

VICINITY MAP  
NTS

**SITE DATA:**  
 EXISTING ZONING: 0-1  
 PROPOSED ZONING: B-2(CD)  
 PARCEL SIZE: 1.036 ACRES  
 EXISTING USE: VACANT  
 PROPOSED USE: TIRE STORE  
 MAXIMUM BUILDING SIZE: 7,900 S.F.  
 REQUIRED PARKING: 32 SPACES

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STREET TREES PER ORDINANCE REQUIREMENTS AND A DOUBLE ROW OF EVERGREEN SHRUBS AND SMALL MATURING TREES SHALL BE INSTALLED ALONG MILTON ROAD

SCREENING PER ORDINANCE REQUIREMENTS

EXISTING B-2(CD) ZONING DISTRICT

PROPOSED BUILDING

14 regular spaces

14 regular spaces

13 regular spaces

N. SHARON AMITY ROAD  
 EXISTING 78' R/W  
 (EXISTING THOROUGHFARE)

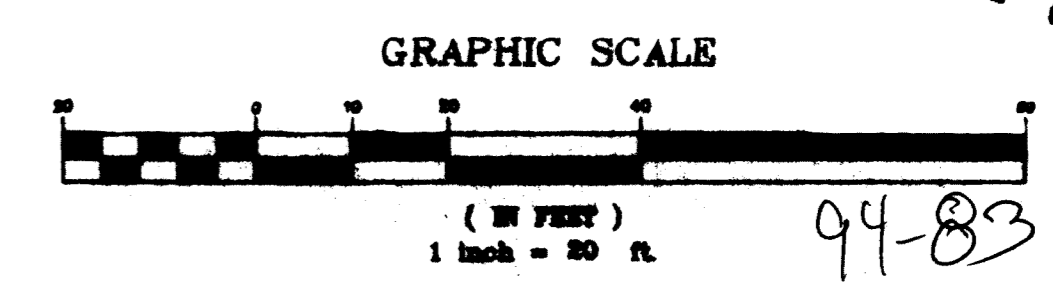
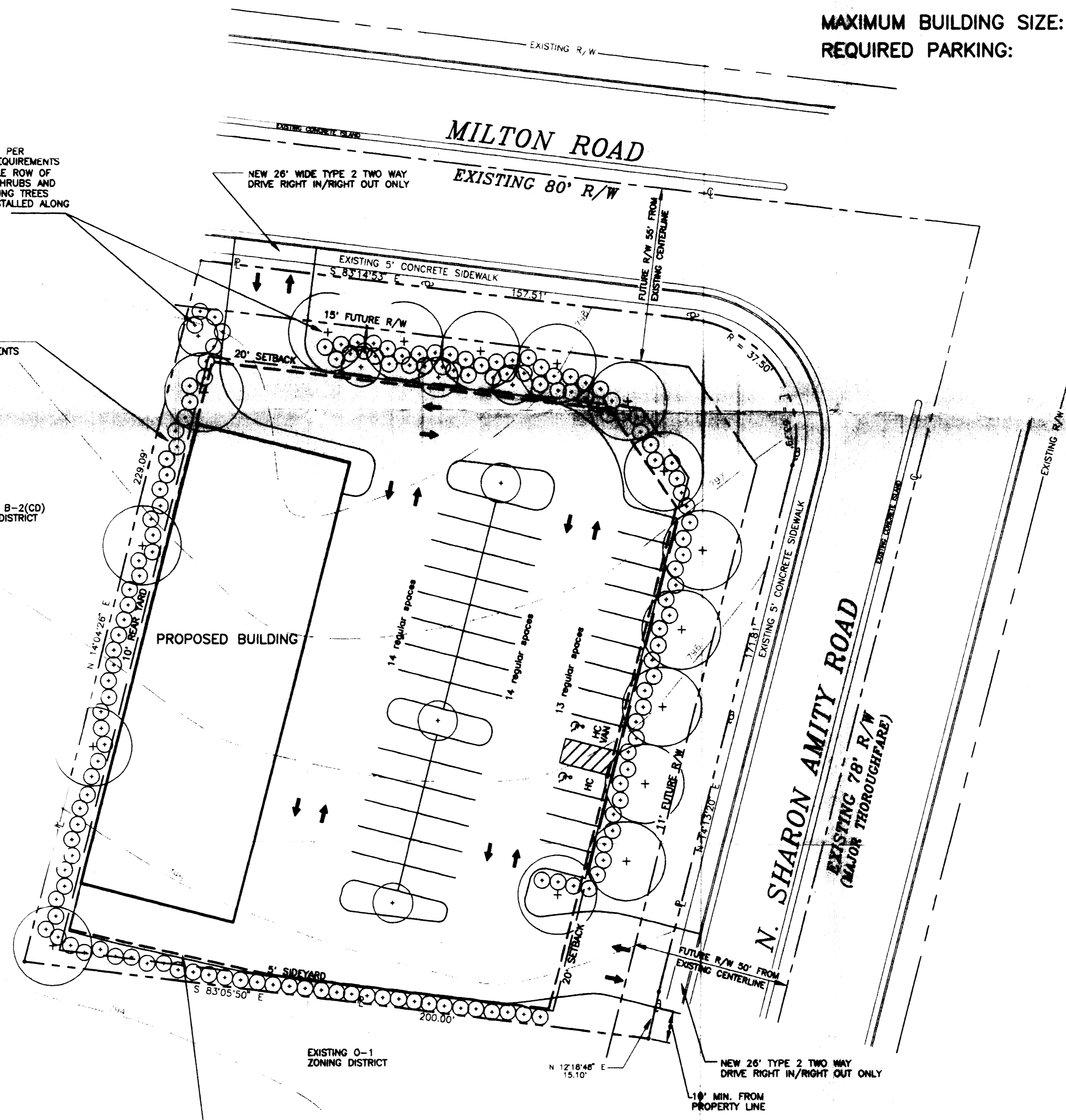
EXISTING 0-1 ZONING DISTRICT

