

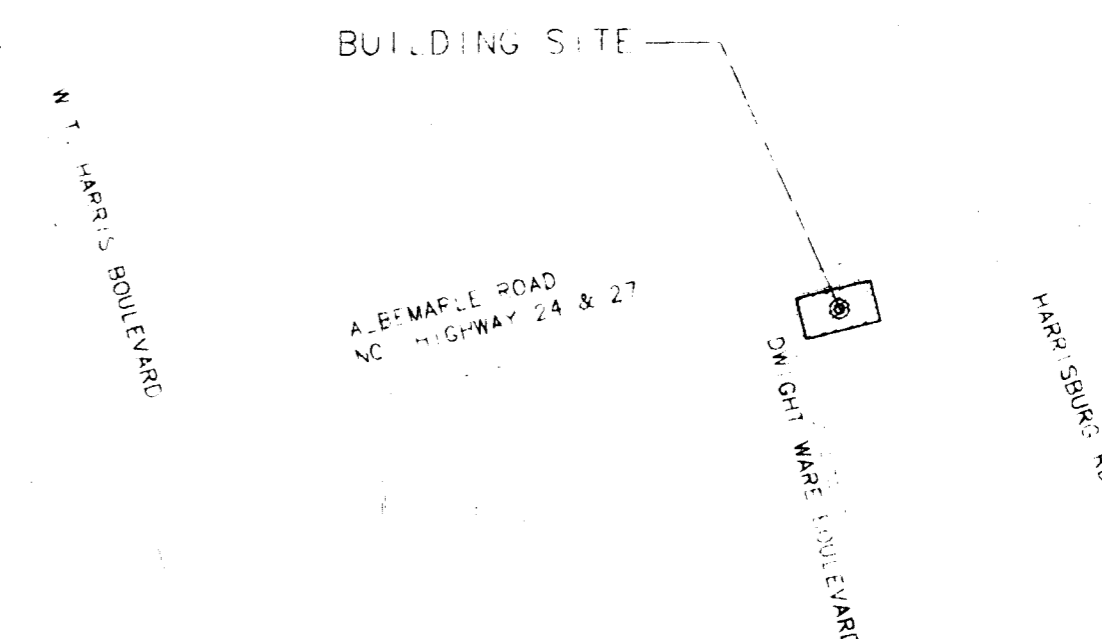
Petition No. 9713  
 "FOR PUBLIC HEARING"  
 Revision Date: January 10, 1997

Robert M. Reid  
 & wife, Hazel G.  
 109-301-04

Site Summary

PARCEL SIZE: 1.107 ACRES  
 EXISTING ZONING: B-1 & O-1  
 PROPOSED ZONING: B-2 (CONDITIONAL USE)  
 PROPOSED USE: FULL SERVICE CONVEYOR CARWASH  
 IN ADDITION TO CURRENT B-1 USES  
 MAXIMUM BUILDING AREA: 7,500 SQUARE FEET

