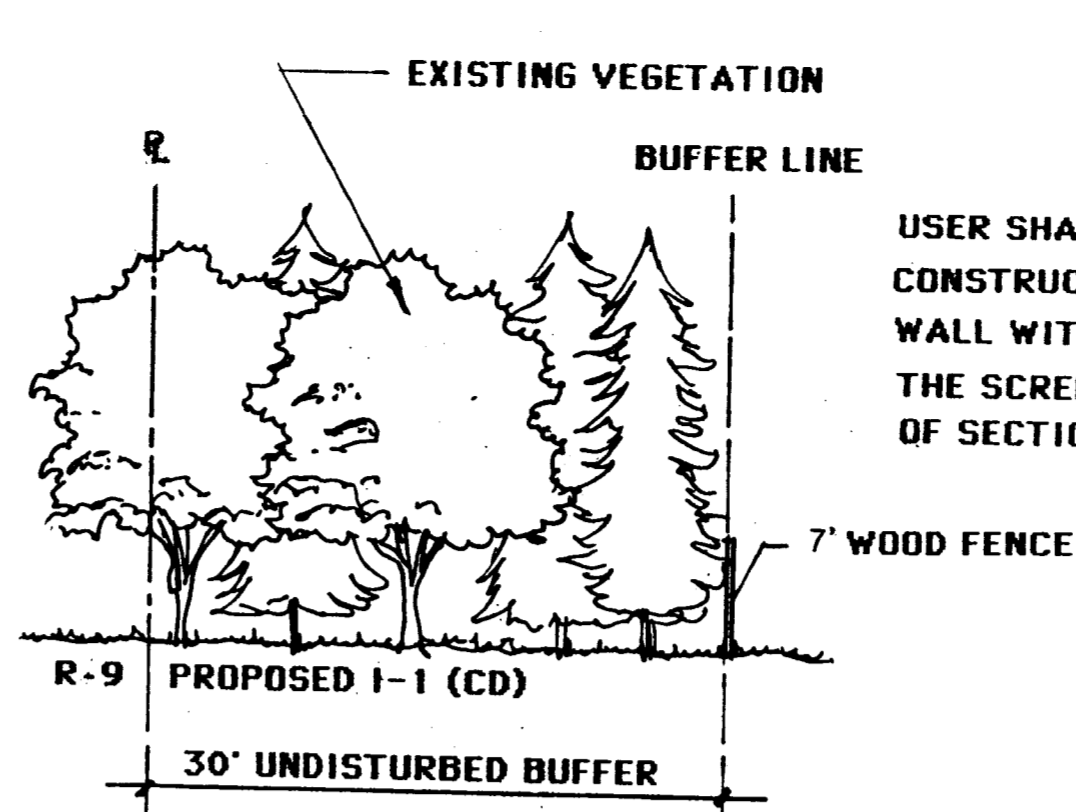
KEY PLAN FOR PROPOSED ZONING



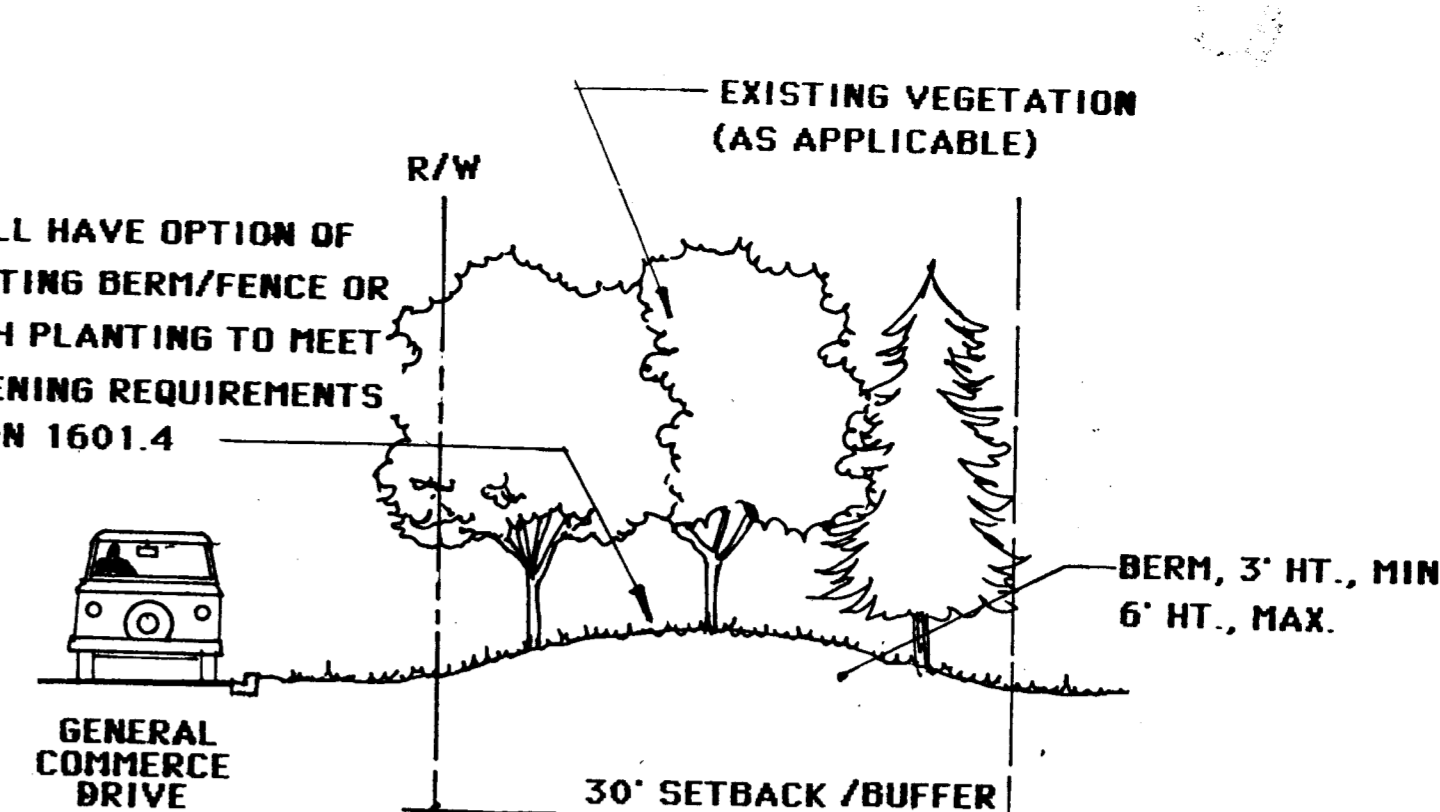
WOOD FENCE



SECTION A-A



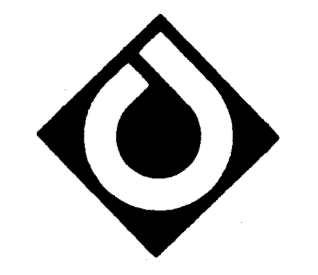
SECTION B-B



SECTION C-C
[SEPARATING I-2 (CD) ONLY]

USER SHALL HAVE OPTION OF
CONSTRUCTING BERM/FENCE OR
WALL WITH PLANTING TO MEET
THE SCREENING REQUIREMENTS
OF SECTION 1601.4