NEW 26' TYPE 2 TWO WAY DRIVE RIGHT IN/RIGHT OUT ONLY  
 10' MIN. FROM PROPERTY LINE

MAXIMUM DEVELOPMENT AREA (CHANGES PERMITTED PER NOTE #1)

**CONDITIONAL NOTES:**

1. THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF PARKING, ORIENTATION AND BUILDING. HOWEVER, CHANGES ARE PERMITTED WHICH MAY ALTER THE BUILDING FOOTPRINT, SHAPE OF THE BUILDING, FINAL PARKING AND CIRCULATION, CONFIGURATION OF DRIVEWAYS, ETC.
2. THE ONLY USE ALLOWED WILL BE A TIRE STORE AND RELATED ACCESSORY SALES/SERVICES. ALSO, ANY USE IN THE 0-1 DISTRICT WILL ALSO BE PERMITTED.
3. THE DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/LANDSCAPING, STORM WATER DETENTION AND THE CHARLOTTE TREE ORDINANCE.
4. THE PETITIONER/DEVELOPER SHALL DEDICATE SUFFICIENT R/W ALONG MILTON ROAD AND SHARON AMITY ROAD TO ESTABLISH A RIGHT-OF WAY MEASURING 55' AND 50' RESPECTIVELY FROM THE CENTERLINE OF EACH ROAD AS SHOWN ON THE PLAN. THE R/W SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
5. DRIVEWAY LOCATIONS MAY SHIFT SOMEWHAT FROM THAT DEPICTED DEPENDING UPON FINAL CONSTRUCTION DRAWINGS AND TENANT NEEDS. THE DRIVEWAYS SHALL COMPLY WITH ALL REGULATIONS CONCERNING DESIGN, CONSTRUCTION, SITE DISTANCE, ETC.
6. NO STORM WATER DETENTION MEASURES WILL BE PERMITTED WITHIN THE REQUIRED SETBACK ALONG MILTON ROAD.
7. NO DETACHED SIGNAGE SHALL BE PERMITTED ALONG MILTON ROAD.
8. NO OUTDOOR STORAGE OF TIRES SHALL BE PERMITTED.
9. STREETScape TREATMENT ALONG MILTON ROAD SHALL BE ENHANCED BY THE PLANTING OF 5 LARGE MATURING TREE ORDINANCE TREES, A DOUBLE ROW OF EVERGREEN SHRUBS AND A ROW OF 4 SMALL MATURING TREES.



APPROVED BY CITY COUNCIL  
 DATE December 12, 1994

REVISED FOR PUBLIC HEARING PETITION #94-83

PROJECT: TIRE KINGDOM REZONING SITE PLAN  
 INTERSECTION OF SHARON AMITY ROAD/MILTON ROAD CHARLOTTE, NORTH CAROLINA  
 PREPARED FOR: THE MIDTOWN NIKI GROUP  
 5080 SHOREHAM PLACE SAN DIEGO, CA

Project No.	34246.00
Checked by	HAWKINS
Drawn by	HIRSCH
Date Drawn	7/5/94
Revisions	
1	8/16/94 PER PUBLIC HEARING
2	9/16/94 PER OWNER
Sheet	