

DEVELOPMENT STANDARDS

- General Provisions.** All development standards established under the zoning Ordinance of the City of Charlotte (the "Ordinance") for the B-1 Zoning District shall be followed.
- Permitted Uses.** The Site may be used as a sit down type restaurant with no drive-in window facilities and may also be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District.
- Setbacks, Side Yards and Rear Yards.** All buildings constructed within the Site shall meet or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-1 Zoning District.
- Buffer Areas.**
 - The buffers established on this Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject however to the provisions of Section 12.304, and the provisions of subparagraphs 4(b), 4(c), 4(d) and 4(e) below.

- Buffer Areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels and utility lines and facilities which run perpendicular to the buffer.
- Grading may be performed and slopes may be installed within any part of a buffer area but not to exceed a three to one slope.
- In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Zoning Ordinance.
- The petitioners also reserve the right to remove vines, underbrush and small understory trees (less than one inch caliper) within any buffer area for the purpose of improving the overall appearance of naturally vegetated areas.

- Landscaped Areas and Screening.** Screening shall conform with the standards and treatments specified in Section 12.302 of the Ordinance.

- Signage.** All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Access Points (Driveways):** Vehicular access to NC 51 will be limited to those shown on this Rezoning Plan and will be located in the general area depicted on this Rezoning Plan. The configuration and final location of driveway within the site are subject to any minor modifications required to accommodate final site plans and designs and are further subject to approval by NCDOT, CDOT and the City of Charlotte Engineering Department.
- Parking.** The parking spaces depicted on this Rezoning Plan may vary but in all events will be sufficient to satisfy the minimum parking requirements established in the Ordinance.

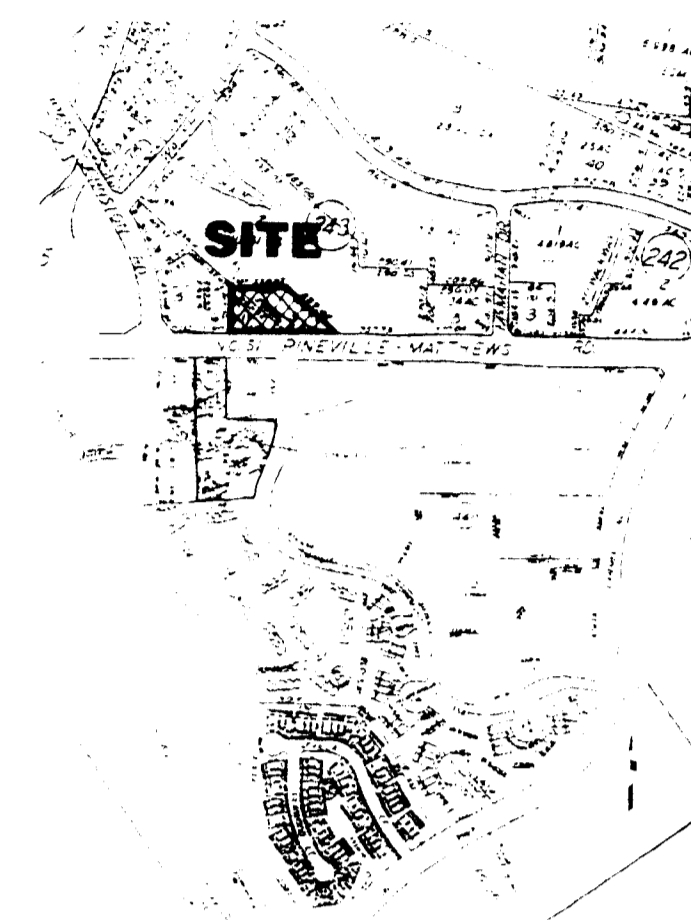
- Tree Planting.** All development shall comply with the requirements of the City's Tree Ordinance.
- Stormwater Detention:** Underground storm water detention to conform with the City of Charlotte Stormwater Manual and to be located out of the buffers and setbacks.
- Lighting:** All parking lot lights shall not exceed 30 feet in height.
- Fire:** Fire hydrants shall be located within 750' of the most remote and accessible point of all buildings.

