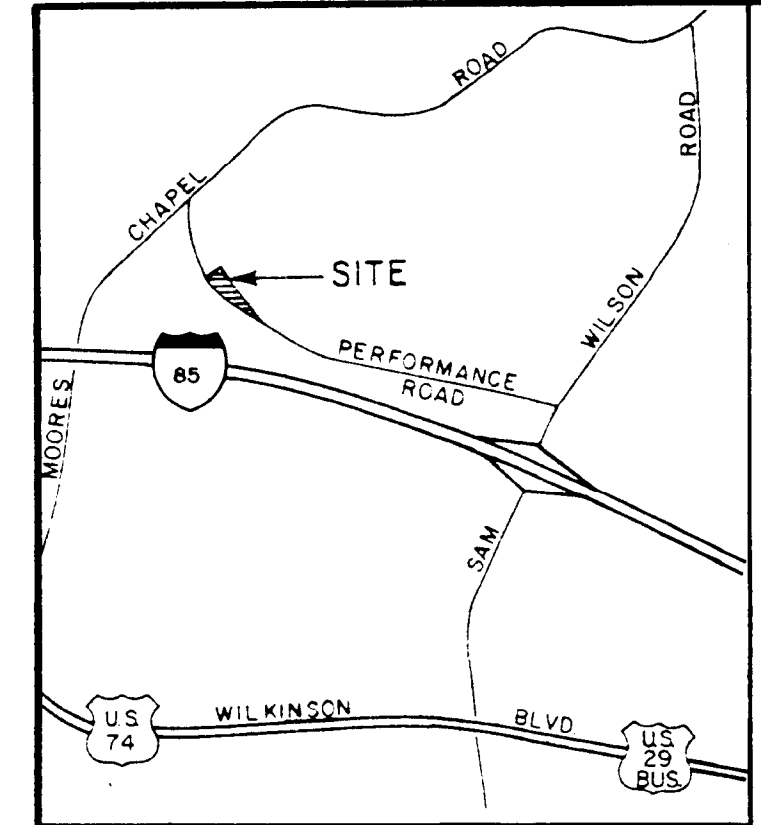


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VICINITY MAP  
N.T.S.

