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**CROSLAND CORNERS SHOPPING CENTER, U.S. 521  
 CHARLOTTE, NORTH CAROLINA  
 EXHIBIT "A"  
 TECHNICAL DATA SHEET**

Division President  
**VRETTOS**  
 Job Captain  
**GOFFOLD**  
 Drawn By  
**NCV**  
 Date Drawn  
**7-23-98**  
 Drawing File Name  
**CROSSROADS-ETAL-01**  
 Revisions  
 No. 1 Date 09/17/98  
 No. 2 Date 09/23/98  
 No. 3 Date 10/02/98  
 No. 4 Date 10/21/98  
 No. 5 Date 12/21/98  
 No. 6 Date 12/24/98  
 No. 7 Date 12/28/98  
 No. 8 Date 11/22/02  
 Issue Date: 10-4-98

Project Number  
**03-9009-00**  
 Sheet  
**RZ-01**

**DEVELOPMENT NOTES**

GENERAL PROVISIONS: Unless more stringent standards are established by these Development Standards or the Technical Data Sheet, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1 District zoning classification shall be followed in connection with development taking place on the Site.

**PERMITTED USES:**

- The total floor area of all structures placed on the Site cannot exceed 80,000 square feet.
- Except as otherwise provided under Paragraphs 3 and 4 below, the Site may be devoted to any use (including an accessory use) which is permitted by right or under prescribed conditions in a B-1 District under the Ordinance.
- No more than 2 outparcels may be established on Parcel A.
- No more than 1 fast food drive through restaurant and 1 convenience/gasoline station may be developed on the Site.

**PLANNING REQUIREMENT:**

- No building permit for any development on the Site may be applied for earlier than the second anniversary, December 7, 2000, of the date on which this Rezoning Petition is approved.

**LANDSCAPING AND SCREENING AND BUFFER AREAS:**

- Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however to the provisions of Section 12.302 thereof and Paragraph 7 below.
- Petitioner reserves the right within the Buffer Areas to grade and install pedestrian sidewalks or pathways, walls, terraces, fences, and utilities.
- Where existing trees and natural vegetation are cleared to accommodate grading, pedestrian sidewalks or pathways, walls, terraces, fences and the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
- No parking spaces, maneuvering areas or storm water detention facilities may be located within Buffer Areas.
- Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.
- Double rows of hardwood trees together with accent landscaping will be planted on the Site along new US 521.
- In satisfying the planting requirements for the 75 foot Class B Buffer Area depicted on this Technical Data Sheet for the Site, the Petitioner agrees to plant 18 trees per 100 linear feet rather than the 12 trees prescribed under the Ordinance.

**SCREENING AND LANDSCAPE AREAS:**

- Plantings within the landscaped areas established along US Highway 521 and the Lancaster Highway will meet or exceed the requirements of the Ordinance.
- Landscaped areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

**PARKING:**

- The parking areas depicted on the Schematic Site Plan Exhibit "B" accompanying this Technical Data Sheet may vary in size and location, but in all events, off-street parking will meet the minimum standards established under Chapter 12 of the Ordinance.
- Parking areas may be constructed within the Building, Parking and Maneuvering development envelopes.

**STREET, DRIVEWAYS AND SIDEWALKS:**

- The roadway improvements to the driveway into the Site will be made by the Owner or Owners in accordance with the recommendations of Petitioner's traffic consultant and the engineering and design of each driveway must be approved by the Mecklenburg County Engineering Department and NCDOT.

**LIGHTING:**

- A uniform lighting system will be employed throughout the Site.
- All lighting within the Site will be designed such that substantial direct illumination does not extend beyond any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Means for consideration will include intensity, color, angles, color, energy efficiency, and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
- The maximum height of light poles shall be 30 ft. including base.

**SIGNS:**

- A master signage and graphics system will be adopted and implemented throughout the Site.

**FIRE PROTECTION:**

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Fire hydrants will be located within 500 feet of any building constructed on the Site.

**ARCHITECTURAL CONTROLS:**

- The front and side elevations of all buildings constructed within the Parcel will be designed so as to be architecturally compatible through the use of similar building materials, colors and architectural elements. At least 80% of all the exterior opaque vertical surfaces of the front and side elevations of the main shopping center and at least 80% of all exterior opaque vertical surfaces of all other buildings constructed on the Parcel will be brick.
- The rear elevations of all buildings forming a part of the main shopping center building on Parcel A (i.e. outparcels included) will be constructed of concrete block and painted to match the color of the front and side elevations.

- No building constructed on the Parcel may contain more than 1 story (above grade) nor may it exceed 30 feet (above grade) in height. However, the road slope entrance feature may be up to 42 feet high, feel to depth.
- Landscaped areas will be screened in accordance with the requirements of the Ordinance. Dumpster areas will be closed on all four sides by a wooden fence or brick wall with one side being a hinged gate. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
- No wall pock lighting fixtures will be allowed on Site. However, low cutoff wall mounted fixtures will be allowed.

**TRAFFIC SIGNAL:**

- The owners will fund the installation of a traffic signal at the intersection between US 521 and old US 521 when one is warranted.

**STORMWATER MANAGEMENT:**

- All stormwater runoff from the Site will be managed through a variety of proven standards approved by Mecklenburg County.
- No above ground stormwater facilities may be constructed within setback areas or between the elevations of fronting on new US 521 and public streets.

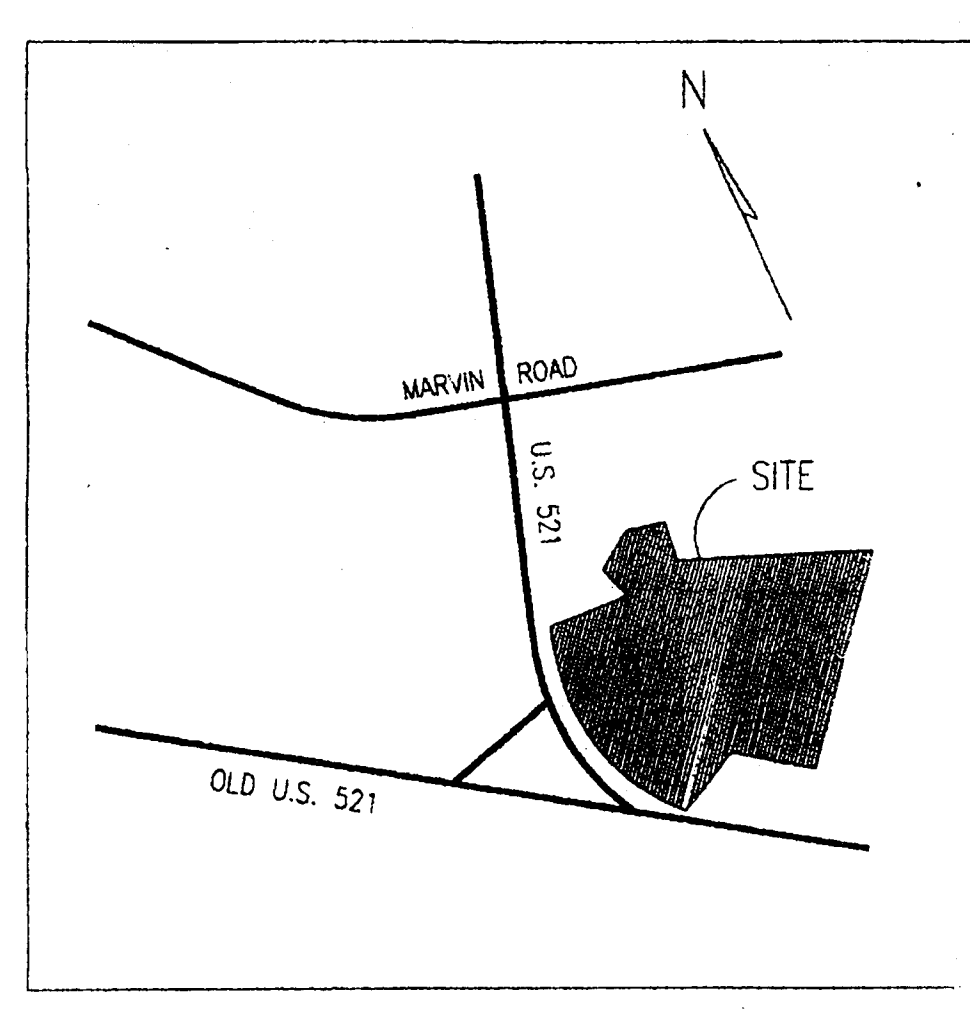
**FOR PUBLIC HEARING  
 PETITION NO. 98 - 55(C)  
 APPROVED BY COUNTY COMMISSION  
 DATE 12-7-98**

