

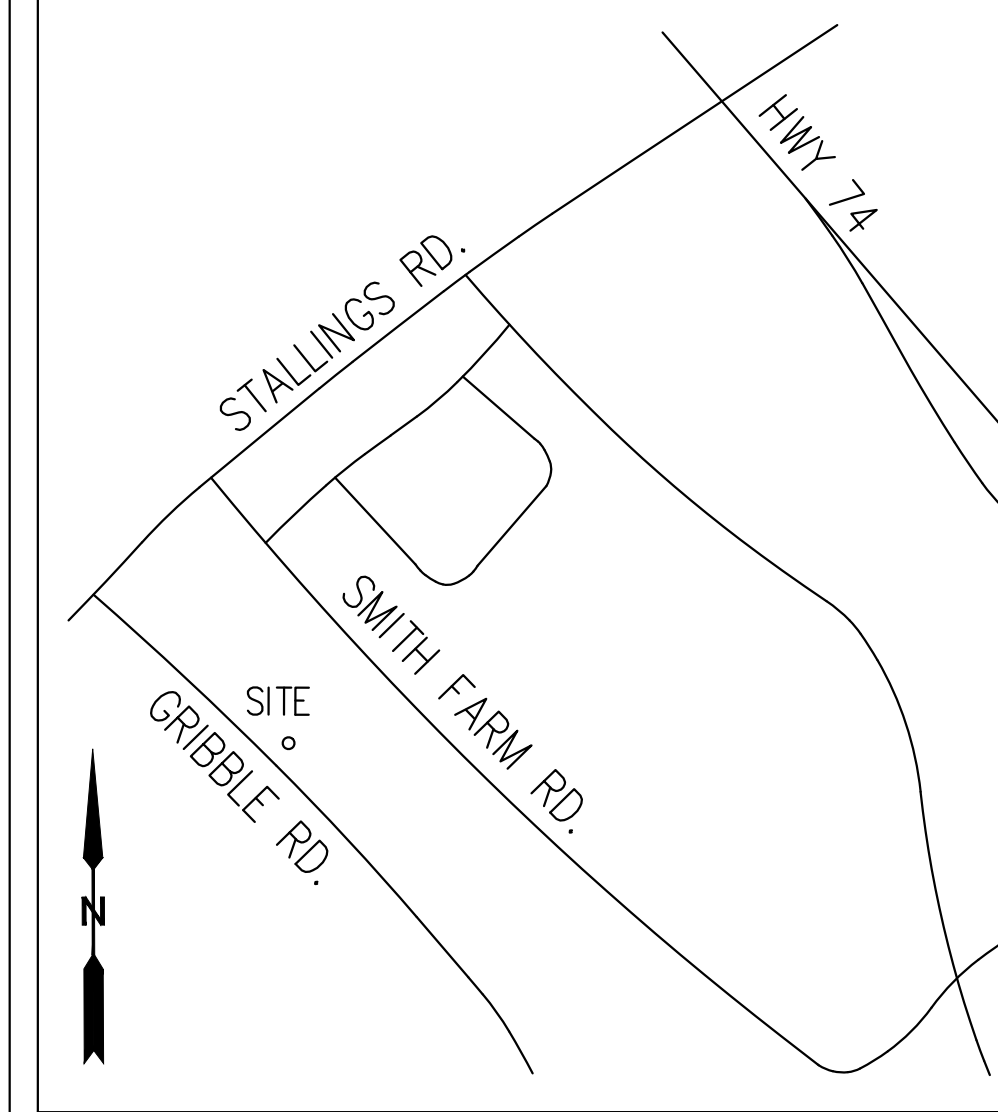
PARCEL #07129338L
COUCHELL INVESTMENT COMPANY, LLC
 3362 SMITH FARM RD
 MATTHEWS NC 28104

PARCEL #07129338K
COUCHELL INVESTMENT COMPANY, LLC
 3362 SMITH FARM RD
 MATTHEWS NC 28104

SEABOARD COASTLINE RAILROAD
 (100' RIGHT-OF-WAY)

