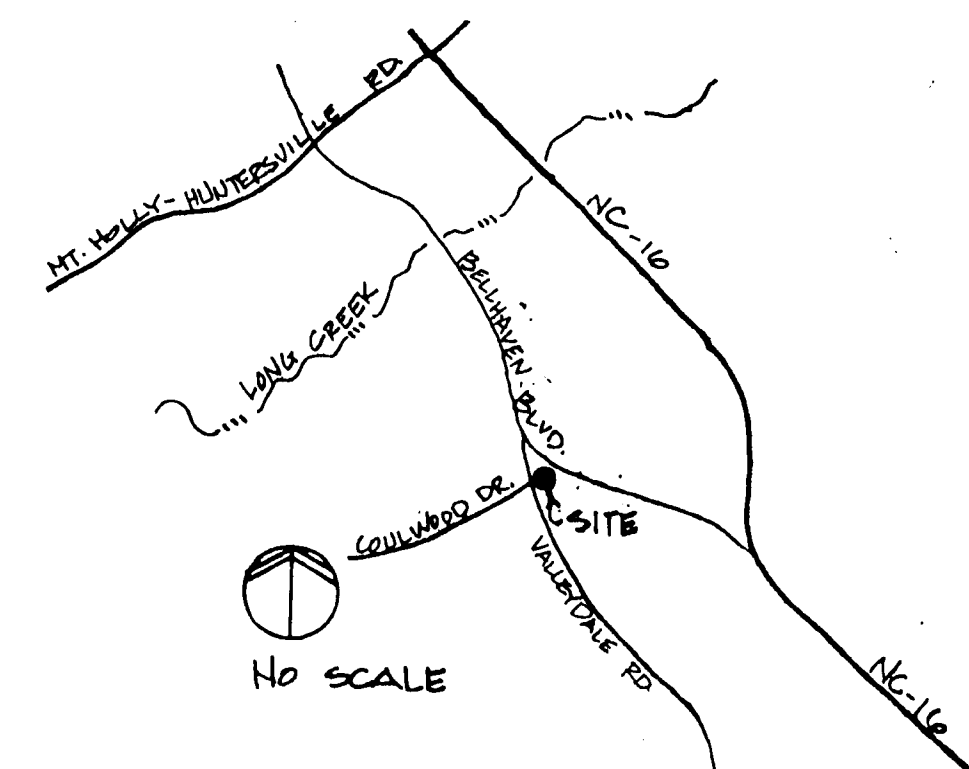


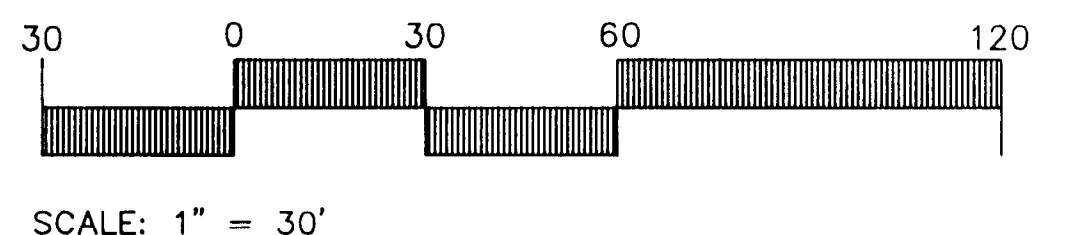
VICINITY MAP



R-9
 Unity Presbyterian Church Tr.
 c/o Ross Miller, Jr.
 1135 Oakdale Road
 Charlotte, NC 28216
 035-146-18

R-9
 Roger S. Lee
 8844 Mt. Holly Road
 Charlotte, NC 28214
 035-146-21

APPROVED BY CITY COUNCIL
 DATE July 19, 1993
 93-32



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 3038 East Seventh Street
 Charlotte, NC 28204
 704/261-1204

DEVELOPMENT DATA

Existing Zoning: B-1, B-2, R-4
 Proposed Zoning: B-1 (CD), O-1 (CD)
 Site Area: +/- 2.09 Acres

Proposed B-1 (CD): 1.57 Acres
 Proposed O-1 (CD): 0.52 Acres
 (Areas exclude existing R/W)

Maximum Building Area for B-1(CD)

Existing: 3800 S.F.
 Proposed: 5500 S.F.
 Total: 9300 S.F.
 Required Parking: 37 Spaces
 Parking Provided: +/- 45 Spaces

Maximum Building Area for O-1(CD)

Existing: 1300 S.F.
 Proposed: 2000 S.F.
 Total: 3300 S.F.
 Required Parking: 11 Spaces
 Parking Provided: 11 Spaces

Maximum Building Height: 40 Ft.

CONDITIONAL NOTES

- Property may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the proposed zoning districts.
- Site layout is schematic only and may be modified at time of final site design. However, building and parking will be limited to areas shown on plan by limit lines.
- Driveways will be limited to the number shown on plan. All new driveway locations and type will be coordinated with the Department of Transportation. See note #11.
- The site shall comply with the requirements of the Charlotte Tree Ordinance.
- Buffers, screening, parking, and signage will meet applicable zoning ordinance requirements.
- Development shall meet the requirements of the Charlotte Storm Water Detention Ordinance.
- Boundary information from surveys by John D. Campbell, registered land surveyor.
- Topographic information from City of Charlotte aerial topographic maps.
- Minimum required parking for the office is shown; however, additional parking may be provided at Owner's option. See Development Data.
- Petitioner shall apply for reinstatement of the previously approved variance for parking within Bellhaven Blvd. setback prior to construction of parking within setback.
- All new drives shall comply with CDOT and/or NCDOT regulations. Existing drives shall comply with those portions applicable to them.
- Possible future driveway connection to the adjacent property to the north will be allowed. Exact location is subject to site design of adjacent development.
- The residential character of the existing building within the O-1(CD) parcel shall be retained. Any addition to this building shall also have a residential character to it.
- Any new signs along Valleydale Road shall be limited to ground mounted and be no more than seven feet in height.