**Crosland Retail**  
 THE CROSLAND GROUP, INC.  
 100 Southpark Road, Charlotte, NC 28209  
 (704) 522-0272

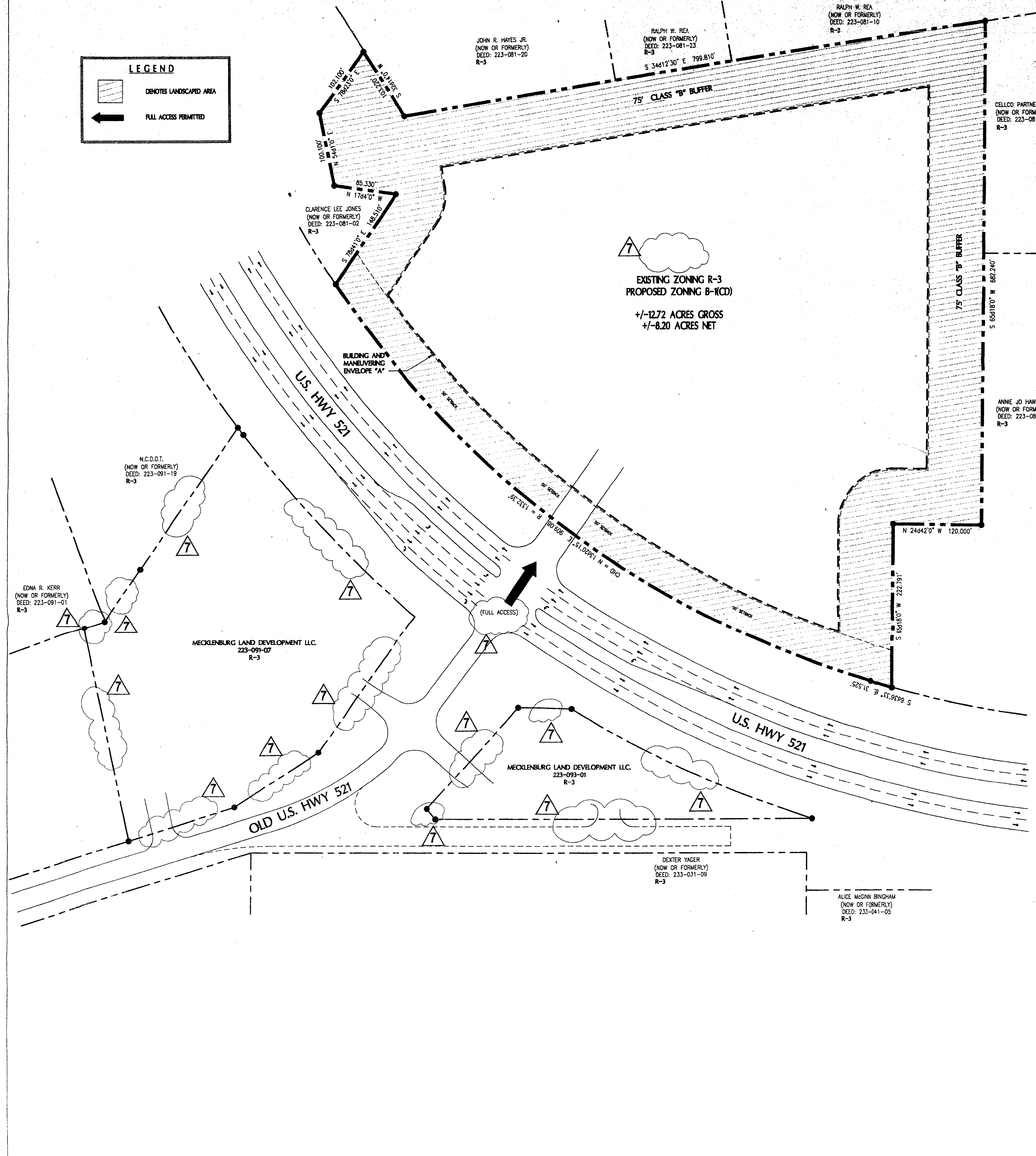
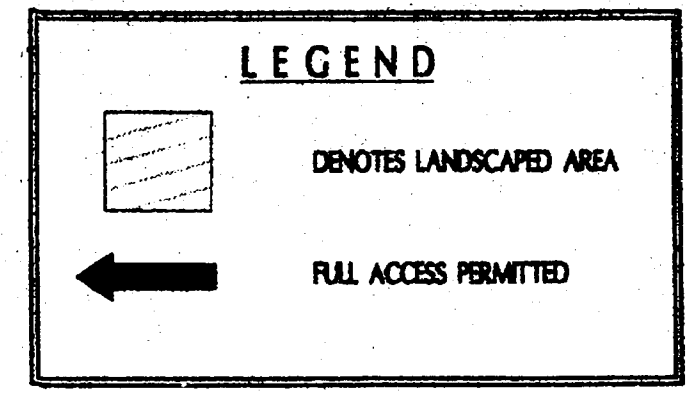
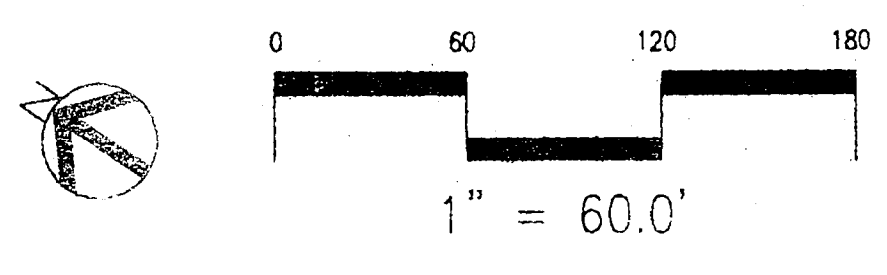
**LEGAL DESCRIPTIONS**

