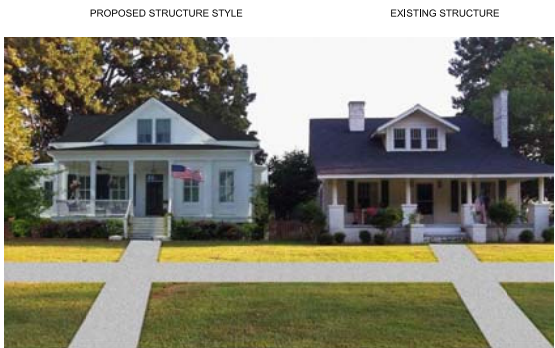
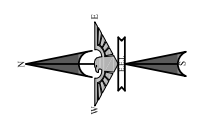


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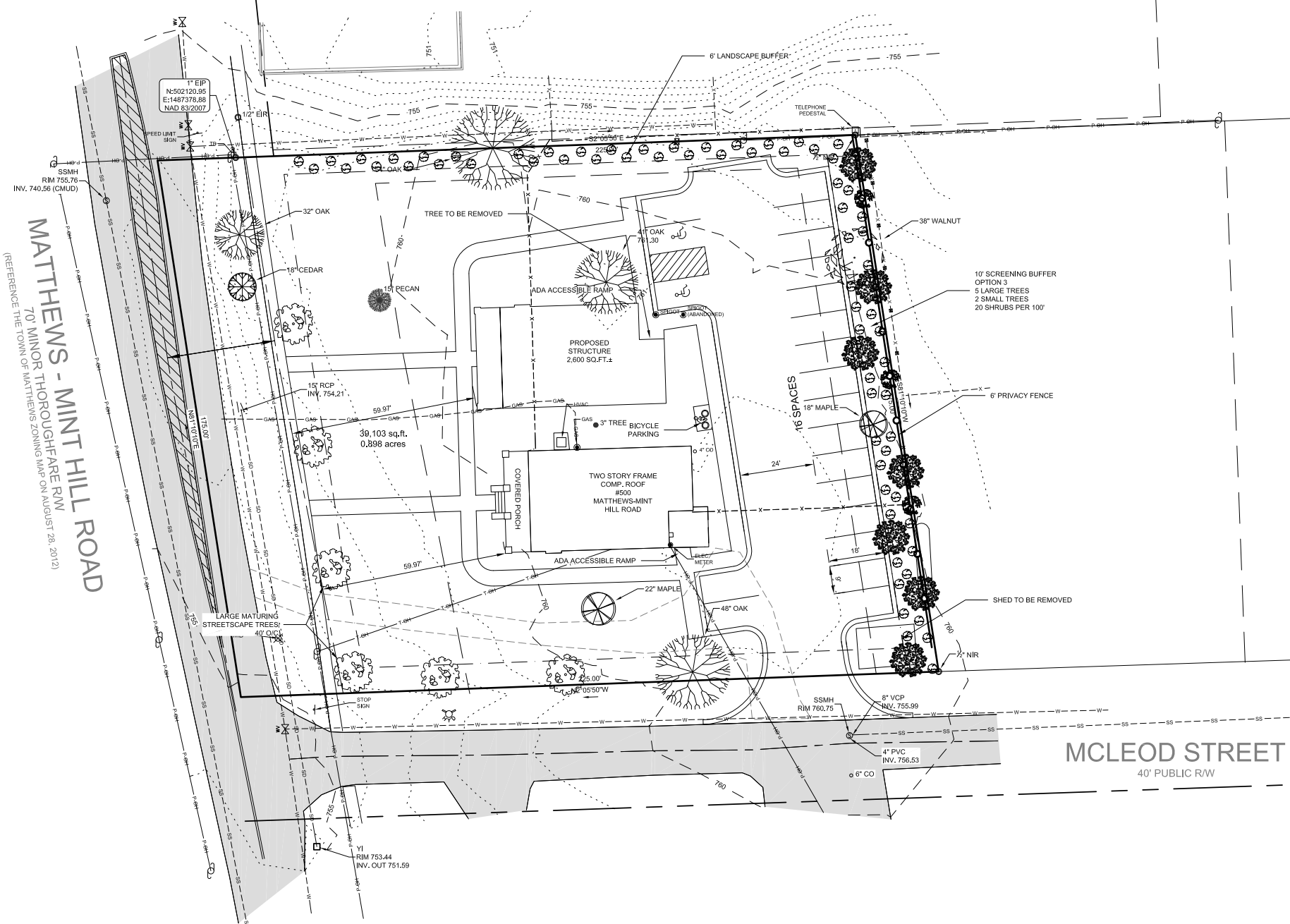
**ENGINEERING**

