

CITY OF CHARLOTTE
REZONING PETITION NO. 2022-152
7/11/2023

Development Data Table:

Site Area: +/- .874 acres
Tax Parcel: 15906178
Existing Zoning: R-5, O-2
Proposed Zoning: B-2(CD)
Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in B-2 except as listed below
Maximum Building Height: As specified in the ordinance
Parking: As specified in the ordinance

Conditional Notes specific to parcel 159-061-78

A. Permitted Uses

1) All uses permitted by right and under prescribed conditions in the B-2 District with the exception of the following:

- a) Jails and prisons
- b) Automobile service stations, including minor adjustments, repair, and lubrication
- c) Auction sales
- d) Automobiles, truck and utility trailer rental
- e) Automotive repair garages, including engine overhaul, body, and paint shops, and similar operations
- f) Automotive sales and repairs, including tractor-trucks, but not accompanying trailer units
- g) Boat and ship sales, and repairs
- h) Car washes
- i) Dry cleaning and laundry establishments, up to 10,000 square feet
- j) Eating, Drinking and Entertainment Establishments (Type 1) with drive-in service as a principal use
- k) Fences and fence materials, retail sales
- l) Manufactured housing sales and repair
- m) Telecommunications and data storage facility
- n) Tire recapping and retreading
- o) Adult establishments
- p) Beneficial fill sites
- q) Bus and train terminals
- r) Construction and demolition (C & D) landfills
- s) Crematorium, animal
- t) Land clearing and inert debris (LCID): off-site
- u) Land clearing and inert landfill (LCID): on-site
- v) Pet services indoor/outdoor
- w) Recycling centers, drop-off
- x) Temporary buildings and storage of materials
- y) Drive-in service windows as an accessory to a principal use

B. Outdoor uses shall be restricted to the hours of 7:00 am to 10:00 pm.

C. Outdoor music and entertainment shall be limited to the hours of:

- 1) Sunday through Thursday: 11:00 am - 8:30 pm
- 2) Friday and Saturday 11:00 am - 10:00 pm.
- 3) Live amplified outdoor performances shall be further limited to the hours of 12:00 pm (noon) until 8:30 pm and shall only be allowed on Friday - Sunday and weekdays that are designated as federal or state holidays.

D. All Music and entertainment will take place in the Outdoor Seating/Dining Area of the Restaurant on the patio

E. If onsite alcohol consumption is provided, then the use must also include food service.

F. If applicable, any ventilation/fan associated with food and beverage uses will be located either on the roof of the building or on the Char Meck Lane road frontage and shall not be located adjacent to single-family uses.