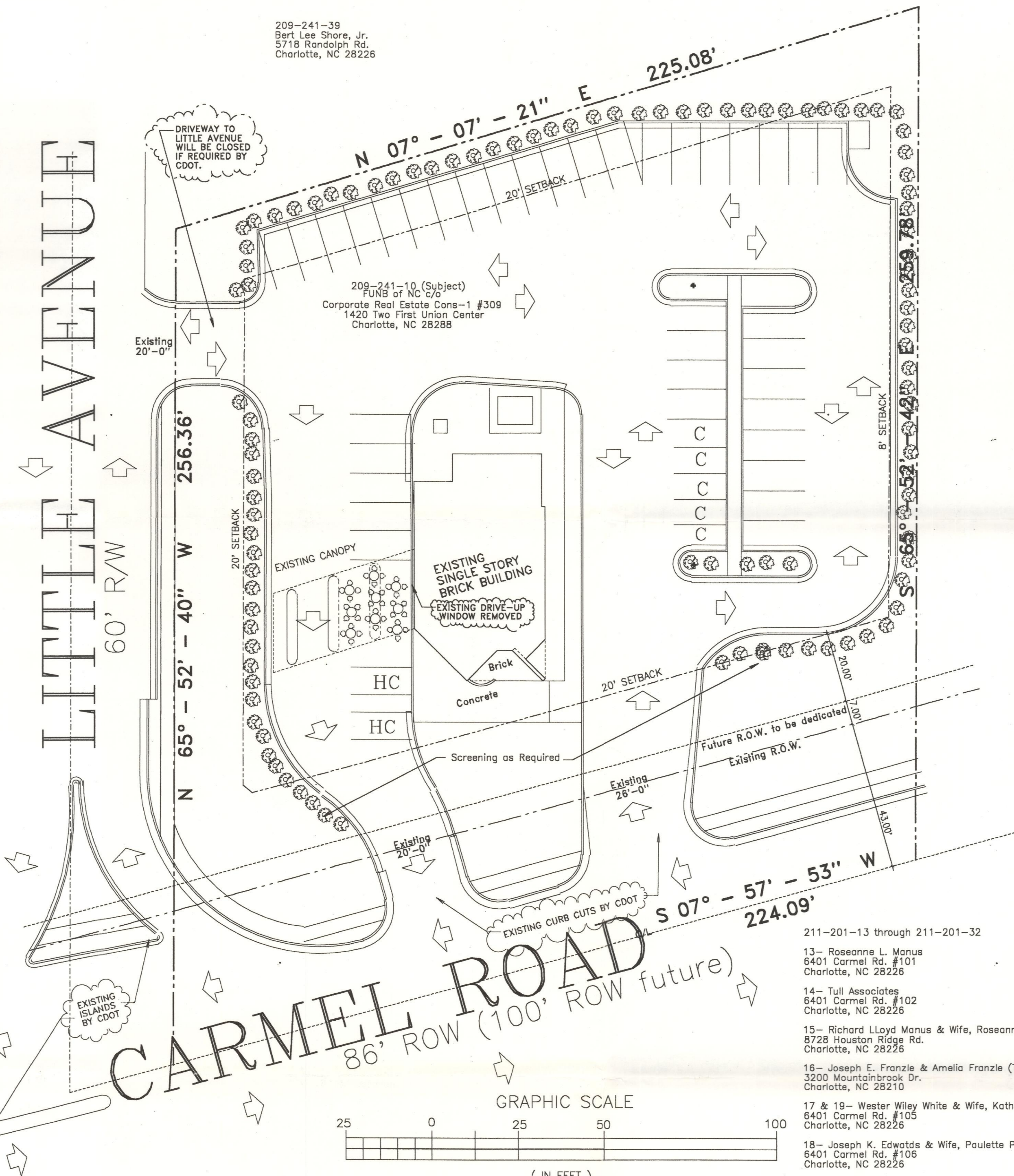


Site Data

EXISTING ZONING: O-1
 PROPOSED ZONING: B-1 (CD)
 SITE SIZE: 1.26 acres
 PROPOSED USE: Bakery cafe (restaurant) and all uses allowed in the O-1 classification
 MAXIMUM BUILDING SIZE: 3,500 Sq.Ft.
 The 44 parking spaces indicated allow for a 3,300 SF Structure, additional spaces will be provided when and if this is exceeded.