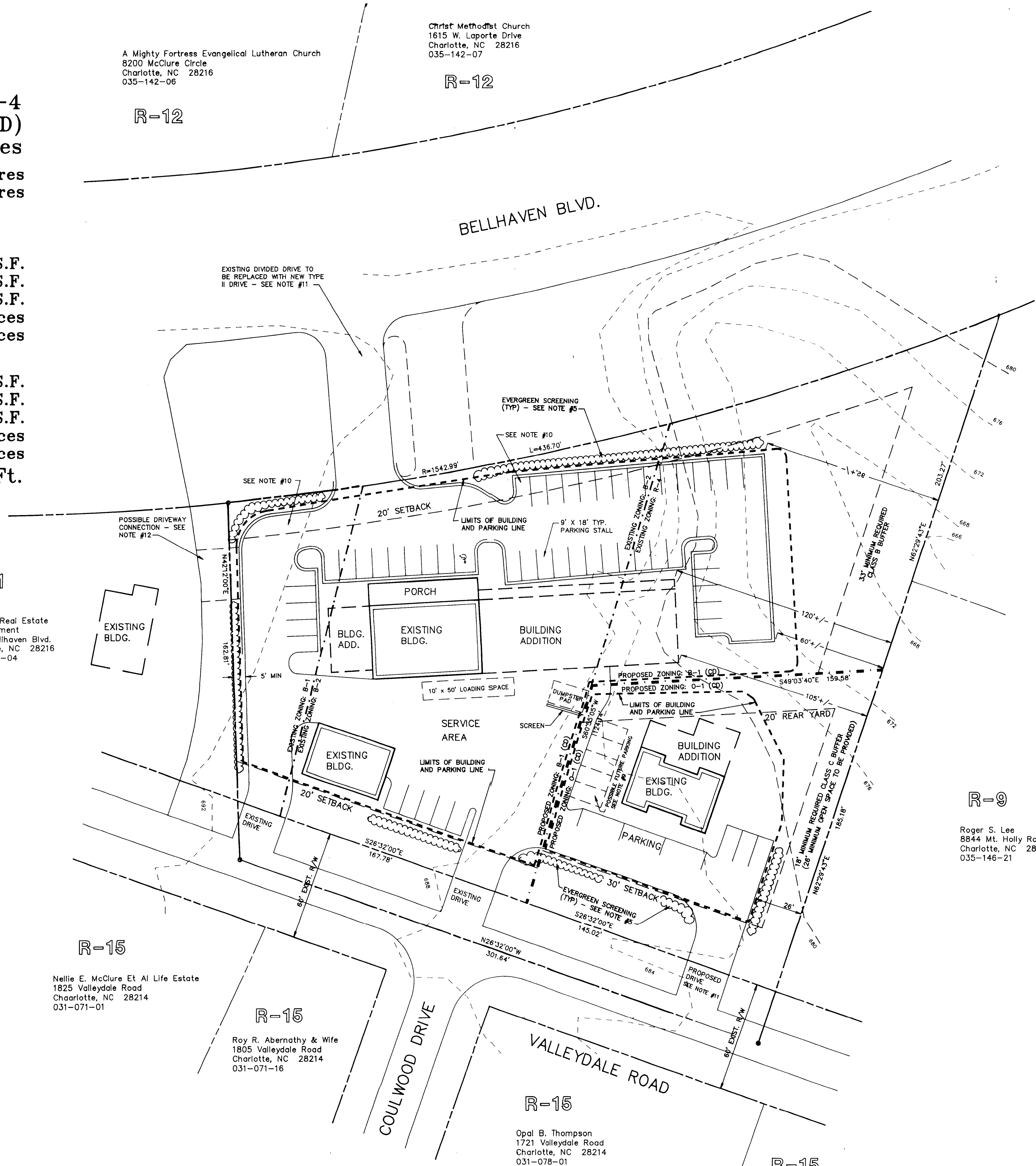
B-1
 McClure Real Estate & Investment
 8336 Bellhaven Blvd.
 Charlotte, NC 28216
 035-146-04

R-15
 Nellie E. McClure Et Al Life Estate
 1825 Valleydale Road
 Charlotte, NC 28214
 031-071-01

R-15
 Roy R. Abernathy & Wife
 1805 Valleydale Road
 Charlotte, NC 28214
 031-071-16

R-15
 Opal B. Thompson
 1721 Valleydale Road
 Charlotte, NC 28214
 031-078-01

R-15
 James E. Austell & Wife
 P.O. Box 114
 Chimney Rock, NC 28720
 031-078-22



"For Public Hearing"

REZONING PLAN

McCLURE REAL ESTATE & INVESTMENT INC.
 CHARLOTTE, NC