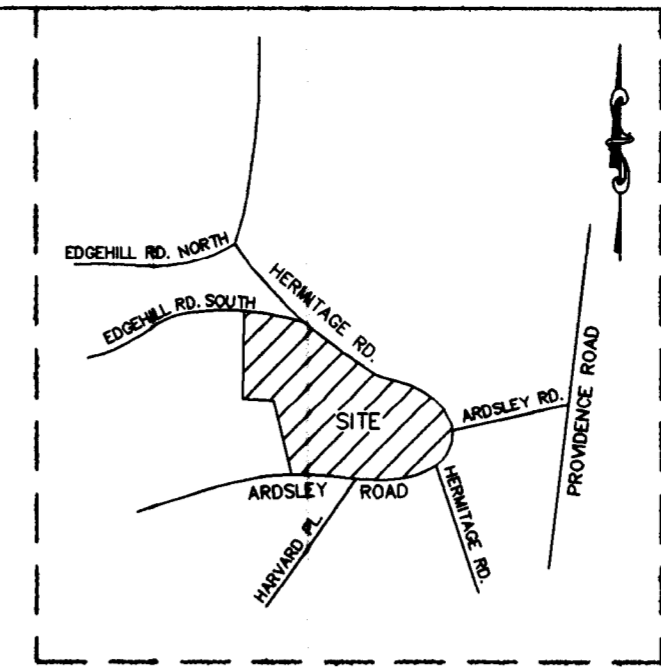


EXISTING ZONING: R-15 MF (CD)  
 PROPOSED ZONING: INSTITUTIONAL (CD)  
 SITE ACREAGE: 4.44 ACRES  
 TAX MAP NUMBER 155-043-25  
 EXISTING GROSS FLOOR AREA = 30,908 SQ.FT.  
 PERMITTED GROSS FLOOR AREA = 30,908 SQ.FT.

VARIANCES TO BE RECOGNIZED:  
 1. BUFFER  
 2. PARKING AND MANEUVERING AREAS  
 EXISTING PARKING 12 OUTSIDE, 10 IN BASEMENT  
 REQUIRED PARKING 124  
 PROPOSED PARKING 41 OUTSIDE, 10 IN BASEMENT



LOCATION MAP-NOT TO SCALE

**Development Standards**

**General Provisions**

Subject to the provisions set forth below under the Buffer Area Notes and the Off-Street Parking Note, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Institutional Zoning District Classification shall be followed in connection with any future development taking place on the Site, unless more stringent standards are established by these Development Standards or variances are obtained from the Zoning Board of Adjustment.

**Preservation of Existing Dwelling**

The exterior of the residential dwelling situated on this property will be preserved in its present state, subject only to routine maintenance requirements.

**Permitted Uses**

The Petitioners will convey this Site to the Lynwood Foundation, a to be formed non-profit organization, and the uses conducted on the Site will be limited to the following activities:

- symposiums, institutes or seminars for the education and development of corporate, small business, charitable, educational, professional, and governmental leaders and executives;
- community events to be held no more frequently than once monthly;
- corporate, charitable, professional and government board meetings;
- executive retreats;
- meetings of the Myers Park Homeowners Association;
- meetings of the Foundation with neighboring lot owners;
- escorted tours, to be made available to the general public on a pre-arranged basis which will be limited in number so as to preserve the nature of the Site and the serenity of the surrounding neighborhoods;
- twelve guest for overnight lodging for program participants (for purposes of zoning classification "Dormitory Use").

**Buffers**

- Subject to the provisions of Paragraph 2 below, Buffer Areas will be established on the Site in accordance with Section 12.302 of the Ordinance.
- Petitioners reserve the right to apply to the Charlotte Zoning Board of Adjustment for variances from the buffer requirements of Section 12.302 of the Ordinance to allow the existing driveway and pool and the new drive and parking areas depicted on the Rezoning Plan.

**Landscaping and Screening**

- Screening shall conform with the standards and development specifications set forth in Section 12.303 of the Ordinance.
- The landscaping plantings depicted on the Rezoning Plan are conceptual only and subject to change based on final plans and actual site conditions.
- All trees in the setback, except those lying within the alignment for the private drive will be preserved and as many trees as possible on the remainder of the Site will be preserved.

**Off-Street Parking**

- The Petitioners reserves the right to apply for a variance seeking a reduction in the number of off-street parking spaces from 124 spaces to forty-one (41) spaces.
- The Petitioners reserves the right to apply to the Charlotte Zoning Board of Adjustment for variances from the setback requirements of Section 12.302 of the Ordinance to allow parking and maneuvering as depicted on the Rezoning Plan.

