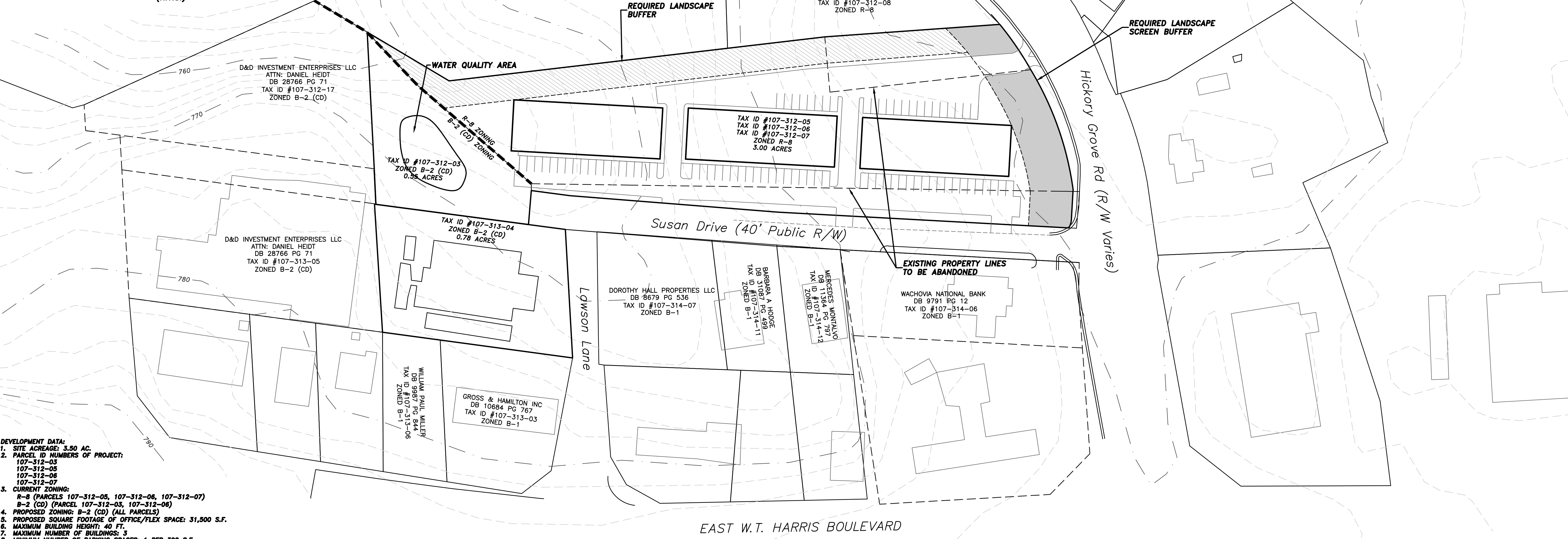
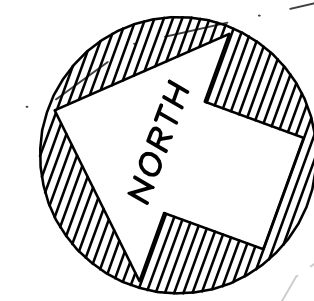


VICINITY MAP (N.T.S.)



- DEVELOPMENT DATA:**
- SITE ACREAGE: 3.50 AC.
 - PARCEL ID NUMBERS OF PROJECT:
107-312-03
107-312-05
107-312-06
107-312-07
 - CURRENT ZONING:
R-8 (PARCELS 107-312-05, 107-312-06, 107-312-07)
B-2 (CD) (PARCEL 107-312-03)
 - PROPOSED ZONING: B-2 (CD) (ALL PARCELS)
 - PROPOSED SQUARE FOOTAGE OF OFFICE/FLEX SPACE: 31,500 S.F.
 - MAXIMUM BUILDING HEIGHT: 40 FT.
 - MAXIMUM NUMBER OF BUILDINGS: 3
 - MINIMUM NUMBER OF PARKING SPACES: 1 PER 300 S.F. (31,500 S.F./300 S.F. = 105 SPACES)
 - BIKEWAY AND WHEELCHAIR SPACES SHALL MEET CITY AND ADA REQUIREMENTS
 - NO S.W.I.M. BUFFERS, POST CONSTRUCTION BUFFERS OR FEMA REGULATED FLOOD PLAINS EXIST ON THE PROJECT.

