

DEVELOPMENT DATA:

- TAX PARCEL #S : 193-073-01
- TOTAL ACRES: 18.21 ACRES
- EXISTING ZONING: B-2 (CD)
- PROPOSED ZONING: B-2 (CD) SITE PLAN AMENDMENT
- PROPOSED USE: EXPANSION OF EXISTING AUTOMOBILE DEALERSHIP
- MAXIMUM SQUARE FOOTAGE : 75,000 SF
- BUILDING HEIGHT : NOT TO EXCEED 40'

CONDITIONAL NOTES:

GENERAL PROVISIONS:

Except as otherwise provided below, all development standards established under the Zoning Ordinance of the City of Charlotte (the "Ordinance") for the B-2 District Classification shall be followed in connection with development taking place on the Site.

The building configurations, placements, and sizes shown on the illustrative Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur within the building envelope.

PERMITTED USES:

Use of the Site shall be limited to an automobile sales and service establishment and any associated accessory uses permitted under the Ordinance.

BUFFER:

The existing 56.25 foot Class B Buffer along the northerly property line shall be retained and enhanced with supplementary landscaping as depicted on the illustrative Site Plan. The buffer includes a solid masonry screen wall and landscaping in accordance with the Ordinance.

LANDSCAPING AND SCREENING:

Landscaping and screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.

STREETS:

The Petitioner agrees to reserve a strip of land along U.S. Highway 74 for future right-of-way purposes which, when combined with the existing right-of-way for U.S. Highway 74, would provide a width of 175 feet from its existing centerline. The Petitioner further agrees to dedicate and convey this reserve strip of land to the North Carolina Department of Transportation (by quitclaim deed and subject to a reservation for any necessary utility easements and a reversionary interest in any property not used for right-of-way purposes in the future) for right-of-way purposes at any time after the NCDOT elects to proceed with the conversion of that highway in the area of the Site to a limited access highway. Any such dedication and conveyance shall take place within 60 days after Petitioner or its successors or assigns shall have received a written request from the NCDOT to do so. Petitioner, however, reserves the right to use the transitional setback for non-required off street parking in accordance with the Zoning Regulations until such time thereafter as it shall have been requested in writing to abandon the same by the NCDOT.

The Petitioner also agrees, subsequent to any dedication and conveyance of the right-of-way necessary for the conversion of Independence Boulevard to a limited access highway as outlined above, to install an eight foot planting strip and six foot sidewalk at the future curb line and within the right-of-way associated with Independence Boulevard, subject to the approval of NCDOT.

PARKING:

1. Each of the parking areas depicted on the illustrative Site Plan may vary in size and location, but in all events off-street parking (excluding product storage) will meet the minimum standards established under the Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.
3. Parking will not be allowed within required setbacks except as provided above.

LIGHTING:

1. A uniform lighting system will be employed throughout the Site.
2. Consideration will be given to the impact of lighting on adjoining properties. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being the eliminate glare towards adjacent streets and properties.
3. Any existing parking lot lighting fixtures (which may be in excess of 30 feet in height) are allowed to remain and may be maintained and replaced in a normal and customary manner.
4. Any other new parking lot lighting fixtures, including bases, shall not exceed thirty (30) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (such as shadow box type).
5. No new "wall pack" type lighting sources shall be used but any existing wall pack lights are allowed to remain and may be maintained and replaced in a normal and customary manner.
6. The illumination of the lighting in the customer/employee parking lot will be lowered by 50 percent after 11 pm.

BUILDING HEIGHT:

The proposed new building shall not exceed forty feet in height.

SIGNS:

1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
2. Pennants, banners, or similar type signs and advertising devices will be erected in accordance with requirements of the Ordinance.
3. No additional detached signage will be placed along the Site's frontage on Krefeld Drive. Any existing signage may remain.

FIRE PROTECTION:

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Department's specifications.

STORMWATER MANAGEMENT:

1. Stormwater runoff from the Site may be managed through proven techniques which satisfy the standards imposed by the City of Charlotte.
2. Surface level storm water detention facilities, if required to be provided, shall not be located in setbacks or buffers.
3. The Petitioner shall tie-in to the existing storm water system. The Petitioner shall have the receiving drainage system analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.
4. The following agencies shall be contacted prior to construction regarding wetland and water quality permits, if applicable:
 - Section 401 Permit NCDENR-Raleigh Office
 - Section 404 Permit US Army Corps of Engineers

GREENWAY DEDICATION:

The area within the 100 foot S.W.I.M. buffer shall be dedicated to the County for Greenway purposes prior to the issuance of a building permit for the proposed expansion.

