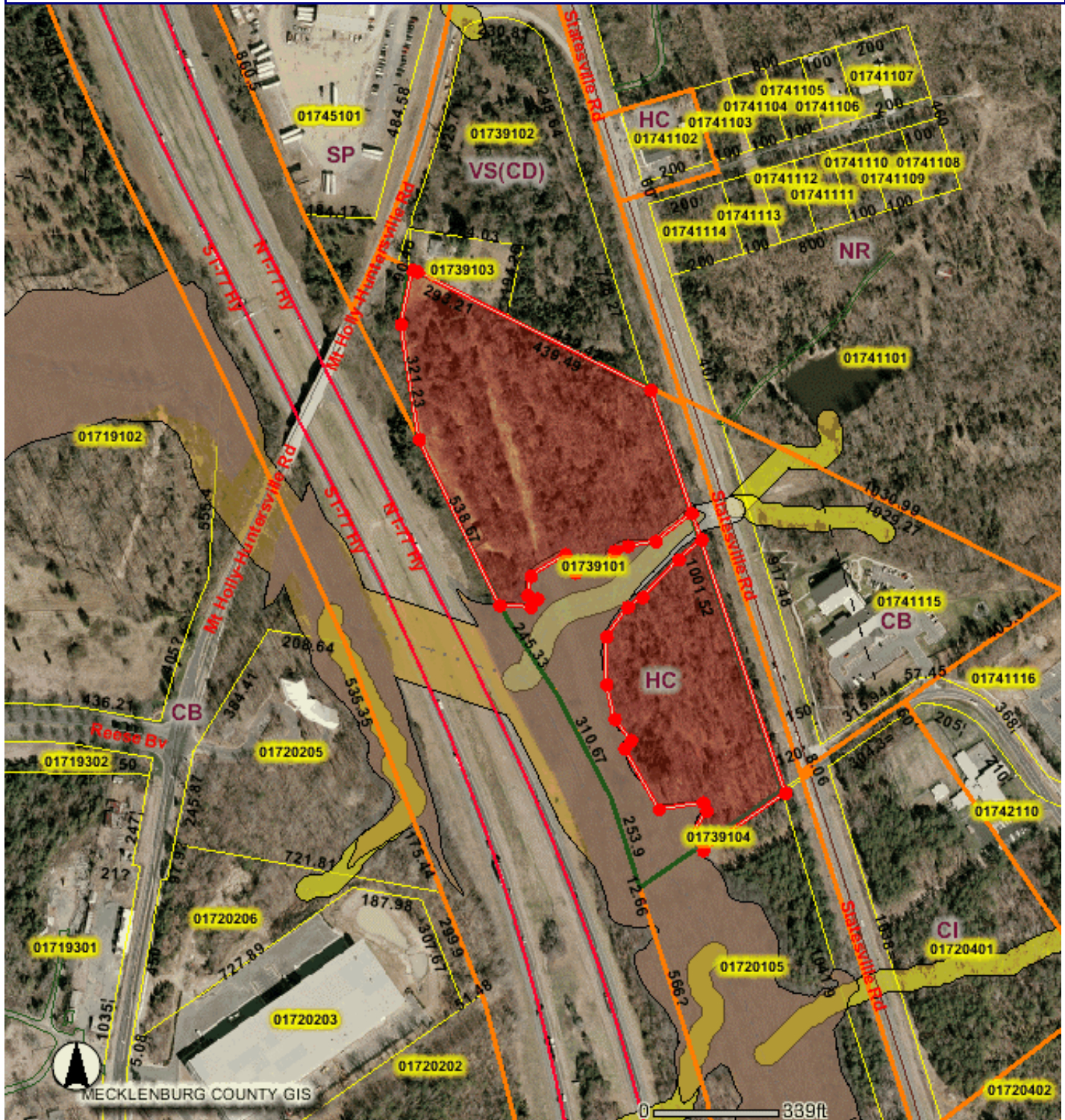




## JORDAN USABLE ACREAGE

Total Measure Line Length: 5017.81 Feet Total Measure Acreage: 14.51 Acres

This map is prepared for the inventory of real property within Mecklenburg County



