



**Cole Jensen & Stone**  
 Shaping the Environment  
 Redefining the Possibilities  
 Lead Planning  
 Landscape Architecture  
 Civil Engineering  
 Urban Design  
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**MID-SOUTH REALTY**  
 Post Office Box 30456  
 Charlotte, North Carolina 28230

**CITY OF CHARLOTTE**  
 600 East 4th Street  
 Charlotte, North Carolina 28202

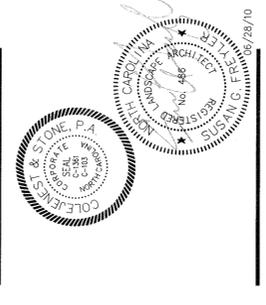
**SOUTH 36R LLC**  
 Beam Road  
 Charlotte, North Carolina 28284

**CITY PARCEL**  
**143-122-19**  
 Beam Road  
 Charlotte, North Carolina 28284

**REZONING PLAN**  
 Petition #:

**Project No.**  
 3825.01  
**Issued**  
 06/28/10

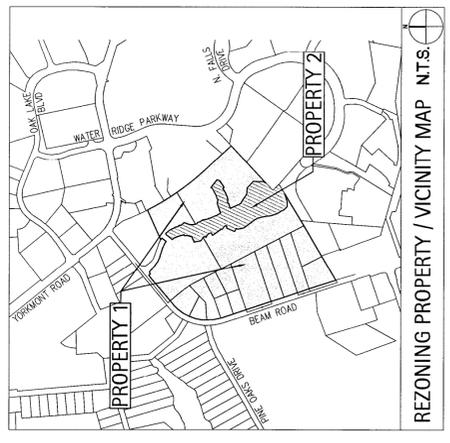
**Revised**



**SCALE: 1"=100'**  
 0 50 100 200  
**RZ1.0 of 1**

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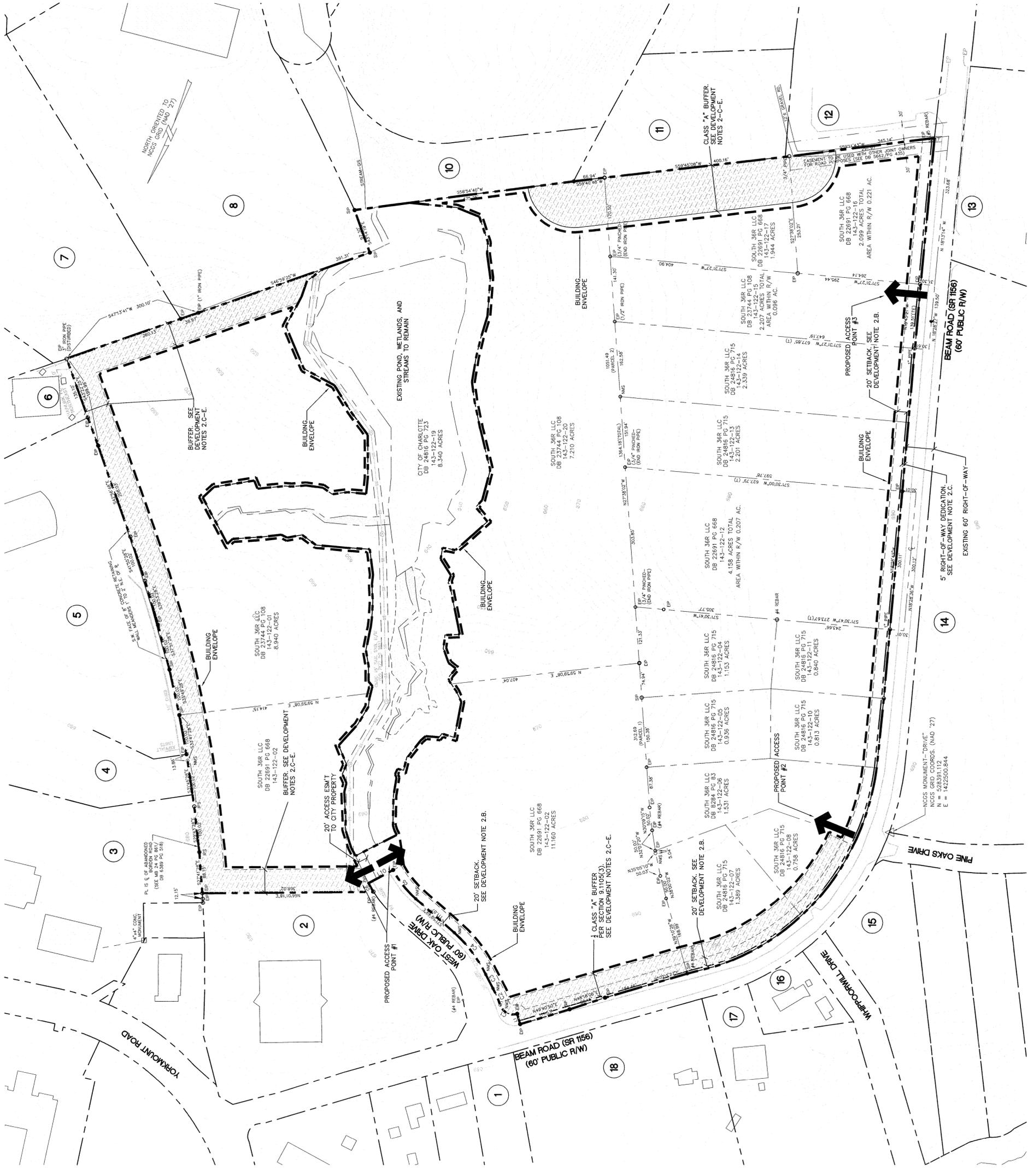
**FOR PUBLIC HEARING**  
 PETITION # XXX-XXX