TOTAL AREA
 65,194 SQ.FT.
 1.50 ACRES

VICINITY MAP NOT TO SCALE



- PROJECT DATA:
- OWNER: 3469 GRIBBLE ROAD, LLC
605 LEXINGTON AVE, STE. 100
CHARLOTTE, NC 28203
 - SITE ADDRESS: 3469 GRIBBLE ROAD
MATTHEWS, NC 28104
 - PARCEL I.D. #: 07129333C
 - SITE LOCATION: STALLINGS, UNION COUNTY
 - LOT SIZE: 65,194 SF (TOTAL)
RAILROAD ROW: 9,428 SF
ROADWAY ROW: 3,665 SF
NON-ROW/OWNER CONTROL AREA: 52,101 SF
 - OPEN SPACE REQUIRED: (10% OF 52,101) = 5,210 SF
 - TREE CONSERVATION AREA REQUIRED:
(1.5 % OF 52,101) = 782 SF
 - EXISTING IMPERVIOUS AREA: 34,903 SF
 - ZONING: INDUSTRIAL
 - ZONING OF ADJOINING PARCELS: INDUSTRIAL
 - SETBACKS:
FRONT= 12' (ZONING)
SIDE YARD = 12' (ZONING)
REAR YARD = 12' (FROM RAILROAD ROW)
 - EXISTING USE: AUTOMOBILE REPAIR (MAJOR)
 - PROPOSED USE: AUTOMOBILE REPAIR (MAJOR)
 - BUILDING AREA: 7,838 SF

**RED SKYE
 DESIGN, LLC**
 POST OFFICE BOX 1860
 INDIAN TRAIL, NC
 704-519-6091
 chad.redskye@gmail.com

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

MINIMUM REQUIRED PARKING:

- SPACE PER 3 BAYS PLUS 1 SPACE PER 2 EMPLOYEES
- BAYS = 1 SPACE REQUIRED
4 EMPLOYEES = 2 SPACES REQUIRED
- TOTAL SPACES REQUIRED
- EXISTING SPACES PROVIDED (NEW STRIPING)

REQUESTED DEVIATIONS FROM ZONING ORDINANCE:

- AUTOMOBILE SALES IS AN ACCEPTABLE SECONDARY USE.
- NO ADDITIONAL BUFFERS OR SCREENING IS REQUIRED AT ANY SIDE OF THE PROPERTY.
- NO PUBLIC SIDEWALK IS REQUIRED ALONG THE ROADWAY FRONTAGE.
- DRIVE AISLES, LOADING ZONES, AND VEHICULAR MANEUVERING AREAS MAY BE STABILIZED WITH GRAVEL PAVEMENT INSTEAD OF CONCRETE OR ASPHALT PAVING.

3469 Gribble Road Legal Description (from Deed of Trust Exhibit)
 Located in the County of Union, State of North Carolina:

BEGINNING at a point in the centerline of Gribble Road, a common corner with the Charles F. Foard property; thence with Foard's line, N. 45-43-55 E 345.65 feet to a point in the centerline of the S.A.L. Railroad right-of-way, thence with the centerline of said Railroad's right of way, 5. 45-00 E. 188.06 ft to a point thence 5. 46-44-10 W. 347.56 ft. to 4 point in the center line of Gribble Road, thence with the center line of Gribble Road, two calls: as N. 44-19-40 W. 94.01 feet and 2" N. 44-30-50 W. 94.01 feet to the point and place of BEGINNING, containing 66,158 square feet, more or less, according to a survey by Edward L. Kilough, RLS, dated February, 1983. 4887-3523-

GENERAL NOTES:

- ALL WORK TO BE CONDUCTED IN COMPLIANCE WITH TOWN OF STALLINGS STANDARDS AND SPECIFICATIONS.
- NO AUTOMOBILE REPAIR WORK ALLOWED WITHIN THE FRONT YARD SETBACK AREA.
- VEHICLES SHALL BE STORED SO THAT A CLEAR PATH IS PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES.
- ANY WORK CONDUCTED WITHIN THE ROADWAY RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH NCDOT.
- DUMPSTER AND OTHER TRASH/RECYCLE REPTACLES TO BE KEPT IN BACK HALF OF PROPERTY, SCREENED FROM ROADWAY AND ADJACENT PROPERTIES.
- ANY WORK CONDUCTED WITHIN THE FEDERALLY PROTECTED RAILROAD RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH CSX.
- TOWN PERMITS INCLUDING FENCE, SIGN, UPFIT, DEMO AND USE MAY BE REQUIRED AFTER CONCEPT PLAN APPROVAL. OWNER SHOULD WORK WITH TOWN TO OBTAIN THE NECESSARY PERMITS.
- PROPERTY SHALL COMPLY WITH ALL TOWN ZONING REGULATIONS WITH THE EXCEPTION OF THE CONDITIONS AGREED UPON THROUGH THIS CONDITIONAL ZONING APPROVAL. REFER TO THE AGREED UPON AUTHORIZED DEVIATIONS FROM THE ZONING ORDINANCE FOR DETAILS.