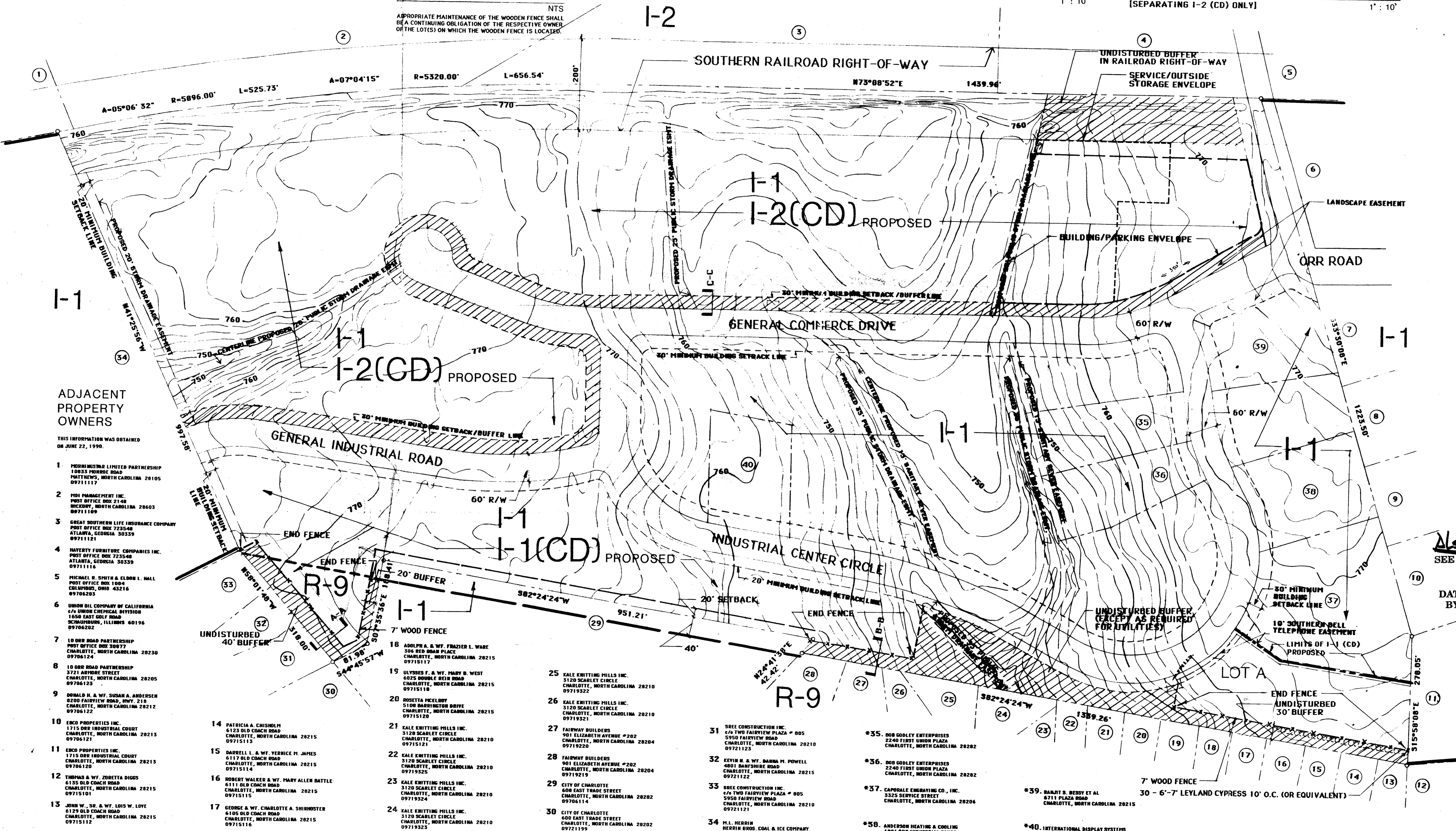
BERM, 3' HT., MIN.
6' HT., MAX.



ColeJenest

Land Planning
Landscape Architecture

417 East Blvd. Suite 206
Charlotte NC 28203



ADJACENT
PROPERTY
OWNERS

THIS INFORMATION WAS OBTAINED
ON JUNE 22, 1990.