**REZONING PROPERTY / VICINITY MAP N.T.S.**  
**SURVEY DISCLAIMER**  
 SURVEY FOR MID-SOUTH REALTY PREPARED BY ESP ASSOCIATES, 1000 LAKEMONT BLVD., FORT MILL, SC 29705, (704) 383-4949 ON 8-15-07.

**PROPERTY 1: REZONING SUMMARY**  
**PETITIONER:** MID-SOUTH REALTY  
 POST OFFICE BOX 30456  
 CHARLOTTE, NORTH CAROLINA 28230  
**EXISTING ZONING:** O-1, O-15(CD)  
**PROPOSED ZONING:** I-1 (CD)  
**PARCELS:** 143-122-01 143-122-06 143-122-11 143-122-15  
 143-122-02 143-122-07 143-122-12 143-122-16  
 143-122-04 143-122-08 143-122-13 143-122-17  
 143-122-05 143-122-10 143-122-14 143-122-20  
**SITE AREA:** 49.6 +/- ACRES (TOTAL)  
**MAXIMUM BUILDING AREA:** 850,000 SQ. FT.

**PROPERTY 2: REZONING SUMMARY**  
**PETITIONER:** CITY OF CHARLOTTE  
 600 EAST 4TH STREET  
 CHARLOTTE, NORTH CAROLINA 28202  
**EXISTING ZONING:** O-1, O-15(CD)  
**PROPOSED ZONING:** I-1 (CD)  
**PARCELS:** 143-122-19  
**SITE AREA:** 8.3 +/- ACRES  
**MAXIMUM BUILDING AREA:** ZERO. EXISTING POND TO REMAIN.