**PARCEL A:** Beginning at a point located in the centerline of the right of way of US Highway 521, said point being in the corner of John White, now or formerly, and Arnie de Trafford, said point is described in Deed recorded in Book 2565, page 183 of the Mecklenburg Public Registry and running thence from said point N 65°18'00" E 38 feet to an old iron pipe; thence N 65°18'00" E 100.1 feet to an old iron pipe; thence S 78°23'00" E 102.1 feet to an existing stone by a white oak; thence S 32°14'00" W 103.22 feet to an old iron pipe; thence S 34°12'00" E 799.81 feet to an iron; thence S 65°18'00" W 882.24 feet to an iron; thence S 65°18'00" W 120 feet to an iron; thence S 65°18'00" W 222.79 feet; thence N 63°30'13" W 315.53 feet along right of way of U.S. Highway 521 thence along the right-of-way of U.S. Highway 521 in a northerly direction with the arc of a circular curve to the right having a radius of 1,332.39 feet on arc length of xxxxx feet (having a chord bearing and length N 13-20-15 E 928.69); thence S 78-41-00 E 148.51 feet; thence N 17-4-00 W 85.33' to the point of beginning, containing 12.72 acres.

| SITE TABULATIONS |                                 |                       |
|------------------|---------------------------------|-----------------------|
| PARCEL           | MAXIMUM ALLOWABLE BUILDING AREA | APPROXIMATE SITE AREA |
| PARCEL           | 80,000                          | 12.72 AC.             |



**GRAPHIC SCALE**



**Crosland Corners Shopping Center, U.S. 521  
 CHARLOTTE, NC**

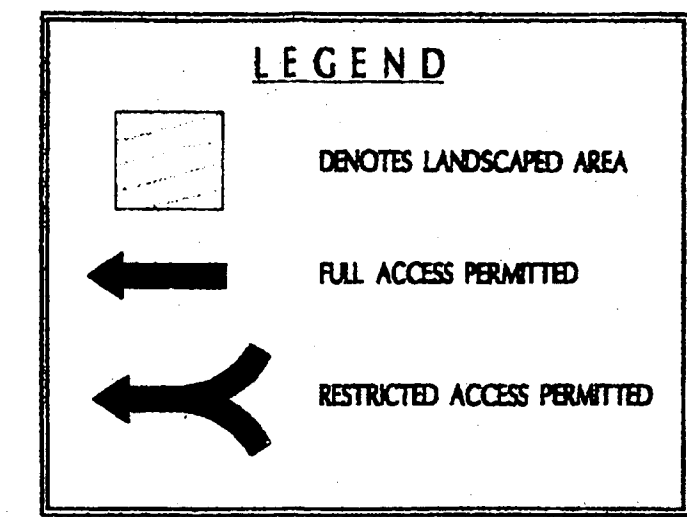
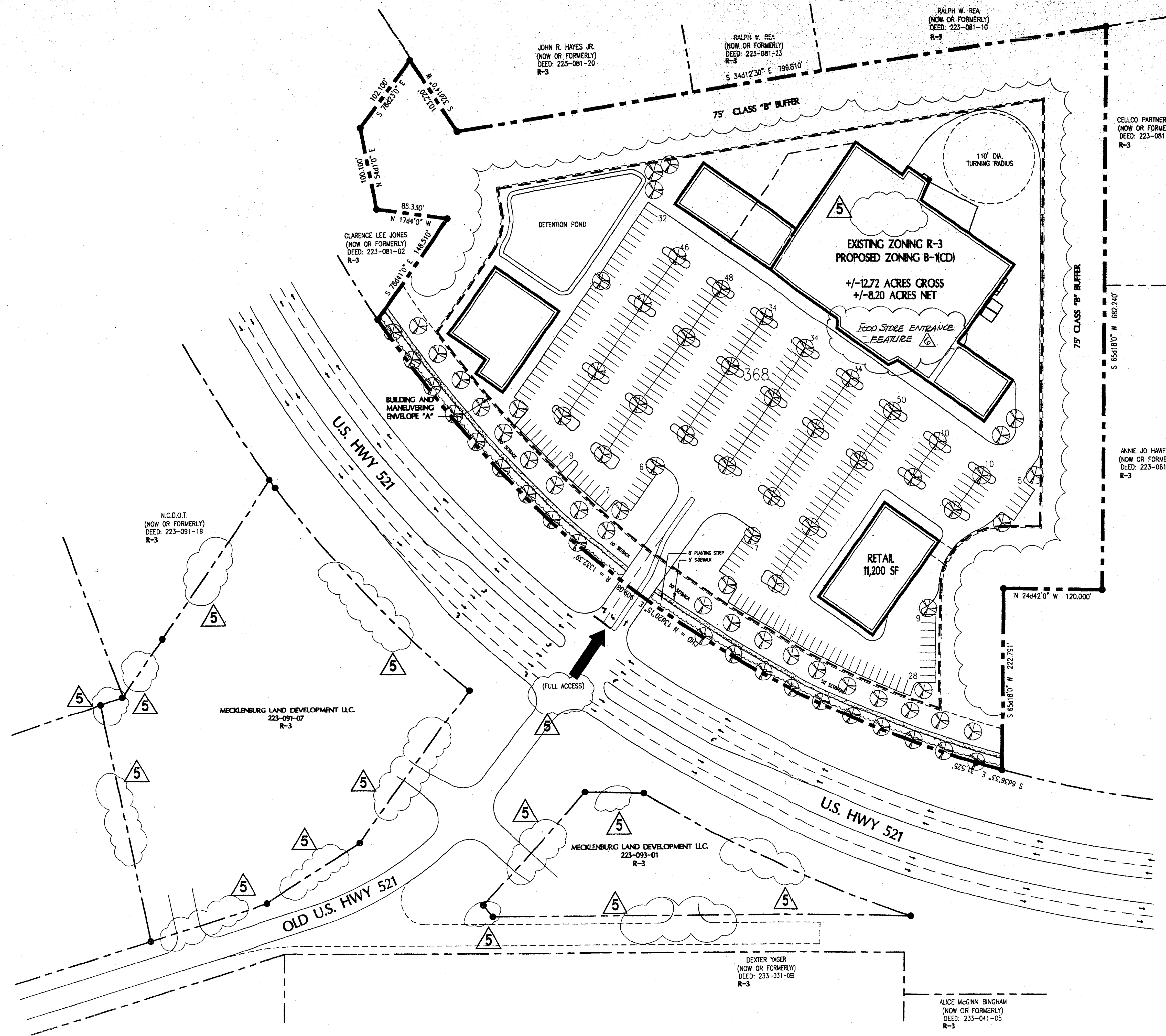
**CHARLOTTE-MECKLENBURG  
 PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION**

DATE: December 9, 2002  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 98-55(c), Crosland Retail.

Attached is a revised plan for the above petition. The plan has been revised to increase the allowable height on the grocery store architectural element to 42-feet. This increased height only applies to the grocery store. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



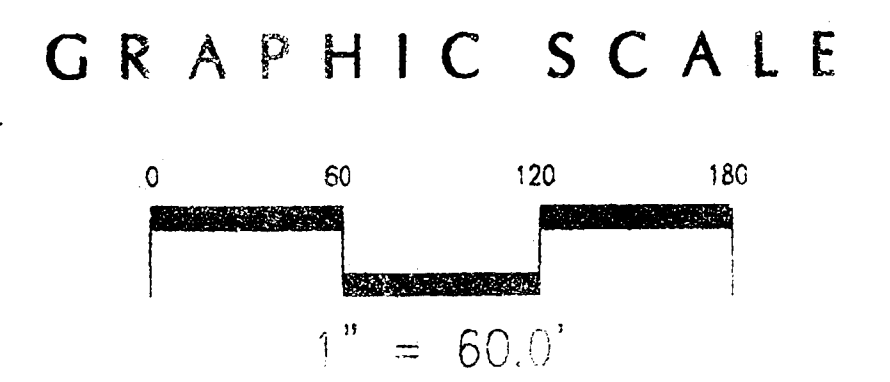


**NOTE:**  
 THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS.  
 IT DEPICTS ONE DEVELOPMENT SCENARIO. CHANGES AND ALTERATIONS IN BUILDING CONFIGURATION, SIZE AND LAYOUT ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE "TECHNICAL DATA SHEET").  
 PETITIONER RESERVES THE RIGHT TO MAKE CHANGES TO LANDSCAPE SHOWN ON THIS SCHEMATIC SITE PLAN ALONG NEW U.S. 521 BASED ON FINAL BUILDING ARRANGEMENT. SUBJECT TO THE APPROVAL OF ZONING ADMINISTRATION AND PLANNING STAFF.

