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Change of Conditions Petition #2013-596
1205 Crews Rd., Matthews, NC
Client: D1 Properties, LLC

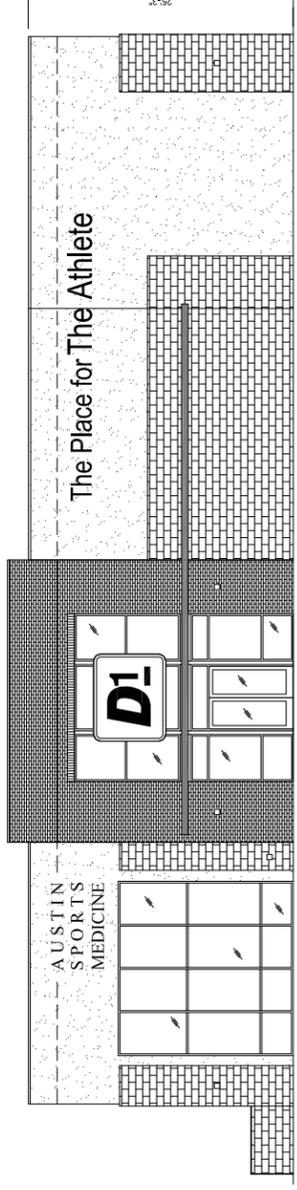
SEAL
Jan. 31, 2013

REVISIONS:

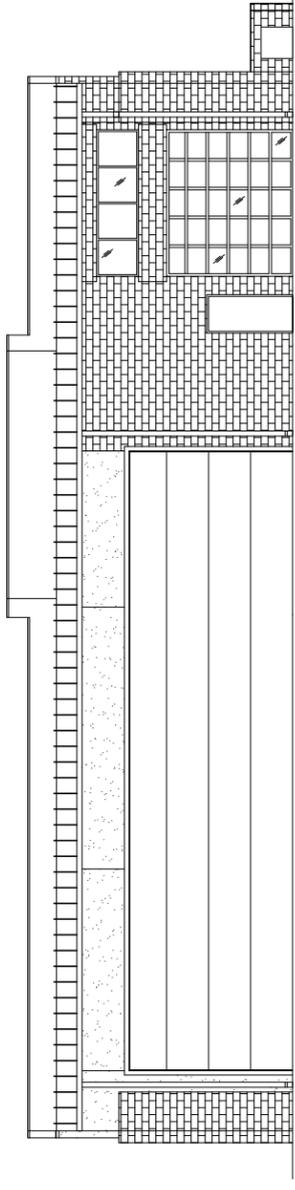
1	1/13/13 Mirrored elev's & notes/review
2	
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SHEET DESCRIPTION:
Conceptual Change of Conditions
Elevations