209-242-02
 Quall Phoenix Limited Partnership
 6548 Carmel Road, Suite 126
 Charlotte, NC 28226

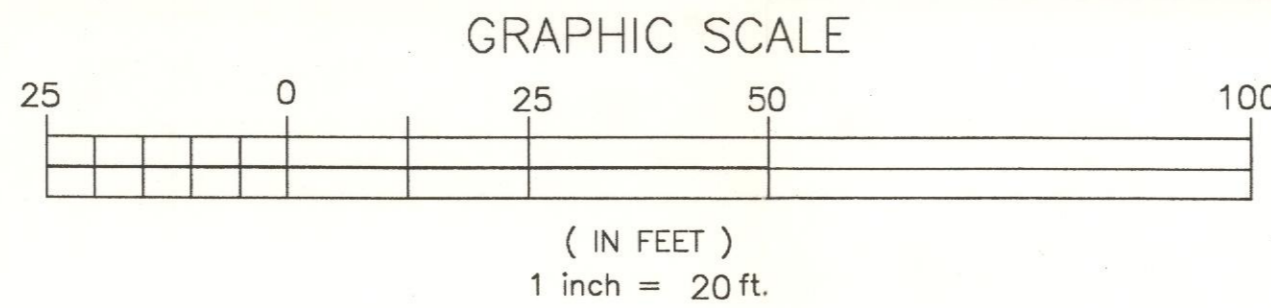
209-241-39
 Bert Lee Shore, Jr.
 5718 Randolph Rd.
 Charlotte, NC 28226



General Notes

1. This plan reflects the use of an existing building with only minor modifications. Therefore, the indicated pattern of building placement, parking, and circulation will not change except for adjustments necessary to provide a change from the existing bank configuration of multiple service windows, creation of a small outdoor seating area which may or may not remain under the existing canopy, some minor expansion of the building, and necessary adjustments to the parking layout.
2. The only non-O-1 permitted use allowed by this rezoning is a combination bakery and cafe facility. Any other use will conform to the existing O-1 standards and requirements.
3. The parking as shown will meet or exceed the requirements of Ordinance for a restaurant facility.
4. Signage will comply with Sign Ordinance Office District Standards.
5. The site shall meet the requirements of the Zoning Ordinance for screening of parking areas, as well as standards imposed by the Charlotte Tree Ordinance.
6. 9 Compact Car parking spaces are indicated with a "C", 2 Handicapped Accessible parking spaces are indicated with a "HC".
7. If necessary a variance may be sought from the Zoning Board of Adjustment to recognize the parking which now may exist in any required buffer area along the west side of the subject property.

CARMEL ROAD
 86' ROW (100' ROW future)



Rezoning Site Plan for Fresh Holdings, Inc.

Petition No. 95-91

211-201-40
 211-201-04
 211-201-43
 Pizzagalli Development Company
 7421 Carmel Executive Park #210
 Charlotte, NC 28226

- 211-201-13 through 211-201-32
- 13- Roseanne L. Manus
 6401 Carmel Rd. #101
 Charlotte, NC 28226
- 14- Tull Associates
 6401 Carmel Rd. #02
 Charlotte, NC 28226
- 15- Richard Lloyd Manus & Wife, Roseanne L.
 8728 Houston Ridge Rd.
 Charlotte, NC 28226
- 16- Joseph E. Franzle & Amelia Franzle (TRS F/T)
 3200 Mountainbrook Dr.
 Charlotte, NC 28210
- 17 & 19- Wester Wiley White & Wife, Katherine A.
 6401 Carmel Rd. #105
 Charlotte, NC 28226
- 18- Joseph K. Edwards & Wife, Paulette P.
 6401 Carmel Rd. #108
 Charlotte, NC 28226
- 20- W. Russell Sturkie
 Post Office Box 471054
 Charlotte, NC 28247-1054
- 21- Reginald S. Wallace
 6401 Carmel Rd. #109
 Charlotte, NC 28226
- 22- Calvin C. Mitchener
 1600 East Fifth St.
 Charlotte, NC 28204
- 23- C&M Investments
 800 East Boulevard
 Charlotte, NC 28203
- 24- Jeffrey L. Clayton
 6401 Carmel Rd. #202
 Charlotte, NC 28226
- 25- Leonard Berger & Lance M. Berger & Wives
 Post Office Box 13444
 Charlotte, NC 28219
- 26- American Rehabilitation, Inc.
 Post Office Box 472228
 Charlotte, NC 28247
- 27- Derwood Enterprises, Inc.
 Post Office Box 470962
 Charlotte, NC 28247
- 28- Span Investment Company
 7835 Mount Holly-Huntersville Rd.
 Charlotte, NC 28216
- 29 & 32- Carrington Engineering Sales Company
 Post Office Box 2324
 Charlotte, NC 28247
- 31- International Manufacturing Services Corp.
 6401 Carmel Rd. #309
 Charlotte, NC 28226