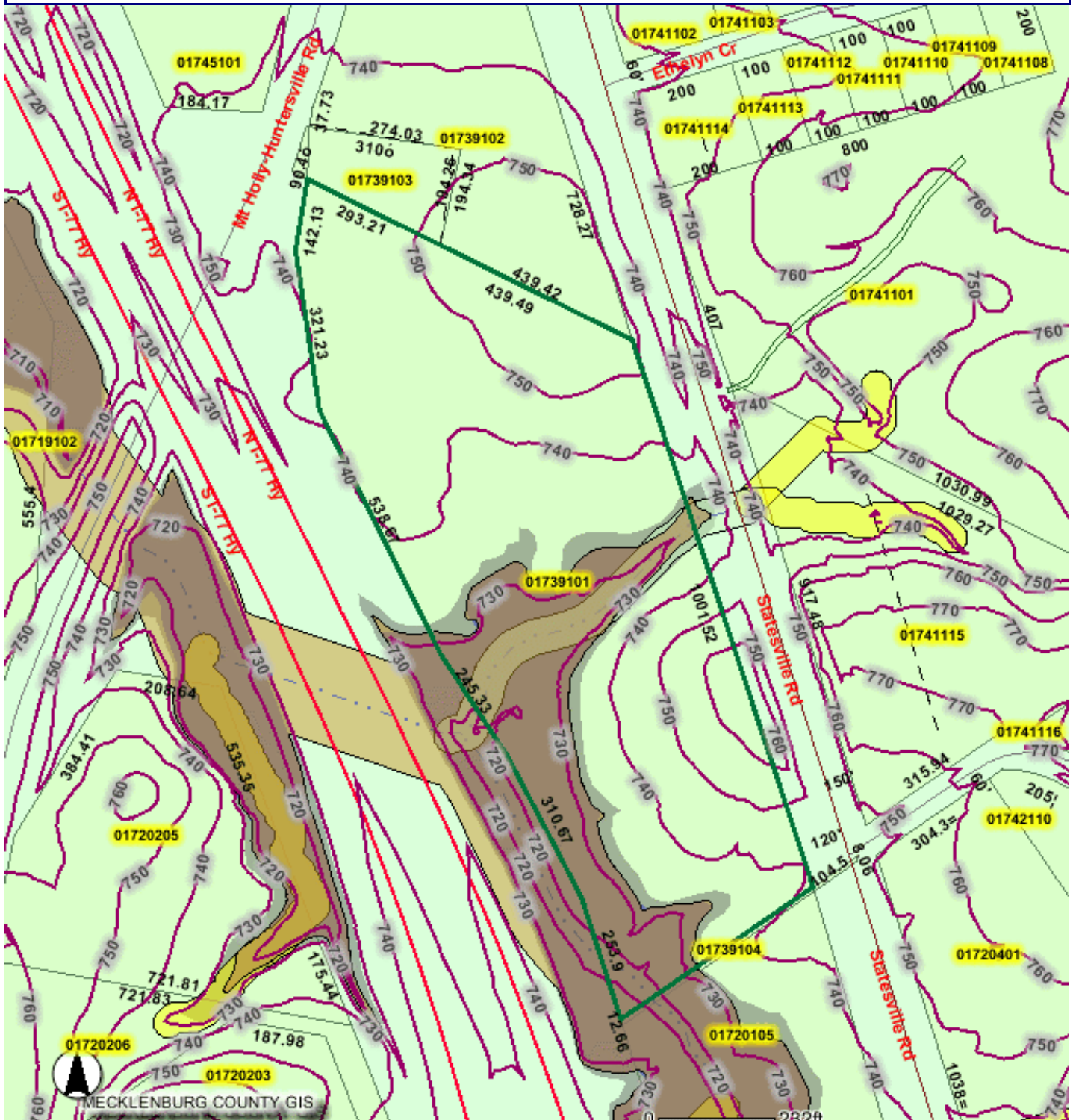
### CONTACT INFORMATION

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[lcore@southeastcommercial.com](mailto:lcore@southeastcommercial.com)  
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**SOUTH EAST**  
Commercial Real Estate Group Inc.