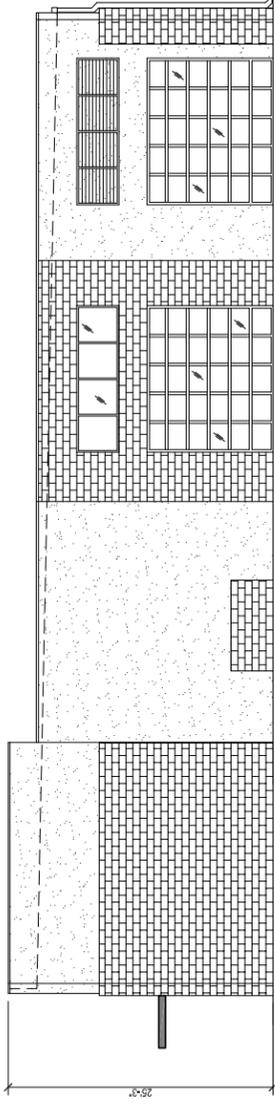
SHEET NO.: **RZ2** OF 2



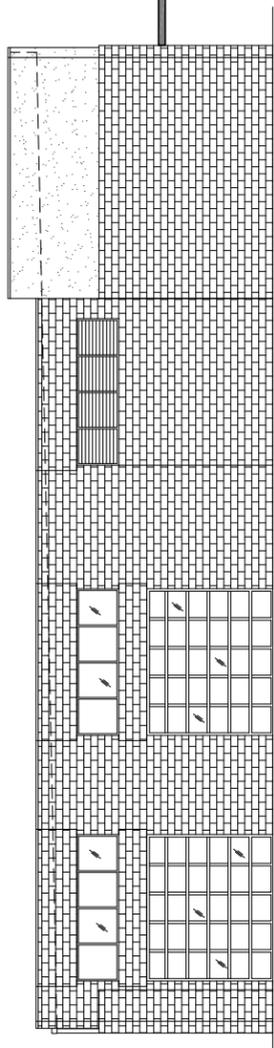
01 ELEVATION: Front (faces Mann Dr.)
1/8" = 1'-0"
(1/16" = 1'-0" when 11x17)



02 ELEVATION: Rear (faces Crews Rd.)
1/8" = 1'-0"



03 ELEVATION: Right Side (facing rear of existing bldg.)
1/8" = 1'-0"



04 ELEVATION: Left Side (facing Lyle Crews Circle)
1/8" = 1'-0"

Exterior Elevations

- CHANGE OF CONDITIONS - ELEVATIONS GEN. NOTES
1. Elevations provided by Urban Architectural Group w/ minor adjustments by BEPA.
 2. Minor deviations of elevations shown are allowed, major elevation changes from that shown require approval of Matthews Town Board.

A400

Allowed Uses – Parcel #193-245-52 **Change of Conditions Petition #2013-596****§ 153.062 INDUSTRIAL DISTRICTS.**

(I-1 uses listed are those uses specifically allowed for parcel #193-245-52)in petition

(B) *Permitted uses.* The following uses are permitted by right in industrial districts as noted.

- (1) Arboretum.
- (2) Colleges and universities.
- (5) Fraternal organizations.
- (7) Parks and playgrounds, operated on a noncommercial basis for purposes of public recreation.
- (12) Auction sales.
- (14) Automobile laundries.
- (18) Banks.
- (19) Beauty shops and barber shops.
- (20) Blueprinting and photostating.
- (22) Buildings for the display of sample merchandise.
- (25) Civic organizations.
- (26) Clinics, medical, dental, and doctor offices.
- (27) Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions.
- (28) Contractors' offices, excluding accessory storage.
- (29) Exterminators.
- (30) Fabric samples assembly.
- (31) Feed, retail sales.
- (32) Fences and fence material, retail sales.
- (33) Fertilizer, packaged retail sales.
- (34) Florist shops.
- (35) Frozen food lockers.
- (36) Funeral homes and crematories.
- (37) Government office buildings and public utility office buildings such as telephone exchanges and similar uses.
- (38) Laboratories for research and testing of products.
- (39) Laboratory, dental, medical and optical.
- (40) Laundries and dry cleaning establishments not to exceed 4,500 square feet of gross floor area.
- (42) Locksmiths and gunsmiths.
- (43) Mail order houses.
- (49) Offices.
- (50) Optician.
- (51) Parking lots and parking structures, commercial.
- (53) Post offices.
- (55) Printing and photo processing.
- (56) Repair and service of any article, the sale of which is permitted in the district, except as otherwise indicated in the list.
- (57) Restaurants, lounges, and nightclubs without drive-through services. (Ord. 1562-A, passed 6-11-07)
- (59) Retail sales, businesses and professional, financial, **personal, and recreation services.**
- (60) Sign manufacturing.
- (62) Social and social service organizations.
- (63) Studios for artists, photographers, designers, musicians, sculptors, and gymnasts.
- (64) Theaters, housed within an enclosed structure.
- (72) Assembly of previously prepared parts into a finished product, except as otherwise restricted on this list.
- (73) Bakeries, *wholesale and retail.*
- (74) Blacksmith shops.
- (75) Book binding.
- (76) Bottling and canning works for soft drinks.
- (77) Building materials storage and wholesale and retail sales, including lumber, brick, tile, stone, concrete, cement, and similar materials within enclosed buildings, tanks, and similar structures.
- (78) Building materials storage yards and wholesale and retail sales, including lumber, brick, tile, stone, concrete, cement, and similar materials.

