



7-30-20

**TIDEWATER ENGINEERING, INC.**  
 200 PLANTATION CHASE, SUITE 14  
 ST. SIMONS ISLAND, GEORGIA 31522  
 PHONE (912) 268-2164 FAX (912) 289-0361

**SITE DEVELOPMENT DATA:**

TAX PARCEL ID: A PORTION OF 03327114  
 SITE ACREAGE: 0.35 AC.  
 EXISTING ZONING: B1CD  
 PROPOSED ZONING: B2CD  
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED ALLOWABLE HEIGHT (40').  
 PARKING: PARKING AS REQUIRED BY THE ZONING WILL BE PROVIDED.

**CONDITIONAL DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS:**

A. 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 6.207 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, 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 THAT MAY BE APPLICABLE TO THE SITE.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THIS SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

**PURPOSE:**

TO DEVELOP A SMALL DRIVE-IN RESTAURANT AS PART OF AN EXISTING CENTER TO NEIGHBORHOOD SERVICES AND RETAIL USES.

**PERMITTED USES:**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE THAT ARE PERMITTED IN THE B-1 DISTRICT AND PROPOSED B-2 CD DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY SPECIFIC PROVISIONS OF THIS SITE PLAN. DEVELOPMENT ON THE SITE WILL NOT EXCEED A TOTAL OF 1,500 SQUARE FEET OF FLOOR AREA.

**TRANSPORTATION:**

A. THE SITE WILL UTILIZE EXISTING DRIVEWAYS THAT SERVE THE EXISTING SHOPPING CENTER AS GENERALLY DEPICTED ON THE SITE PLAN.  
 B. PARKING AND CIRCULATION AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS:**

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE B-2 DISTRICT AND WITH THE FOLLOWING ADDITIONAL REQUIREMENTS. APPEARANCE OF THE BUILDING SHALL BE CONTROLLED THROUGH RESTRICTIVE COVENANTS PREVIOUSLY DEVELOPED FOR THE EXISTING SHOPPING CENTER SITE MASONRY.

**STREETSCAPE AND LANDSCAPING:**

RESERVED.

**ENVIRONMENTAL FEATURES:**

RESERVED.

**PARKS, GREENWAYS, AND OPEN SPACE:**

RESERVED.

**FIRE PROTECTION:**

RESERVED.

**SIGNAGE:**

RESERVED.

**LIGHTING:**

A. ALL OUTDOOR LIGHTING SHALL BE "FLUSH LENS", SHOEBOX TYPE LIGHTING AS IS INSTALLED WITHIN THE EXISTING SHOPPING CENTER SITE. HOWEVER, LOWER, DECORATIVE STREET LIGHTING MAY ALSO BE INSTALLED ALONG INTERIOR STREETS OR SIDEWALKS. SITE LIGHTING WILL BE LIMITED TO 30 FEET IN HEIGHT AND NO "WALL PAK" LIGHTING WILL BE INSTALLED EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF THE BUILDING WILL BE PERMITTED.

**PHASING:**

RESERVED.