## ADJACENT PROPERTY OWNERS

1. LAKEPONTE JOINT VENTURE  
CITY OF CHARLOTTE  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 141-054-10  
LAND AREA: 0.04 AC.  
ZONING: R-3  
LAND USE: VACANT
2. ACOSTA CAROLINA GROUP LLC  
PO BOX 551728  
CHARLOTTE, NC 28245  
PID: 143-122-18  
LAND AREA: 4.46 AC.  
ZONING: OFFICE /  
WAREHOUSE  
LAND USE: OFFICE
3. LAKEPONTE UNIT, RENAISSANCE  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 143-121-15  
LAND AREA: 4.46 AC.  
ZONING: OFFICE /  
WAREHOUSE  
LAND USE: OFFICE
4. ASSOCIATION OF AMERICA  
ANNITY ASSOCIATION  
303 EAST WACKER DRIVE,  
CHICAGO, IL 60601  
PID: 143-121-30  
LAND AREA: 4.46 AC.  
ZONING: I-1 (CO)  
LAND USE: OFFICE
5. LAKEPONTE JOINT VENTURE  
CITY OF CHARLOTTE  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 141-054-10  
LAND AREA: 0.04 AC.  
ZONING: R-3  
LAND USE: VACANT
6. LAKEPONTE CHILDRENE  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 143-121-31  
LAND AREA: 4.46 AC.  
ZONING: I-1 (CO)  
LAND USE: VACANT
7. ASSOCIATION OF AMERICA  
ANNITY ASSOCIATION  
303 EAST WACKER DRIVE,  
CHICAGO, IL 60601  
PID: 143-121-30  
LAND AREA: 4.46 AC.  
ZONING: I-1 (CO)  
LAND USE: OFFICE
8. ASSOCIATION OF AMERICA  
ANNITY ASSOCIATION  
303 EAST WACKER DRIVE,  
CHICAGO, IL 60601  
PID: 143-121-30  
LAND AREA: 4.46 AC.  
ZONING: I-1 (CO)  
LAND USE: OFFICE
9. NOT USED
10. OK LAKEPONTE OFFICE PARK  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 143-121-31  
LAND AREA: 5.62 AC.  
ZONING: I-1 (CO)  
LAND USE: VACANT
11. ETHEL FENCHE PORTER AND  
PORTER  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 143-121-14  
LAND AREA: 1.56 AC.  
ZONING: R-3  
LAND USE: VACANT
12. OK LAKEPONTE OFFICE PARK  
LLC  
301 SOUTH COLLEGE STREET,  
CHARLOTTE, NC 28202  
PID: 143-121-31  
LAND AREA: 5.62 AC.  
ZONING: I-1 (CO)  
LAND USE: VACANT
13. CITI HOLDINGS LLC  
301 BEAM ROAD  
CHARLOTTE, NC 28217  
PID: 141-054-31  
LAND AREA: 3.88 AC.  
ZONING: B-D (CO)  
LAND USE: WAREHOUSE
14. WATERS CONSTRUCTION  
COMPANY, INC.  
301 BEAM ROAD  
CHARLOTTE, NC 28217  
PID: 141-054-08  
LAND AREA: 3.88 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
15. CITY OF CHARLOTTE  
600 EAST 4TH STREET  
CHARLOTTE, NC 28202  
PID: 141-054-09  
LAND AREA: 1.56 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
16. CITY OF CHARLOTTE  
600 EAST 4TH STREET  
CHARLOTTE, NC 28202  
PID: 141-054-09  
LAND AREA: 1.56 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
17. RUSSELL RAY FURR

## PROPERTY 1: DEVELOPMENT STANDARDS:

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE BUILDING ENVELOPE DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE AREA DEDICATED TO DEVELOPMENT.

