

**ADJACENT PROPERTY OWNERS**

- A.143-115-01  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- B.141-054-99  
CITY OF CHARLOTTE  
230 SOUTH TROON STREET #1400  
CHARLOTTE, NORTH CAROLINA 28202
- C.141-054-23  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- D.141-054-24  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- E.141-054-01  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- F.141-055-34  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- G.141-055-35  
JOSEPH STEPHEN BRYUM AND  
RICHARD STILWELL  
7204 BRYUM DRIVE  
CHARLOTTE, NORTH CAROLINA 28217
- H.141-055-36  
JOSEPH H. CATHY, JR. (ET AL)  
4816 TROJAN DRIVE  
CHARLOTTE, NORTH CAROLINA 28278
- I.141-055-37  
CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28202
- J.141-051-38  
RICHARD STILWELL  
7611 BRYUM DRIVE  
CHARLOTTE, NORTH CAROLINA 28210
- K.141-014-07  
KENNETH A. KEEL III  
POST OFFICE BOX 800  
STANLEY, NORTH CAROLINA 28164
- L.141-014-06  
GENE MAYE  
700 RENCE ROAD  
CHARLOTTE, NORTH CAROLINA
- M.141-014-05  
CLIVE E. MOORE  
1411-014-05  
CHARLOTTE, NORTH CAROLINA
- N.141-014-18  
POST OFFICE BOX 100  
CHARLOTTE, NORTH CAROLINA
- O.141-014-04  
ALBERT J. FLAM  
4828 PAUL BROWN BLVD  
CHARLOTTE, NORTH CAROLINA 28208
- P.141-014-03  
ALBERT J. FLAM  
4828 PAUL BROWN BLVD  
CHARLOTTE, NORTH CAROLINA 28208
- Q.141-014-01  
ALBERT J. FLAM  
4828 PAUL BROWN BLVD  
CHARLOTTE, NORTH CAROLINA 28208
- R.141-013-10  
CITY OF CHARLOTTE  
FOURTH STREET  
CHARLOTTE, NORTH CAROLINA 28208