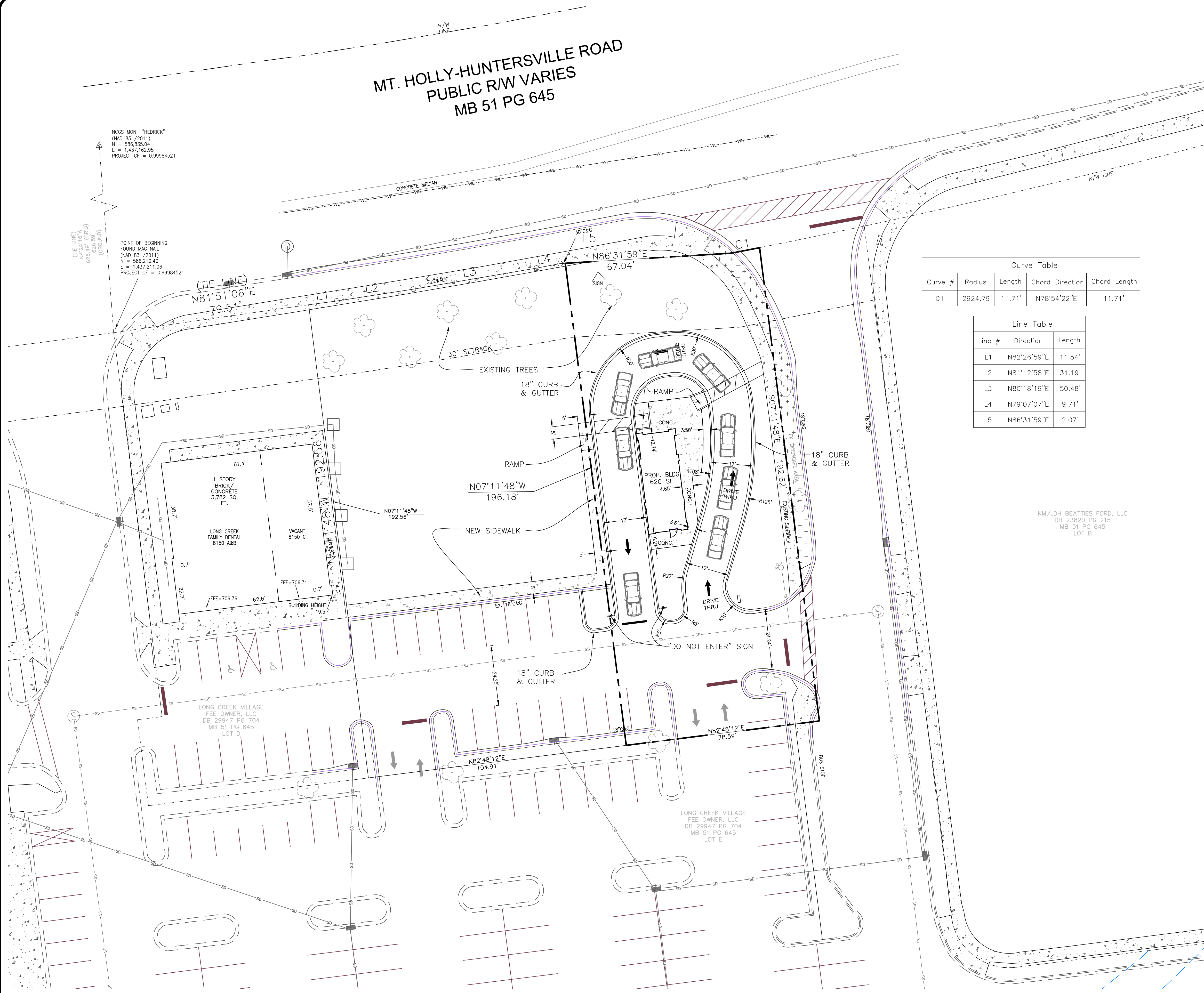
INITIAL SUBMISSION: 09/21/20, 1.0

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C1	2924.79'	11.71'	N78°54'22"E	11.71'

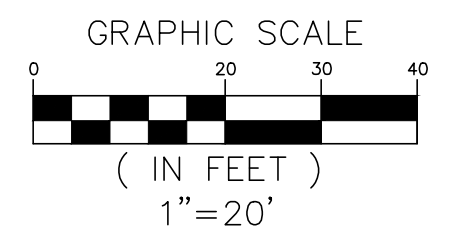
Line Table

Line #	Direction	Length
L1	N82°26'59"E	11.54'
L2	N81°12'58"E	31.19'
L3	N80°18'19"E	50.48'
L4	N79°07'07"E	9.71'
L5	N86°31'59"E	2.07'



**FLOOD MAP AND VERTICAL DATUM INFORMATION:**

ELEVATIONS ARE NAVD 88. PROPERTY IS LOCATED IN FEMA FLOOD PANEL: 3710453800K DATED: 9/2/2015 ZONE: X (NOT IN 100 YEAR FLOOD).



CALL 811 BEFORE YOU DIG

REV.	DATE:	DESCRIPTION

**THE HUMAN BEAN**  
**LONG CREEK VILLAGE**  
**CHARLOTTE, NC**  
**ZONING EXHIBIT**

DRAWN: pss  
 APPROVED: pss  
 DATE: 7-30-20  
 PROJ#: 20-036  
 SCALE: AS SHOWN