1. PERMITTED USES AND MAXIMUM DEVELOPMENT  
A. THE SITE SHALL BE DEVOTED TO I-1 USES PERMITTED BY RIGHT OR UNDER PRESCRIBED NOTICE AREAS ALLOWED UNDER THE ORDINANCE IN THE I-1 DISTRICT, SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:  
B. DESIGN AND PERFORMANCE STANDARDS  
A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR AN I-1 DISTRICT FOR SIGNAGE, SCREENING, AND LANDSCAPING EXCEPT AS NOTED BELOW.  
B. THE MINIMUM SETBACK ON BEAM ROAD AND WEST OAK DRIVE IS 20' AS SHOWN ON THE REZONING PLAN.  
C. BUFFER WIDTHS SHOWN ASSUME USES OF "LIGHT" MANUFACTURING AND/OR WAREHOUSING. IF HEAVY MANUFACTURING OR OTHER INDUSTRIAL USES, BUFFER WIDTHS MAY BE INCREASED.  
D. BUFFERS WITHIN SHOWN ASSUME LOT SIZES OF 10 ACRES OR MORE. IF LOT SIZES ARE LESS THAN 10 ACRES, THEN BUFFER WIDTHS MAY BE DECREASED ACCORDING TO TABLE 12.302(6).  
E. BUFFERS MAY BE REDUCED BY 25% IF A WALL, FENCE, OR BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE, EXCEPT FOR BUFFERS THAT ARE REQUIRED BETWEEN INDUSTRIAL ZONED OR USE PROPERTY ABUTTING RESIDENTIALLY ZONED OR USE PROPERTY, IN WHICH CASE THE BUFFER SHALL BE REDUCED BY 25% IF A BERM IS PROVIDED THAT MEETS THE STANDARDS OF THE ORDINANCE.  
F. ALL PREEXISTING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHIELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.  
G. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.  
H. OFF-STREET VEHICULAR PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.  
I. REQUIRED OPEN SPACE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
3. STORM WATER MANAGEMENT  
A. THE PETITIONERS SHALL ABIDE BY THE S.W.M. STREAM BUFFER REGULATIONS WHERE APPLICABLE.  
B. THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (NET PONDS, EXTENDED DRY DETENTION, BIO-RETENTION, ETC.) SHALL BE INCORPORATED INTO THE SITE AND WILL BE DESIGNED TO MEET OR EXCEED THE POST-CONSTRUCTION CONTROL ORDINANCE REQUIREMENTS.
4. TRANSPORTATION COMMENTS  
A. THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT LOCATIONS OF THE ACCESS DRIVES MAY VARY DUE TO FINAL BUILDING LAYOUT AND APPROVAL FROM CDD/NCDD.  
B. BEAM ROAD IS CLASSIFIED AS A MINOR ARTERIAL (CLASS IV) AND IS SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM THROUGHFARE CENTERLINE.  
C. THE REZONING PLAN IS GENERAL IN NATURE, MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/CIRCULATION SHALL BE ALLOWED, SO LONG AS THE OVERALL INTENT IS MAINTAINED.
5. AMENDMENTS TO REZONING PLAN  
A. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE REQUESTED BY THE PETITIONER. ANY SUCH REQUEST SHALL BE REVIEWED BY THE CITY OF CHARLOTTE. THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.  
B. THE PETITIONER SHALL BE ALLOWED MINOR VARIATIONS TO THE BUILDING ENVELOPES ON THE REZONING PLAN SO LONG AS THE OVERALL USE AND SQUARE FOOTAGE REQUIREMENTS ARE MET AND SO LONG AS OTHER MORE LIMITING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.  
C. THE REZONING PLAN IS GENERAL IN NATURE, MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/CIRCULATION SHALL BE ALLOWED, SO LONG AS THE OVERALL INTENT IS MAINTAINED.
6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS  
A. IF THIS REZONING PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL UNLESS OTHERWISE PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND ALL SUCCESSOR OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

13. CITI HOLDINGS LLC  
301 BEAM ROAD  
CHARLOTTE, NC 28217  
PID: 141-054-31  
LAND AREA: 3.88 AC.  
ZONING: B-D (CO)  
LAND USE: WAREHOUSE
14. WATERS CONSTRUCTION  
COMPANY, INC.  
301 BEAM ROAD  
CHARLOTTE, NC 28217  
PID: 141-054-08  
LAND AREA: 3.88 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
15. CITY OF CHARLOTTE  
600 EAST 4TH STREET  
CHARLOTTE, NC 28202  
PID: 141-054-09  
LAND AREA: 1.56 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
16. CITY OF CHARLOTTE  
600 EAST 4TH STREET  
CHARLOTTE, NC 28202  
PID: 141-054-09  
LAND AREA: 1.56 AC.  
ZONING: R-3  
LAND USE: SINGLE  
FAMILY
17. RUSSELL RAY FURR

## PROPERTY 1: USES PERMITTED BY RIGHT:

THE FOLLOWING USES SHALL BE PERMITTED BY RIGHT IN THE I-1 DISTRICT IF THEY MEET THE STANDARDS ESTABLISHED IN THIS SECTION AND ALL OTHER REQUIREMENTS OF THESE REGULATIONS:

1. ASSEMBLY OR FABRICATION OF PREVIOUSLY MANUFACTURED PARTS, INCLUDING BUT NOT LIMITED TO:  
A. APPAREL AND OTHER TEXTILE PRODUCTS  
B. ELECTRICAL AND OTHER ELECTRICAL EQUIPMENT  
C. ELECTRICAL GENERATOR AND DISTRIBUTION EQUIPMENT  
D. FABRIC SAMPLES  
E. FURNITURE AND FIXTURES  
F. INDUSTRIAL MACHINERY AND EQUIPMENT  
G. INSTRUMENTS AND RELATED PRODUCTS  
H. LEATHER AND LEATHER PRODUCTS, EXCLUDING TANNING OR CURING OF LEATHER  
I. LUMBER AND WOOD PRODUCTS  
J. PAPER AND ALIED PRODUCTS  
K. PLASTIC AND RUBBER PRODUCTS  
L. METAL PRODUCTS  
M. TRANSPORTATION EQUIPMENT  
N. OTHER SIMILAR USES
2. AUCTION SALES
3. AUTOMOTIVE REPAIR GARAGES, INCLUDING TRACTOR TRUCKS AND ACCOMPANYING TRAILER UNITS
4. BAKERIES, RETAIL AND WHOLESALE
5. BARBER AND BEAUTY SHOPS
6. BOAT AND SHIP SALES AND REPAIR
7. BUILDING MAINTENANCE SERVICE
8. CAR WASHES
9. CATALOG AND MAIL-ORDER HOUSES
10. CIVIC, SOCIAL SERVICE AND FRATERNAL FACILITIES
11. CLINICS, MEDICAL DENTAL AND OPTICAL
12. CLINICS, VETERINARY
13. CONTRACTOR OFFICES, AND ACCESSORY STORAGE, EXCLUDING THE STORAGE OF CONSTRUCTION EQUIPMENT
14. DISTRIBUTIVE BUSINESSES
15. DRY CLEANING AND LAUNDRY ESTABLISHMENTS
16. ENGRAVING
17. FINANCIAL INSTITUTIONS, UP TO 70,000 SF
18. FLORESTS, RETAIL AND WHOLESALE
19. GOVERNMENT BUILDINGS UP TO 400,000 SF AND RECREATION CENTERS UP TO 300,000 SF
20. GRAPHICS RESEARCH AND PRODUCTION
21. HIGHWAY AND RAILROAD RIGHTS-OF-WAY
22. HOTELS AND MOTELS
23. INDOOR RECREATION
24. LABORATORIES, MEDICAL, DENTAL, AND OPTICAL
25. TESTING OF PRODUCTS, MANUFACTURE, PROCESSES OR FABRICATION
26. LOCKSMITHS AND GUNSMITHS
27. MANUFACTURED HOUSING REPAIR
28. MANUFACTURER'S REPRESENTATIVES, INCLUDING OFFICES, AND REPAIR AND SERVICE FACILITIES
29. MUSIC USE SHOWROOMS, INCLUDING WAREHOUSING IN A SINGLE BUILDING
30. OFFICES UP TO 400,000 SF
31. OUTDOOR SEASONAL SALES
32. PARKS, GREENWAYS AND ARBRETUAMS
33. PEST CONTROL AND DISINFECTING SERVICES
34. POST OFFICES
35. PRINTING AND PUBLISHING
36. RADIO AND TELEVISION STATIONS AND/OR OFFICES
37. RELIGIOUS INSTITUTIONS
38. REPAIR OF ANY GOODS, EQUIPMENT AND VEHICLES, THE MANUFACTURE, ASSEMBLY OR SALES OF WHICH ARE PERMITTED IN THAT DISTRICT
39. RESTAURANTS
40. RESTAURANTS, DRIVE-IN SERVICES
41. RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESSES, INCLUDING SERVICE SERVICES UP TO 70,000 SF
42. SIGN ROOMS UP TO 70,000 SF
43. SIGN PAINTING EXCLUSIVE OF MANUFACTURE
44. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, CRAFTSMEN, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND JEWELERS, INCLUDING RETAIL AND THROUGHFARE JEWELRY
45. VOCATIONAL SCHOOLS
46. WAREHOUSING WITHIN AN ENCLOSED BUILDING
47. WHOLESALE SALES ESTABLISHMENTS