(82) Commercial outdoor amusement, such as miniature golf, rides, slides, commercial beaches, and similar commercial enterprises, except as regulated elsewhere in this list. See § 153.188 regarding these uses in the I-2 District.

(84) Crating services.

(85) Dairy products processing, bottling, and distribution.

(88) Engraving, excluding textile engraving.

(89) Engraving, including textile engraving.

(90) Food processing, excluding poultry and animal slaughtering and dress. (I-1 only).

(93) Garment manufacturing, limited to cutting and assembly from previously manufactured textile material.

(94) Greenhouses and nurseries involving retail and wholesale sales.

(97) Ice manufacture, storage, and sales, involving greater than 150 square feet of gross floor area.

(98) Laundries and dry cleaning plants.

(99) Leather goods manufacture, excluding the tanning and curing of hides. (I-1 only).

(102) Manufacture of:

(b) Candy and confectioneries.

(c) Caskets.

(d) Chalkboard.

(e) Coffee, tea, and spices.

(f) Cosmetics and perfumes.

(g) Electrical, chemical, or mechanical equipment.

(h) Emery cloth and sandpaper.

(l) Excelsior and fiber.

(j) Felt.

(k) Furniture.

(l) Handicrafts, including carving, jewelry making, pottery making, weaving, and similar uses.

(m) Ink.

(n) Insulation materials, manufacture and sales.

(o) Jewelry and buttons.

(p) Oilcloth and linoleum.

(q) Paper products, cardboard, and building board, excluding pulp mill manufacturing facilities.

(r) Pharmaceutical products.

(s) Reed and rattan products.

(t) Sweeping compound.

(u) Windows and doors.

(103) Metal products fabricating, processing, and manufacturing, and machine shops without blast furnaces or drop forges.

(105) Packing sheds, fruit and vegetable.

(106) Plastics products, fabrication or assembly from previously prepared plastics materials.

(108) Plating work.

(110) Repair of any goods, equipment, and vehicles, the manufacture, assembly, or sales of which are permitted in that district.

(113) Tin and sheet metal shops

(118) Upholstering.

(119) Warehousing.

(120) Wholesales and storage.

(121) Woodworking shops and cabinet making shops.

(122) Public utility transmission and distribution lines.

(123) Radio and television stations and/or offices.

(125) Telephone booths.

(126) Temporary buildings and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, those temporary uses to be terminated upon completion of construction.

(128) Assembly of paper products, cardboard products, and building board.

(129) Heliport, medically-related.

(C) *Uses under prescribed conditions.* The following uses are permitted subject to the conditions governing each use as specified in the appropriate sections.

(3) Community recreation centers. See § 153.186.

(4) Country clubs and swimming clubs, operated on a noncommercial membership basis. See § 153.186.

(9) Veterinary hospitals and commercial kennels. See § 153.185.

(12) Electric and telephone poles supporting hardwire systems and communications antennas or communications towers. See §153.172. (Ord. 912, passed 1-27-97)

(13) Telephone repeater stations and huts. See § 153.183.

(16) Temporary uses when such uses are allowed as permanent uses in the district, and short-term temporary uses of seven days or less duration which are of a civic or nonprofit nature, or a festival of local, national or historic significance. See § 153.191.

(17) Transit stop shelters. See § 153.184.

(19) Amusements, commercial outdoors, limited to par-3 golf courses, golf driving ranges and archery ranges. See § 153.188.

(D) *Accessory uses.* The following accessory uses are permitted in industrial districts.

(1) Accessory residential structures and uses, clearly incidental to the permitted principal use.

(3) Parking for uses permitted in the district.

(5) Vending machines for cigarettes, candy, soft drinks and similar items, and coin-operated laundries located within an enclosed building as an accessory to the uses in the principal building or buildings.

(6) Accessory uses, clearly incidental to the permitted principal use or structure on the lot.

(Ord No. 1532, passed 1-8-07)