Location Map

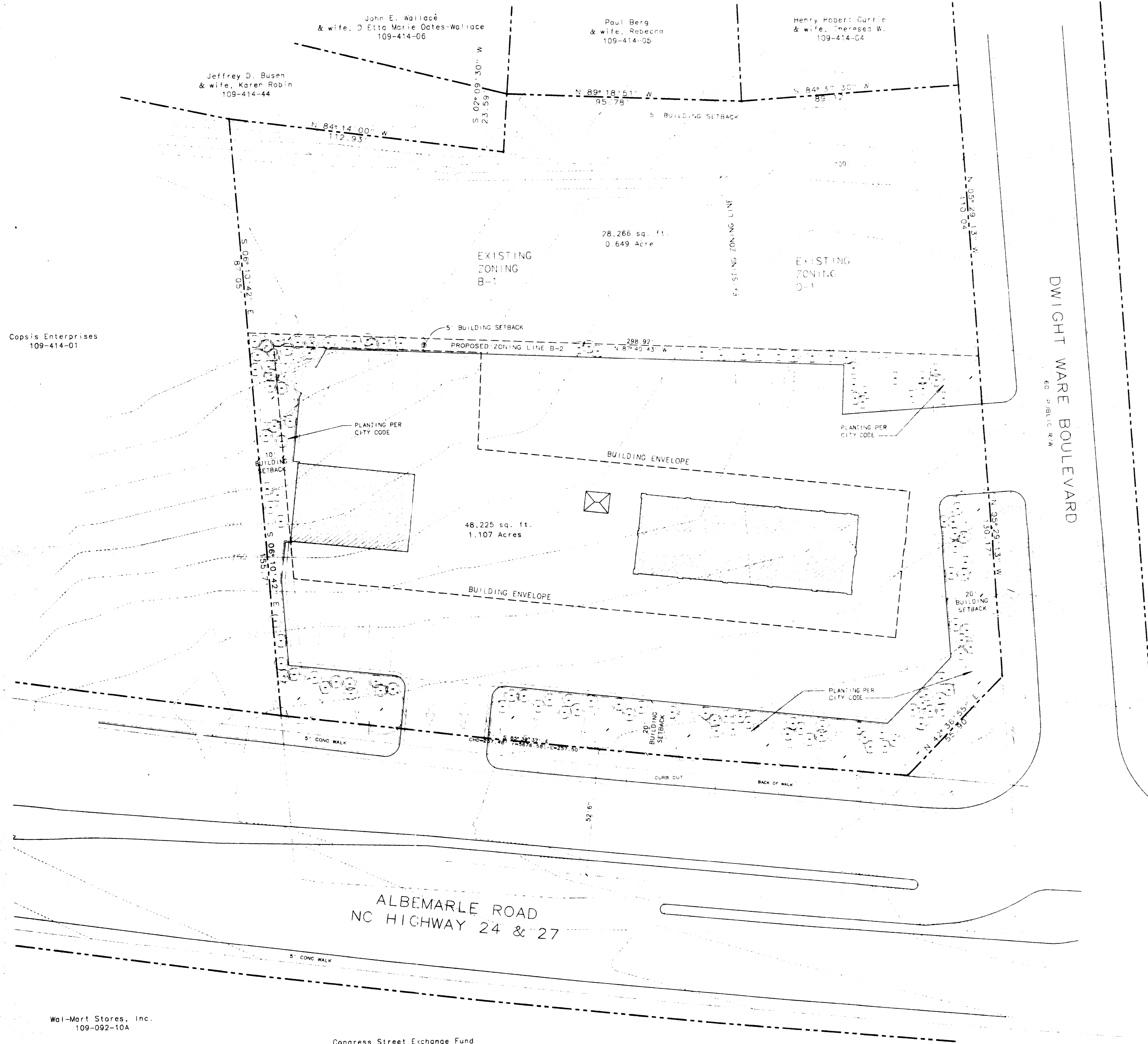


General Notes

- The site plan depicts a detailed plan of development for this property. While it is the intent to develop in accordance with this plan, adjustments to building location, size, parking, and circulation may occur as final design is determined. Any such changes, however, will not alter the basic concept of this plan, and buildings shall be placed only within the building development envelope.
- This plan shall meet or exceed all the requirements of the Zoning Ordinance for treatment of landscaped areas as related to tree and shrubbery type and size. All screening shall meet the requirements of Section 12.303 of the Zoning Ordinance.
- Storm water detention facilities will be designed in accordance with the requirements of the City of Charlotte Storm Water Department and shall not encroach into a setback area.
- Parking shall be provided to meet or exceed the requirements of the Charlotte Zoning Ordinance.
- Signage may be provided in accordance with the requirements of the applicable zoning regulations. No detached identification signage will be located on Dwight Ware Boulevard.
- Any trash containers shall be fully screened through the use of appropriate fencing and gates.
- The maximum height of detached lights will be 20'.
- There will be no chainlink enclosures allowed on the site.
- Maximum building height will be one story allowed on the site.
- A fire hydrant will be located within 750' of the most remote point of the building as to truck travel.

Rezoning Proposal for

**COP SIS Enterprises**  
 CHARLOTTE North Carolina



Copsis Enterprises  
 109-414-01

Jeffrey D. Busen  
 & wife, Karen Robin  
 109-414-44

John E. Wallace  
 & wife, D Etta Marie Oates-Wallace  
 109-414-06

Paul Berg  
 & wife, Rebecca  
 109-414-05

Henry Robert Currie  
 & wife, Theresa W.  
 109-414-04

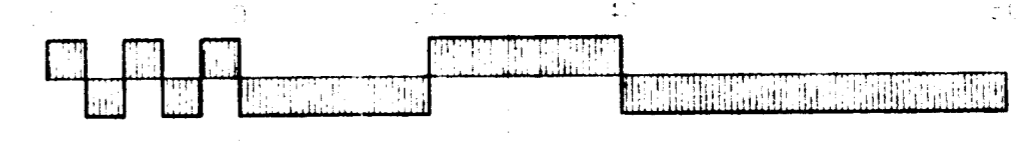
ALBEMARLE ROAD  
 NC HIGHWAY 24 & 27

DWIGHT WARE BOULEVARD  
 60' PUBLIC R/W

Wal-Mart Stores, Inc.  
 109-092-10A

Congress Street Exchange Fund  
 109-092-10B

Charter Properties Project, L.P. #20  
 109-092-09



APPROVED BY CITY COUNCIL  
 DATE 3/17/97

97-13

23 NOVEMBER 1996