REZONING PLAN

PETITIONER: HARRY GRIMMER
PETITION NO. 95-34
AS FOR PUBLIC HEARING

ADJOINING PROPERTY USES
HARRY GRIMMER PROPERTY
MATTHEWS PINEVILLE ROAD NEAR JOHNSON ROAD

1	208-2106	E. David McAndrew and Wife, Suzanne Nease 9033 Devon Randolph Road Charlotte NC 28277
2	208-2100	The Roman Catholic Diocese of Charlotte NC 1521 E. Montford Street John J. McSweeney Charlotte NC 28207
3	221-4512	Charlotte Capital Partners 507 South Kings Drive #100 Charlotte NC 28203
4	221-4519	Pomphrey Bank & Trust Company Post Office Box 3560 Charlotte NC 28235
5	221-4510	Cameron W. Hood and Wife, Barbara Joyce 8110 Kaitree Lane Matthews NC 28105
	221-4510	Cameron Hood and Wife, Barbara Joyce 8110 Kaitree Lane Matthews NC 28105
	221-4510	Mary J. Kimm and William A. Allen 704 Sherwood Forest Drive Charlotte NC 28226
	221-4510	John Samuel Field, Jr. 5033 Virginia Lane Charlotte NC 28276
	221-4516	H. Joseph Horaces 10776 Carmel Commons Boulevard #120 Charlotte NC 28226
	221-4510	Miller & Ferguson Post Office Box #1185 Charlotte NC 28217
	221-4510	Miller & Ferguson Post Office Box #1185 Charlotte NC 28217
	221-4518	Donald H. Fowler and Wade Brooks V 5501 Fox Knoll Drive Charlotte NC 28226
	221-4519	Donald H. Fowler and Wade Brooks V 5501 Fox Knoll Drive Charlotte NC 28226
	221-4510	In-House Group, Inc. 10720 Carmel Commons Boulevard #320 Charlotte NC 28226
	221-4510	Harry L. Murray and C. Eldridge Nixon 10720 Carmel Commons Boulevard #320 Charlotte NC 28226
	221-4510	McAndrew, David McAndrew, Jr., 10720 Carmel Commons Boulevard #320 Charlotte NC 28226
	221-4510	Graham-Koch Partnership 10708 Greenwood Drive Charlotte NC 28226
	221-4510	Robert J. Meyer and Wife, Janet R. 8409 White Dove Court Charlotte NC 28226
	221-4510	Jump Back, Inc. and White Parking 10720 Carmel Commons Boulevard #320 Charlotte NC 28226
	221-4511	Bryan H. Chin and Catherine V. J. Chin 4722 Denridge Lane Charlotte NC 28226
	221-4512	Bryan H. Chin and Catherine V. J. Chin 4722 Denridge Lane Charlotte NC 28226
	221-4513	Graham Koch 10208 Greenwood Drive #220 Charlotte NC 28226
	221-4514	Graham Koch 10208 Greenwood Drive #220 Charlotte NC 28226
	221-4515	Michael D. J. Approval 10718 Carmel Commons Boulevard Unit 240 Charlotte NC 28226
	221-4516	Mary F. Neek, Mrs. R. J. by Entersy 4132 Oldfield Road Charlotte NC 28211
	221-4517	Mary F. Neek, Mrs. R. J. by Entersy 4132 Oldfield Road Charlotte NC 28211
	221-4516	Jack R. Morris 2127 Shaker Drive Charlotte NC 28210
	221-4517	Jack R. Morris 2127 Shaker Drive Charlotte NC 28210
	221-4518	August J. Hessler, Jr. and Wife, Shirley 575 Phoebe Drive East Wayne NJ 07090
	221-4519	Jack S. Cross and Wife, Faye W. Post Office Box 35273 Charlotte NC 28235
	221-4510	ADPS I, LLC c/o Tax Management Assoc. 1071 East Morehead Street #200 Charlotte NC 28203
	221-4511	Graham-Koch Partnership 10208 Greenwood Drive #220 Charlotte NC 28226
	221-4512	David H. Collins and Wife, Linda D. 10718 Carmel Commons Boulevard Charlotte NC 28226



VICINITY MAP

SITE TABULATION
 SITE SIZE = 1.577 ACRES
 EXISTING ZONING: O-1
 PROPOSED ZONING: B-1(CD)
 MAXIMUM BUILDING AREA: 8,250 SF
 PARKING: TO MEET OR EXCEED
 ORDINANCE REQUIREMENTS

APPROVED BY CITY COUNCIL
 DATE June 19, 1995

LEGEND:

- SETBACKS
- BUFFERS
- PROPOSED ACCESS POINTS

ZONING PLAN
Land Design
 DATE FEB. 23, 1995
 PROJECT NO. 14235
 REVISIONS: REV:4/13/95 PER CITY COMMENTS

Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design

