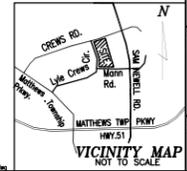
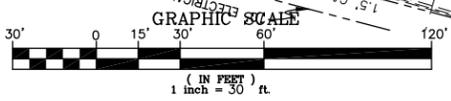


CHANGE OF CONDITIONS CONCEPTUAL PLAN

MAX. 19,000sf (53 Parking w/ 9,580sf shown/ 11 allowed use (59))

Scale: 1"=30'



Client: D1 Properties, LLC

Change of Conditions Petition
1205 Crews Rd., Matthews, NC

SEAL Dec. 28, 2012

REVISIONS:

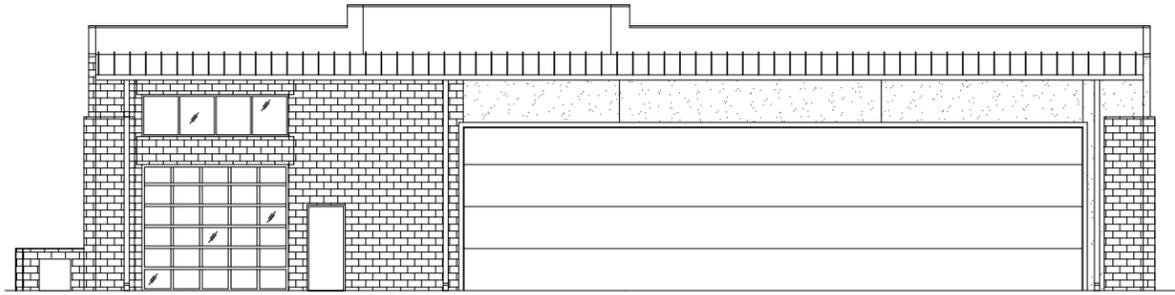
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SHEET DESCRIPTION:
Conceptual Change of Conditions
Plan

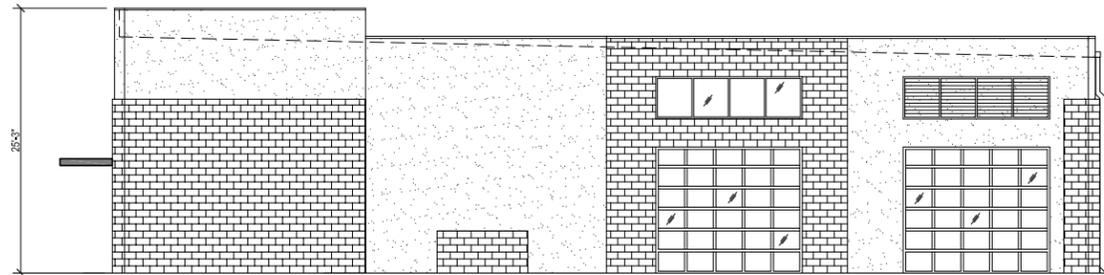
SHEET NO.: **RZ1** OF **2**



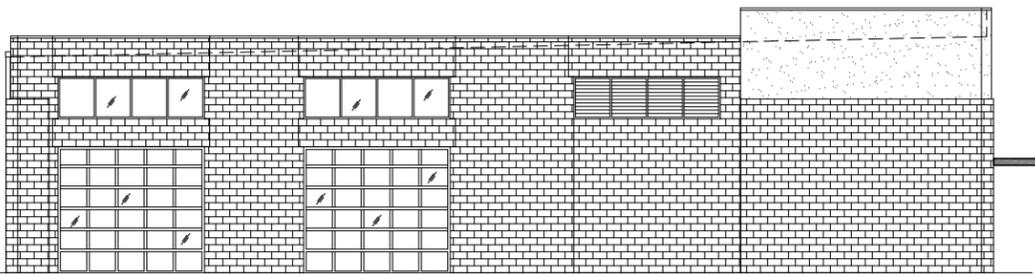
01 ELEVATION: Front (faces Mann Dr.) O.H.
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



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"

CHANGE OF CONDITIONS -ELEVATIONS GEN. NOTES
1. Elevations provided by Urban Architectural Group & are conceptual, meeting thresholds outlined in conditions offered which are part of petition.
2. Elevations & materials shown are conceptual, final design shall adhere to percentages of brick, signage & building square footage limits listed in conditions offered which are part of petition.

Exterior Elevations

A400

BROWDER
BENG.,P.A.
CIVIL &
STRUCTURAL
ENGINEERING

10801 Monroe Rd., Ste. C
Matthews, N.C. 28105-8336
Ph/Facs. 704/708-9597
browdereng@windstream.net

Client: D1 Properties, LLC

Change of Conditions Petition
1205 Crews Rd., Matthews, NC

SEAL Jan. 3, 2013

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:
Conceptual Change of Conditions
Elevations

SHEET NO.:
RZ2 OF **2**

TOWN OF MATTHEWS

Attn: **Jay Camp/Sr.Planner**

232 Matthews Station St.

Matthews, NC 28105

Jan.4, 2013

Re: Change of Conditions Petition for 1205 Crews Rd., Matthews, NC

Tax Parcel #193-245-52 (1.88ac)

Need for change of conditions as follows:

The proposed change of conditions for the building & elevations for this property zoned I1(CD) is required since previous rezoning didn't allow for deviations of elevations, building size etc., even though all other allowed uses & intent could be satisfied. Proposed uses are consistent with previous zoning & current Town of Matthews Land Use Plan 2012-2022 in that proposed allowed uses are less intense than the light industrial zoning, producing less heavy vehicular traffic, less pollution & more pedestrian use.

Voluntary Conditions being offered for are as follows:

Exterior elevations shall consist of brick material finishes covering a minimum of 50% of principle walls facing public streets(Crews Rd.), 30% on principle walls facing non-public streets (Mann Dr. & Lyle Crews Rd.) excluding door & window openings. Material finishes would be compatible with existing structure on parcel A1A. Deviations from elevations & building footprint shown on conceptual plan and elevation sheet RZ1 and RZ2 are allowed if meets noted thresholds.

Building Signage-60sf/main entrances plus (2)additional descriptor signage areas not exceeding 50sf & 60sq.ft. respectively for particular businesses.

Allowed Uses – Parcel #193-245-52

§ 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.
- (13) Automobile and truck rentals.
- (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.
- (67) Trucks, retail and wholesale sales, and rental, including accessory service and repair but not including tractor and trailer units.
- (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:

- (a) Boats.
- (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.
- (I) 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
- (116) Trucks (tractor and trailer units), retail and wholesale sales and rental, including accessory service and repair.
- (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.
- (130) Mini-storage facility.

(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)