**GENERAL CONDITIONS**

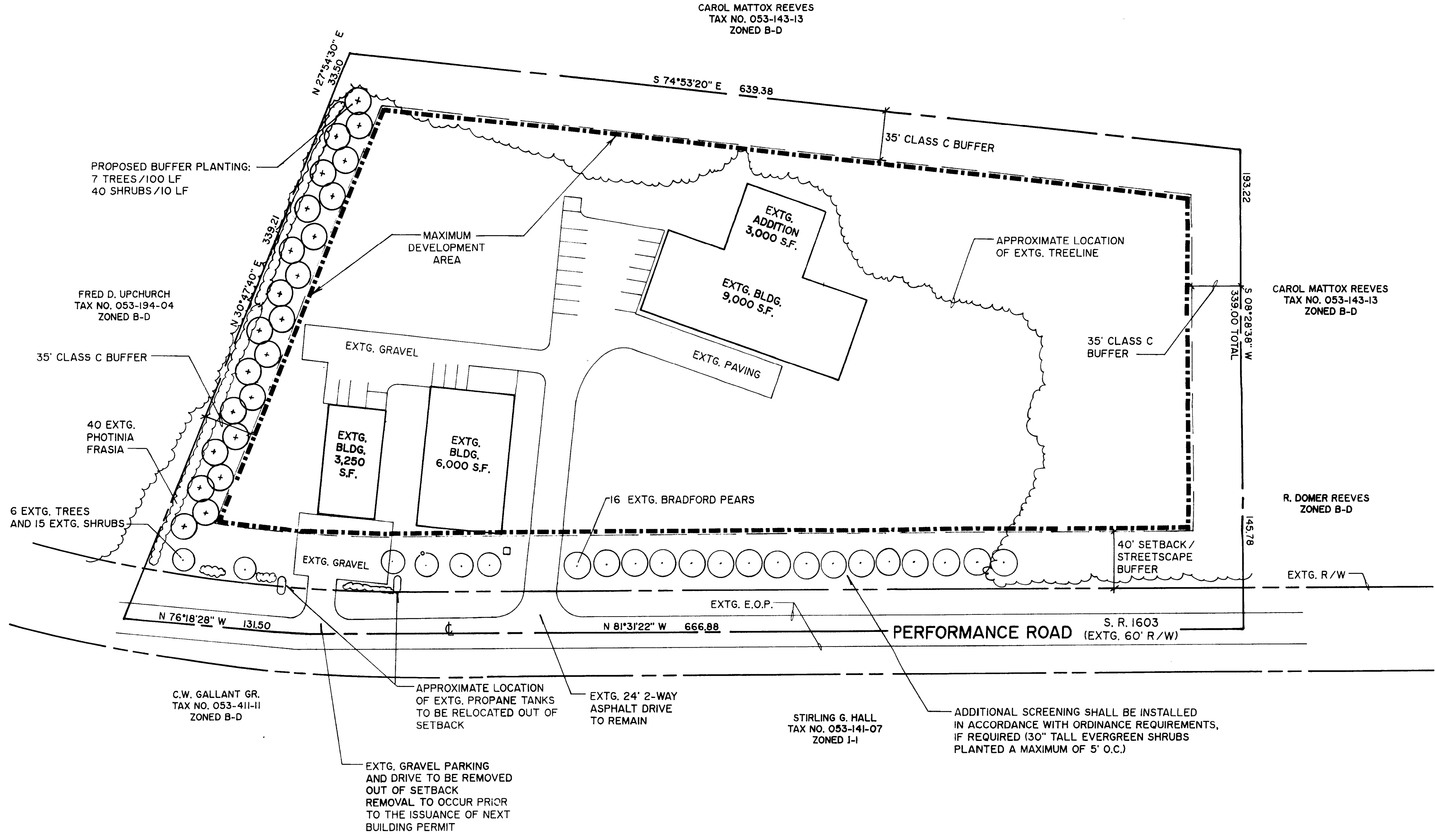
- THE SITE NOW HAS EXISTING I-1 BUSINESSES THAT TOTAL 21,250 SF. (A TOTAL OF 24,525 SF WAS ORIGINALLY PERMITTED.) THIS PLAN PROPOSES THAT AN ADDITIONAL 24,275 SF OF EXPANSION BE ALLOWED WITHIN THE FUTURE EXPANSION AREAS INDICATED ON THE PLAN. THUS THE NET TOTAL INCREASE IN MAXIMUM SQUARE FOOTAGE WILL BE 21,000 SF FOR A NEW MAXIMUM TOTAL OF 45,525 SF. PRESENT AND FUTURE USES SHALL BE ALL USES ALLOWED IN THE I-1 ZONING DISTRICT (SECTION 9.1102 OF THE MECKLENBURG COUNTY ZONING ORDINANCE), BUT WITH THE FOLLOWING PERMITTED USES NOT ALLOWED:
  - TRAILER, OVERNIGHT CAMPING (STORED UNOCCUPIED ON A LOT)
  - TRAILER, OVERNIGHT CAMPING (WITHIN AN OVERNIGHT CAMPING TRAILER PARK)
  - AUTOMOBILE AND TRUCK RENTALS
  - AUTOMOBILE LAUNDRIES
  - AUTOMOBILE SERVICE STATIONS
  - AUTOMOBILE, NEW AND USED RENTAL AND WHOLESALE SALES INCLUDING ACCESSORY REPAIR AND SERVICES FACILITIES
  - BOATS, RENTAL SALES AND REPAIR
  - BUS PASSENGER STATIONS
  - MARINAS
  - MOBILE HOME SALES
  - MOTELS, MOTOR COURTS, AND HOTELS
  - MOTORCYCLE, RENTAL SALES AND REPAIRS
  - PAWN SHOPS AND SECOND HAND GOODS, RETAIL SALES
  - RESTAURANTS AND LOUNGES
  - TOURIST HOMES
  - TRAILERS, OVERNIGHT CAMPING, RENTAL AND WHOLESALE SALES, RENTAL AND REPAIR
  - LEATHER GOODS MANUFACTURE
  - THEATERS, OUTDOOR TYPE, DRIVE-IN
  - TOBACCO PROCESSING
  - TOBACCO STORAGE
- NO OUTDOOR STORAGE SHALL BE ALLOWED IN ASSOCIATION WITH ANY OF THE EXISTING USES OR FUTURE USES.
- A 40 FOOT SETBACK IS PROPOSED ALONG THE LENGTH OF THE PROPERTY ABUTTING PERFORMANCE ROAD. THERE WILL BE NO ADDITIONAL PARKING ALLOWED IN THIS AREA. THIS 40 FOOT SETBACK AREA WILL FUNCTION AS STREETSCAPE BUFFER AND IS SUPPLEMENTED WITH EXISTING TREES AND SHRUBS AS INDICATED ON THIS PLAN.
- THE EXISTING ACCESS ONTO PERFORMANCE ROAD WILL SERVE AS THE MAIN INGRESS/EGRESS TO SERVE THE EXISTING USES AS WELL AS THE USES ASSOCIATED WITH THE FUTURE EXPANSION AREA. THERE IS PROPOSED ONE FUTURE DIRECT DRIVEWAY CONNECTION ONTO PERFORMANCE ROAD.
- A 35 FOOT CLASS C BUFFER IS PROPOSED ALONG THE NORTH, EAST AND WEST PROPERTY LINES. WHERE EXISTING VEGETATION IS SUFFICIENT TO COMPLY WITH APPLICABLE BUFFER REQUIREMENTS, THE BUFFER AREA WILL REMAIN UNDISTURBED. WHERE EXISTING VEGETATION IS INSUFFICIENT, THAT SECTION WILL BE IMPROVED TO COMPLY WITH CLASS C BUFFER STANDARDS. NO STRUCTURES OR PARKING WILL BE ALLOWED WITHIN THESE BUFFER AREAS.
- NO OUTDOOR ADVERTISING SIGNS (BILLBOARDS) WILL BE ALLOWED ON EITHER TRACT.
- NEW PARKING SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS.
- BOUNDARY INFORMATION TAKEN FROM CERTIFIED BOUNDARY PLAT PREPARED BY STANDARD SURVEYORS, JOHN D. CAMPBELL, N.C. RLS #L-1390 AND DATED JULY 3, 1984.
- A LEFT HAND TURN LANE SHALL BE PROVIDED BY THE PETITIONER IN ACCORDANCE WITH MECKLENBURG COUNTY AND NCDOT REQUIREMENTS. THIS TURN LANE SHALL ALSO BE IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS INCLUDING SIGHT DISTANCE REQUIREMENTS. THE TURN LANE SHALL BE REQUIRED AT THE TIME THE TOTAL BUILDING SQUARE FOOTAGE ON THE SITE EXCEEDS 32,000 SQUARE FEET. FURTHERMORE, THE EXISTING DRIVEWAY MAY BE RELOCATED BY THE PETITIONER IN CONJUNCTION WITH THE TURN LANE CONSTRUCTION; SUCH NEW LOCATION TO BE APPROVED BY THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT RELATIVE TO THE DESIGN STANDARDS STATED JUST ABOVE.