**FOR PUBLIC HEARING  
 PETITION NO. 98 - 55(C)**

# Crosland Corners Shopping Center, U.S. 521

## CHARLOTTE, NC



**Crosland Retail**  
 THE CROSLAND GROUP, INC.  
 123 Scalepark, Rm Charlotte, NC 28209  
 (704) 525-0272

**Little & Associates Architects**  
 5815 Westpark Drive  
 Charlotte, NC 28217  
 704-525-6308  
 704-522-7889 fax

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**CROSLAND CORNERS SHOPPING CENTER, U.S. 521  
 CHARLOTTE, NORTH CAROLINA**

**EXHIBIT "B"  
 SCHEMATIC SITE PLAN**

Project: \_\_\_\_\_  
 Sheet: 11th

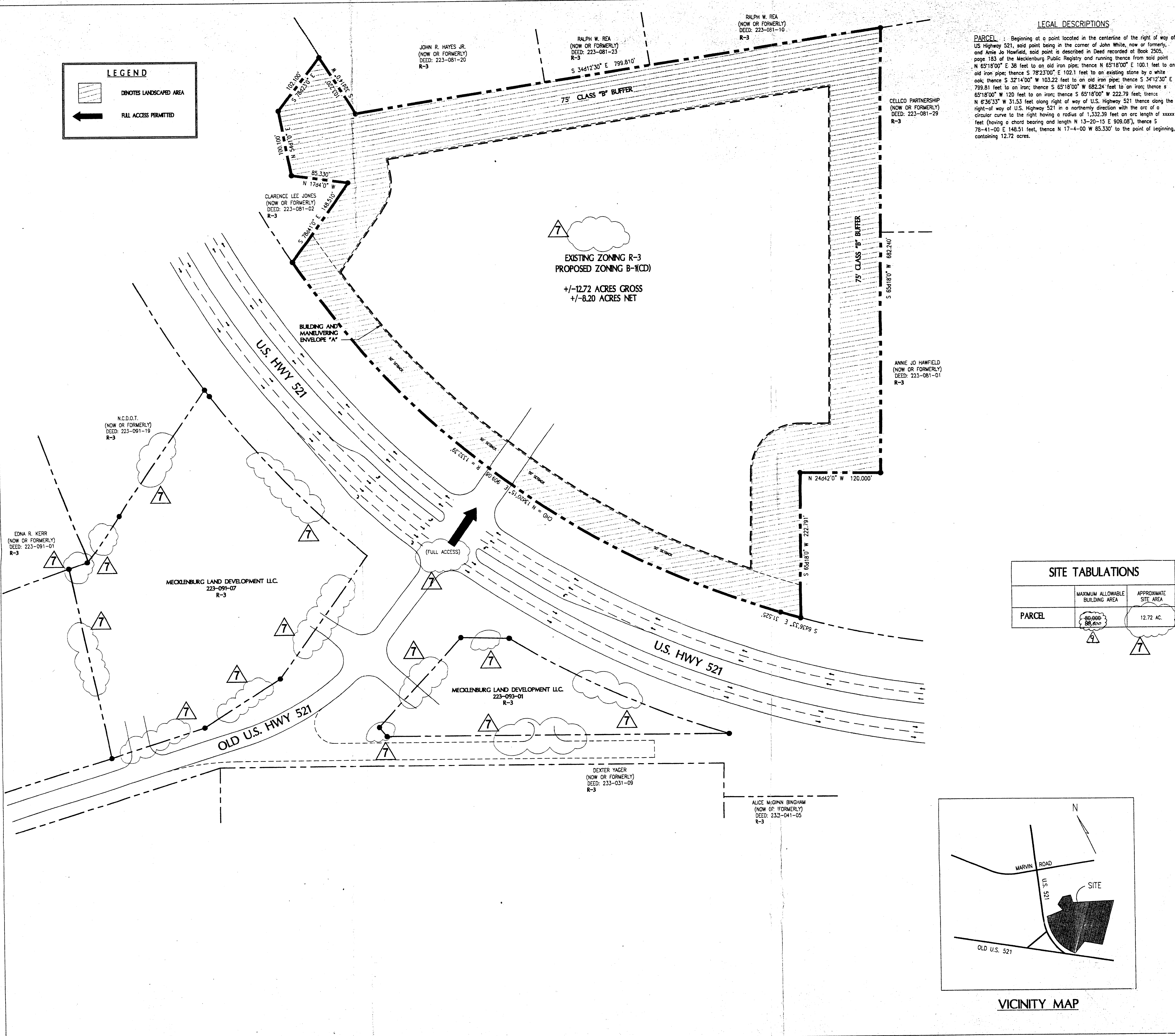
Division President: \_\_\_\_\_  
 VRETTOS  
 Job Captain: \_\_\_\_\_  
 GOPPOLD  
 Drawn By: \_\_\_\_\_  
 NCV  
 Date Drawn: \_\_\_\_\_  
 7-23-98  
 Drawing File Name: \_\_\_\_\_  
 039009007-02R1.DWG

Revisions:  
 No. 1 Date 09/17/98  
 No. 2 Date 09/18/98  
 No. 3 Date 09/21/98  
 No. 4 Date 11/21/98  
 No. 5 Date 11/29/98  
 No. 6 Date 11-22-02

Issue Date: 10-4-98

Project Number: \_\_\_\_\_  
**03-9009-00**  
 Sheet: \_\_\_\_\_ of \_\_\_\_\_  
**RZ-02**