- 209-241-17 through 209-241-35
- 17- William B. Brown & Wife, Ellen S.
 6404 Carmel Rd. #200
 Charlotte, NC 28226
- 18- Bryan H. Meredith & Wife, Julie (Et Al.)
 6404 Carmel Rd. #201
 Charlotte, NC 28226
- 19- SCL Investment Company
 Post Office Box 472089
 Charlotte, NC 28247-2089
- 20- Howard & Klutz
 6404 Carmel Rd. #204
 Charlotte, NC 28226
- 21- Edwin Y. Putnam & Patricia B. Putnam
 Post Office Box 472108
 Charlotte, NC 28247
- 22- Robert A. Ewing & Wife, Judy L.
 6400 Carmel Rd. #100
 Charlotte, NC 28226
- 23- Gary R. Cobb & Wife, Lillian H.
 807 Marvin Rd.
 Waxhaw, NC 28173
- 25- Christopher Floyd
 6400 Carmel Rd. #103
 Charlotte, NC 28226
- 26- Harwood Publishing Co., Inc.
 6406 Carmel Rd. #310
 Charlotte, NC 28226
- 27 & 28- Keith T. Sellers
 6406 Carmel Rd. #303
 Charlotte, NC 28226
- 28- Harry William Dill & Wife, Carol B.
 6406 Carmel Rd. #308
 Charlotte, NC 28226
- 30- Craig W. Murray & Wife, Barbara J.
 6406 Carmel Rd. #306
 Charlotte, NC 28226
- 31- Jean Zenie & Wife, Catherine
 6924 Cameron Glen Dr.
 Charlotte, NC 28210
- 32- Stephen W. Plumer & Wife, Barbara A.
 Post Office Box 2606
 Charlotte, NC 28247
- 33- Joseph W. Pagram & Douglas A. Hunt
 6406 Carmel Rd. #300
 Charlotte, NC 28226
- 34- Buffalo Enterprises
 6406 Carmel Rd. #302
 Charlotte, NC 28226
- 35 & 36- Judson M. Connor & Carolyn B. Connor
 6408 Carmel Rd. #400
 Charlotte, NC 28226

APPROVED BY CITY COUNCIL
 DATE January 22, 1996



Vicinity Map
 No Scale

NOTE:
 This Site Plan is based upon:

- 1) 7/26/90 Survey by Fulton V. Clinkscales, Jr. Freeland - Clinkscales & Associates, Inc. 310 2nd Ave. East, Hendersonville, NC 28739 (704) 697-8539
- 2) 5/20/94 Carmel Road Widening Project #512-88-123 from NC51 to North of Asherton Dr. (R/W Sh.8) -L- STA) 18+00 to -L- STA. 24+00 by William E. Willis, PE City of Charlotte, Engineering Department

Petition No. 95-91

Rezoning Site Plan for
Fresh Holdings, Inc.
 Carmel Road
 Charlotte, North Carolina

G. Ward Whitney, Jr. Architect
 1821 Cumberland Ave., Charlotte, NC
 (704) 376-5411 Voice & Fax 28205-6003

© 1/16/96
 Rev. 12/18/95 11/13/95

Rezoning Site Plan

Petition No. 95-91

Sheet 1 of 1



PLANNING