



VARIANCES

1. DRIVEWAY ENCRDACHMENT AT WESTERN MOST ENTRANCE ON CRAIGHEAD RD
2. SET BACK AT TRUCK COURT REDUCED TO 8 FT. PLANTING STRIP WITH 8-10 FT. HIGH SPLIT BLOCK WALL FOR SCREENING
3. TWO BUILDING CORNERS ENCRDACH 25 FT. INTO 30 FT. BUFFER AT WESTERN END OF HILD DRIVE
4. BUFFER BEHIND BURGER KING AND GANAM AUTO MALL REDUCED TO 10 FT.
5. BUFFER BESIDE BURGER KING REDUCED TO 30 FT.

GENERAL NOTES

1. EXISTING ZONING: B-1
2. PROPOSED ZONING: T-1 (CD)
3. AREA TO BE REZONED: 17.33 ACRES
4. PROPOSED SETBACKS: TO MEET REQUIREMENTS OF CHARLOTTE ZONING CODE PART 3, CHP 12, 12.102.B
 - NORTH YARD SETBACK - 100 FT. CLASS 'A' BUFFER
 - SOUTH YARD SETBACK - 20 FT., 10 FT. BEHIND BURGER KING & GANAM AUTO MALL
 - WEST YARD SETBACK - 30 FT.
 - EAST YARD SETBACK - 8 FT. (PLANTING STRIP WITH 8-10 FT. HIGH WALL)
5. PROPOSED CONSTRUCTION MATERIALS, PRECAST CONCRETE AND GLASS AS DEPICTED IN THE ELEVATIONS.
6. INTERIOR LANDSCAPING TO MEET REQUIREMENTS OF CHAPTER 21 OF CITY CODE, 'TREES'.
7. ALL GRADING, EROSION CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH REQUIREMENTS OF CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS.
8. BOUNDARY INFORMATION OBTAINED FROM A SURVEY BY R. B. PHARR AND ASSOCIATES REGISTERED LAND SURVEYOR R. B. PHARR, REGISTRATION NUMBER L749 SURVEY DATE JULY 1, 1968, LAST REVISED NOVEMBER 2, 1982 AND APRIL 23, 1997.
9. MAXIMUM BUILDING HEIGHT 30' FROM FINISH FLOOR TO TOP OF PARAPET.
10. MAXIMUM BUILDING AREA 350,000 SF.
11. NO WALL PACKS WILL BE PLACED ON BUILDING SHIELDED LIGHTS THAT SHINE UP AND DOWN ONLY. WILL BE USED.
12. MAXIMUM HEIGHT OF DETACHED LIGHTS 30 FT.
13. NO LONG TERM TRAILER STORAGE.
14. NO SIGNAGE ON HILD DRIVE.
15. NO STORM WATER WILL BE RETAINED IN BUFFERS OR SETBACKS.
16. SITE WILL COMPLY WITH SECTION 12.303.
17. NOTE LIST OF VARIANCES SHOWN IN TOP RIGHT CORNER OF THIS DRAWING.
18. WESTERLY TRAVEL OF TRUCK TRAFFIC WILL BE RESTRICTED ON CRAIGHEAD RD.
19. DRIVEWAYS PER N.C.DOT AND C.DOT.
20. MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW.
21. DUMPSTER WILL BE ENCLOSED TOTALLY ALONG WITH A GATE TO SCREEN FROM PUBLIC VIEW.
22. IN ALL UNDISTURBED BUFFERS, ONLY DEAD MATERIAL, VINES AND UNDERBRUSH WILL BE REMOVED BY HAND.
23. FLAT PRECAST INSULATED WALL PANELS WITH A COMBINATION OF ONE OR MORE OF THE FOLLOWING REVEALS, PAINT, TINTED CONCRETE, SPLIT BLOCK OR SAND BLASTING WILL BE USED ON THE HILD DRIVE AND NORTH TRYON ST. ELEVATIONS. TINTED THERMOPLANE WALL PANELS WILL BE USED IN THE OFFICE AND MAIN ENTRANCE AREAS. (ALSO SEE NOTE 5).
24. THE PETITIONER AGREES THAT IT WILL NOT INSTALL THE ACCESS ON CRAIGHEAD ROAD, WHICH IS CLOSEST TO THE WESTERLY BOUNDARY OF THE SITE, UNTIL AFTER IT HAS COMMENCED CONSTRUCTION OF PHASE THREE OF THE BUILDING.
25. THE EXTERIOR ELEVATIONS OF THE THREE PHASES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, WILL BE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON THE PHOTOGRAPHS ATTACHED TO THIS ADMMENDED REZONING PLAN AS PER EXHIBITS A, B, & C.

