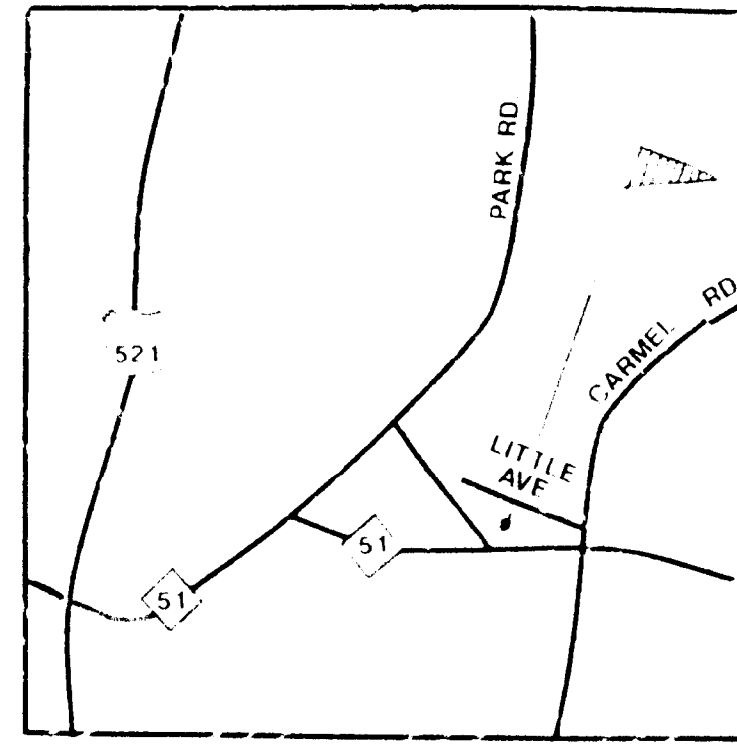


REZONING SITE PLAN FOR RAY E. HOLLOWELL, JR.

AUGUST 10, 1994
REVISED OCTOBER 24, 1994
REVISED JANUARY 31, 1995

APPROVED BY CITY COUNCIL
DATE January 23, 1995
94-95



Vicinity Map
NTS

Site Data

EXISTING ZONING: O-1
PROPOSED ZONING: O-2(CD)
TOTAL AREA: 12.8± ACRES

PROPOSED USE:
ALL THOSE PERMITTED IN THE O-2 DISTRICT
SEE NOTE #1

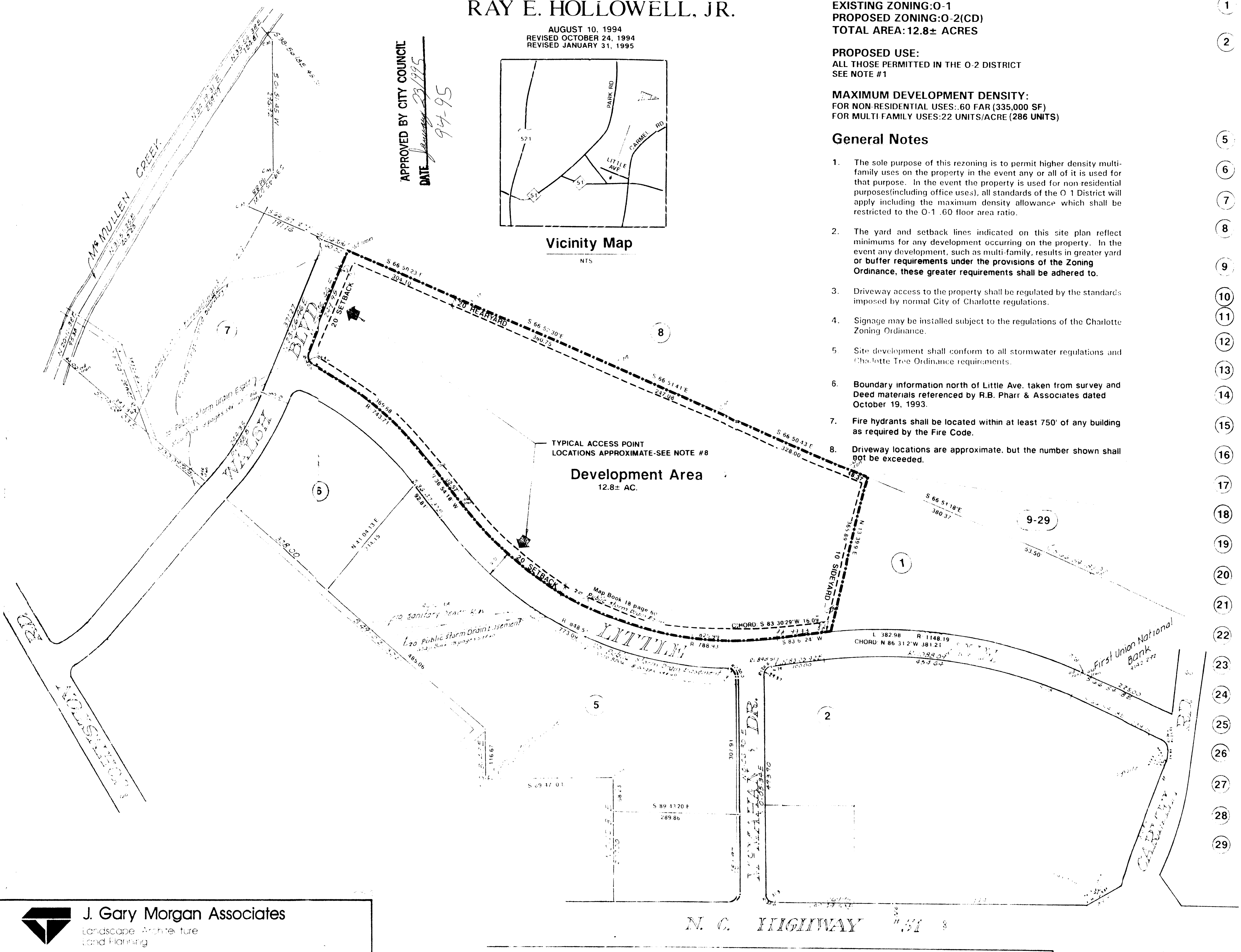
MAXIMUM DEVELOPMENT DENSITY:
FOR NON-RESIDENTIAL USES: 60 FAR (335,000 SF)
FOR MULTI-FAMILY USES: 22 UNITS/ACRE (286 UNITS)