CONNECTIVITY:

1. An internal sidewalk from the facility to Krefeld Drive shall be provided as generally depicted on the illustrative Site Plan, in accordance with the City of Charlotte Zoning Ordinance.
2. A five foot sidewalk shall be provided along Independence Boulevard. The existing sidewalk along Krefeld Drive shall remain.

KREFELD DRIVE STREETSCAPE TREATMENT:

Small maturing trees shall be installed within the existing four foot planting strip along Krefeld Drive. One small maturing tree shall be planted for each thirty feet of linear frontage along Krefeld Drive.

ACCESS POINTS:

Access to the Site will be limited to the two existing driveways along Krefeld Drive.

RULES AND REGULATIONS RELATING TO THE OPERATION OF THE ESTABLISHMENT:

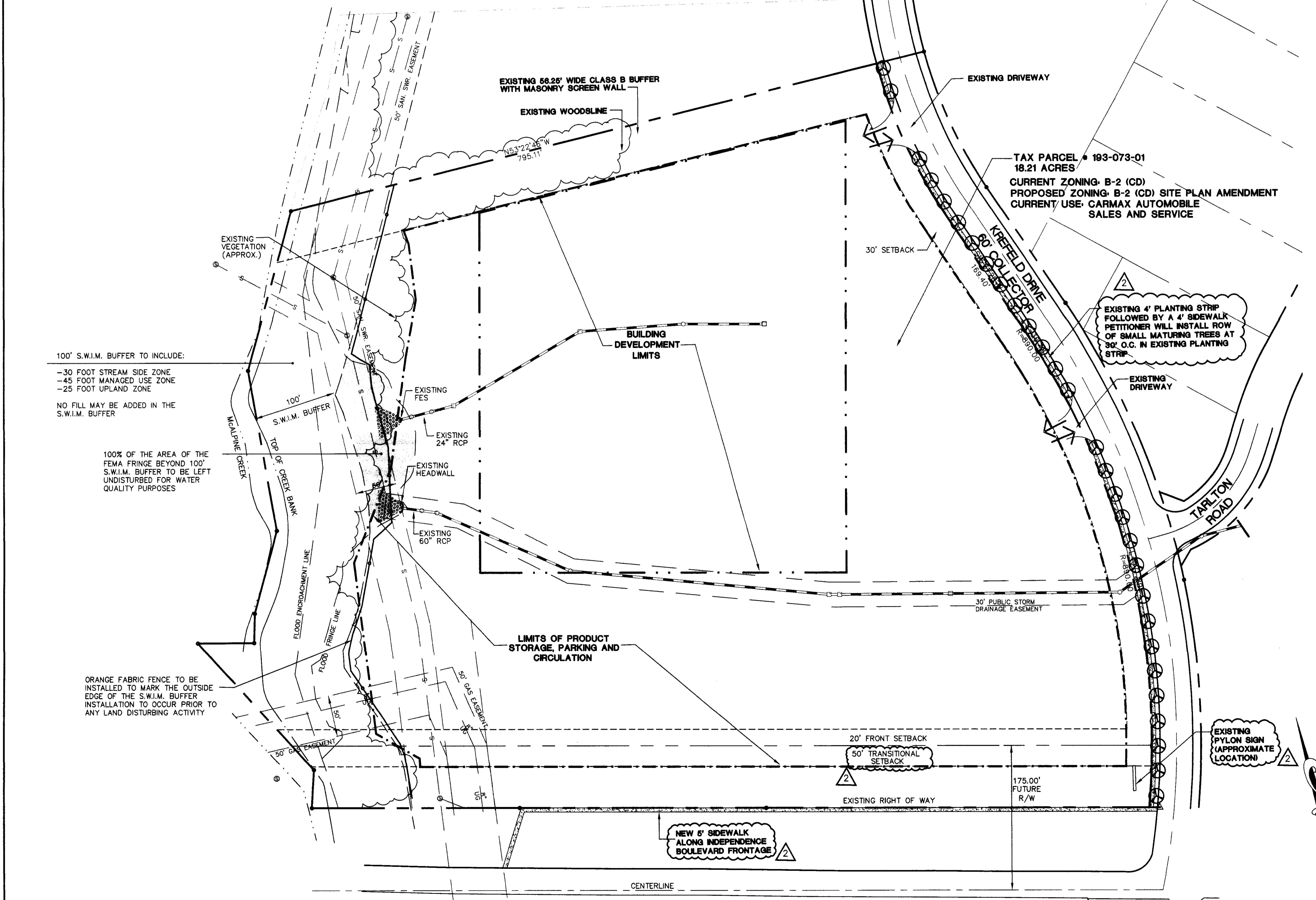
1. No disabled or wrecked vehicles shall be parked or left out of doors, nor shall any vehicles be repaired (including changing of tires) out of doors. No automobile transport carriers shall remain parked or stored on the Site beyond the time reasonably necessary to load or unload vehicles therefrom.
2. All exterior elements of the Site shall be kept in a constant state of maintenance and good state of repair through the establishment of a maintenance program which includes the regular cutting of grass with a bagging-type mower or a substantially equivalent service, pick up of trash, debris, dead plant material, leaves and any other foreign matter which may serve to create an eyesore or nuisance.
3. Central trash receptacles (other than convenience cans) shall be screened from public view at ground level.
4. Trash pickup from the Site may only take place during the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday.
5. No exterior loud speaking system may be installed on the Site.
6. The hours of operation of any car auctions on the Site shall be limited to between 9 am and 6 pm.
7. CarMax will cooperate with representatives of the nearby neighborhood in their effort to have Krefeld Drive posted by the City such that parking is permitted on one side of Krefeld Drive only. In addition, CarMax will instruct auction bidders to park only on the west side of the street until such time as the City installs the parking signs noted above or, in the alternative, until such time as the City implements some other measure to regulate the overflow parking on Krefeld Drive.