CEDAR GREENE LLC
 2 LERNER & CO. REAL ESTATE
 2009 HOWARD RD. #200
 CHARLOTTE, NC 28205
 PARCEL #085-031-05
 ZONING: R20WF

CEDAR GREENE LLC
 2 LERNER & CO. REAL ESTATE
 2009 HOWARD RD. #200
 CHARLOTTE, NC 28205
 PARCEL #085-031-07
 ZONING: R20WF

WOODVIEW ASSOCIATES
 1 FAIRLY HENRI & ASSOCIATES
 PO BOX 98309
 ATLANTA, GA 30359
 PARCEL #085-031-08
 ZONING: R20WF

HISTORIC ROSEDALE
 FOUNDATION INC
 PO BOX 6812
 CHARLOTTE, NC 28207
 PARCEL #085-031-04
 ZONING: R20D

30 FT. UNDISTURBED
 CLASS 'C' BUFFER

CLEAR SITE TRIANGLE AT
 DRIVEWAY ENTRANCES PER
 DOT STANDARDS (TYPICAL)

5' SIDEWALK AND 30'
 CURB AND GUTTER PER
 CITY STANDARDS, ALONG
 N. TRYON STREET.

IF REQUIRED BY CITY ENGINEERS, 8 FT
 PLANTING STRIP AND 4 FT. SIDEWALK
 SIDEWALK MAY ENCRDACH 2 FT. INTO
 BUFFER.

CEDAR GREENE LLC
 2 LERNER & CO. REAL ESTATE
 2009 HOWARD RD. #200
 CHARLOTTE, NC 28205
 PARCEL #085-031-05
 ZONING: R20WF

CCDC ASSOC.
 211 807 2007
 CHARLOTTE, NC 28206
 PARCEL #087-011-07
 ZONING: R20WF

NOTE
 THE 11 FT. DIFFERENCE IN ELEVATION BETWEEN
 THE ROADWAY OF CRAIGHEAD ROAD AND THE
 TRUCK COURT MAKES IT NECESSARY FOR THIS
 SMALL ENCRDACHMENT INTO THE NORTH BUFFER

HOPE HAVEN INC
 2521 PARK RD
 CHARLOTTE, NC 28203
 PARCEL #087-011-08
 ZONING: R2

HOPE HAVEN INC
 2521 PARK RD
 CHARLOTTE, NC 28203
 PARCEL #087-011-26
 ZONING: R2

TOMMY E. LANCEFORD
 2575 DEWITT RD
 HARRISBURG, NC 28075
 PARCEL #091-081-01
 ZONING: R2

EDWIN REID BARKLEY, JR.
 3726 N. TRYON ST.
 CHARLOTTE, NC 28206
 PARCEL #091-112-12
 ZONING: R2

EDWARD R. JONES
 3724 N. TRYON ST.
 CHARLOTTE, NC 28206
 PARCEL #091-112-13
 ZONING: R2

CHARLOTTE LAND HOLDERS LLC
 2400 EAST INDEPENDENCE BV
 CHARLOTTE, NC 28205
 PARCEL #091-112-14
 ZONING: T1

ANGELINE Y. ENGLISH
 4106 REWINE DR
 GREENSBORO, NC 27410
 PARCEL #091-114-13
 ZONING: R2

MARGARET C. SMITH
 & JOHN C. CURTON JR.
 PO BOX 501
 HOLLY HILL, SC 29009
 PARCEL #091-114-14
 ZONING: R2

BETTY H. MARSH
 2633 RICHMOND DRIVE
 CHARLOTTE, NC 28211
 PARCEL #091-114-15
 ZONING: R2

STEGALL SECURITY
 & PROTECTIVE SERVICE INC
 PO BOX 34481
 CHARLOTTE, NC 28234
 PARCEL #091-114-09
 ZONING: R2

EDISON SCARLES
 818 BRYAN RD
 CHARLOTTE, NC 28269
 PARCEL #091-114-16
 ZONING: R2

TOTAL PARKING
 SPACES THIS
 SIDE = 64

TOTAL PARKING
 SPACES THIS
 SIDE = 194

GANAM AUTO MALL
 DREAM PROPERTIES CO
 3737 N. TRYON ST
 CHARLOTTE, NC 28206
 PARCEL #085-031-01
 ZONING: R2

BURGER KING
 GOLDEN B. ENTERPRISES LTD
 302 S. TRYON ST.
 CHARLOTTE, NC 28202
 PARCEL #80-031-10
 ZONING: T1

EDWIN REID BARKLEY, JR.
 3726 N. TRYON ST.
 CHARLOTTE, NC 28206
 PARCEL #091-112-12
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 PARCEL #091-114-16
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SITE PLAN

APPROVED BY CITY COUNCIL
 DATE 7/21/97
 REVISED 6-23-97B
 REVISED 6-23-97A
 REVISED 5-29-97
 REVISED 5-26-97
 REVISED 5-20-97

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CAROLINA FOODS INC.
 CHARLOTTE, NC.

REVISED BY	L.J.B.	CHKD BY	P.S.	DATE	5-8-97
SCALE	1" = 50'	APP'D BY	P.S.	SD	
DWG. NO. NPPL015					