# JORDAN TOPOGRAPHY

10' contours



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Mecklenburg County, North Carolina

# POLARIS

Property Ownership Land Records Information System

Date Printed: Wed Sep 26 17:09:02 EDT 2007

## Jordan North Tract Usable

Total Measure Line Length: 2737.23 Feet Total Measure Acreage: 9.12 Acres



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Mecklenburg County, North Carolina

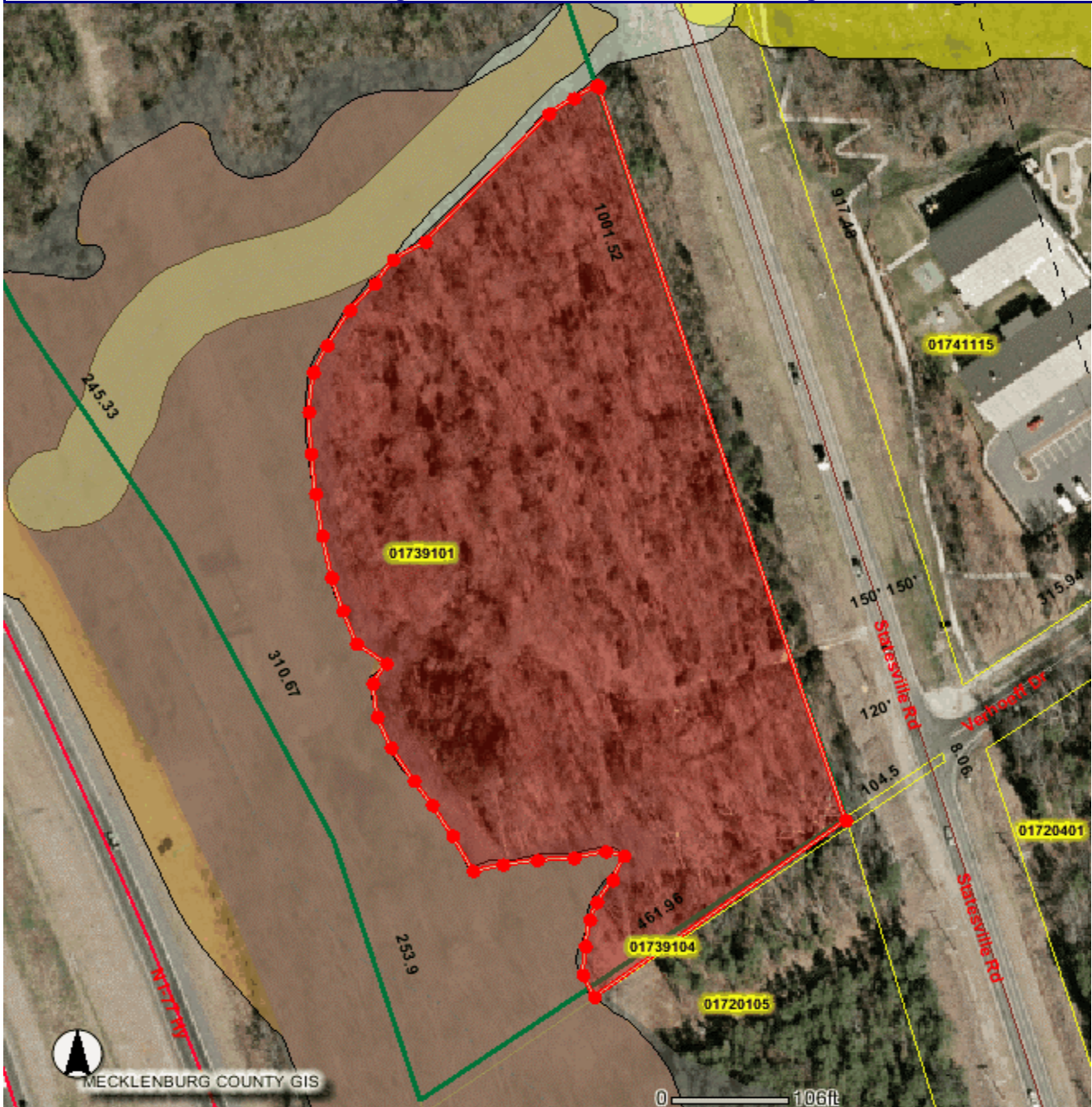
# POLARIS

Property Ownership Land Records Information System

Date Printed: Wed Sep 26 17:09:02 EDT 2007

## Jordan South Tract Usable

Total Measure Line Length: 2150.42 Feet Total Measure Acreage: 5.23 Acres



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### **3.2.7 HIGHWAY COMMERCIAL DISTRICT (HC)**

**Intent:** The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the Highway Commercial District will serve not only the Huntersville Community, but interstate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within the Town Center or Neighborhood Center Districts. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50-foot foliated buffer yard; and frontages on major or minor arterials will require formal street tree planting.

