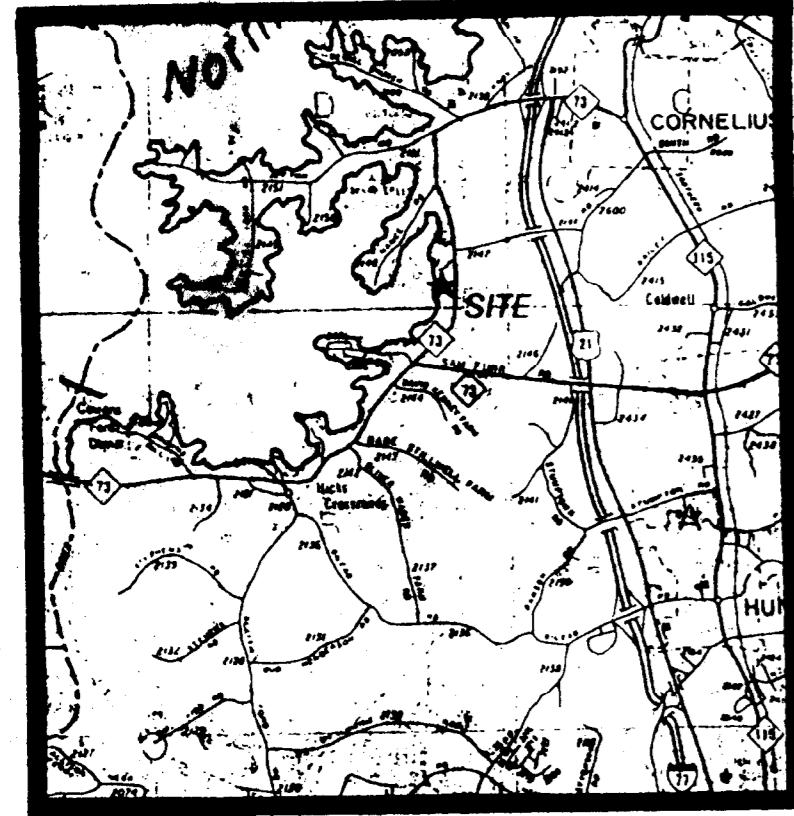


VICINITY MAP

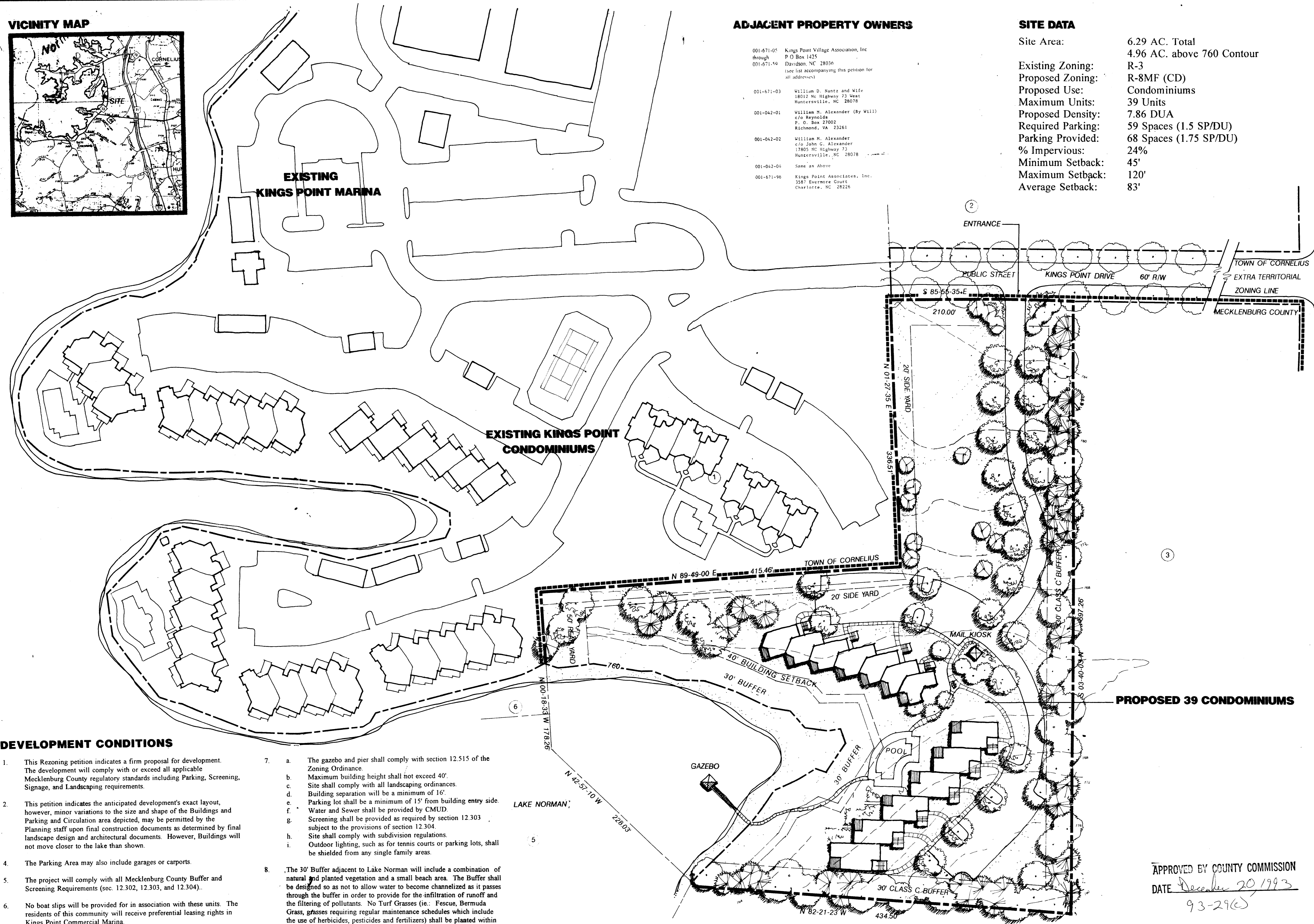


ADJACENT PROPERTY OWNERS

- 001-671-05 Kings Point Village Association, Inc
through
P O Box 1425
Davidson, NC 28036
(see list accompanying this petition for
all addresses)
- 001-671-03 William D. Nantz and Wife
18012 Nc Highway 73 West
Huntersville, NC 28078
- 001-042-01 William M. Alexander (By Will)
c/o Reynolds
P. O. Box 27002
Richmond, VA 23261
- 001-042-02 William M. Alexander
c/o John G. Alexander
17805 NC Highway 73
Huntersville, NC 28078
- 001-042-04 Same as Above
- 001-671-96 Kings Point Associates, Inc.
3587 Evermore Court
Charlotte, NC 28226

SITE DATA

Site Area:	6.29 AC. Total 4.96 AC. above 760 Contour
Existing Zoning:	R-3
Proposed Zoning:	R-8MF (CD)
Proposed Use:	Condominiums
Maximum Units:	39 Units
Proposed Density:	7.86 DUA
Required Parking:	59 Spaces (1.5 SP/DU)
Parking Provided:	68 Spaces (1.75 SP/DU)
% Impervious:	24%
Minimum Setback:	45'
Maximum Setback:	120'
Average Setback:	83'



DEVELOPMENT CONDITIONS

1. This Rezoning petition indicates a firm proposal for development. The development will comply with or exceed all applicable Mecklenburg County regulatory standards including Parking, Screening, Signage, and Landscaping requirements.
2. This petition indicates the anticipated development's exact layout, however, minor variations to the size and shape of the Buildings and Parking and Circulation area depicted, may be permitted by the Planning staff upon final construction documents as determined by final landscape design and architectural documents. However, Buildings will not move closer to the lake than shown.
4. The Parking Area may also include garages or carports.
5. The project will comply with all Mecklenburg County Buffer and Screening Requirements (sec. 12.302, 12.303, and 12.304).