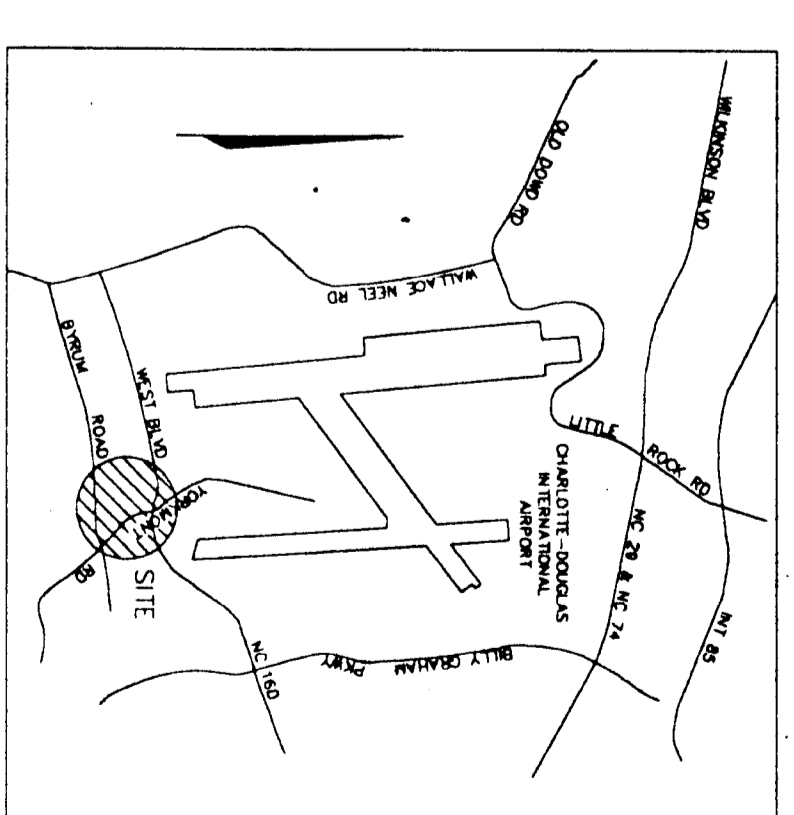
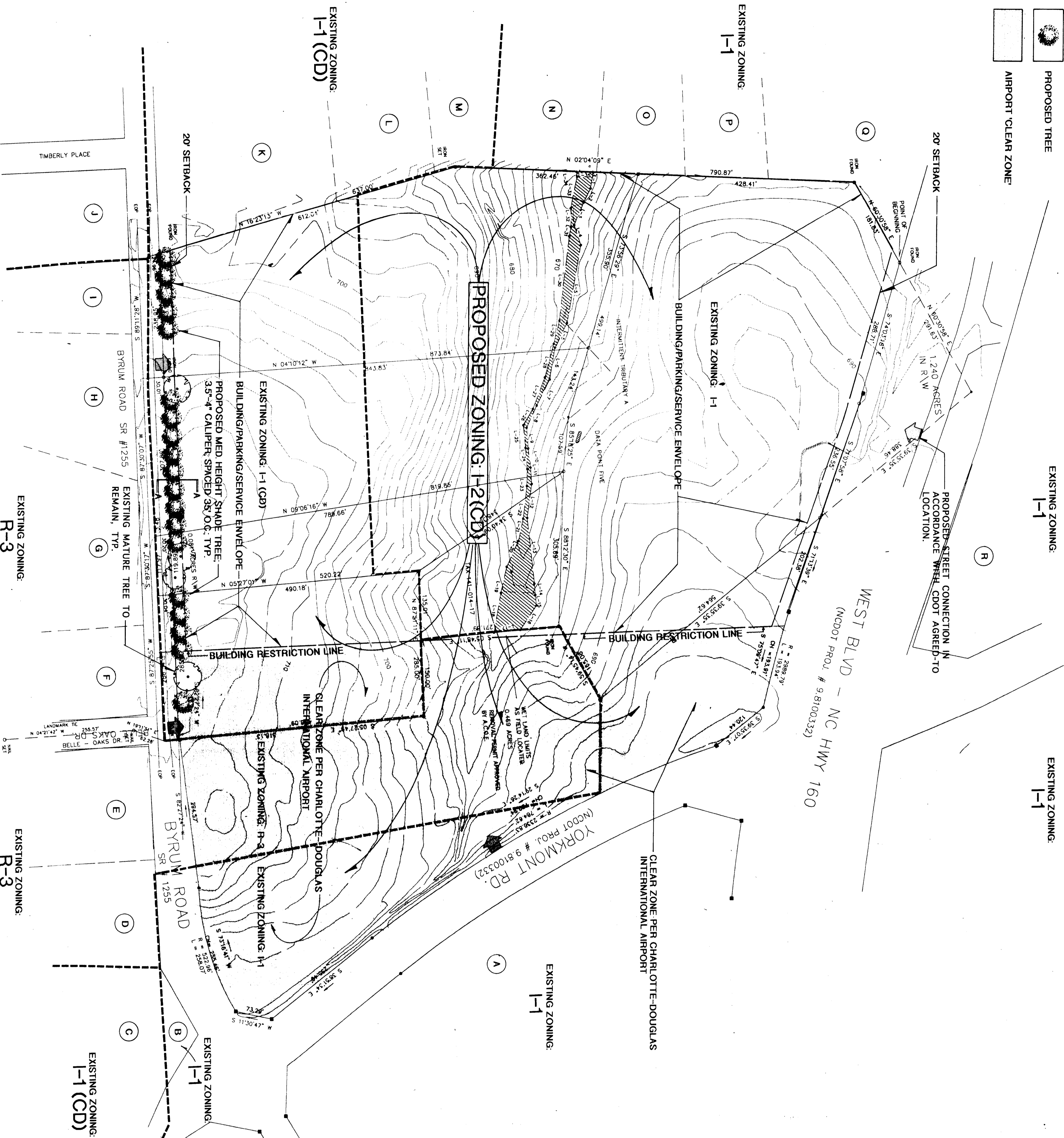
**LEGEND**

- EXISTING ZONING BOUNDARY
- PROPOSED ACCESS POINT/STREET CONNECTION
- EXISTING TREE
- PROPOSED TREE
- AIRPORT CLEAR ZONE

**BRYUM INDUSTRIAL PARK PETITIONERS**

**PROPERTY OWNERS:**  
JOSEPH S. BRYUM  
RICHARD E. BRYUM  
ROBERT O. BRYUM, JR.  
CITY OF CHARLOTTE  
CHARLOTTE, NORTH CAROLINA