- GENERAL PROVISIONS:**
- DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS IN THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE. HOWEVER, THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING AND SITE DEVELOPMENT MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS TO THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
 - ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL.
- PURPOSE:**
- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE A SITE PLAN AMENDMENT TO 95-86 FOR THE CONTINUED USE AN EXISTING BUSINESS ON PARCEL NUMBERS 107-313-04 AND 107-312-03 AS WELL AS ADDITIONAL USES AS LISTED ON THIS SITE PLAN. THIS SITE PLAN IS ALSO TO RE-ZONE PARCEL NUMBERS 107-312-05, 107-312-06, 107-312-07 TO BE USED FOR A BUSINESS PURPOSE TO BE CONSISTENT WITH ADJACENT PARCEL USES.
- TRANSPORTATION:**
- THE SITE CURRENTLY HAS FULL ACCESS TO SUSAN DRIVE AND HICKORY GROVE ROAD. THE PETITIONER PROPOSES TO RESTRICT TURNING MOVEMENTS TO AND FROM HICKORY GROVE ROAD TO RIGHT TURNS ONLY AS DEPICTED ON THE PLAN.
 - PARKING AREAS ARE GENERALLY DEPICTED IN CONCEPT ON THE PLAN.
- ARCHITECTURAL STANDARDS:**
- RESERVED
- STREETSCAPE AND LANDSCAPING:**
- A "B" CLASS BUFFER IS REQUIRED BETWEEN OFFICE USE AND RESIDENTIAL ZONED PROPERTY. THIS BUFFER CAN BE REDUCED BY 25% WITH A FENCE
 - A SCREENING BUFFER SHALL BE PROVIDED ALONG HICKORY GROVE ROAD PER CITY OF CHARLOTTE REQUIREMENTS
- ENVIRONMENTAL FEATURES:**
- RESERVED
- FIRE PROTECTION:**
- RESERVED
- SIGNAGE:**
- RESERVED
- SITE LIGHTING:**
- FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.
- PHASING:**
- RESERVED

- LIST OF USES PROPOSED FOR THIS SITE:**
- Amusement, commercial, outdoor (B-2 only).
 - Auction sales (B-2 only).
 - Automobiles, truck and utility trailer rental (B-2 only).
 - Automotive repair garages including engine overhaul, body and paint shops and similar operations (B-2 only).
 - Automotive service stations, including minor adjustments, repairs and lubrication (B-1, B-2 and BP only).
 - Bakeries, retail, including manufacturing of goods for sale on premises (B-1, B-2 and BP only).
 - Bakeries, wholesale, including manufacturing on the premises, up to 5,000 square feet (B-2 and BP only).
 - Barber and beauty shops (B-1, B-2 and BP only).
 - Building maintenance services (B-2 only).
 - Car washes (B-2 only).
 - Civic, social service or fraternal facilities (B-1 and B-2 only).
 - Clinics, medical, dental and optical (B-1, B-2 and BP only).
 - Clinics, veterinary (B-1 and B-2 only).
 - Contractor offices and accessory storage, excluding the storage of general construction equipment and vehicles (B-2, B-D and BP).
 - Cultural facilities (B-1, B-2 and BP only).
 - Dry cleaning and laundry establishments, up to 4,500 square feet on a lot (B-1, B-2 and BP only).
 - Dry cleaning and laundry establishments, up to 10,000 square feet (B-2 only).
 - Dwellings, detached, duplex, triplex or quadplex (B-1 and B-2 only).
 - Equipment rental and leasing, within an enclosed building (B-1 and B-2 only).
 - Fences and fence material, retail sales within an enclosed building (B-1 and B-2 only).
 - Financial institutions, up to 70,000 square feet (B-1 only).
 - Florist, retail (B-1, B-2 and BP only).
 - Florist, wholesale (B-2, B-D and BP only).
 - Funeral homes and embalmers (B-1 and B-2 only).
 - Funeral homes and embalmers (B-1, B-2 and BP only).
 - Health institutions (B-1 and B-2 only).
 - Hoteles and motels (B-2, B-D and BP only).
 - Indoor recreation (B-1, B-2 and BP only).
 - Jewelry, retail (B-1, B-2 and BP only).
 - Jewelry, wholesale (B-2, B-D and BP only).
 - Laboratories, dental, medical and optical.
 - Locksmiths and gunsmiths (B-1, B-2 and BP only).
 - Neighborhood food and beverage services.
 - Nurseries and greenhouses retail and wholesale (B-1 and B-2 only).
 - Offices, up to 100,000 square feet.
 - Outdoor seasonal sales.
 - Pest control and disinfecting services (B-2 only).
 - Post Offices.
 - Printing and publishing, up to 5,000 square feet.
 - Radios and television stations and/or offices.
 - Religious institutions (B-1 and B-2 only).
 - Repair or servicing of any article, within an enclosed building, the sale of which is permitted in the district.
 - Repair or servicing of any article, the sale of which is permitted in the district (B-2 only).
 - Eating, Drinking and Entertainment Establishments (Type 1).

