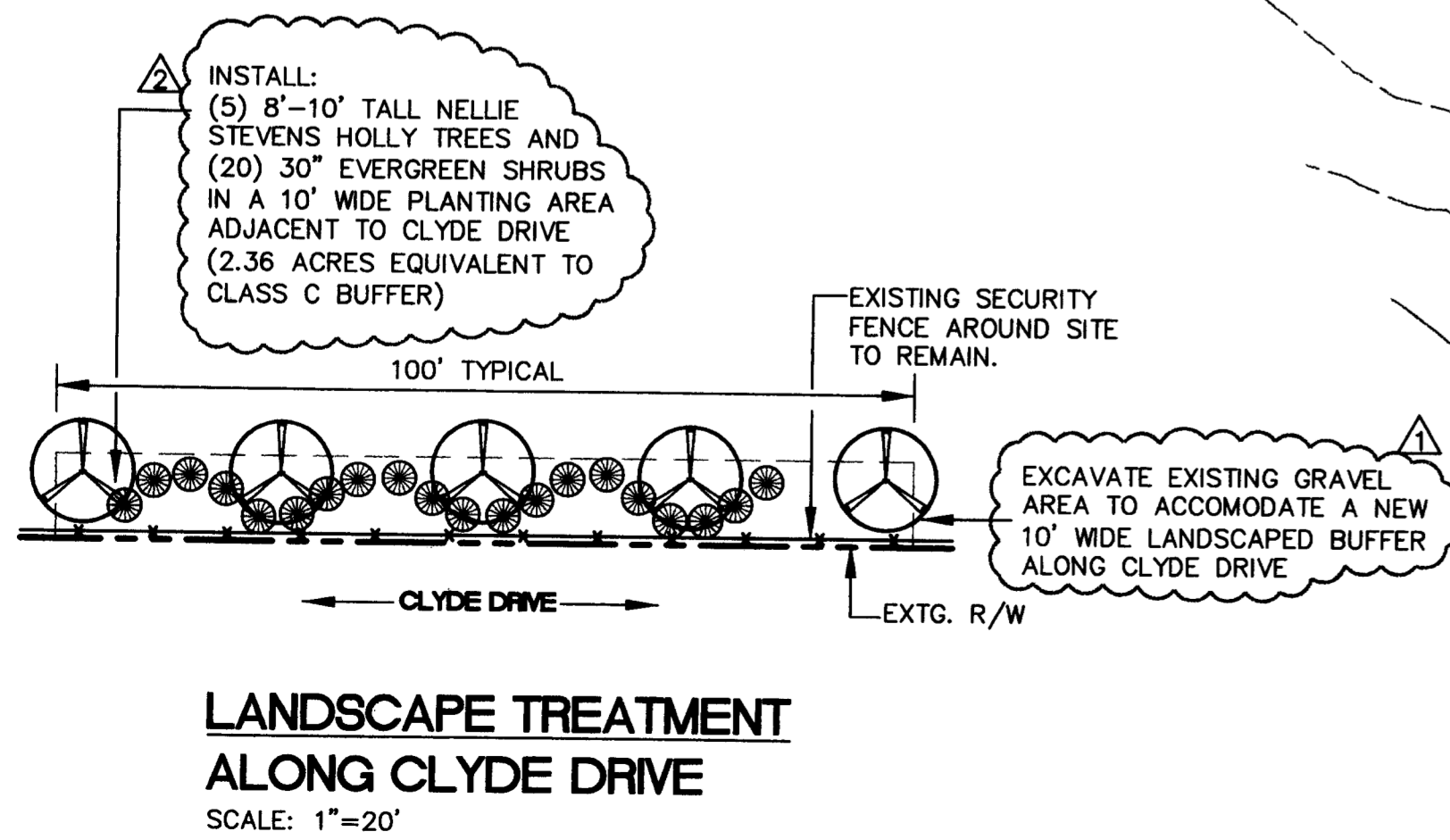