**Signs**

All signage placed on the Site will satisfy the requirements of the Ordinance.

**Lighting**

- A uniform lighting system will be employed throughout the Site. All lighting within the Site will be designed such that direct illumination does not extend beyond any property line.
- Exterior light poles will be restricted to a maximum height of fifteen (15) feet.

**Access Points (Driveways)**

Subject to the approval of the Charlotte Department of Transportation, Petitioners reserve the right to add one additional access point to the Site which will be located within the area generally depicted on the Rezoning Plan.

**Architectural Controls**

- A trash dumpster will be located in the general area depicted on the Rezoning Plan, which will be enclosed on three sides by a brick wall, and accessed via a hinged gate.
- All mechanical equipment including roof top equipment will be screened from view.

**Amendments to Rezoning Plan**

Subject to any enforceable covenants and restrictions of record, future amendments to this Rezoning Plan and the accompanying Development Standards may be applied for by the Lynwood Foundation or its successors in accordance with the provisions of Chapter 6 of the Ordinance.

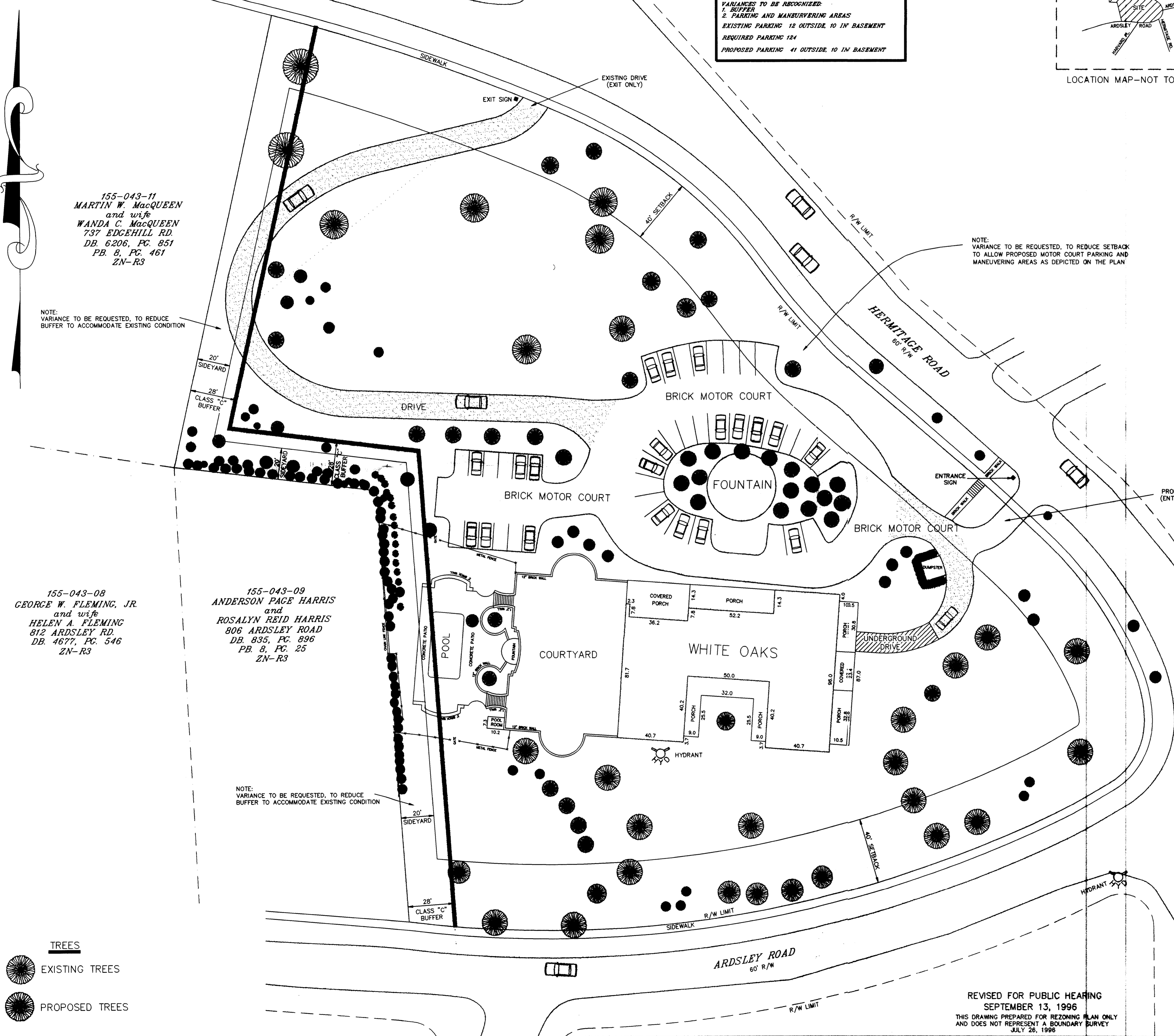
**Binding Effect of the Rezoning Petition**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of, the Petitioners and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