**AREA:**  
EXISTING ZONING: I-1, I-1 (CD), R-3  
PROPOSED ZONING: I-2 (CD)  
TOTAL BLDG. SF: 320,000 SF MAX.

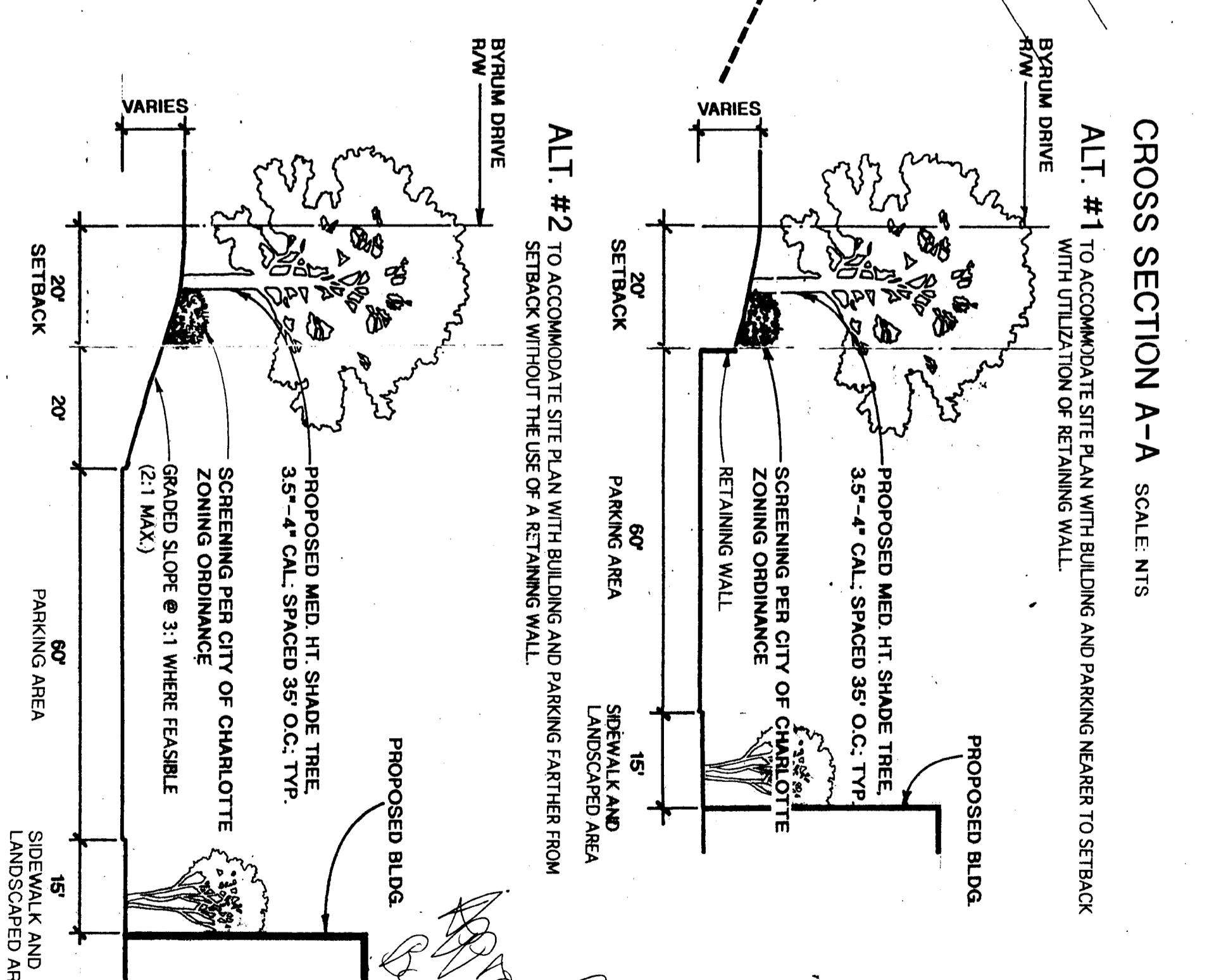


- NOTES:**
1. REFERENCED SURVEY BY THARLES SURVEYING COMPANY AND W.K. DICKSON DATED APRIL 14, 1995 AND AUGUST 8, 1995 RESPECTIVELY.
  2. ALL UTILITIES SHOWN AND OTHER CONTROL FOR THE PARCELS, 1/2 DISTRICT SHALL BE MET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  3. THE FOLLOWING USES ARE EXCLUDED:
    - AIRPORTS
    - MANUFACTURE OF BATTERIES
    - MANUFACTURE OF ACRYLATES AND ACRYLIC PRODUCTS
    - MANUFACTURE OF METAL PRODUCTS INCLUDING SLIGHTENING AND DRESSING
    - MANUFACTURE OF PETRO CHEMICAL AND COAL PRODUCTS
    - MANUFACTURE OF ASPHALT/PAVING AND ROOFING MATERIALS
    - THEATERS, BOTH MOTION PICTURE AND DRIVEN THEATERS
    - LEATHER TANNING
    - ORNAMENT AND ACCESSORIES
    - PETROLEUM STORAGE FACILITIES
  4. ALL BUILDINGS SHALL HAVE PRIMARY VISUAL ACCESS TO BYRUM DRIVE OR WEST BLYWOOD. NO SERVICE OR LOADING AREAS SHALL BE LOCATED ON THE BRUM DRIVE OR WEST BLYWOOD RIGHTS-OF-WAY. PROPERTY IS IN CONFORMANCE WITH 125 FOOT TRANSITIONAL SETBACK FROM DISTRICT BOUNDARY WEST BLYWOOD.
  5. ALL PARKING, SERVICE, AND LOADING AREAS SHALL BE SCREENED AND CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
  6. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
  7. ALL SERVICE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BUILDINGS SHALL BE LOCATED ON SITE.
  8. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORMWATER SHALL CONFORM TO THE CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT ZONING ORDINANCE.
  9. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
  10. EXISTING VEGETATION IN TREE PROTECTION ZONE TO REMAIN AND TO BE MAINTAINED SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
  11. THE TRUNKS OF TREES SHALL BE LOCATED A MINIMUM OF 750 FEET AS THE TREE TRUNKS OF THE MOST TRUNKS AND ACCESSIBLE POINT.
