

RICHARD W. STRIKELEATHER  
233 KINGSWAY CIR.  
CHARLOTTE, N.C. 28214  
083-073-01

RICHARD W. and NANCY G. STRIKELEATHER  
233 KINGSWAY CIR.  
CHARLOTTE, N.C. 28214  
083-073-02

ALBERT C. and OPAL J. BROOKS  
609 CHARLES ST.  
CHARLOTTE, NC 28205  
083-073-03

WILLIAM N. DEVORE II  
4148 SOMERDALE LN.  
CHARLOTTE, NC 28205  
083-073-04

JAMES L. and SHERESE C. RUE  
RT. 1 BOX 186A-4  
BELMONT, NC 28012  
083-073-01

JAMES L. RUE  
RT. 1 BOX 186A-4  
BELMONT, NC 28012  
083-073-06

BRUCE E. WILLOUGHBY  
100 CHARLES ST.  
CHARLOTTE, NC 28205  
083-074-01

R-6MF

R-6MF

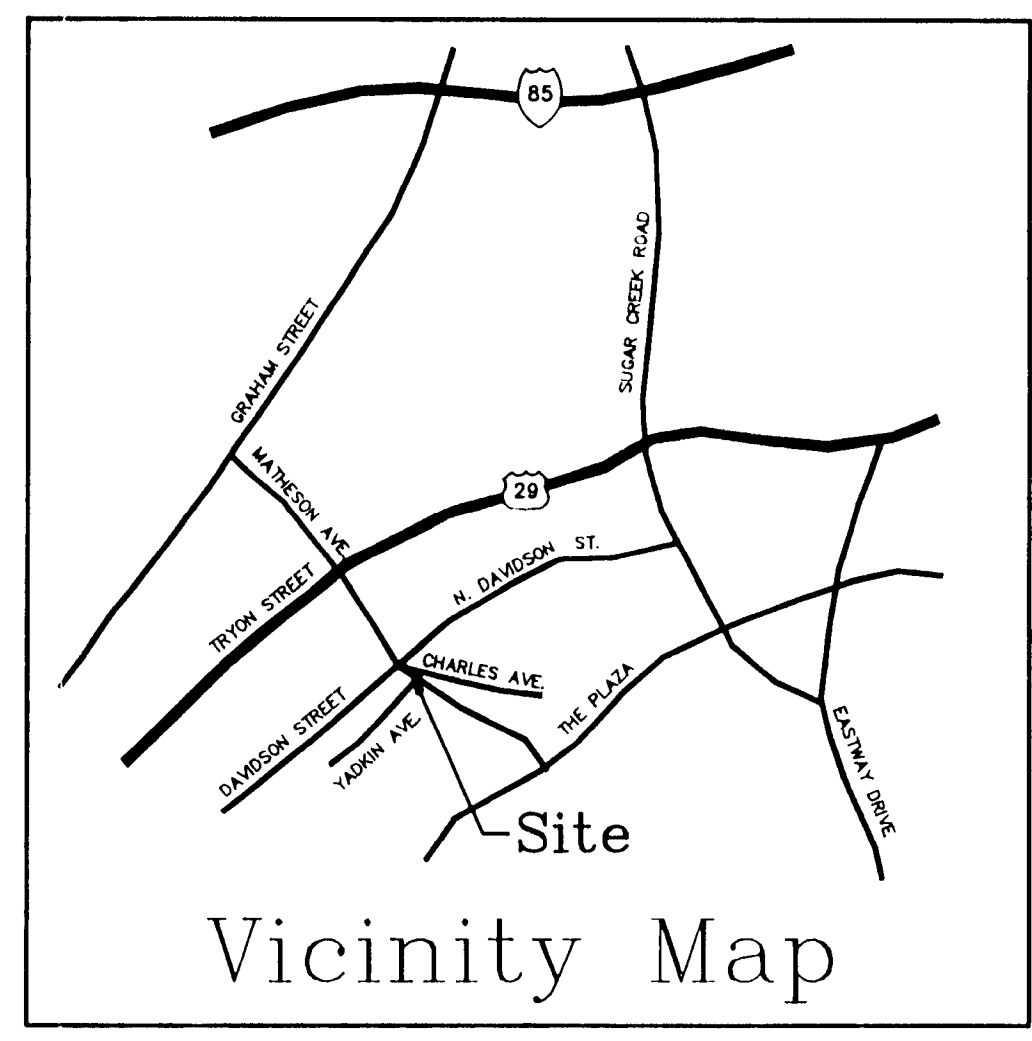
WALTER W. WATERS  
1634 WOODBERRY RD.  
CHARLOTTE, NC 28272  
083-063-01

### Development Criteria

- The rezoning area may be devoted to the following uses:
  - Sheet metal fabrications facility; or
  - Any other use allowed in the I-1 district.
- The building expansion may not exceed 6800 gross square feet in area.
- Since this plan contemplates the expansion of an existing facility, the entire facility including the expansion will comply with the City's Driveway Regulations.
- Current use of the adjacent office zoned property south of the site is residential which requires a 40' wide Class "A" buffer. Based upon the actual use of the adjoining property at the time of the building permit application, this buffer may be reduced in accordance with the provisions of Part 3 of Chapter 12 of the Charlotte Zoning Ordinance which regulates buffers and screening, including the right to reduce the width of the buffer by installing a wall or fence.
 