**LEGAL DESCRIPTIONS**

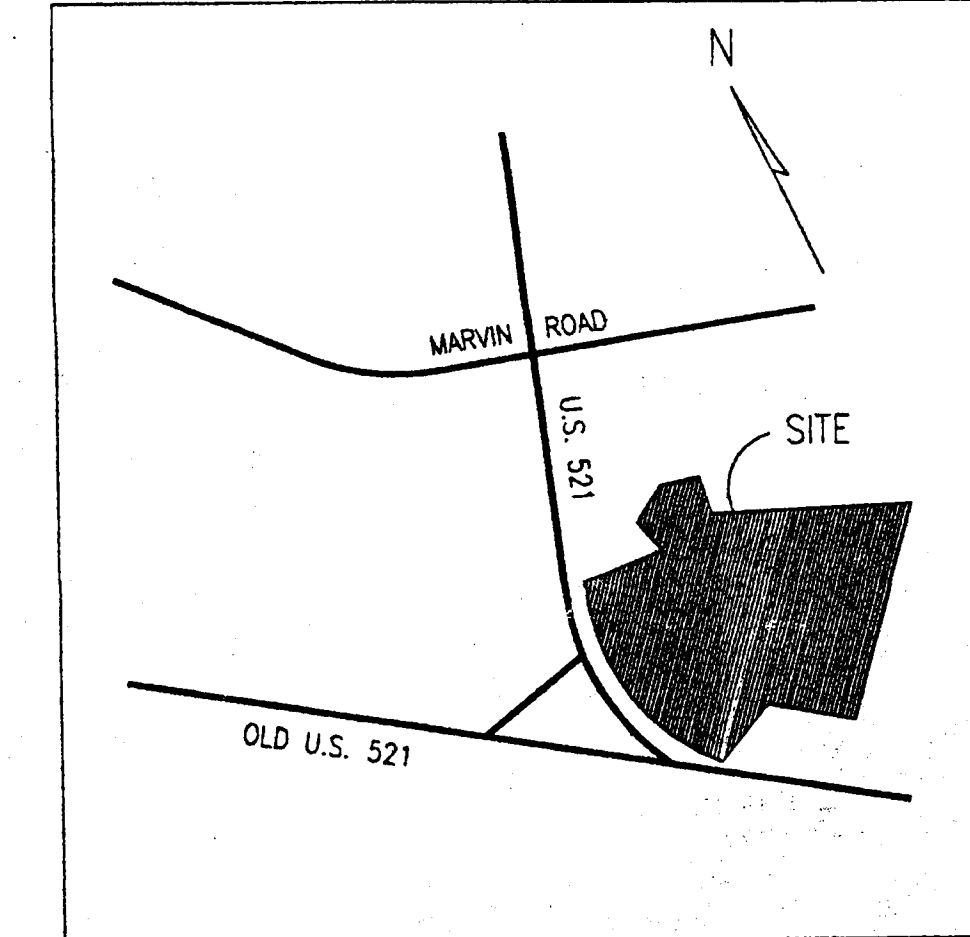
**PARCEL 1:** Beginning at a point located in the center of the right of way of U.S. Highway 521, and point being in the corner of John White, now or formerly, and Anne Jo Harfield, and said parcel is described in deed recorded at Book 2905, page 183 of the Mecklenburg Public Registry and running thence from said point N 89°19'07" E 30 feet to an old iron pipe; thence N 89°19'07" E 100.1 feet to an old iron pipe; thence S 78°23'00" E 102.1 feet to an existing stone by a white oak; thence S 27°14'30" W 103.22 feet to an old iron pipe; thence S 34°12'30" E 79.81 feet to an iron pipe; thence S 67°18'00" W 682.24 feet to an iron pipe; thence S 67°18'00" W 110 feet to an iron pipe; thence S 67°18'00" W 222.79 feet; thence N 63°02'17" W 313.53 feet along right of way of U.S. Highway 521; thence along the right of way of U.S. Highway 521 in a southerly direction with the arc of a circular curve to the right having a radius of 1,333.39 feet and an angle of 100.00 feet (having a chord bearing and length N 13°20'15" E 809.03'); thence S 78°41'40" E 148.51 feet; thence N 17°44'00" W 85.330' to the point of beginning, containing 12.72 acres.

**DEVELOPMENT NOTES**

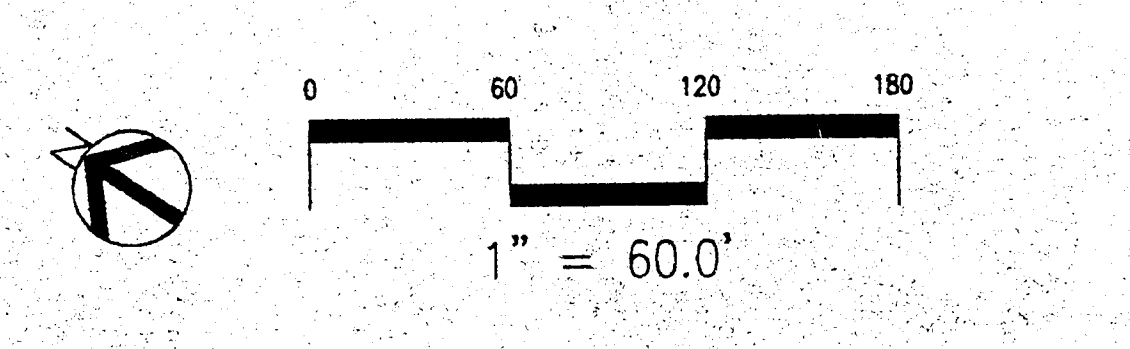
- GENERAL PROVISIONS:** Unless more stringent standards are established by these Development Standards or the Technical Data Sheet, all development standards established under the Mecklenburg County Zoning Ordinance (Ordinance 7) for the B-1 District zoning provisions shall be followed in connection with development being placed on the Site.
- PERMITTED USES:**
- The total floor area of all structures placed on the Site cannot exceed 80,000 square feet. 80,000 sq. ft.
  - Except as otherwise provided under Paragraphs 3 and 4 below, the Site may be devoted to any use (including an accessory use) which is permitted by right or under prescribed conditions in a B-1 District under the Ordinance.
  - No more than 2 subtenants may be established on Parcel A.
  - No more than 1 fast food drive through restaurant and 1 convenience/possole station may be developed on the Site.
- PERMITS:**
1. No building permit for any development on the Site may be applied for earlier than the second anniversary, December 7, 2000, of the date on which the Rezoning Petition is approved.
- LANDSCAPING AND SCREENING AND BUFFER AREAS:**
- Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject, however to the provisions of Section 12.302 thereof and Paragraph 7 below.
  - Parkinson reserves the right within the Buffer Areas to grade and install pedestrian sidewalks or paths, walls, berms, fences, and utilities, the clearing, unimproved areas will be landscaped with trees and shrubs.
  - No parking spaces, maneuvering areas or storm water detention facilities may be located within Buffer Areas.
  - Utility installations may only cross Buffer Areas at interior angles measured at property lines which are not less than 75 degrees.
  - Double and triple overhead lines together with screen landscaping will be planted on the Site. (New US 521)
  - In satisfying the planting requirements for the 75 foot Class B Buffer Area depicted on the Technical Data Sheet for the Site, the Developer agrees to plant 18 trees per 100 linear feet rather than the 12 trees prescribed under the Ordinance.
- SCREENING AND LANDSCAPE AREAS:**
- Plantings within the landscaped areas established along U.S. Highway 521 and the Lancaster Highway will meet or exceed the requirements of the Ordinance.
  - Landscaped areas will be planted and improved in accordance with any layout to each phase of development taking place on the Site.
  - Screening walls conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- PARKING:**
- The parking area depicted on the Schematic Site Plan Exhibit "B" accompanying this Technical Data Sheet may vary in size and location, but it shall conform to the minimum standards established under Chapter 12 of the Ordinance.
  - Parking areas may be constructed within the Building, Parking and Maneuvering development footprint areas.
- STREET, DRIVEWAYS AND SIDEWALKS:**
- The roadway improvements to the driveway into the Site will be made by the Owner or Owners in accordance with the recommendations of a registered professional engineer and the engineering and design of each driveway must be approved by the Mecklenburg County Engineering Department and NCDDOT.
- LIGHTING:**
- A uniform lighting system will be employed throughout the Site.
  - All lighting within the Site will be designed such that substantial direct illumination does not extend beyond any property line (except grounds) in height, however the fire protection lighting shall be within and without the perimeter of the Site. Plans for illumination will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light. The street lighting to illuminate grass areas adjacent streets and properties.
  - The maximum height of light poles shall be 30 feet, including base.
- SIGNS:**
- A master signage and graphics system will be adopted and implemented throughout the Site.
- FIRE PROTECTION:**
- Absolutely fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
  - Fire hydrants will be located within 500 feet of any building constructed on the Site.
- ARCHITECTURAL CONTROLS:**
- The front and side elevations of all buildings constructed within the Parcel will be designed so as to be architecturally compatible with the surrounding area.
  - All lighting within the Site will be designed such that substantial direct illumination does not extend beyond any property line (except grounds) in height, however the fire protection lighting shall be within and without the perimeter of the Site. Plans for illumination will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light. The street lighting to illuminate grass areas adjacent streets and properties.
  - The rear elevations of all buildings forming a part of the main shopping center building on Parcel A (i.e., structures enclosed) will be constructed of concrete block and painted to match the color of the front and side elevations.
- TRAFFIC SIGNAL:**
- The owner will fund the installation of a traffic signal at the intersection between U.S. 521 and Old US 521 when the site is submitted.
- STORMWATER MANAGEMENT:**
- All stormwater runoff from the Site will be managed through a variety of proven stormwater management practices approved by Mecklenburg County.
  - No above ground stormwater facilities may be constructed within setback areas or between the front elevations of buildings on U.S. 521 and public streets.

