



2014-624  
11-25-2014

DATE FILED 11-25-14  
APPLICATION NUMBER 2014-624  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19323129

Address of property: 9601 INDEPENDENCE POINTE PARKWAY, MATTHEWS, NC 28105

Location of property: CORNER OF SAM NEWELL RD & INDEPENDENCE POINTE PKWY

Title to the property was acquired on DECEMBER 31, 1993  
and was recorded in the name of SQUIRES REALTY INC.  
whose mailing address is 916 PECAN AVE  
CHARLOTTE, NC 28205

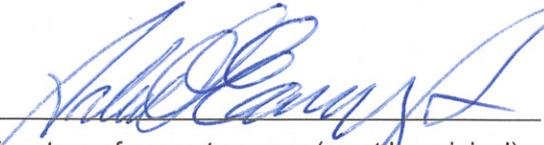
The deed is recorded in Book 7615 and Page 228 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B1(CD) Requested zoning classification: BH(CD)

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List reason(s) why zoning should be changed (use separate sheet if necessary):

PER TABLE 505.2-5 IN TOWN OF MATTHEWS DEVELOPMENT ORDINANCE, MOTOR VEHICLE SERVICE FACILITY IS A "PREMITTED RIGHT BY USE" FOR THIS SITE ZONED B-1, HOWEVER, IT STIPULATES THAT THE BUILDING CANNOT EXCEED 3 BAYS.  
WE ARE REQUESTING A ZONING CLASSIFICATION CHANGE TO BH(CD) WHICH WOULD ALLOW FOR 14 BAYS.  
WE FEEL THIS SHOULD BE ALLOWED BECAUSE ALL SERVICE BAYS WILL BE ACCESSED VIA AN INTERNAL DRIVE AISLE SERVICED BY (2) OVERHEAD DOORS ON EXTERIOR OF BUILDING. THIS ELIMINATES THE LOOK OF MULTIPLE SERVICE BAYS/OH DOORS, AND ALLOWS EXTERIOR OF BUILDING TO RETAIN STOREFRONTS AND OVERALL BUSINESS/RETAIL LOOK. FURTHER, EXTERIOR OF EXISTING ALL-EIFS BUILDING WILL BE DRESSED UP WITH EXTENSIVE ARCHITECTURAL BRICK VENEER ELEMENTS ENHANCING THE BUILDING'S LOOK.

X   
Signature of property owner (must be original)

ARLEN R. EARNEY, SR.

Print name of property owner  
916 PECAN AVE

Property owner's mailing address  
CHARLOTTE, N.C. 28205

Property owner's mailing address, continued

Property owner's mailing address, continued

704-3765655

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Denny Gappens (ai Design Group)

Print name of agent  
330 S. Tryon St, Suite 500

Agent's mailing address  
Charlotte, NC 28202

Agent's mailing address, continued

Agent's mailing address, continued

704-731-8080, dgappens@aidginc.com

Agent's phone number/email address

  
Petitioner other than owner (if any)

Brad Woodie

Print name of petitioner  
6500 S. Blvd

Petitioner's mailing address  
Charlotte NC 28217

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-576-1748, bwoodie@woodiesantoservice.com

Petitioner's phone number/email address

**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

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11-25-2014

19322101

TAX PARCEL

JOHN ELLIS JUSTICE

PROPERTY OWNER NAME(S)

1637 SAM NEWELL RD

OWNER MAILING ADDRESS

MATTHEWS NC 28105-7572

OWNER MAILING ADDRESS, CONTINUED

19322105

TAX PARCEL

BRIAN TIMOTHY BOYD, GINA PAULETTE BOYD

PROPERTY OWNER NAME(S)

179 NIBLICK RD #430

OWNER MAILING ADDRESS

PASO ROBLES CA 93446

OWNER MAILING ADDRESS, CONTINUED

19323106

TAX PARCEL

ROBIN W GRIFFITH, K MARTIN III WATERS,  
KARL MARTIN WATERS

PROPERTY OWNER NAME(S)

1230 SCOTLAND AVE

OWNER MAILING ADDRESS

CHARLOTTE NC 28207

OWNER MAILING ADDRESS, CONTINUED

19323122

TAX PARCEL

M PROPERTIES R &

PROPERTY OWNER NAME(S)

170 WIND CHIME CT

OWNER MAILING ADDRESS

RALEIGH NC 27615

OWNER MAILING ADDRESS, CONTINUED

19322103

TAX PARCEL

MARTIN MARIETTA MATERIALS INC

PROPERTY OWNER NAME(S)

PO BOX 30013

OWNER MAILING ADDRESS

RALEIGH NC 27633

OWNER MAILING ADDRESS, CONTINUED

19322109

TAX PARCEL

MARTIN MARIETTA MATERIALS INC

PROPERTY OWNER NAME(S)