1. ADULT CARE CENTER, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
2. ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET, PROVIDED THAT:  
A. THE USE MAY NOT BE OPEN TO THE PUBLIC ON ANY DAYS OF THE WEEK OTHER THAN FRIDAY, SATURDAY AND SUNDAY;  
B. THE MINIMUM LOT SIZE SHALL BE 10 ACRES;  
C. THE USE'S OPERATIONS, INCLUDING THE STORAGE OF INVENTORY, MUST BE HOUSED ENTIRELY WITHIN AN ENCLOSED STRUCTURE;  
D. THE STRUCTURE WITHIN WHICH THE USE IS OPERATED MUST BE A WAREHOUSE FACILITY WHICH IS CAPABLE OF HOLDING AT LEAST 100,000 SQUARE FEET OF COMMODITIES AND CONTAIN A MINIMUM OF 100,000 SQUARE FEET OF ENCLOSED SPACE;  
E. THE STRUCTURE MUST PROVIDE FOR CLEAR STORAGE TO A HEIGHT OF AT LEAST 26 FEET IN ALL STORAGE AREAS AND MAY NOT CONTAIN MORE THAN 5,000 SQUARE FEET OF OFFICE SPACE;  
F. VEHICLE ACCESS TO THE USE MAY NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS V) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET;  
G. THE USE MUST SATISFY THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING FOR RETAIL ESTABLISHMENTS AS PROVIDED UNDER TABLE 12.302; AND  
H. ENCLOSED SHALL MEET STANDARDS AND REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE AND THE CITY FIRE DEPARTMENT THAT MAY BE APPLICABLE THERE TO.
3. BUILDING MATERIAL SALES, RETAIL AND WHOLESALE (PETITION NO. 2008-112, § 9.1103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.  
B. BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF 12.513.
4. CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS SECTION 12.502. (PETITION NO. 2003-008, § 9.1103(4), 2-17-03)
5. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531 (PETITION NO. 2001-150, § 9.1103(13)(202))
6. DAY LABOR SERVICE AGENCY, SUBJECT TO THE REGULATIONS OF SECTION 12.530
7. DONATION DROP-OFF FACILITY, SUBJECT TO THE REGULATIONS OF SECTION 12.532. (PETITION NO. 2004-39, § 9.1103(4.5)(09/20/04))
8. EQUIPMENT RENTAL AND LEASING (PETITION NO. 2008-712, § 9.103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
9. FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE (PETITION NO. 2008-712, § 9.103(18), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC
10. KENNELS, COMMERCIAL PROVIDED THAT: THE USE MUST BE LOCATED AT LEAST 300 FEET FROM A RESIDENTIAL ZONING DISTRICT.
11. LARGE CHURCH CENTERS, SUBJECT TO REGULATIONS OF SECTION 12.503.
12. MANUFACTURING (L27A) USES (PETITION NO. 2008-172, § 9.103(27), 7/07/07), (PETITION NO. 2009-045, § 9.103(27A), 07/20/09)  
A. USES:  
1. ALCOHOLIC BEVERAGES, UP TO 5,000 SQUARE FEET BEVERAGES  
2. BATTERIES  
3. BOAT AND SHIP BUILDING  
4. BROOMS AND BRUSHES  
5. BURIAL CASKETS  
6. CANDY AND CONFECTIONERY PRODUCTS  
7. CIGARETTES, CIGARS AND CHEWING TOBACCO  
8. COMMUNICATIONS EQUIPMENT  
9. COMPUTER AND OFFICE EQUIPMENT  
10. COSMETIC JEWELRY AND NOTIONS  
11. DART PRODUCTS  
12. ELECTRICAL LIGHTING AND WIRING EQUIPMENT  
13. ELECTRICAL COMPONENTS AND ACCESSORIES  
14. FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES  
15. GRAN MIL PRODUITS  
16. HOUSEHOLD APPLIANCES  
17. HOUSEHOLD APPLIANCES  
18. JEWELRY, SILVERWARE, AND PLATED WARE  
19. MEASURING AND CONTROLLING DEVICES  
20. MEAT PRODUCTS, EXCLUDING SLAUGHTERING AND DRESSING  
21. MEDICAL INSTRUMENTS AND SUPPLIES  
22. MUSICAL INSTRUMENTS  
23. OPHTHALMIC GOODS  
24. PENS, PENCILS, OFFICE AND ART SUPPLIES  
25. PHARMACEUTICALS  
26. PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS  
27. PRESERVED FRUITS TS AND VEGETABLES  
28. PUMPS  
29. SEARCH AND NAVIGATION EQUIPMENT  
30. SIGNS  
31. TOYS AND SPORTING GOODS  
32. WATCHES, CLOCKS, WATCHCASES AND PARTS  
33. OTHER SIMILAR USES

## PROPERTY 1: USES PERMITTED UNDER PRESCRIBED CONDITIONS:

THE FOLLOWING USES SHALL BE PERMITTED IN THE I-1 DISTRICT IF THEY MEET THE STANDARDS ESTABLISHED IN THIS SECTION AND ALL OTHER REQUIREMENTS OF THESE REGULATIONS:

1. ADULT CARE CENTER, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
2. ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET, PROVIDED THAT:  
A. THE USE MAY NOT BE OPEN TO THE PUBLIC ON ANY DAYS OF THE WEEK OTHER THAN FRIDAY, SATURDAY AND SUNDAY;  
B. THE MINIMUM LOT SIZE SHALL BE 10 ACRES;  
C. THE USE'S OPERATIONS, INCLUDING THE STORAGE OF INVENTORY, MUST BE HOUSED ENTIRELY WITHIN AN ENCLOSED STRUCTURE;  
D. THE STRUCTURE WITHIN WHICH THE USE IS OPERATED MUST BE A WAREHOUSE FACILITY WHICH IS CAPABLE OF HOLDING AT LEAST 100,000 SQUARE FEET OF COMMODITIES AND CONTAIN A MINIMUM OF 100,000 SQUARE FEET OF ENCLOSED SPACE;  
E. THE STRUCTURE MUST PROVIDE FOR CLEAR STORAGE TO A HEIGHT OF AT LEAST 26 FEET IN ALL STORAGE AREAS AND MAY NOT CONTAIN MORE THAN 5,000 SQUARE FEET OF OFFICE SPACE;  
F. VEHICLE ACCESS TO THE USE MAY NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS V) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET;  
G. THE USE MUST SATISFY THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING FOR RETAIL ESTABLISHMENTS AS PROVIDED UNDER TABLE 12.302; AND  
H. ENCLOSED SHALL MEET STANDARDS AND REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE AND THE CITY FIRE DEPARTMENT THAT MAY BE APPLICABLE THERE TO.
3. BUILDING MATERIAL SALES, RETAIL AND WHOLESALE (PETITION NO. 2008-112, § 9.1103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.  
B. BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF 12.513.
4. CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS SECTION 12.502. (PETITION NO. 2003-008, § 9.1103(4), 2-17-03)
5. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531 (PETITION NO. 2001-150, § 9.1103(13)(202))
6. DAY LABOR SERVICE AGENCY, SUBJECT TO THE REGULATIONS OF SECTION 12.530
7. DONATION DROP-OFF FACILITY, SUBJECT TO THE REGULATIONS OF SECTION 12.532. (PETITION NO. 2004-39, § 9.1103(4.5)(09/20/04))
8. EQUIPMENT RENTAL AND LEASING (PETITION NO. 2008-712, § 9.103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
9. FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE (PETITION NO. 2008-712, § 9.103(18), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC
10. KENNELS, COMMERCIAL PROVIDED THAT: THE USE MUST BE LOCATED AT LEAST 300 FEET FROM A RESIDENTIAL ZONING DISTRICT.
11. LARGE CHURCH CENTERS, SUBJECT TO REGULATIONS OF SECTION 12.503.
12. MANUFACTURING (L27A) USES (PETITION NO. 2008-172, § 9.103(27), 7/07/07), (PETITION NO. 2009-045, § 9.103(27A), 07/20/09)  
A. USES:  
1. ALCOHOLIC BEVERAGES, UP TO 5,000 SQUARE FEET BEVERAGES  
2. BATTERIES  
3. BOAT AND SHIP BUILDING  
4. BROOMS AND BRUSHES  
5. BURIAL CASKETS  
6. CANDY AND CONFECTIONERY PRODUCTS  
7. CIGARETTES, CIGARS AND CHEWING TOBACCO  
8. COMMUNICATIONS EQUIPMENT  
9. COMPUTER AND OFFICE EQUIPMENT  
10. COSMETIC JEWELRY AND NOTIONS  
11. DART PRODUCTS  
12. ELECTRICAL LIGHTING AND WIRING EQUIPMENT  
13. ELECTRICAL COMPONENTS AND ACCESSORIES  
14. FABRICATED METAL PRODUCTS, EXCLUDING USE OF BLAST FURNACES OR DROP FORGES  
15. GRAN MIL PRODUITS  
16. HOUSEHOLD APPLIANCES  
17. HOUSEHOLD APPLIANCES  
18. JEWELRY, SILVERWARE, AND PLATED WARE  
19. MEASURING AND CONTROLLING DEVICES  
20. MEAT PRODUCTS, EXCLUDING SLAUGHTERING AND DRESSING  
21. MEDICAL INSTRUMENTS AND SUPPLIES  
22. MUSICAL INSTRUMENTS  
23. OPHTHALMIC GOODS  
24. PENS, PENCILS, OFFICE AND ART SUPPLIES  
25. PHARMACEUTICALS  
26. PLASTIC PRODUCTS, FABRICATED FROM PREVIOUSLY PREPARED PLASTIC MATERIALS  
27. PRESERVED FRUITS TS AND VEGETABLES  
28. PUMPS  
29. SEARCH AND NAVIGATION EQUIPMENT  
30. SIGNS  
31. TOYS AND SPORTING GOODS  
32. WATCHES, CLOCKS, WATCHCASES AND PARTS  
33. OTHER SIMILAR USES