155-043-11  
 MARTIN W. MacQUEEN  
 and wife  
 WANDA C. MacQUEEN  
 737 EDGEHILL RD.  
 DB. 6206, PG. 851  
 PB. 8, PG. 461  
 ZN-R3

155-043-08  
 GEORGE W. FLEMING, JR.  
 and wife  
 HELEN A. FLEMING  
 812 ARDSLEY RD.  
 DB. 4677, PG. 546  
 ZN-R3

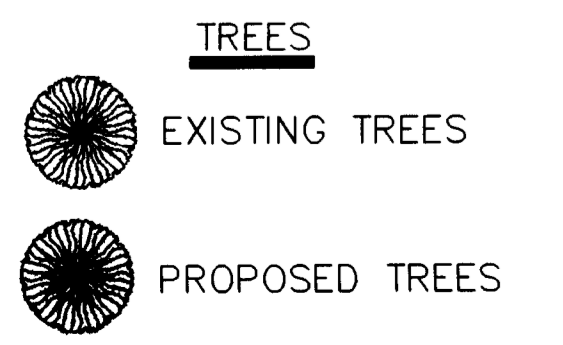
155-043-09  
 ANDERSON PAGE HARRIS  
 and wife  
 ROSALYN REID HARRIS  
 806 ARDSLEY ROAD  
 DB. 835, PG. 896  
 PB. 8, PG. 25  
 ZN-R3



NOTE:  
 VARIANCE TO BE REQUESTED, TO REDUCE SETBACK  
 TO ALLOW PROPOSED MOTOR COURT PARKING AND  
 MANEUVERING AREAS AS DEPICTED ON THE PLAN

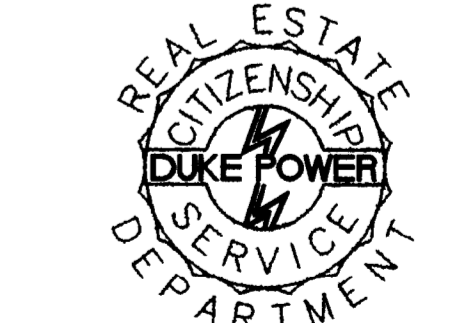
NOTE:  
 VARIANCE TO BE REQUESTED, TO REDUCE  
 BUFFER TO ACCOMMODATE EXISTING CONDITION

NOTE:  
 VARIANCE TO BE REQUESTED, TO REDUCE  
 BUFFER TO ACCOMMODATE EXISTING CONDITION



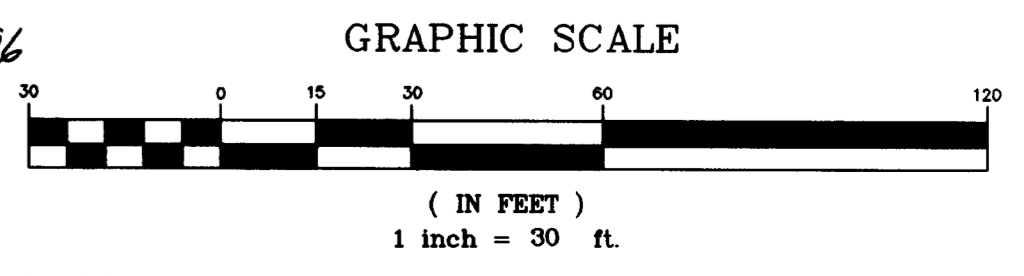
APPROVED BY CITY COUNCIL  
 DATE NOVEMBER 18, 1996

**WHITE OAKS REZONING PLAN  
 PETITION NO. 96-80**



MAP PREPARED BY:  
 DUKE POWER COMPANY  
 P.O. BOX 1007  
 CHARLOTTE N.C. 28201-1007  
 TELEPHONE NO. (704)382-4268

*Walter K. Dixon*  
 9-19-96



REVISED FOR PUBLIC HEARING  
 SEPTEMBER 13, 1996  
 THIS DRAWING PREPARED FOR REZONING PLAN ONLY  
 AND DOES NOT REPRESENT A BOUNDARY SURVEY  
 JULY 26, 1998