CONDITIONAL ZONING PLAN FOR:

3469 GRIBBLE ROAD
 STALLINGS, UNION COUNTY NORTH CAROLINA 28104

SHEET TITLE

**CONDITIONAL
 ZONING PLAN**

REVISIONS

PROJECT NO: 25-04
 DRAWN BY: CTC
 CHK'D BY: CTC
 DATE: 1-22-2025

SP-1

SHEET 1 OF 1

SURVEY NOTE:

ALL INFORMATION SHOWN ON THIS PLAN REGARDING THE EXISTING BUILDING, SETBACKS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, EQUIPMENT, MATERIALS, ETC. WAS TAKEN FROM A "BONDARY, TOPOGRAPHICAL, AND PHYSICAL SURVEY" PREPARED BY:
 WOOTEN SURVEYING & ASSOCIATES, PLLC
 119 SMITH CIRCLE
 MATTHEWS, NC 28104
 (980) 328-2977
 DWOOTEN@WOOTENSURVEYING.COM
 THIS SURVEY WAS DATED 1/10/2024

LEGEND

- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- SN - SET NAIL
- SIR - SET IRON REBAR
- PT - POINT
- CLF - CHAIN LINK FENCE
- W/ - WITH
- GW - GUY WIRE
- PP - POWER POLE
- STO. - STORAGE
- CONT. - CONTAINER
- DP - DUMPSTER PAD
- DI - DROP INLET
- R.WALL - RETAINING WALL
- C - CONCRETE
- B - BRICK
- CONC. - CONCRETE
- U/C - UNCOVERED
- FFE - FINISH FLOOR ELEVATION
- APPROX. - APPROXIMATE
- OHPL - OVERHEAD POWER
- HVAC - HEAT AIR UNIT
- PLT - PLANTER
- CO - CLEAN-OUT
- CB - CABLE BOX
- PM - POWER METER
- GM - GAS METER
- WM - WATER METER
- FH - FIRE HYDRANT
- AIR - AIR COMPRESSOR
- R/W - RIGHT-OF-WAY
- EP - EDGE PAVEMENT
- SSMH - SANITARY SEWER MANHOLE
- INV. - INVERT
- CMP - CORRUGATED METAL PIPE
- FOM - FIBER OPTIC MARKER
- FOV - FIBER OPTIC VAULT
- TBM - TEMPORARY BENCHMARK
- UGGL - UNDERGROUND GAS LINE
- UGWL - UNDERGROUND WATER LINE
- NAVD - NORTH AMERICAN VERTICAL DATUM
- SR# - STATE ROAD NUMBER
- RIPRAP

NCCS MONUMENT
 "L-73"
 N: 487,476.08'
 E: 1,500,816.04'

ALL INFORMATION SHOWN ON THIS PLAN IS THE EXISTING CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

PAINT STRIPES AT EXISTING ASPHALT TO DELINEATE 9'X20' PARKING SPACES TYPICAL 4 SPACES

NEW 5' MULCHED PLANTING STRIP ADJACENT TO EXISTING ASPHALT PAVING

CONDITIONAL REZONING PLAN

SCALE: 1" = 20'

NOTE: THESE DRAWINGS ARE PRELIMINARY CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO APPROVAL BY LOCAL AUTHORITIES

DEED 7932-482
 PARCEL #07129333G
UFP REAL ESTATE, LLC
 2801 EAST BELTLINE NE
 GRAND RAPIDS, MI 49525

DEED 1180-38
 PARCEL #07129333G
DC2 HOLDINGS LLC
 630 W PEELER ST
 SALISBURY NC 28146

GRIBBLE ROAD

(PUBLIC R/W - NO RECORDED R/W WIDTH)
 (R/W WIDTH PER NCDOT MAINTENANCE
 ASSUMED BACK OF DITCH TO BACK OF DITCH)
 SR# 1368