General Notes

1. The sole purpose of this rezoning is to permit higher density multi-family uses on the property in the event any or all of it is used for that purpose. In the event the property is used for non-residential purposes (including office uses), all standards of the O-1 District will apply including the maximum density allowance which shall be restricted to the O-1 .60 floor area ratio.
2. The yard and setback lines indicated on this site plan reflect minimums for any development occurring on the property. In the event any development, such as multi-family, results in greater yard or buffer requirements under the provisions of the Zoning Ordinance, these greater requirements shall be adhered to.
3. Driveway access to the property shall be regulated by the standards imposed by normal City of Charlotte regulations.
4. Signage may be installed subject to the regulations of the Charlotte Zoning Ordinance.
5. Site development shall conform to all stormwater regulations and Charlotte Tree Ordinance requirements.
6. Boundary information north of Little Ave. taken from survey and Deed materials referenced by R.B. Pharr & Associates dated October 19, 1993.
7. Fire hydrants shall be located within at least 750' of any building as required by the Fire Code.
8. Driveway locations are approximate, but the number shown shall not be exceeded.

Adjoining Property Owners

1	209-241-01	Deborah Barber c/o The Interiors Group, Inc. 530 Two Lakes Blvd Charlotte, NC 28207
2	209-241-02	Ray E. Hollowell, Jr. c/o R.E. Hollowell Properties, Inc. c/o R.E. Hollowell, Jr. 1400 Lake Forest Drive, NW Atlanta, GA 30329
3	209-241-03	Ray E. Hollowell, Jr. P.O. Box 144 Manteo, NC 27954
4	209-241-04	John H. Lister 2725 Little Avenue Charlotte, NC 28207
5	209-241-05	Shelton, W. & Associates, Inc. 1150 S. State Street, Box Charlotte, NC 28204
6	209-241-06	Charter Service Corp. c/o George W. Lister, Jr. & Associates 4100 Lake Forest Drive, NW Atlanta, GA 30329
7	209-241-07	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
8	209-241-08	John H. Lister 4100 Lake Forest Drive, NW Atlanta, GA 30329
9	209-241-09	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
10	209-241-10	John H. Lister 4100 Lake Forest Drive, NW Atlanta, GA 30329
11	209-241-11	John H. Lister 4100 Lake Forest Drive, NW Atlanta, GA 30329
12	209-241-12	John H. Lister 4100 Lake Forest Drive, NW Atlanta, GA 30329
13	209-241-13	John H. Lister 4100 Lake Forest Drive, NW Atlanta, GA 30329
14	209-241-14	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
15	209-241-15	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
16	209-241-16	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
17	209-241-17	John H. Lister and Wife 4100 Lake Forest Drive, NW Atlanta, GA 30329
18	209-241-18	Joseph W. Pegram and Douglas A. Hunt 6406 Carmel Road #300 Charlotte, NC 28226
19	209-241-19	First Union National Bank 6406 Carmel Road #300 Charlotte, NC 28226
20	209-241-20	William R. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226
21	209-241-21	Rayon B. Meredith and Wife Dr. M. 6406 Carmel Road #300 Charlotte, NC 28226
22	209-241-22	First Union National Bank 6406 Carmel Road #300 Charlotte, NC 28226
23	209-241-23	First Union National Bank 6406 Carmel Road #300 Charlotte, NC 28226
24	209-241-24	First Union National Bank 6406 Carmel Road #300 Charlotte, NC 28226
25	209-241-25	Robert A. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226
26	209-241-26	Robert A. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226
27	209-241-27	Robert A. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226
28	209-241-28	Robert A. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226
29	209-241-29	Robert A. Pharr and Wife 6406 Carmel Road #300 Charlotte, NC 28226



J. Gary Morgan Associates
Landscape Architecture
Land Planning
Civil Engineering
Surveying
Photogrammetry