  12. ALL PROPOSED TREES, BENCH, WALLS, FENCES AND/OR RECREATION ENTRANCES SHALL NOT INTERFERE WITH SIGHT DISTANCE TRUNKS AT THE ENTRANCES.
  13. LOCATION OF PROPOSED ACCESS POINTS SHALL BE DETERMINED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS.
  14. UPON DEVELOPMENT OF THE PROJECT, MEDIUM HEIGHT SHADE TREES SHALL BE PLANTED AT 35'-4" CALIPER SPACED 35' O.C. TYP. LONG BRUM DRIVE AND 35' SPACED 35' O.C. TYP. AND THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 10.301.
  15. ALL USES SHALL CONFORM WITH THE CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT ZONING ORDINANCE SECTION 10.301.
  16. THE AIRPORTS AGREE TO CONSTRUCT A LEFT-TURN LANE ON WEST BLYWOOD INTO THE PROPERTY.

**CROSS SECTION A-A SCALE: NTS**

ALT. #1 TO ACCOMMODATE SITE PLAN WITH BUILDING AND PARKING NEARER TO SETBACK WITH UTILIZATION OF RETAINING WALL.

ALT. #2 TO ACCOMMODATE SITE PLAN WITH BUILDING AND PARKING FARTHER FROM SETBACK WITHOUT THE USE OF A RETAINING WALL.



**INTERNATIONAL AIRPORT CENTERS, INC.**

3301 INTERNATIONAL AIRPORT DRIVE  
CHARLOTTE, NC

**INTERNATIONAL AIRPORT CENTERS, INC.**

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

119 East Seventh Street  
Charlotte  
North Carolina  
28202  
Tel: 704.376.1555  
Fax: 704.376.7851

**CONDITIONAL REZONING PLAN**

926

APPROVED BY THE CITY OF CHARLOTTE

DATE: February 19, 1996

96-9

01/03/96 LOD NOTE: RE-REVISE WEST BLVD. 12/15/95 AS FOR PUBLIC HEARING.

Scale: 1" = 100'

0 50 100 200

RP1 of 7

THIS DOCUMENT IS A COMPOSITE DRAWING WHICH CONTAINS SUPPLEMENTAL DATA TO SATISFY REZONING REQUIREMENTS. SURVEY DATA OBTAINED FROM THARLES SURVEYING COMPANY, 4326 SANDHURST WAY, CHARLOTTE, NORTH CAROLINA, 28202, (704) 547-8960, T.M.E. WILLIAMS, R.L.S. DATED APRIL 14, 1995.

W.K. DICKSON & COMPANY INC., 1924 CLEVELAND AVENUE, CHARLOTTE, NORTH CAROLINA, 28203, (704) 334-5348, JAMES J. COBB, R.L.S. DATED AUGUST 8, 1995.