6. No boat slips will be provided for in association with these units. The residents of this community will receive preferential leasing rights in Kings Point Commercial Marina.
7. a. The gazebo and pier shall comply with section 12.515 of the Zoning Ordinance.
b. Maximum building height shall not exceed 40'.
c. Site shall comply with all landscaping ordinances.
d. Building separation will be a minimum of 16'.
e. Parking lot shall be a minimum of 15' from building entry side.
f. Water and Sewer shall be provided by CMUD.
g. Screening shall be provided as required by section 12.303 subject to the provisions of section 12.304.
h. Site shall comply with subdivision regulations.
i. Outdoor lighting, such as for tennis courts or parking lots, shall be shielded from any single family areas.
8. The 30' Buffer adjacent to Lake Norman will include a combination of natural and planted vegetation and a small beach area. The Buffer shall be designed so as not to allow water to become channelized as it passes through the buffer in order to provide for the infiltration of runoff and the filtering of pollutants. No Turf Grasses (ie.: Fescue, Bermuda Grass, grasses requiring regular maintenance schedules which include the use of herbicides, pesticides and fertilizers) shall be planted within the 30' Buffer adjoining Lake Norman.

APPROVED BY COUNTY COMMISSION
DATE December 20, 1993
93-29(C)

FOR PUBLIC HEARING
R-8MF (CD) REZONE PETITION
Kings Point - Phase Two
Mecklenburg County, North Carolina
Developed by
KENNERLY DEVELOPMENT COMPANY
P. O. Box 1425
Davidson, North Carolina 28036

DESIGN RESOURCE GROUP, PA
500 East Boulevard
Suite 102
Charlotte, NC 28203
PH 704 343-0608
FAX 704 343-9380

REZONING PETITION

SCALE 1" = 50'
DATE 23 AUGUST 1993
REVISION 14 OCT. 1993
REV. PER PC COMMENTS
20 OCT 1993 - REV. PER PC COMMENTS

SHEET **1** OF **1**