AMENDMENTS TO REZONING PLAN:

Future amendments to the Technical Data Sheet, the illustrative Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Tract or Tracts within the Site involved in accordance with the provisions of Section 8.207 of the Ordinance.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



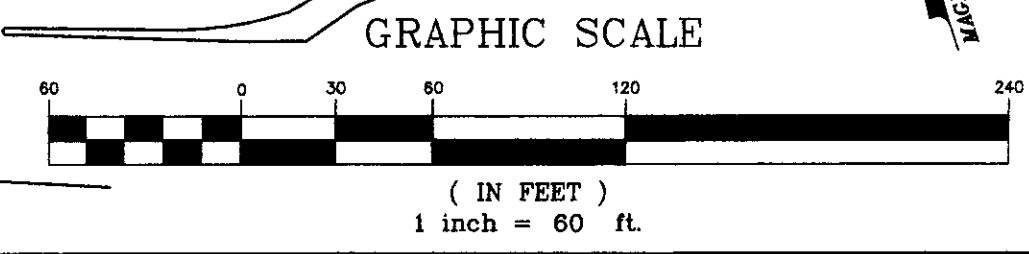
100' S.W.I.M. BUFFER TO INCLUDE:
 -30 FOOT STREAM SIDE ZONE
 -45 FOOT MANAGED USE ZONE
 -25 FOOT UPLAND ZONE
 NO FILL MAY BE ADDED IN THE S.W.I.M. BUFFER

100% OF THE AREA OF THE FEMA FRINGE BEYOND 100' S.W.I.M. BUFFER TO BE LEFT UNDISTURBED FOR WATER QUALITY PURPOSES

ORANGE FABRIC FENCE TO BE INSTALLED TO MARK THE OUTSIDE EDGE OF THE S.W.I.M. BUFFER INSTALLATION TO OCCUR PRIOR TO ANY LAND DISTURBING ACTIVITY

NEW 8' SIDEWALK ALONG INDEPENDENCE BOULEVARD FRONTAGE

EXISTING PYLON SIGN (APPROXIMATE LOCATION)



GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1907
 Charlotte, NC 28202

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CONDITIONAL REZONING REQUEST
CARMAX, INC.
 CHARLOTTE, NC

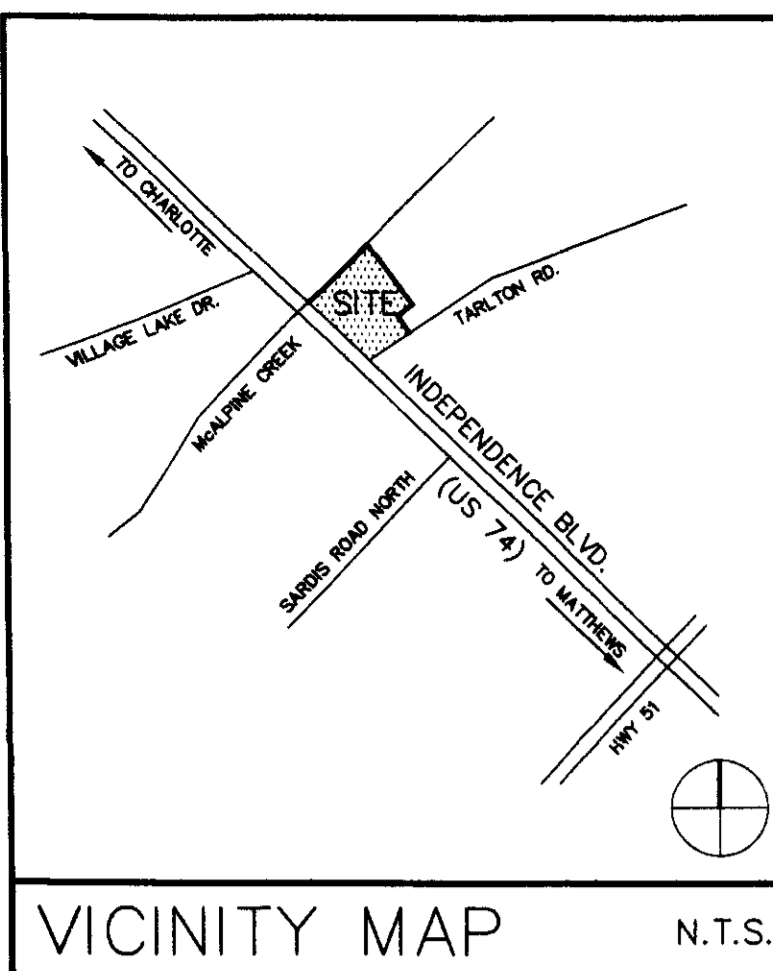
TECHNICAL DATA SHEET

REVISIONS FOR PUBLIC HEARING: PETITION #2003-77

APPROVED BY: [Signature]
 DATE: 4/28/03

Project No.	52396
Checked by	TLH
Drawn by	PAB
Date Drawn	4/28/03
Revisions	
4/28/03 INITIAL FILING	
5/01/03 REVISED COND. NOTES	
8/18/03 REVISED PER CITY REVIEW COMMENTS	
8/28/03 REVISED PER COMMUNITY MEETING	
Sheet	