**SITE TABULATIONS**

| PARCEL | MAXIMUM ALLOWABLE BUILDING AREA | APPROXIMATE SITE AREA |
|--------|---------------------------------|-----------------------|
| 1      | 80,000 SQ. FT.                  | 12.72 AC.             |



**GRAPHIC SCALE**



**Crosland Corners Shopping Center, U.S. 521**  
CHARLOTTE, NC

**FOR PUBLIC HEARING**  
PETITION NO. 98 - 55(C)

APPROVED BY COUNTY COMMISSION  
DATE 12-7-98

**Crosland Retail**

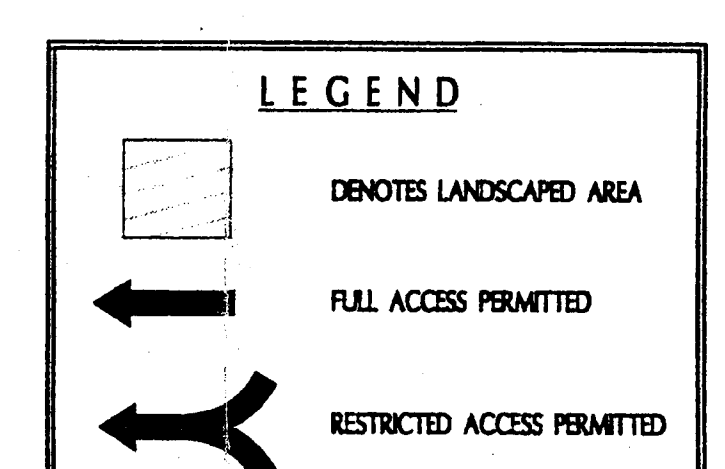
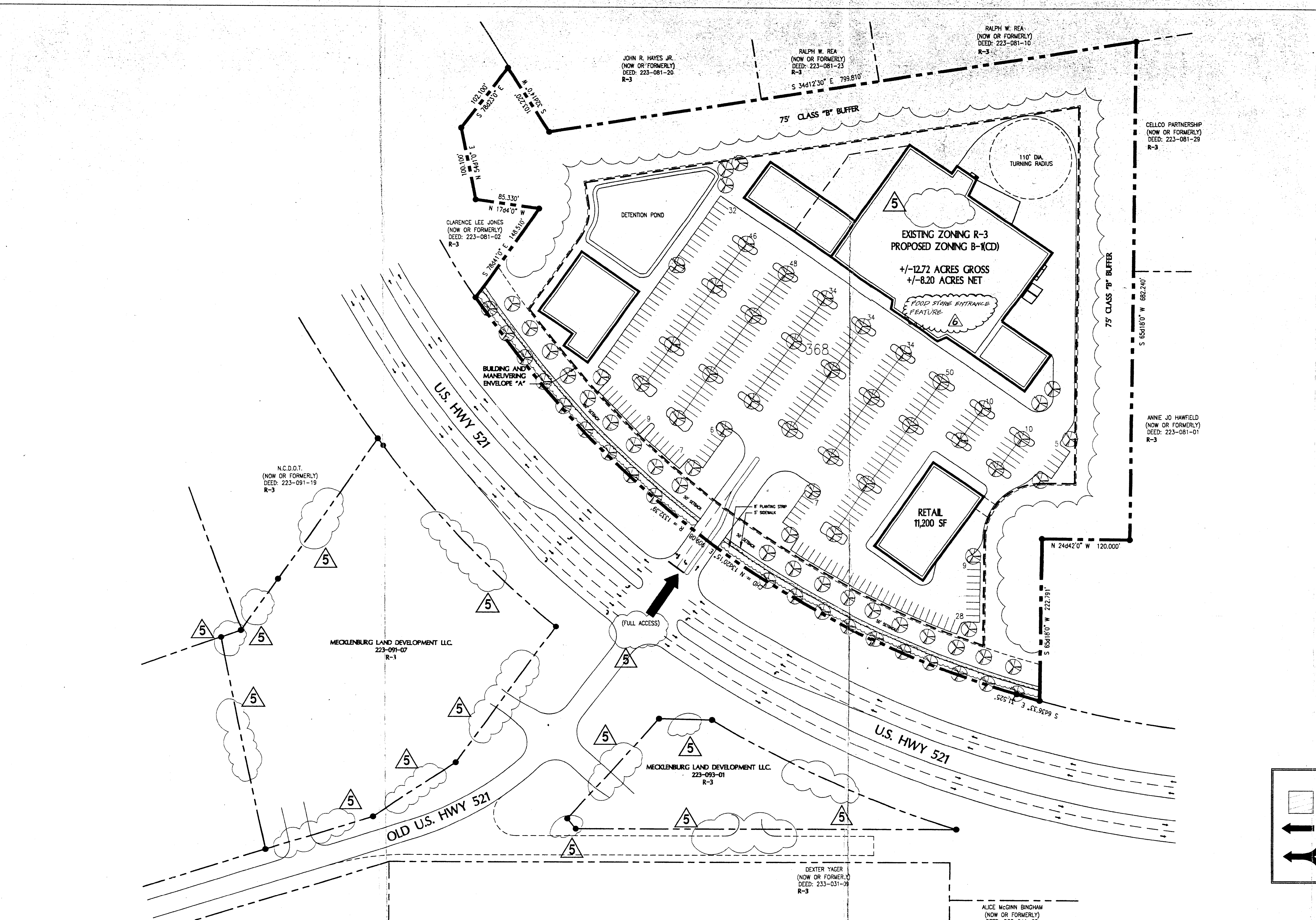
THE CROSLAND GROUP, INC.  
125 S. Tryon Street, Suite 200, Charlotte, NC 28209  
BY: MARTIN C. CRAYTON, JR.