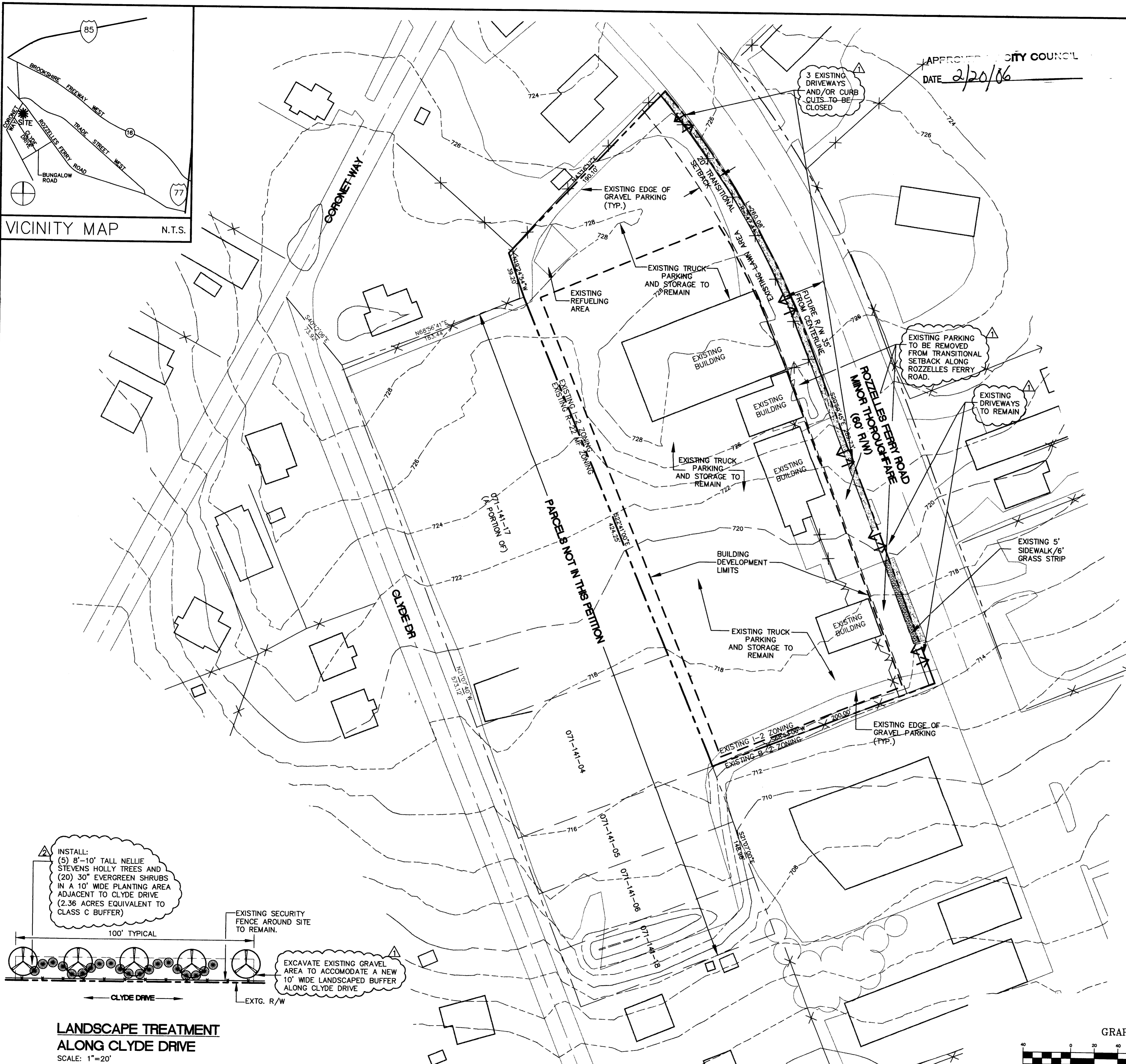


