

Development Data

Site Area ——— 5.45 Ac. (Excl. R/W)

Usable Area Inside Setbacks/Buffers — 3.41 Ac.

Existing Zoning ——— R-15

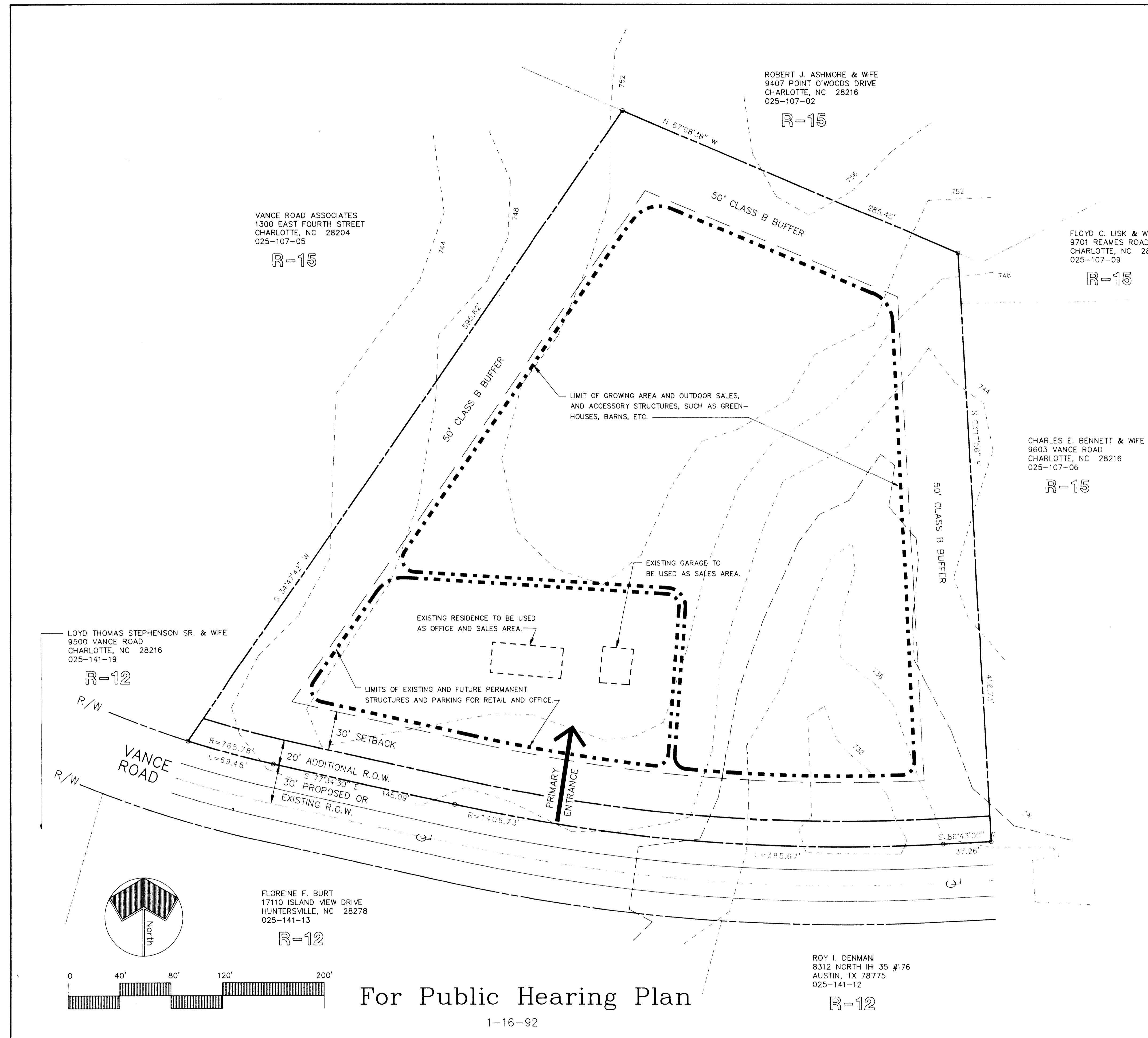
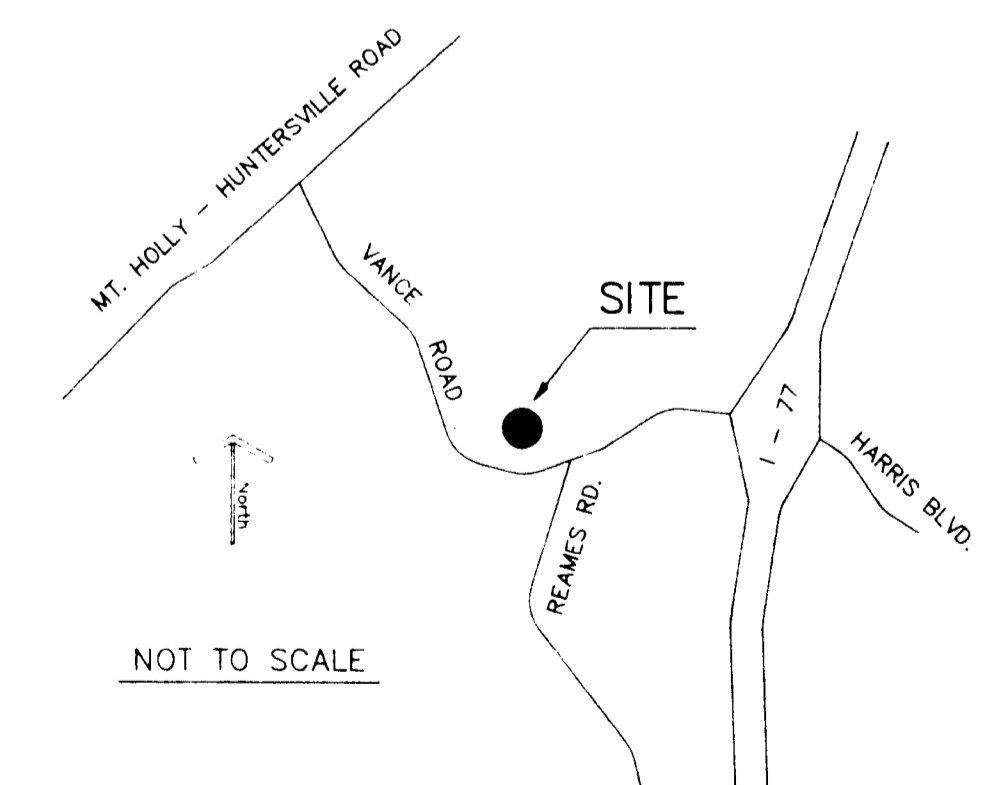
Proposed Zoning ——— B-1 (CD)*