1. ADULT CARE CENTER, SUBJECT TO THE REGULATIONS OF SECTION 12.502.
2. ANY ESTABLISHMENT CONTAINING MORE THAN 70,000 SQUARE FEET OF ENCLOSED SPACE ENGAGED IN THE OPERATION OF A FLEA MARKET, PROVIDED THAT:  
A. THE USE MAY NOT BE OPEN TO THE PUBLIC ON ANY DAYS OF THE WEEK OTHER THAN FRIDAY, SATURDAY AND SUNDAY;  
B. THE MINIMUM LOT SIZE SHALL BE 10 ACRES;  
C. THE USE'S OPERATIONS, INCLUDING THE STORAGE OF INVENTORY, MUST BE HOUSED ENTIRELY WITHIN AN ENCLOSED STRUCTURE;  
D. THE STRUCTURE WITHIN WHICH THE USE IS OPERATED MUST BE A WAREHOUSE FACILITY WHICH IS CAPABLE OF HOLDING AT LEAST 100,000 SQUARE FEET OF COMMODITIES AND CONTAIN A MINIMUM OF 100,000 SQUARE FEET OF ENCLOSED SPACE;  
E. THE STRUCTURE MUST PROVIDE FOR CLEAR STORAGE TO A HEIGHT OF AT LEAST 26 FEET IN ALL STORAGE AREAS AND MAY NOT CONTAIN MORE THAN 5,000 SQUARE FEET OF OFFICE SPACE;  
F. VEHICLE ACCESS TO THE USE MAY NOT BE PROVIDED BY WAY OF A RESIDENTIAL LOCAL (CLASS V) STREET OR RESIDENTIAL COLLECTOR (CLASS V) STREET;  
G. THE USE MUST SATISFY THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING FOR RETAIL ESTABLISHMENTS AS PROVIDED UNDER TABLE 12.302; AND  
H. ENCLOSED SHALL MEET STANDARDS AND REQUIREMENTS OF THE NORTH CAROLINA BUILDING CODE AND THE CITY FIRE DEPARTMENT THAT MAY BE APPLICABLE THERE TO.
3. BUILDING MATERIAL SALES, RETAIL AND WHOLESALE (PETITION NO. 2008-112, § 9.1103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.  
B. BUS STOP SHELTERS, SUBJECT TO THE REGULATIONS OF 12.513.
4. CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS SECTION 12.502. (PETITION NO. 2003-008, § 9.1103(4), 2-17-03)
5. COMMERCIAL ROOMING HOUSES, SUBJECT TO THE REGULATIONS OF SECTION 12.531 (PETITION NO. 2001-150, § 9.1103(13)(202))
6. DAY LABOR SERVICE AGENCY, SUBJECT TO THE REGULATIONS OF SECTION 12.530
7. DONATION DROP-OFF FACILITY, SUBJECT TO THE REGULATIONS OF SECTION 12.532. (PETITION NO. 2004-39, § 9.1103(4.5)(09/20/04))
8. EQUIPMENT RENTAL AND LEASING (PETITION NO. 2008-712, § 9.103(7), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC.
9. FENCE AND FENCE MATERIALS, RETAIL AND WHOLESALE (PETITION NO. 2008-712, § 9.103(18), 10/17/07)  
A. PRIMARY VEHICULAR ACCESS TO THE USE SHALL BE PROVIDED BY A CLASS II (LIMITED ACCESS ARTERIAL), CLASS III (MAJOR ARTERIAL), CLASS III-C (COMMERCIAL ARTERIAL), CLASS IV (MINOR ARTERIAL), CLASS V-C (COMMERCIAL STREET), OR BY A COMMERCIAL CUL-DE-SAC
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**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

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## CITY PARCEL

143-122-19

Beam Road

Charlotte, North Carolina

North Carolina 28284

## TECHNICAL DATA SHEET

Petition #:

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RZ1.1 of 2

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FOR PUBLIC HEARING  
PETITION # XXX-XXX