

EXISTING VEGETATION IN THIS BUFFER WILL BE PRESERVED WITH NO GRADING

NOTE: BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY BROOME ASSOCIATES, ENGINEERS & SURVEYORS, REVISED DATE SEPTEMBER 15, 1987.

EXISTING VEGETATION IN THIS SETBACK WILL BE PRESERVED WITH NO GRADING EXCEPT WHERE DRIVEWAY ACCESS IS REQUIRED

DENOTES SECURITY FENCE

165-042-25
East Mecklenburg Corporation
517 Livingston Drive
Charlotte NC 28211

165-042-26
J. Mason Wallace, Jr., and Wife, Nancy A.
517 Livingston Drive
Charlotte NC 28211

51'-0" CLASS 'B' BUFFER

DETENTION BASIN

EXISTING B-2 DEALERSHIP PARKING AREA

PROPOSED PARKING AREA

165-042-21 (Portion)
John G. Blackmon and Wife, Irene H.
2019 East Queens Road
Charlotte NC 28207

165-042-20
J. Walton Hill, Jr., and Wife, Shirley N.
3702 Weddington Road
Matthews NC 28105

165-042-07
J. Walton Hill, Jr., and Wife, Shirley N.
3702 Weddington Road
Matthews NC 28105

165-071-26
Hugh Samuel Thompson and Wife,
2200 Dion Avenue
Charlotte NC 28212

165-071-31
Peter J. Couchell
6173 East Independence Boulevard
Charlotte NC 28212

Site Data

Existing zoning:	R-4 and B-2(CD)
Proposed zoning:	B-2(CD)
Parcel size:	2.5 AC
Proposed use:	Parking area for automobile sales facility
Total Parcel:	5.77 AC

General Notes

- (1) The purpose of this rezoning is to allow the expansion of an existing automobile sales parking area. Minor adjustments to the actual parking area design may occur but shall be contained in the limits of the area depicted on the plan for such purposes.
- (2) The driveway shown on Dion Avenue shall be in the general location shown, but the location may vary slightly depending upon the final design of the parking lot. In no event shall more than the one driveway be permitted, and it shall be designed in accordance with requirements of the Charlotte Department of Transportation.
- (3) No identification signage shall be permitted on the portion of property to be rezoned, but directional signage may be allowed in accordance with provisions of the City of Charlotte Zoning Ordinance.
- (4) Lighting on the site shall be confined to that necessary to the function of the site and shall be designed in such a manner as to prevent direct glare onto adjoining and nearby residential properties.
- (5) The maximum height of proposed lighting will be 30 feet and all lighting will be placed so that illumination shall be directed away from any existing adjacent residential land uses.
- (6) The petitioner will meet all minimum ordinance standards, including the Tree Ordinance.
- (7) No outside Public Address systems will be utilized within the area of this rezoning.

REZONING SITE PLAN

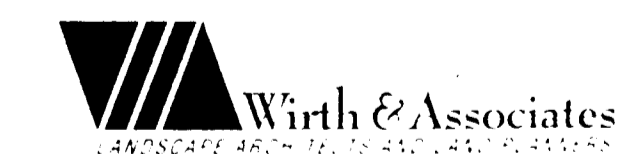
AUGUST 2, 1995
NOVEMBER 17, 1995
REVISED: December 28, 1995

KEFFER - INDEPENDENCE BOULEVARD
Charlotte, North Carolina

Prepared for: **Keffer Management Company**

8300 East Independence Blvd., Charlotte, N.C. 28227
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Prepared by:

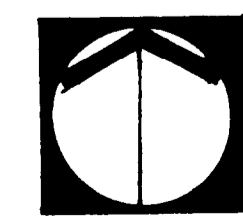


Wirth & Associates
4400 North Tryon Street, Suite 203
Charlotte, NC 28203
Phone: Fax: (704) 375-1588

APPROVED BY CITY COUNCIL

DATE January 22, 1996
95-94

SCALE: 1"=40'



NORTH