**Little & Associates Architects**  
101 Westmore Drive, Charlotte, NC 28207  
Tel: 704/375-1800  
Fax: 704/375-1801

**CROSLAND CORNERS SHOPPING CENTER, U.S. 521**  
CHARLOTTE, NORTH CAROLINA  
Project: 03-9009-00  
Sheet: 01 of 02  
Revision: RZ-01

**TECHNICAL DATA SHEET**

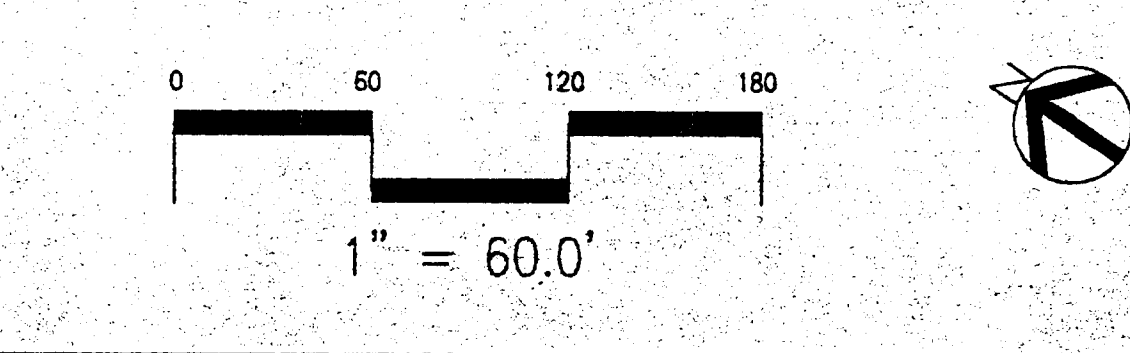
Division President: VRETTOS  
Job Captain: COPPOLDO  
Drawn By: NCV  
Date Drawn: 7-23-98  
Drawing File Name: 03090901-02-12.dwg  
Revisions:  
No. 1 Date: 06/17/98  
No. 2 Date: 06/18/98  
No. 3 Date: 07/08/98  
No. 4 Date: 07/08/98  
No. 5 Date: 07/21/98  
No. 6 Date: 07/22/98  
No. 7 Date: 07/28/98  
No. 8 Date: 08/04/98  
No. 9 Date: 08/04/98  
Issue Date: 10-4-98



**NOTE:**  
THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN, BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO. CHANGES AND ALTERATIONS IN BUILDING CONFIGURATION, SIZE AND LAYOUT ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC. (SEE GENERAL PROVISIONS OF THE DEVELOPMENT NOTES ON THE "TECHNICAL DATA SHEET").

PETITIONER RESERVES THE RIGHT TO MAKE CHANGES TO LANDSCAPE SHOWN ON THIS SCHEMATIC SITE PLAN ALONG NEW U.S. 521 BASED ON FINAL BUILDING ARRANGEMENT. SUBJECT TO THE APPROVAL OF ZONING ADMINISTRATION AND PLANNING STAFF.

**GRAPHIC SCALE**



**Crosland Corners Shopping Center, U.S. 521**  
CHARLOTTE, NC

**FOR PUBLIC HEARING**  
PETITION NO. 98 - 55(C)

APPROVED BY COUNTY COMMISSION  
DATE 12-7-98

**Crosland Retail**

THE CROSLAND GROUP, INC.  
125 S. Tryon Street, Suite 200, Charlotte, NC 28209  
(704)523-0272

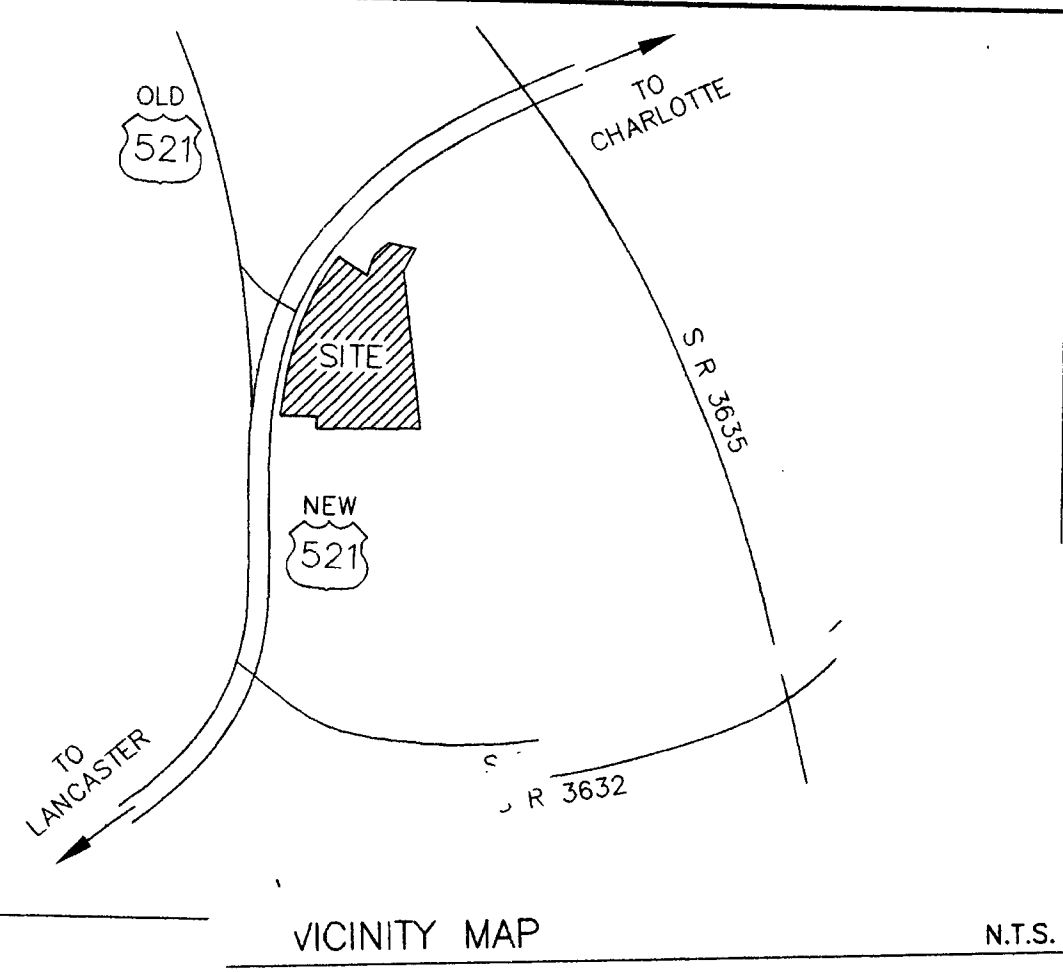
**Little & Associates Architects**  
101 Westmore Drive, Charlotte, NC 28207  
Tel: 704/375-1800  
Fax: 704/375-1801

**CROSLAND CORNERS SHOPPING CENTER, U.S. 521**  
CHARLOTTE, NORTH CAROLINA  
Project: 03-9009-00  
Sheet: 02 of 02  
Revision: RZ-02

**SCHEMATIC SITE PLAN**

Division President: VRETTOS  
Job Captain: COPPOLDO  
Drawn By: NCV  
Date Drawn: 7-23-98  
Drawing File Name: 03090901-02-12.dwg  
Revisions:  
No. 1 Date: 06/17/98  
No. 2 Date: 06/18/98  
No. 3 Date: 07/08/98  
No. 4 Date: 07/08/98  
No. 5 Date: 07/21/98  
No. 6 Date: 07/22/98  
No. 7 Date: 07/28/98  
No. 8 Date: 08/04/98  
No. 9 Date: 08/04/98  
Issue Date: 10-4-98