2013 Van Buren Avenue  
Indian Trail, NC 28079  
(704) 882-4272  
www.engonline.net

| SITE AND DEVELOPMENT DATA       |                                       |
|---------------------------------|---------------------------------------|
| JURISDICTION                    | TOWN OF MATTHEWS                      |
| TAX PARCEL(S)                   | 215-021-30                            |
| SITE ADDRESS:                   | 500 MATTHEWS-MINT HILL RD.            |
| ZONING                          | R-20                                  |
| PROPOSED ZONING                 | O-9                                   |
| USE CLASSIFICATION              | COMMERCIAL                            |
| TOTAL AREA                      | 0.898 ACRES                           |
| AREA IN LOTS                    | 0.00 Acres                            |
| COMMON AREA                     | 0.00 Acres                            |
| RIGHT-OF-WAY                    | 0.00 Acres                            |
| MINIMUM FRONT SETBACK (EX/PROP) | 50'/40'                               |
| MINIMUM SIDE SETBACK            | 12'/10'                               |
| MINIMUM REAR SETBACK            | 60'/20'                               |
| MINIMUM LOT SIZE                | 0.898 ACRES                           |
| MINIMUM LOT WIDTH               | 175.00'                               |
| DISTURBED AREA                  | TBD                                   |
| EXISTING IMPERVIOUS AREA        | 4,261 SQ. FT.                         |
| TOTAL PROPOSED IMPERVIOUS AREA  | 15,501 SQ. FT.                        |
| BUILDING SQ. FT.                | 2560 (PER GIS) 5,200 SQ.FT., PROPOSED |
| PARKING REQUIREMENTS            | 1 SP. PER 250 SQ.FT. = 21 SPACES      |
| PARKING PROVIDED                | 21                                    |
| BICYCLE PARKING                 | 4                                     |



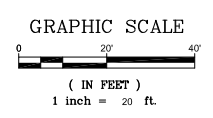
**MATTHEWS - MINT HILL ROAD**  
70' MINOR THOROUGHFARE R/W  
(REFERENCE THE TOWN OF MATTHEWS ZONING MAP ON AUGUST 28, 2012)



**CONDITIONAL REZONING NOTES**

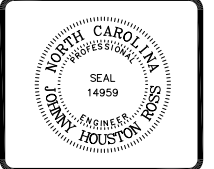
- DRIVEWAY TO MATTHEWS-MINT HILL RD. WILL BE CLOSED UPON SITE IMPROVEMENTS.
- PROPERTY OWNERS WILL CONSIDER LOCAL LANDMARK STATUS.
- NEW CONSTRUCTION WILL HAVE THE APPEARANCE OF EXISTING STRUCTURE UTILIZING MODERN BUILDING MATERIALS; FINAL DESIGN OF NEW STRUCTURE WILL BE SUBMITTED TO TOWN FOR ARCHITECTURAL REVIEW AND APPROVAL.
- PROJECT AND SITE IMPROVEMENTS MAY BE PHASED; MINIMUM TOWN STANDARDS WILL BE MET AT ALL TIMES DURING SITE DEVELOPMENT (PARKING, ACCESS, BUFFERS, ETC.)
- SIGNAGE WILL CONFORM TO STANDARDS IN ZONING ORDINANCE.
- OUTDOOR LIGHTING WILL CONFORM TO OUTDOOR LIGHTING STANDARDS.
- SOLID WASTE WILL BE HANDLED UTILIZING ROLL-OUT BINS.
- VOLUNTARY CONDITIONAL USES INCLUDE;
  - DWELLINGS, ONE FAMILY DETACHED;
  - DWELLINGS, MULTI-FAMILY, TWO BUILDINGS ON A SINGLE LOT;
  - FRATERNAL ORGANIZATIONS;
  - BEAUTY SHOPS;
  - BARBER SHOPS;
  - BUILDINGS FOR DISPLAY OF SAMPLE MERCHANDISE TO WHOLESALERS AND RETAILERS OF THE MERCHANDISE DISPLAYED;
  - BUSINESS AND PROFESSIONAL OFFICES;
  - CIVIC ORGANIZATIONS;
  - CLINICS, MEDICAL, DENTAL, AND DOCTOR OFFICES;
  - CONTRACTOR'S OFFICES, EXCLUDING ACCESSORY STORAGE;
  - LABORATORY, DENTAL, MEDICAL, AND OPTICAL;
  - SOCIAL AND SERVICE ORGANIZATIONS;
  - CUSTOMARY HOME OCCUPATIONS;
  - CHILD DAY CARE FACILITIES;
  - MUSEUMS AND ART GALLERIES;
  - ROOM RENTING;
  - CHILD DAY CARE HOMES;
  - FLORIST SHOPS;
  - BED AND BREAKFAST ESTABLISHMENTS;
  - ADULT CARE HOME

**MCLEOD STREET**  
40' PUBLIC R/W



**500 MATTHEWS-MINT HILL RD.**  
MATTHEWS, NC  
**EVAN & STEPHANIE ROWELL**  
**500 MATTHEWS-MINT HILL RD.**  
MATTHEWS, NC

|                      |                  |
|----------------------|------------------|
| <b>REZONING PLAN</b> |                  |
| DESIGNED BY: KEL     | CHECKED BY: JHR  |
| DRAWN BY: KEL        | DATE: 1/30/2013  |
| AS SHOWN             | JOB NUMBER: 4781 |



Sheet  
**RZ-1**

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