*Nursery Only— See Note #2 Below

Development Notes

1. SITE BOUNDARY INFORMATION FROM A SURVEY BY EDWARD KILLOUGH, NCRLS # L-1519, DATED DECEMBER 27, 1991.
2. USES SHALL BE LIMITED TO WHOLESALE AND RETAIL NURSERY AND GREENHOUSE SALES, GARDEN SHOP, AND RELATED USES.
3. THERE WILL BE A MAXIMUM OF ~~TWO~~ ^{ONE} DRIVEWAY ONTO VANCE ROAD. DRIVEWAY LOCATION AND TYPE WILL ADHERE TO NCDOT REQUIREMENTS. (450' SIGHT DISTANCES WILL BE PROVIDED).
4. BUFFERS, SCREENING, PARKING, AND SIGNAGE WILL MEET APPLICABLE ZONING ORDINANCE REQUIREMENTS.
5. RIGHT-OF-WAY MEASURING 50 FEET FROM THE CENTERLINE OF VANCE ROAD WILL BE DEDICATED PRIOR TO ISSUING OF ANY BUILDING PERMITS.
6. MAXIMUM BUILDING AREA FOR OFFICE AND SALES AREA (AROUND EXISTING HOUSE) SHALL BE 5,000 S.F. TOTAL BUILDING AREA FOR SITE INCLUDING BARN, STORAGE, SALES, OFFICE, GREENHOUSE, ETC. SHALL NOT EXCEED 26,000 S.F.

Location Map

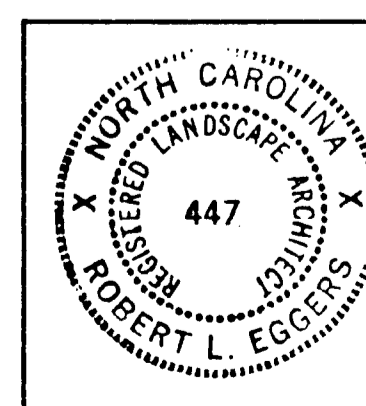
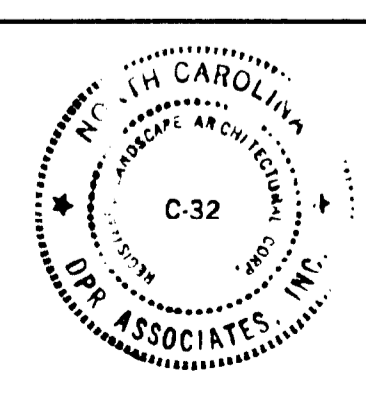


For Public Hearing Plan

1-16-92

Project Manager
RLE
Drawn By
RLE
Checked By
LRM
Date
12-9-91
Project Number
91052

Revisions:
1-16-92: PER STAFF COMMENTS
2-19-92: Revised Note #3, Added Note #6
2-25-92: DELETED POSSIBLE SECONDARY DRIVE; REV. NOTE #3



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

Rezoning Plan • Petition No. 92-4 (C)

Scale: 1" = 40'

Proposed Rezoning
For Jennifer Yandle Brown
Mecklenburg County, North Carolina
APPROVED BY COUNTY COMMISSION
DATE March 16, 1992

Sheet Number

RZ-1

Of Total