

REZONING REQUEST FROM I-1CD AND I-2CD TO I-2CD WITH SITE PLAN AMMENDMENT

The property shown on this physical survey (hereafter the "property") shall be hereafter zoned I-2 C.D., subject only to the following conditions:

- Setback Requirements:** The Property shall conform to I-2 zoning requirements as shown herein with no additional restrictions.
- Maximum Square Footage of Improvements:** The existing and future improvements on the Property shall not exceed 225,000 square feet.
- Lighting:** The Property shall conform to I-2 zoning requirements, with no additional restrictions.
- Signs:** The Property shall conform to I-2 zoning requirements, with no additional restrictions, except that:
 - No detached sign shall flash; and
 - One (1) of the detached signs which are permitted on the Property may be constructed with a maximum sign height of seventy-five (75) feet and a maximum face area of two hundred fifty (250) square feet, provided prior approval for said variance is obtained from the Mecklenburg County Board of Adjustment.

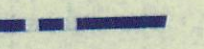
5. **Uses:** The following uses are hereby permitted on the Property now and in the future whether or not they currently exist:

All permitted uses in B-1 zoning districts; restaurant; underground bulk fuel storage; truck terminal and freight terminal with accompanying warehouse and distribution; truck, trailer and vehicular equipment parking and storage; truck wash, truck sales and repair facility; offices; motel, hotel and commercial uses associated therewith; exercise and recreational facilities; and all uses which may be considered accessory to the above, provided there will be no strictly "adult" oriented facilities and provided further there will be no outside storage except as allowed with the above uses.

AREA FOR DETACHED SIGNS



PROPOSED BOUNDARY OF FUTURE IMPROVEMENTS



EXISTING BUILDINGS



EXISTING PAVEMENT



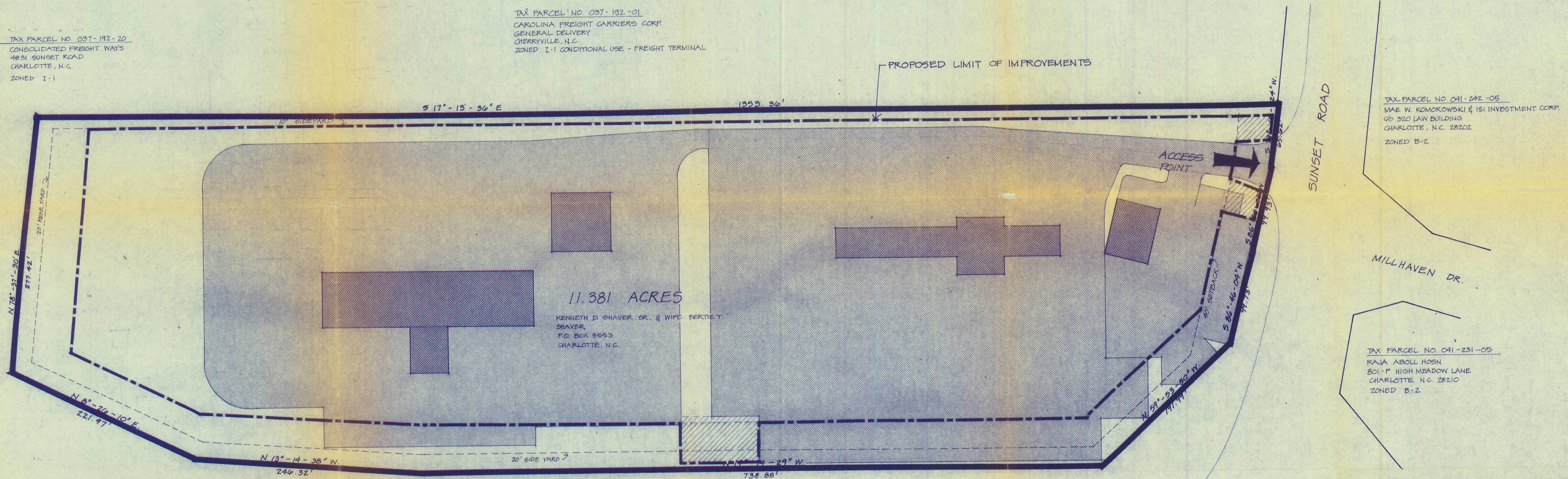
TAX PARCEL NO. 037-192-20
CONSOLIDATED FREIGHT WAYS
4831 SUNSET ROAD
CHARLOTTE, N.C.
ZONED I-1

TAX PARCEL NO. 037-192-01
CAROLINA FREIGHT CARRIERS CORP.
GENERAL DELIVERY
CHERRYVILLE, N.C.
ZONED I-1 CONDITIONAL USE - FREIGHT TERMINAL

TAX PARCEL NO. 041-242-05
MAE W. KOMOROWSKI & ISI INVESTMENT CORP.
90 320 LAW BUILDING
CHARLOTTE, N.C. 28202
ZONED B-2

MILLHAVEN DR.

TAX PARCEL NO. 041-231-05
RAJA ABOLL HOSH
801-P HIGH MEADOW LANE
CHARLOTTE N.C. 28210
ZONED B-2

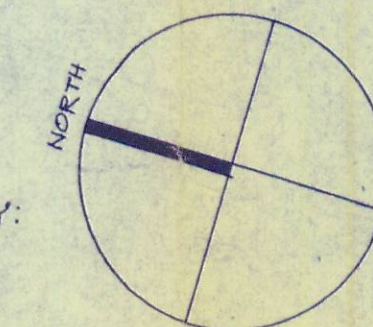


STATE OF NORTH CAROLINA
ZONED I-1

INTERSTATE HWY. #77

As Approved by County Commissioners
July 19, 1982

PREPARED BY: BEN BARRY AIA
JUNE 1, 1982
BOUNDARY INFORMATION TAKEN FROM SURVEY BY:
CAROLINA SURVEYORS INC. MAY 12, 1976



SCALE: 1" = 50'

82-13(C)
Shaver