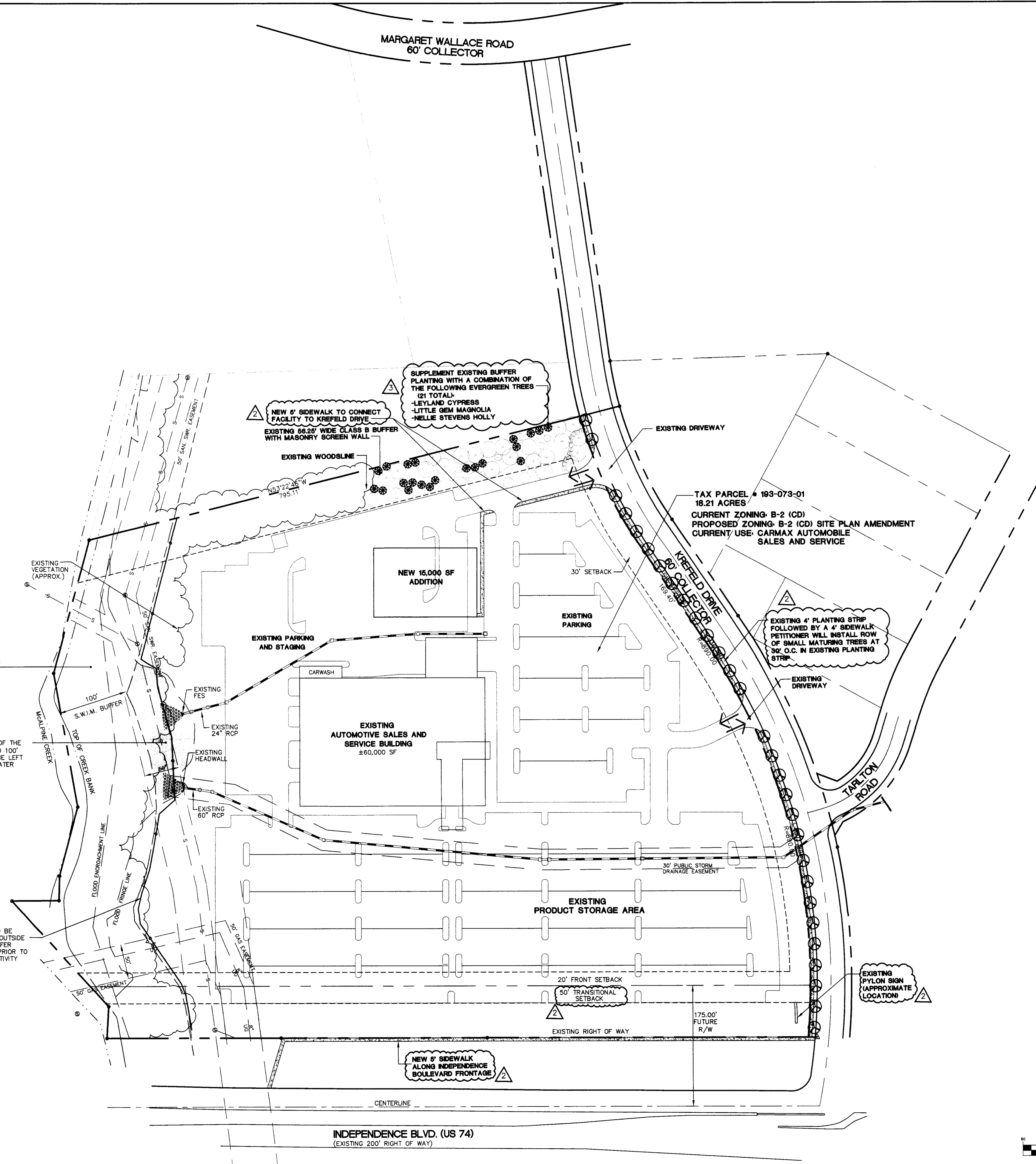
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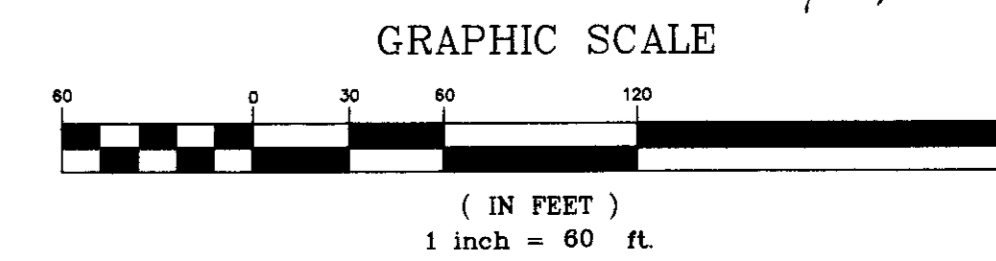
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INDEPENDENCE BLVD. (US 74)
 (EXISTING 200' RIGHT OF WAY)



APPROVED BY CITY COUNCIL

REVISED FOR PUBLIC HEARING; PETITION #2003-77

PROJECT: CONDITIONAL REZONING REQUEST
 CARMAX, INC.
 CHARLOTTE, NC
 SHEET TITLE: ILLUSTRATIVE SITE PLAN

Project No.	52396
Checked by	TLH
Drawn by	PAB
Date Drawn	4/28/03
Revisions	
4/28/03	INITIAL FILING
2/8/03	REVISED PER CITY REVIEW COMMENTS
1/8/03	REVISED PER COMMUNITY MEETING

Sheet
 RZ-2

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