1. Restaurant without drive-through or drive-in service.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

TRANSPORTATION AND PARKING

A. The maximum height of any building to be located on the Site shall be 40 feet.

SCREENING AND LANDSCAPING

A. Any uses on the Site shall be located in the existing single-story building currently on the Site and from the premises, and as more particularly depicted on the Rezoning Plan.

STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's public street frontages shall comply with the standards of the B-1 zoning district.

ARCHITECTURAL STANDARDS

A. Building access: The Applicant shall maintain the 12 foot side yard on the northern and southern boundaries of the Site.

BOUNDARY EFFECT OF THE REZONING APPLICATION

A. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Matthews Zoning Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.

APPLICATION FOR REZONING

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless modified by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

DEVELOPMENT STANDARDS

A. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Matthews Zoning Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.

GENERAL PROVISIONS

A. The Applicant shall maintain the 12 foot side yard on the northeastern boundary of the Site more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd. more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.

PREFERRED USES

A. Any uses on the Site shall be located in the existing single-story building currently on the Site and from the premises, and as more particularly depicted on the Rezoning Plan.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district.

APPLICATION FOR REZONING

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

APPLICATION FOR REZONING

A. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., which site is more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.

B. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site, as more particularly depicted on the Rezoning Plan.

C. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district.

APPLICATION FOR REZONING

A. All signs installed on the Site shall comply with the requirements of the Ordinance.
SITE DEVELOPMENT DATA

- BUILDING SIZE: ± 1.887 ACRES
- TAX PARCEL: 193-097-012
- EXISTING ZONES: B-1 CD
- PROPOSED ZONES: B-1 CD
- EXISTING USES: VACANT
- PROPOSED USES: THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES: MINI MARKET, SUPERMARKET, AND ACCESSORY USES ASSOCIATED THERewith THAT ARE ALLOWED IN THE B-1 ZONES DISTRICT
- RESTAURANT WITHOUT DRIVE THROUGH OR DRIVE-THROUGH SERVICE
- RETAIL SALES EXCLUDED, WITHOUT LIMITATION, ALCOHOLIC BEVERAGES
- POTENTIAL SIGN LOCATION: ANY USES ON THE SITE SHALL BE LOCATED IN THE EXISTING SINGLE-STORY BUILDING CURRENTLY ON THE SITE AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN
- POTENTIAL BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 30 FEET

ADJACENT PROPERTY OWNERS

1. Parcel ID: 193-097-012
   - CSB 31082
   - POS 000
   - ADDRESS: 100 MURPHY RD, ATLANTA, GA 30340
   - USE: RESTAURANT

2. Parcel ID: 193-097-013
   - CSB 32932
   - POS 003
   - ADDRESS: 1500 VINE ST, ATLANTA, GA 30309
   - USE: RESTAURANT

3. Parcel ID: 193-097-014
   - CSB 32931
   - POS 002
   - ADDRESS: 1650 VINE ST, ATLANTA, GA 30309
   - USE: RESTAURANT

4. Parcel ID: 193-097-015
   - CSB 32930
   - POS 001
   - ADDRESS: 1777 VINE ST, ATLANTA, GA 30309
   - USE: RESTAURANT

VICTINITY MAP

LOCATION:
- WINDSOR SQUARE DR
- 80 PUBLIC Rd
- MB. 24 PG. 79
DEVELOPMENT STANDARDS

GENERAL PROVISIONS

A. The Rezoning Application (the "Application") is hereby made by ABC STORE - WINDSOR SQUARE (the "Applicant") for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Dr. and U.S. Highway 74/E. Independence Blvd., which site is more particularly depicted on the Rezoning Plan and is further identified as Tax Parcel No. 193-231-25 (hereinafter referred to as the "Site").

B. The Rezoning Plan and/or these Development Standards may be amended at any time by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

A. The Site may only be devoted to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:

- Restaurant without drive-through or drive-in service.

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. Any uses on the Site shall be located in the existing single-story building currently on the Site and as shown on the Rezoning Plan.

B. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site, as more particularly depicted on the Rezoning Plan.

D. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., as more particularly depicted on the Rezoning Plan and as measured from the edge of the right-of-way as it existed on the date of the Rezoning Application.

B. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.

C. The streetscape treatment along the Site’s public street frontages shall comply with the requirements of the Ordinance.

ARCHITECTURAL STANDARDS

A. Screening and landscaping shall conform to the requirements of the Ordinance.

B. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If the Rezoning Application is approved by the Planning Board, the development under said set of the Rezoning Ordinance shall be subject to the requirements of the Ordinance, including the dimensional, setback, elevation, and street standards as set forth in this Rezoning Plan. Any future development under said set of the Rezoning Ordinance shall be subject to the requirements of the Ordinance, including the dimensional, setback, elevation, and street standards as set forth in this Rezoning Plan.