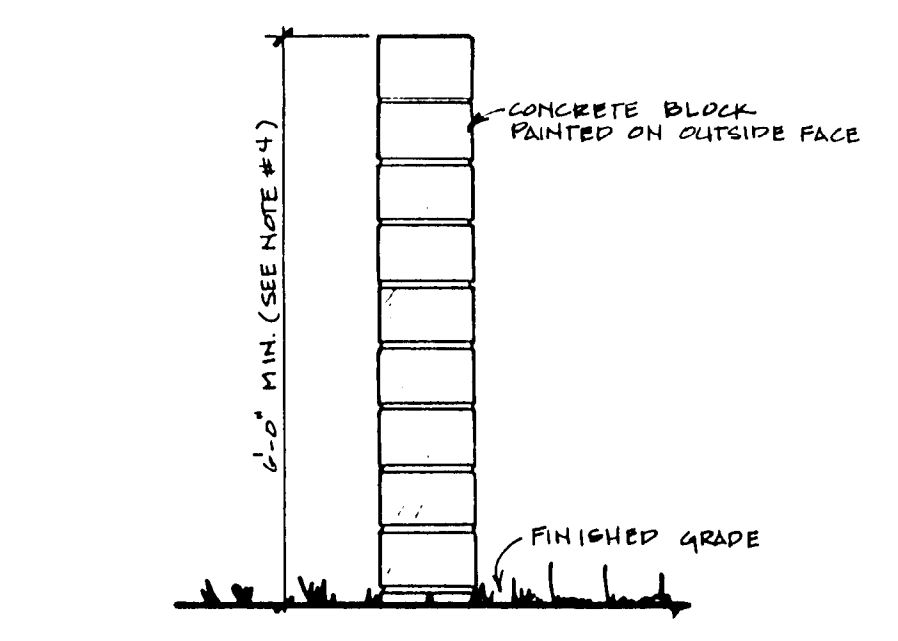
The building envelope may be expanded to the northern edge of the buffer which is ultimately required. Tree and shrub types and sizes shall meet all the planting requirements of Part 3 of Chapter 12 of the City Zoning Ordinance.
- The chain link fence shown on this plan is for security purposes only and may be deleted, increased, or relocated as needed in accordance with the City Zoning Ordinance.
- The orientation of the 10 foot by 50 foot truck unloading space and forklift landing may shift due to the final building location and the requirements for grading.
- Currently there are two small residential units situated within the rezoning area. Applicant reserves the right to continue using these units for residential purposes until such time as construction is commenced on expanded facility in accordance with the provisions of Chapter 7 of the City Zoning Ordinance.
- Off street parking provided within the rezoning area will meet the minimum standards established under the City Zoning Ordinance. Parking may take place inside or outside the building envelope.
- All Tree Ordinance landscaping will meet or exceed the requirements of the City Tree Ordinances (Chapter 21 City Code). Plant materials will be subject to review by Urban Forestry staff.

Survey information was furnished by William E. Bruce, Construction Consultant, dated 8/15/91.



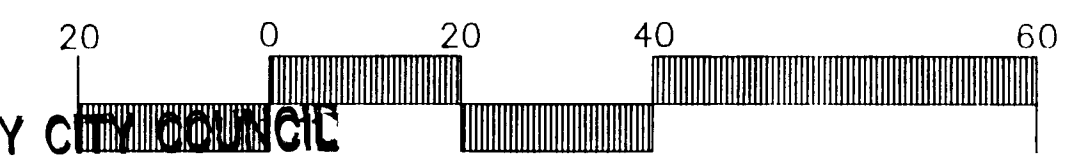
### Development Data

- Existing Zoning..... 0-6
- Proposed Zoning..... I-2(CD)
- Site Area..... 0.321 Ac.
- Required Parking..... 2 Spaces
- Parking Provided..... 2 Spaces
- Truck Unloading Space..... 1 (10'x50') Space



1 Wall Section  
SCALE: 1/2"=1'-0"

APPROVED BY CITY COUNCIL  
DATE May 18, 1992



Project Manager  
GEA

Drawn By  
TPM

Checked By  
GEA

Date  
2-25-92

Project Number  
92007\REZONEB

Revisions:

- 3-26-92: Revisions per Planning Commission and CDOT review comments
- 6-8-92: Deleted driveway on Yadkin Ave. per City Council approval of rezoning plan



DPR ASSOCIATES, INC.  
Landscape Architects  
Planners & Engineers  
2036 East Seventh Street  
Charlotte, NC 28204  
704/332-1204

Rezoning Plan • Petition No. 91-76

for  
**Michael D. Herndon**  
Charlotte, North Carolina

Scale: 1"=20'

Sheet Number  
**RZ-1**  
Of ONE Total