RALPH W. REA  
JANIE W. REA  
DB 4986 PG 364  
223-081-10

CELCO PARTNERSHIP  
DB 8684 PG 932  
223-081-29

CROWN ATLANTIC COMPANY, LLC  
DEED BOOK 10478 PAGE 360  
P/O TAX ID 223-531-02

JO ELLEN HALL  
DEED BOOK 7956 PAGE 486  
P/O TAX ID 223-081-25

RALPH W. REA  
JANIE W. REA  
DB 7935 PG 235  
223-081-23

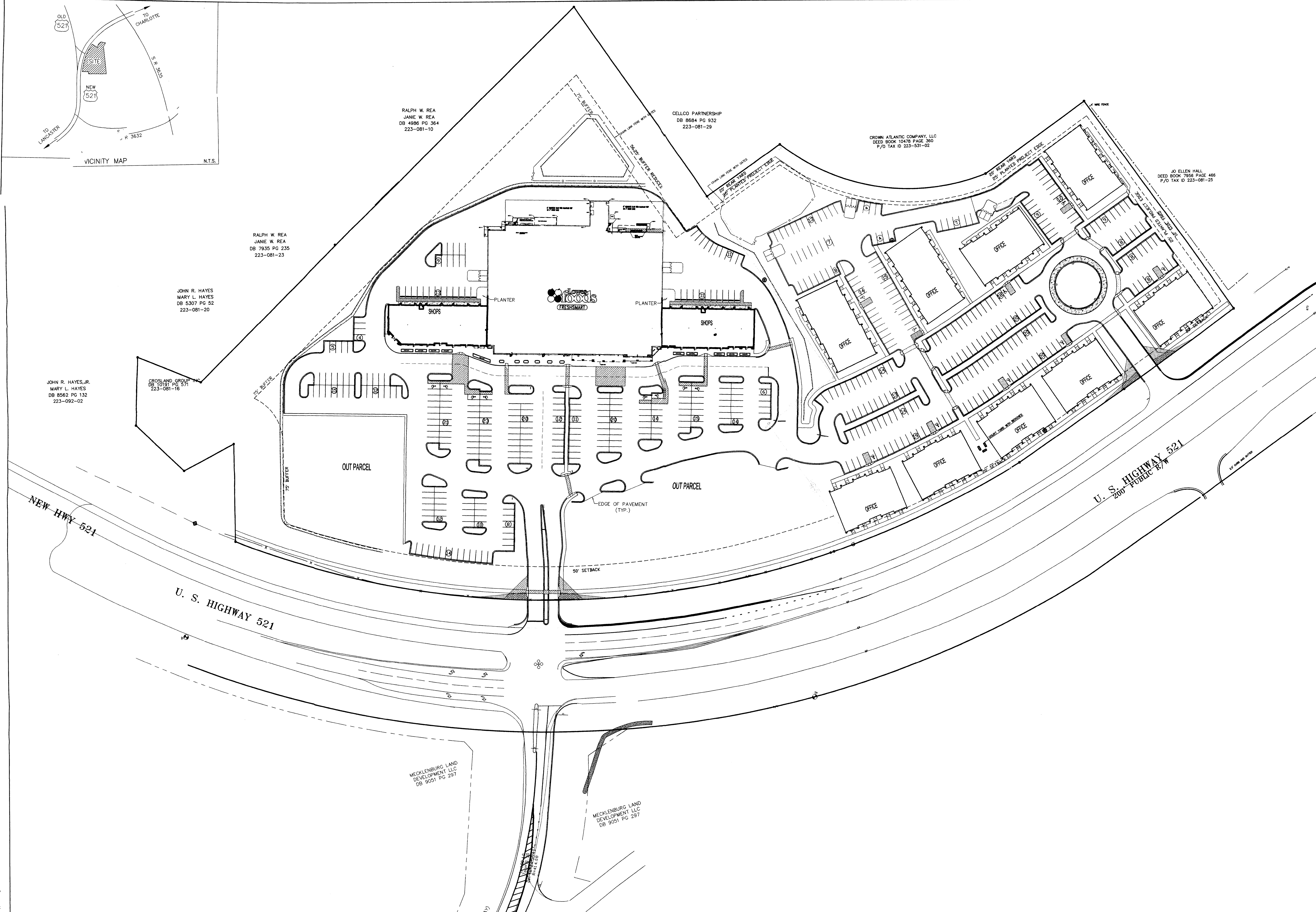
JOHN R. HAYES  
MARY L. HAYES  
DB 5307 PG 52  
223-081-20

JOHN R. HAYES, JR.  
MARY L. HAYES  
DB 8562 PG 132  
223-092-02

CROSLAND GROUP, INC.  
DB 10181 PG 571  
223-081-16

MECKLENBURG LAND  
DEVELOPMENT, LLC  
DB 9051 PG 297

MECKLENBURG LAND  
DEVELOPMENT, LLC  
DB 9051 PG 297



**JMA**  
James McGovern & Associates  
Consulting Engineers

600 Towne Center Blvd., Suite 100  
P.O. Box 691  
Pineville, North Carolina 28134  
(704) 889-8200

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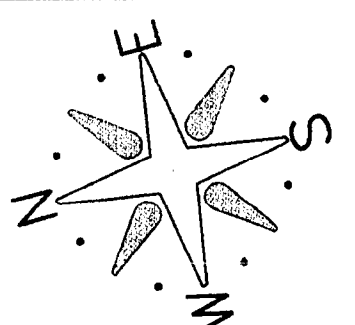
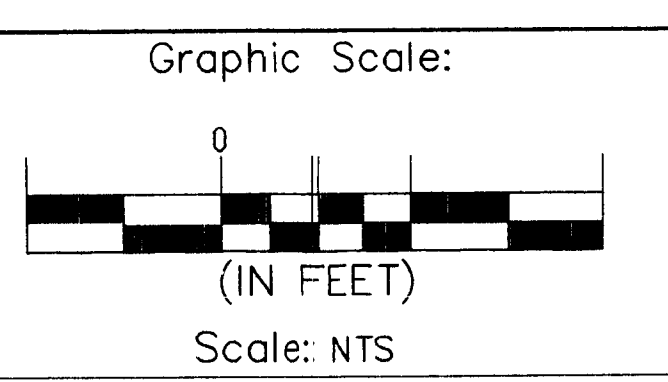
Project **Hunters Crossing**  
**Hwy 521**  
**Charlotte, North Carolina**

Sheet Title **Overall Site Plan**

Engineer **James J. McGovern**  
Senior Designer  
**Ted W. Lawrence**

Project Number  
**115008**

Dwg. No.  
**115/008**



| No. | Revision | No. | Revision |
|-----|----------|-----|----------|
|     |          |     |          |
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|     |          |     |          |

Date **01.29.03**

Sheet **1** of **1**

Cosp **1** of **1**

C:\S\K\PROJ\115008\dwg\upr\site\sp1.dwg Fri Jan 31 09:46:07 2003 TAM

**CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** February 4, 2003

**TO:** Robert Brandon  
Zoning Administrator

**FROM:**   
Martin R. Cramton, Jr.  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 98-55(c), Crosland Retail and 2002-16, Crosland Commercial.

Attached are revised plans for the above petitions. Petition 98-55(c) has been revised to allow the 75 buffer to be constructed and reduced in the area shown per modifications allowed under section 12.302, increase the allowable square footage to 88,500 by transferring 8,500 square feet from the adjoining site petition 2002-16 and to allow a modified site layout as shown on sheet C-1. Petition 2002-16 has been modified to reduce the allowable square footage by 8,500 square feet of retail space being transferred to the adjoining site petition 98-55(c) and by modifying the site layout as shown on sheet C-1. Since these changes are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.