ALSO, ALTHOUGH NOT SPECIFICALLY LISTED IN THE PERMITTED USE TABLE FOR THE I-1 DISTRICT, THE FOLLOWING USES SHALL NOT BE ALLOWED:

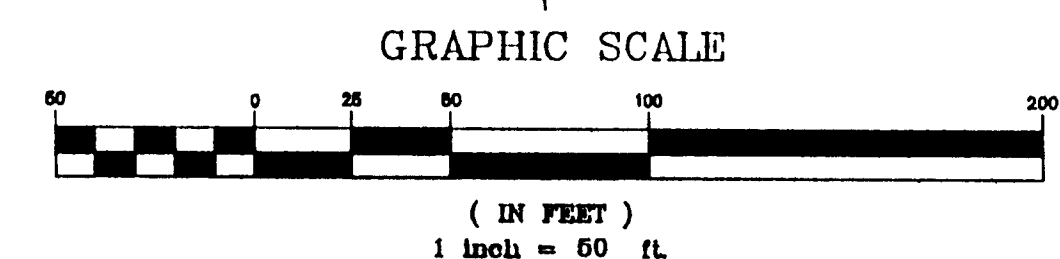
- ADULT BOOK STORES
- TOPLESS BARS

**SITE DEVELOPMENT DATA**

- 6.25 TOTAL ACRES
- EXISTING ZONING: I-1 (CD)
- PROPOSED ZONING: SITE PLAN AMENDMENT REQUEST
- SQUARE FOOTAGE SUMMARY:
  - 24,525 MAX. S.F. ASSOCIATED WITH PETITION #89-38(C)
  - 21,250 S.F. EXISTS (PER #89-38 (C))
  - 3,275 NET REMAINING S.F. FROM PETITION #89-38 (C)
- 24,275 ADDITIONAL S.F. REQUESTED (21,000 S.F. NET)
- 45,525 TOTAL MAX. S.F. ALLOWED (±7,300 S.F./ACRE)
- PARKING:
  - PARKING SHALL BE CALCULATED IN ACCORDANCE WITH ZONING ORDINANCE STANDARD FOR "MANUFACTURERS AND WAREHOUSES"
- INTERNAL LANDSCAPING:
  - INTERNAL LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE /10,000 S.F IMPERVIOUS AREA (MECKLENBURG COUNTY STANDARD)



APPROVED BY COUNTY COMMISSION  
DATE *January 17, 1995*



PETITION #94-43 (C) REVISED FOR PUBLIC HEARING

PROPERTY OF HERSHELL PORTER  
SITE PLAN AMENDMENT REQUEST  
CONDITIONAL SITE PLAN

|                  |                                      |
|------------------|--------------------------------------|
| <b>PROJECT</b>   |                                      |
| 27276.01         |                                      |
| <b>DATE</b>      | 9/14/94                              |
| <b>DESIGN</b>    |                                      |
| <b>DRAWN</b>     | PAB                                  |
| <b>CHECK</b>     | TLH                                  |
| <b>REVISIONS</b> |                                      |
| ①                | 11/16/94 PER PLANNING STAFF COMMENTS |
| ②                | 2/5/94 PER PLANNING STAFF COMMENTS   |
| <b>SHEET</b>     |                                      |
| 1 OF 1           |                                      |

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