1. PDRMSTRAD LIMITED PARTNERSHIP
10833 PDRRUE ROAD
MATTHEWS, NORTH CAROLINA 28105
09711117
2. HDI MANAGEMENT INC.
POST OFFICE BOX 2148
WICOMY, NORTH CAROLINA 28035
09711109
3. GREAT SOUTHERN LIFE INSURANCE COMPANY
POST OFFICE BOX 723540
ATLANTA, GEORGIA 30339
09711121
4. MATERY FURNITURE COMPANIES INC.
POST OFFICE BOX 723540
ATLANTA, GEORGIA 30339
09711116
5. MICHAEL B. SMITH & ELDON L. HALL
POST OFFICE BOX 1004
COLUMBUS, OHIO 43216
09706203
6. UNION OIL COMPANY OF CALIFORNIA
GENERAL INVESTMENT DIVISION
1650 EAST GOLF ROAD
SCHNAPPSBURG, ILLINOIS 60196
09706202
7. 10 ORR ROAD PARTNERSHIP
POST OFFICE BOX 38077
CHARLOTTE, NORTH CAROLINA 28230
09706124
8. 10 ORR ROAD PARTNERSHIP
3721 ARBORCREEK STREET
CHARLOTTE, NORTH CAROLINA 28205
09706125
9. DONALD H. & W.F. SUSAN A. ANDERSEN
8200 FAIRVIEW ROAD, HWY. 218
CHARLOTTE, NORTH CAROLINA 28212
09706122
10. ERCO PROPERTIES INC.
1715 ORR INDUSTRIAL COURT
CHARLOTTE, NORTH CAROLINA 28213
09706121
11. ERCO PROPERTIES INC.
1715 ORR INDUSTRIAL COURT
CHARLOTTE, NORTH CAROLINA 28213
09706120
12. THOMAS A. W.F. ZOBRETT DIGGS
6125 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715101
13. JOHN W., SR. & W.F. LOIS W. LOYE
6125 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715112
14. PATRICIA A. CHISHOLM
6125 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715115
15. DARRELL L. & W.F. VERNICE M. JAMES
6117 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715114
16. ROBERT WALKER & W.F. MARY ALLEN BATTLE
6117 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715115
17. GEORGE & W.F. CHARLOTTE A. SHINNOSTER
6125 OLD COACH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715116
18. ADOLPH A. & W.F. FRANZIER L. WARE
306 RED IRON PLACE
CHARLOTTE, NORTH CAROLINA 28215
09715117
19. ULYSSES F. & W.F. MARY B. WEST
6025 DOUBLE REIN ROAD
CHARLOTTE, NORTH CAROLINA 28215
09715118
20. ROSETTA McELROY
5106 BARRINGTON DRIVE
CHARLOTTE, NORTH CAROLINA 28215
09715120
21. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09715121
22. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09719325
23. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09719324
24. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09719323
25. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09719322
26. KALE KNITTING MILLS INC.
3120 SCARLET CIRCLE
CHARLOTTE, NORTH CAROLINA 28210
09719321
27. FAIRWAY BUILDERS
901 ELIZABETH AVENUE #202
CHARLOTTE, NORTH CAROLINA 28204
09719220
28. FAIRWAY BUILDERS
901 ELIZABETH AVENUE #202
CHARLOTTE, NORTH CAROLINA 28204
09719219
29. CITY OF CHARLOTTE
600 EAST TRADE STREET
CHARLOTTE, NORTH CAROLINA 28202
09706114
30. CITY OF CHARLOTTE
1801 ORR INDUSTRIAL COURT
CHARLOTTE, NORTH CAROLINA 28213
09721199
31. SREE CONSTRUCTION INC.
674 TWO FAIRVIEW PLAZA # 805
5950 FAIRVIEW ROAD
CHARLOTTE, NORTH CAROLINA 28210
09721123
32. KEVIN W. & W.F. DANNA M. POWELL
4001 DANFORTH ROAD
CHARLOTTE, NORTH CAROLINA 28215
09721122
33. SREE CONSTRUCTION INC.
674 TWO FAIRVIEW PLAZA # 805
5950 FAIRVIEW ROAD
CHARLOTTE, NORTH CAROLINA 28210
09721121
34. H.L. HERRIN
HERRIN BROS. COAL & ICE COMPANY
315 EAST 36TH STREET
CHARLOTTE, NORTH CAROLINA 28225
09715111
35. BOB GODLEY ENTERPRISES
2240 FIRST UNION PLAZA
CHARLOTTE, NORTH CAROLINA 28202
36. BOB GODLEY ENTERPRISES
2240 FIRST UNION PLAZA
CHARLOTTE, NORTH CAROLINA 28202
37. CARROLL ENGRAVING CO., INC.
3325 SERVICE STREET
CHARLOTTE, NORTH CAROLINA 28206
38. ANDERSON HEATING & COOLING
1801 ORR INDUSTRIAL COURT
CHARLOTTE, NORTH CAROLINA 28213
39. BAHUT S. BERRY ET AL
6711 PLAZA ROAD
CHARLOTTE, NORTH CAROLINA 28215
40. INTERNATIONAL DISPLAY SYSTEMS
1801 ORR INDUSTRIAL COURT
CHARLOTTE, NORTH CAROLINA 28213

GCC PARTNERS
320 SOUTH TRYON STREET
SUITE 202
CHARLOTTE, NC 28202

GENERAL
COMMERCE
CENTER
Charlotte, North Carolina

CONDITIONAL
MASTER PLAN
SEE ADMINISTRATIVE APPROVAL

DATED: 02/18/92
BY: MARTIN R. CRAMTON, JR.
310 Fairview Plaza on North Side of
General Commerce Drive

APPROVED BY CITY COUNCIL
DATE 10/15/90

10-1-90 PER PLANNING COMMISSION COMMENTS
8-27-90 PUBLIC HEARING DOCUMENT

0 50 100 200
SCALE: 1" = 100'

*RECENT SALES. NO TAX PARCEL NUMBER AVAILABLE.