#### **a) Permitted Uses**

##### **Uses permitted by right**

- amusement facilities: all indoor uses
- armories for meetings and training of military organizations
- auction sales
- boarding or rooming houses for up to six roomers
- religious institutions
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- contractor offices and accessory storage yards, excluding the storage of general construction equipment and vehicles
- government buildings
- indoor and outdoor recreation
- multi-family homes
- nightclubs, music clubs, bars, and similar entertainment facilities
- pawnshops and second-hand shops
- single family homes
- vocational and technical schools
- wholesale sales with related office, storage and warehousing entirely within an enclosed building; truck terminals not permitted

##### **Uses permitted with conditions**

- adult establishments, (9.2)
- amusement facilities, outdoor, limited to par 3 golf courses, golf driving ranges, and archery ranges, (9.5)
- car wash, (9.6)
- commercial marinas, (9.43)
- day care center, (9.11)
- essential services 1 and 2, (9.14)
- gasoline service stations, including service and repair of motor vehicles, (9.22)
- hotels spaced 250' or more from residential or mixed use zones, (9.45)
- parks, (9.29)
- temporary outdoor sales of seasonal agricultural products (example: Christmas tree/pumpkin sales), (9.37)
- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- vehicle and boat service, rental, cleaning, mechanical repair, and body repair, (9.25; 9.26)

##### **Uses permitted with special use permit**

- Hotels spaced less than 250' from residential or mixed use zones, (9.45)

ARTICLE 3

HIGHWAY COMMERCIAL DISTRICT

**b) Permitted Building Types**

- apartment
- attached house
- civic
- detached house
- highway commercial; up to 65,000 SF of first floor area on major thoroughfare; up to 15,000 SF of first floor area on minor thoroughfare.<sup>6</sup>
- mixed use<sup>7</sup> up to 65,000 SF of first floor area on major thoroughfare; up to 15,000 SF on minor thoroughfare
- shopfront, up to 65,000 SF of first floor area on major thoroughfare; up to 15,000 SF of first floor area on minor thoroughfare; second floor apartments or offices encouraged for most uses.
- workplaces; up to 65,000 SF of first floor area on major thoroughfare; up to 15,000 SF of first floor area on minor thoroughfare; second floor apartments or offices encouraged for most uses.

**c) Permitted Accessory Uses**

- commercial outdoor kennels, (9.10)
- drive through windows associated with any use (9.12)
- helistop, (9.18)
- outdoor storage, excluding construction equipment, (9.26)
- stalls or merchandise stands for outdoor sale of goods at street front; outdoor storage must be behind building and screened from view from public spaces<sup>8</sup>
- warehousing accessory to merchandise showroom, within an enclosed building
- accessory uses permitted in all districts, (8.11)

<sup>6</sup> maximum first floor area for highway commercial buildings may be exceeded only where massing of building is varied to reduce perceived scale and volume. Maximum floor area of non-residential buildings on property located on a minor thoroughfare in the HC zoning district may be exceeded, in the sole discretion of the Town Board, with the following conditions: 1) a conditional district rezoning of the property specifying first floor area of non-residential buildings is approved by the Town Board; and 2) the applicant applies for and receives approval of the rezoning of other property (the "vested property") for which vested right exists to construct a non-residential building with a first floor area that exceeds the maximum permitted; and 3) the rezoning of the Vested Property is to a less intensive use and has the effect of terminating such vested right.

<sup>7</sup> The mixed use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use.

<sup>8</sup> items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage.

ARTICLE 3

HIGHWAY COMMERCIAL DISTRICT

the Highway Commercial District, a private drive may be substituted for the interior street which cannot be connected to the public network.