- (Petition No. 2013-090, §9.802(7)), 07/21/2014
- (44) Eating, Drinking and Entertainment Establishments (Type 1), drive-in service (B-2 only).
- (Petition No. 2013-090, §9.802(7)), 07/21/2014
- (45) Retail establishments and business, personal and recreation services, up to 10,000 square feet (B-1, B-2 and BP only).
- (46) Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry (B-1 and B-2 only).
- (47) Tattoo establishment (Petition No. 2012-036, §9.802, 06/18/12)
- (48) Telecommunications and data storage facility. (Petition No. 2011-047, §9.802, 07/16/11)
- (49) Universities, colleges and junior colleges (B-1 and B-2 only).
- (50) Vocational schools, within an enclosed building (B-1, B-2 and BP only).
- (51) Active adult retirement communities (B-1, B-2 and BP only), subject to the requirements of Section 12.404. If a portion of the development contains attached/multi-family development is subject to the requirements of Section 9.303(19) and 9.805. (Petition No. 2002-148, §9.803(5), 1-21-03)
- (52) Adult care centers, subject to the regulations of Section 12.502.
- (53) Adult care homes (B-1 and B-2 only), subject to the regulations of Section 12.502.
- (54) Boarding houses (B-1 and B-2 only), subject to regulations of Section 12.520.
- (55) Buildings, material sales. (B-2 only), provided that:
 - No outside storage shall be located within the required setback or within any required side yard.
 - Any outside storage shall be screened from abutting properties and from public view along a public street in accordance with the standards of Section 12.503.
 - Within any outside storage area material shall be stocked no higher than the height of the screening.
- (56) Car washes (B-1 only), provided that:
 - All washing facilities must be within an enclosed building. Vacuuming facilities may be outside the building but may not be located in any required yard or buffer.
 - A high-volume facility utilizing a conveyor or chain drag system for moving automobiles through the washing area is not permitted.
 - At least one attendant must be present whenever the business is open but not more than three attendants may be on duty at any time. These attendant requirements do not apply where the laundry facility is an integral and accessory part of a service station operation and attendants serve both facilities.
- (57) Camerarias (B-1, B-2 and B-D), subject to the regulations of Section 12.508.
- (58) Crematory facilities, only in B-2 subject to the regulations of 12.542. (Petition No. 2012-012, §9.803(6.5), 03/19/2012)
- (59) Childcare centers (B-1, B-2 and B-D) only, subject to the regulations of Section 12.502. (Petition No. 2003-008, §9.803(9), 2-17-03)
- (60) Day labor service agency, subject to the regulations of Section 12.530.
- (61) Eating, Drinking and Entertainment Establishments (Type 2), provided that:
 - Eating, Drinking and Entertainment Establishments with drive-in service are allowed in B-2 only.
 - Eating, Drinking and Entertainment Establishments are subject to the regulations of Section 12.546.
- (Petition No. 2013-090, §9.803(12.5.0)(b)), 07/21/2014
- (1) Dwellings, mixed use (B-1 and B-2 only), provided that:
 - The dwelling units will be located in the same building as a commercial use permitted in the district;

