

**DEVELOPMENT DATA**

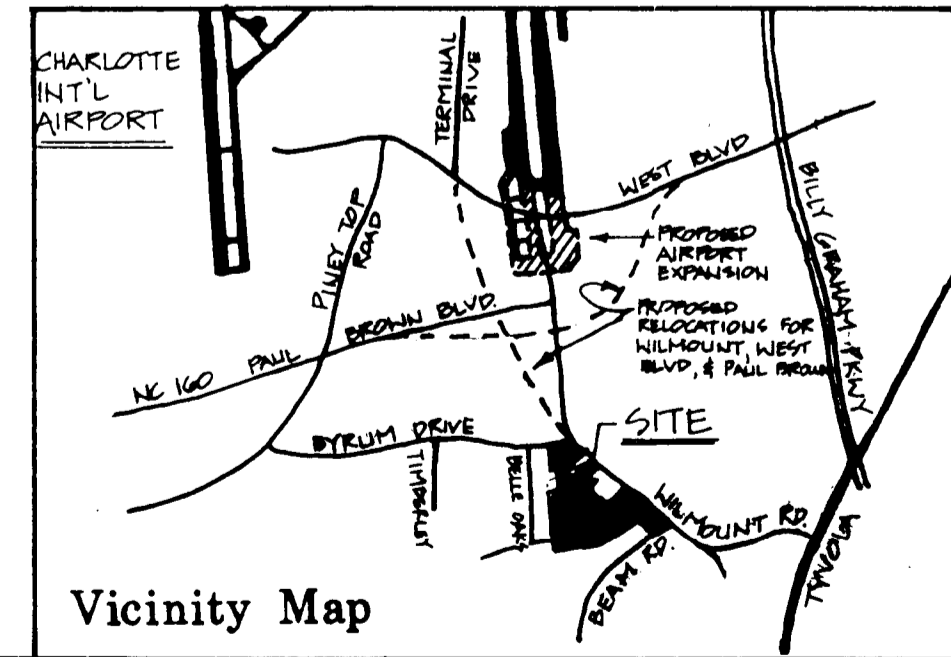
SITE AREA TO BE REZONED . . . . . 28 +/- Ac.  
 EXISTING ZONING . . . . . R-15  
 PROPOSED ZONING . . . . . I-1 (CD)

**DEVELOPMENT STANDARDS**

- (a) **PERMITTED USES.**  
 The Site may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an I-1 Zoning District under the Ordinance, except the following uses which shall not be allowed:  
 1. Automobiles;  
 2. Automobiles;  
 3. Automobiles;  
 4. Outdoor billboards.  
 No development taking place within the Site may exceed a floor area ratio of .80.
- (b) **LANDSCAPING.**  
 (1) All landscaping will meet or exceed the requirements of the Charlotte Tree Ordinance.  
 (2) The provisions of the Charlotte Tree Ordinance relating to the saving of existing trees will be satisfied.  
 (3) Trees planted within Setback Areas shall be a minimum of 2 1/2 inches in caliper and will be planted at a minimum of 40 feet on center subject to future locations of driveway or street connections.  
 (4) A staggered row of evergreen shrubs will be planted along Wilmount Road, Byrum Drive and Beam Road within the Setback Area at a minimum of 5 feet on center, subject to future locations of driveway or street connections. Minimum size of shrubs at planting will be 24 to 30 inches in height.  
 (5) Landscaping areas within the Site will be planted and improved in accordance with individual parcels as developed.  
 (6) Screening will be provided for adjoining properties in accordance with the provisions of Section 1601 of the Ordinance in effect as of the date on which this Rezoning Petition is filed.  
 (7) All dumpsters and service areas will be screened from public streets and from adjacent properties in accordance with the Charlotte Zoning Ordinance.
- (c) **PARKING.**  
 (1) Off-street parking provided within the Site will meet the minimum standards established under the Charlotte Zoning Ordinance in effect as of the date on which this Rezoning Petition is filed.  
 (2) No parking shall be permitted within the Setback Areas depicted along Wilmount Road, Byrum Drive and Beam Road.
- (d) **SIGNS.**  
 All permanent signs erected on the Site will comply with the City Sign Ordinance.
- (e) **ACCESS POINTS.**  
 The number of vehicular access points to Byrum Drive shall be limited to two. The number of vehicular access points to Beam Road shall be limited to one. The number of vehicular access points to Wilmount Road shall be limited to five. See the Rezoning Plan for notes dealing with a conditional vehicular access point to Whippoorwill Drive. The locations and configurations of each such access point will be determined by the Charlotte Department of Transportation during the driveway permit process.
- (f) **STORMWATER MANAGEMENT.**  
 Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the City of Charlotte.
- (g) **COMPLIANCE WITH AIRPORT REGULATIONS.**  
 The heights of all buildings within the Site will conform with City Airport regulations and with all other local, state or federal rules regulating the heights of buildings which are located within specified distances from an airport.
- (h) **YARDS.**  
 Because the City of Charlotte is in the process of attempting to acquire all residential lots adjoining the Site with the view of seeking industrial zoning therefor, the requirements for rear and side yards on the Site shall be determined on the basis of the zoning categories of adjoining properties at the time development takes place on the Site. However, in no event shall the rear and side yards be greater than the yards depicted on the Rezoning Plan.
- (i) **RIGHT-OF-WAY DEDICATION.**  
 The additional strips along Wilmount Road and Beam Road depicted on the Rezoning Plan and committed to be dedicated for right-of-way purposes will be dedicated before the issuance of the first building permit covering development within the Site.
- (j) **BOUNDARY INFORMATION.**  
 Boundary information is from a boundary survey by Yarbrough-Williams & Associates, Inc. dated 8/6/91, with the exception of the southeast corner property owned by Messrs. B. Savage - Tax Code No. 141-054-13 which was taken from a recorded deed. Boundary information is subject to verification by field survey.
- (k) **PHASING AND SUBDIVISION.**  
 The property may be phased and subdivided as necessary by the Petitioner with each subdivided parcel meeting all development standards established above.