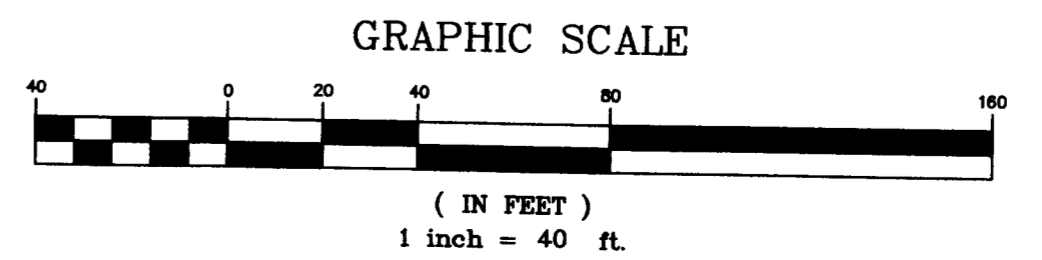
VICINITY MAP N.T.S.



APPROVED BY CITY COUNCIL  
DATE 2/20/06

- DEVELOPMENT DATA SUMMARY:**
- TAX PARCEL # 071-141-17 (A PORTION OF)
  - TOTAL ACREAGE: ±2.36 ACRES
  - EXISTING ZONING: I-2
  - PROPOSED ZONING: I-1 (CD)
  - EXISTING AND PROPOSED USE: VEHICULAR SALES, LEASING AND REPAIR (SEE ALSO NOTE 4)
- PARCEL TO BE REZONED  
↓↑ EXISTING DRIVEWAYS (TO REMAIN)

- CONDITIONAL NOTES:**
- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
  - All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, bicycle parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
  - Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted.
  - The use proposed by this rezoning is the sale, lease and repair of vehicles, including automobiles, trucks, vans, tractor trailers, etc. However, all other uses allowed in the I-1 district are also permitted except that hotels and motels shall not be allowed. Retail uses are limited to the sale of trucks of a size not less than 10,000 lbs. vehicle weight. The building area associated with such sales shall be limited to a maximum of 10,000 S.F.
  - As shown on the plan, existing buildings on the site shall remain. These buildings may be renovated, modified or expanded depending upon the tenant/owner needs and preferences. The maximum amount of new building square footage for the site shall not exceed 15,000 square feet.
  - An additional five feet of site frontage along Rozzelles Ferry Road shall be donated to the Charlotte Dept. of Transportation for right-of-way purposes. This right-of-way shall be dedicated and conveyed prior to the issuance of any building permit associated with any new building and/or expansion of an existing building on the site.
  - An "off site" condition is herein imposed on the balance of the petitioner's rezoning site (071-141-17) presently zoned R-22MF as well as tax parcels 071-141-04, 05, 06 and 18, which are likewise zoned and owned by the petitioner and not included within the rezoning boundary proposed by this plan. These areas are legal, nonconforming zoning areas/parcels used for heavy industrial purposes. The petitioner/developer shall establish a minimum ten foot wide planting strip along the off site portion of the parcels bordering Clyde Drive as well as the northerly and southerly boundary sides which abut other properties zoned R-22MF. This planting strip shall be landscaped with a combination of evergreen trees and shrubs (see inset for typical landscaping plan). Other evergreen plantings may be substituted as long as the same screening is established and any existing trees/foliage which currently provides screening may also be used to satisfy this requirement. The installation of this planting strip shall be required within 120 days from the time of the approval of the rezoning proposed by this plan.
  - No new additional exterior lighting is proposed. Existing security and parking lot lighting to remain.
  - Existing parking in front of the current buildings shall be prohibited. The existing pavement to remain.
  - The existing security fencing shall remain. Portions of the fence along Rozzelles Ferry Road are located behind the front setback, but other portions at the northerly end of the site are situated immediately at the back of the current sidewalk. In the event that such fencing may interfere with City plans/projects to provide new and/or upgraded sidewalk and planting strip improvements, the petitioner shall be responsible for moving the fence to a location compatible with the installation of such new improvements. The petitioner shall grant any required easements to the City for the construction of new sidewalk/planting strips pertaining to the planned City streetscape project.
  - The legal nonconforming zoning status of parcels describe and confirmed by the City of Charlotte in Note 7 above shall be voluntarily relinquished by the petitioner/developer. The petitioner/developer shall not use the area of these parcels when conducting any business function. As such, the area will remain vacant. In accordance with applicable zoning ordinance standards, after one year the legal nonconforming status of said parcels shall lapse and the future use of the area thereafter shall be in accordance with all applicable standards and requirements of the R-22MF zoning district.



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**PRELIMINARY NOT FOR CONSTRUCTION**

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PROJECT: CHARLOTTE TRUCK RENTAL  
3009 ROZZELLES FERRY ROAD, CHARLOTTE, NC

SHEET TITLE: CONDITIONAL REZONING REQUEST SCHEMATIC SITE PLAN

Project No. **58016**

Checked by TLH  
Drawn by PAB  
Initial Filing 4.8.05

Revisions:  
① 12.06.05 REVISED PER CITY COMMENTS FOR PUBLIC HEARING  
② 02.23.06 REVISED PER CITY COUNCIL

Sheet **RZ-1**

REVISED FOR PUBLIC HEARING PETITION# 2005-107