- (b) Dwellings will occupy no more than 75 percent of the total floor area of buildings on the lot;
- (c) Minimum lot and yard requirements for a building with dwelling units shall be the same as required for the business use; and
- (d) Development density shall be governed by the floor area ratio in the district.
- (63) Indoor training and shooting facilities. (B-2 only), subject to the regulations of Section 12.511. (Petition No. 2012-062, §9.803(14.5), 07/16/2012)
- (64) Land clearing and inert debris landfills (LCLD): off-site, subject to the regulations of Section 12.403.
- (65) Off-street parking (B-1 and B-2 only), subject to the regulations of Chapter 12, Part 2.
- (66) Pet services, indoor/outdoor (B-1 and B-2 only), subject to the regulations of Section 12.541.
- (Petition No. 2010-044, §9.803(26.2), 9/20/10)
- (67) Riding academies (B-2 only), subject to the regulations of Section 12.512.
- (68) Small scale bakeries, retail, including the manufacture of goods, and wholesale, including manufacture of goods (B-1 only), provided that:
 - It is clear that large scale bakeries have industrial and general business characteristics, while smaller bakeries can appropriately carry out retail as well as some wholesale business activities and still maintain a small scale, neighborhood oriented atmosphere. Such small, typically specialty bakery shops are a recent trend and successfully combine retail and wholesale activities. This type of business creates a unique interest when located in a neighborhood shopping center or area and serves as a popular shopping amenity, both directly to the consumer on a retail basis or to other nearby businesses and institutions on a wholesale basis. Such uses, when specially regulated by the requirements listed below, can successfully operate in the B-1 neighborhood district. Therefore, the requirements of this section are designed to permit small scale bakeries in the B-1 neighborhood business district.
 - The total size of the bakery shall be limited to 2,500 square feet, including sales, preparation and manufacture areas.
 - The majority of the bakery size square footage shall be devoted to the sales area of the facility.
 - The majority of the total sales of the bakery facility shall be in association with the retail activities of the bakery. The bakery operator shall maintain sales information for review and inspection upon request to ensure that the wholesale activities are secondary to the retail.
 - Delivery of goods in association with the wholesale activities of the bakery shall be conducted by employees of the facility; no pickup of wholesale goods by the intended recipient shall be allowed.
- (69) Accessory uses and structures clearly incidental and related to the permitted principal use or structure on the lot.
- (691) Crematory facilities, within a cemetery (only in B-1, B-2, and B-D), subject to the regulations of Section 12.542. (Petition No. 2012-012, §9.803(1.0), 03/19/2012)
- (692) Crematory facility accessory to a funeral home (only in B-1 and B-2), subject to the regulations of Section 12.542. (Petition No. 2012-012, §9.803(1.0), 03/19/2012)
- (69) Customary home occupations, subject to the regulations of Section 12.408 (B-1 and B-2 only).
- (70) Drive-in windows as an accessory to the principal use, subject to the regulations of Section 12.413 (B-1, B-2 and BP only).
- (71) Dumpsters, trash handling areas and service entrances, subject to the regulations of Section 12.403.
- (72) Dwelling, accessory units as an accessory to a single family dwelling unit, subject to

- the regulations of Section 12.407. (B-1 and B-2 only) (Petition 2012-067A, §9.804(5), 07/16/2012)
- (73) Fences and walls.
- (74) Helistops, limited, subject to the regulations of Section 12.415.
- (741) Land clearing and inert debris landfills (LCLD): on-site, subject to the regulations of Section 12.406.
- (75) Manager's residence quarters, one dwelling unit/development or project, limited to 1,200 heated square feet, (B-D and BP only).
- (76) Marinas as an accessory to a residential use, subject to the regulations of Section 12.409.
- (761) Outdoor dining associated with an Eating, Drinking and Entertainment Establishment (Type 1 or Type 2). Outdoor dining associated with a Type 2 Eating, Drinking and Entertainment Establishment is subject to the regulations of Section 12.546. (Petition No. 2014-075, § 9.804 (10.5), 11/17/2014)
- (77) Outdoor lighting, subject to the regulations of Section 12.402.
- (771) Outdoor sales accessory, subject to the regulations of Section 12.417. (Petition No. 2006-20, § 9.804(11.5)(3)(20/06)
- (78) Outdoor storage of any materials, stocks or equipment subject to the regulations of Section 12.303.
- (79) Petroleum storage, accessory to a permitted use or structure, subject to the Fire Prevention Code of the National Board of Underwriters.
- (80) Petroleum storage, underground, accessory to permitted automotive service stations, subject to the Fire Prevention Code of the National Board of Underwriters (B-1 and B-2 only).
- (801) Satellite dish farm, used in conjunction with a telecommunications and data storage facility, radio station, or television station, subject to the regulations of Section 12.416. (Petition No. 2011-047, §9.804(14.5), 7/18/11)
- (81) Private kennel, subject to the regulations of Section 12.410.
- (82) Private stables, subject to the regulations of Section 12.411.
- (83) Wending machines for cigarettes, candy, soft drinks and coin-operated laundries located within an enclosed building as an accessory to the uses in the principal building.
- (84) Wending machines, out of doors, subject to yard and setback requirements of the respective district (B-2 only).



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JAMES SCHAD
CONDITIONAL REZONING SITE PLAN

LAWSON COMMERCIAL
CITY OF CHARLOTTE
Project Title
Sheet Title

RDD
Project Engineer
RDD
Drawn By
7/21/17
Date Drawn
N/A
Sht. Set / Subset
Lawson-base layout
Dwg. Name
SITE PLAN
Layout:
Horiz. Scale: 1" = 60'
0 60' 120'
Vert. Scale: 1" = N/A
Revisions
No. Date
No. Date
No. Date
No. Date
Issue Date 8/11/17

Project Number
Sheet 1 of 1