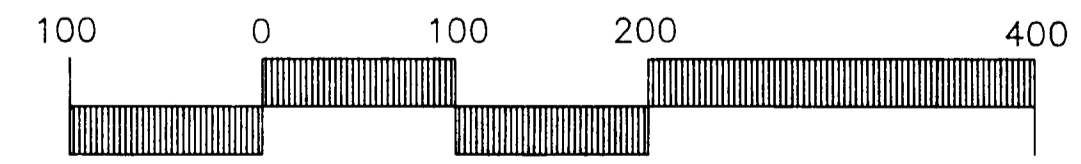
**ADJACENT PROPERTY OWNERS**

Tax Parcel Number	Present Owner(s)	Owner(s) Address	Tax Parcel Number	Present Owner(s)	Owner(s) Address
1. 141-054-24	City of Charlotte	600 East 4th Street, Charlotte, NC 28202	14. 141-054-18	Dwight C. Molland & wife, Annie A.	Route 2, Box 4204 Wilmount Road, Charlotte, NC 28208
2. 141-054-21	Evelyn H. Flowe	576 Seaboard Road, Charlotte, NC 28209	15. (Included in Rezoning Petition)		
3. 141-054-04	City of Charlotte	600 East 4th Street, Charlotte, NC 28202	16. 141-054-22	Harold B. Preson & wife, Carrie	4715 Wilmount Road, Charlotte, NC 28217
4. 141-054-05	City of Charlotte	600 East 4th Street, Charlotte, NC 28202	17. 141-014-12	City of Charlotte	600 East 4th Street, Charlotte, NC 28202
5. 141-054-06	City of Charlotte	600 East 4th Street, Charlotte, NC 28202	18. 143-111-31	Airport Center Ltd.	1325 14th Street, N.W. Washington, DC 20005
6. 141-054-07	Ellen H. Griffin	7401 Whippoorwill Drive, Charlotte, NC 28217	19. 143-111-43	PPD Property Inc.	3350 W. Bayshore Road, Palo Alto, CA 94303
7. 141-053-16	Stephen Thomas Molyneux & wife, Joyce Jordan	9416 Sardis Glen Drive, Matthews, NC 28105	20. 143-111-25	Trammell Crow Found.	c/o 2001 Ross Ave. #3500 Dallas, TX 75201
8. 141-054-08	Ray M. Furr & wife, Peggy	4703 Beam Road, Charlotte, NC 28217	21. 143-122-02 & 143-122-03	First Landmark USA Inc.	112 S. Tryon Street, Charlotte, NC 28202
9. 141-054-10	City of Charlotte	600 East 4th Street, Charlotte, NC 28202	22. 143-121-19	Southern Bell Telephone and Telegraph Company	P. O. Box 30188, Charlotte, NC 28230
10. 141-054-11	Harry T. Smith, Jr. & wife, Betty Jean	4801 Beam Road, Charlotte, NC 28217	23. 143-121-27	Southern Bell Telephone and Telegraph Company	c/o Legal Department, P. O. Box 30188, Charlotte, NC 28230
11. 141-054-13	Wash L. Covington, Jr. & wife, Clarice	4811 Beam Road, Charlotte, NC 28217			
12. (Included in Rezoning Petition)					
13. (Included in Rezoning Petition)					

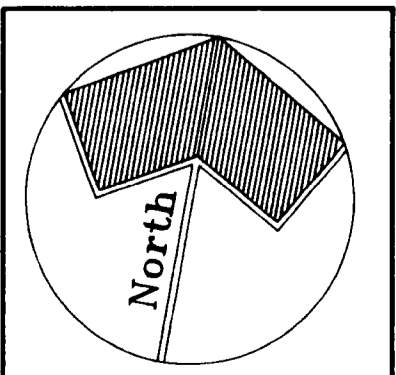


APPROVED BY CITY COUNCIL  
 DATE 10/21/91

NOTE: METES AND BOUNDS HAVE BEEN REVISED PER FIELD VERIFICATION AND MAY NOT BE SHOWN TO SCALE ON THE SITE PLAN.



REVISIONS:			
No.	Date	By	Description
1	7-12-91	TPM	LOTS 13 & 15 INCLUDED IN PETITION
2	8-13-91	SSW	REVISIONS PER GOVT. REVIEW COMMENTS & LOT 12 INCLUDED IN PETITION
3	10-9-91	SSW	CHANGED ZONING TO I-1(CD); MOVED LIMITS OF OUTDOOR STORAGE TO 100'



**DPR**  
 DESIGN · PLANNING · RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Rezoning Plan • Petition No. \_\_\_\_\_

PROPOSED INDUSTRIAL PROPERTY  
 at WILMOUNT ROAD AND BYRUM DRIVE  
 Petitioner: \_\_\_\_\_

Scale: 1"=100'

Sheet Number  
**RZ-1**

Of \_\_\_\_\_ Total \_\_\_\_\_

1991-57