PO BOX 30013

OWNER MAILING ADDRESS

RALEIGH NC 27622

OWNER MAILING ADDRESS, CONTINUED

19323121

TAX PARCEL

C4 ELION LLC  
C/O CROSLAND SOUTHEAST

PROPERTY OWNER NAME(S)

201 S COLLEGE ST #130

OWNER MAILING ADDRESS

CHARLOTTE NC 28202

OWNER MAILING ADDRESS, CONTINUED

19323128

TAX PARCEL

INC APPLE EIGHT HOSPITALITY  
C/O APPLE REIT EIGHT

PROPERTY OWNER NAME(S)

814 E MAIN ST

OWNER MAILING ADDRESS

RICHMOND VA 23219

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number  
*2014-624*  
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2014-624  
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19323130

TAX PARCEL

CITY OF CHARLOTTE  
% REAL ESTATE DIVISION

PROPERTY OWNER NAME(S)

600 EAST 4TH STREET

OWNER MAILING ADDRESS

CHARLOTTE NC 28202-2844

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

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TAX PARCEL

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OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

## SUMMARY OF THE REZONING PROCESS

**PETITIONER:** Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

**PROPERTY OWNERS:** These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email [mjgollnitz@matthewsnc.gov](mailto:mjgollnitz@matthewsnc.gov)) for verification.

Application submitted to and accepted by the Town of Matthews NOVEMBER 26, 2014

Town Board of Commissioners formally accepts application and sets Public Hearing date DECEMBER 8, 2014

Notices sent via mail to affected/adjacent property owners on or before JANUARY 26, 2015

Protest petition filed with Planning Department by 5:00 pm on FEBRUARY 4, 2015

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning FEBRUARY 9, 2015

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request FEBRUARY 24, 2015

Town Board of Commissioners approves or denies application MARCH 9, 2015

### GENERAL STATUTE 160A-385: CHANGES.

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1



PARCEL #19322109  
MARTIN MARIETTA MATERIALS INC  
PO BOX 30013  
RALEIGH NC 27622  
OFFICE

PARCEL #19322109  
MARTIN MARIETTA MATERIALS INC  
PO BOX 30013  
RALEIGH NC 27622  
VACANT

PARCEL #19322101  
JOHN ELLIS JUSTICE  
1637 SAM NEWELL RD  
MATTHEWS NC 28105  
SINGLE-FAM

PARCEL #19322105  
BRIAN TIMOTHY BOYD  
GINA PAULETTE BOYD  
179 NIBLICK RD #430  
PASO ROBLES CA 9344  
COMMERCIAL

# SAM NEWELL RD.

PARCEL #19323106  
ROBIN W GRIFFITH  
K MARTIN III WATERS  
KARL MARTIN WATERS  
1230 SCOTLAND AVE  
CHARLOTTE NC 28207  
VACANT

PARCEL #19323130  
CITY OF CHARLOTTE  
600 EAST 4TH STREET  
CHARLOTTE NC 28202  
GOVT-INST

## INDEPENDENCE POINTE PARKWAY

**PARKING COUNTS:**

EXISTING	=77
REMOVED	=6
EXISTING TO REMAIN	=71
REQ'D PER GEN. COMMERCIAL: GROSS SF 14,000/250 = 56 SPACES	
73-56 AND COMPLIES WITH REQUIREMENTS	

- GENERAL NOTES:**
- ALL CURBS, CURB CUTS, & PARKING STALLS ARE EXISTING UNLESS NOTED OTHERWISE.
  - ALL PLANTINGS SHOWN ARE REPRESENTATIVE OF EXISTING PLANTINGS TO REMAIN UNLESS OTHERWISE NOTED. THESE SYMBOLS ARE REPRESENTATIONAL, AND ACTUAL EXISTING PLANTINGS MAY DIFFER.
  - SEE DEED PLAT ON SHEET RZ-1 FOR PROPERTY LINE DIMENSIONS AND COMPASS BEARINGS OF ALL LINES BOUNDING THE PROPERTY, PLAT BOOK NUMBER AND PAGE WHERE DEED IS RECORDED.
  - REF SITE PHOTOMETRIC PLAN ON RZ-3 FOR NEW SITE LIGHTING PLAN.
  - REF FLOOR PLAN, ELEVATIONS, AND PERSPECTIVE RENDERING ON SHEET RZ-4 FOR ARCHITECTURAL CHANGES & IMPROVEMENTS.

PARCEL #19323128  
APPLE EIGHT HOSPITALITY  
C/O APPLE REIT EIGHT  
814 E MAIN ST  
RICHMOND VA 23219  
HOTEL

PARCEL #19323122  
R & M PROPERTIES  
170 WIND CHIME CT  
RALEIGH NC 27615  
COMMERCIAL

PARCEL #19323121  
C4 ELION LLC  
201 S COLLEGE ST #130  
CHARLOTTE NC 28202  
OFFICE

### DEVELOPMENT STANDARDS

**General Provisions**

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Woodie Enterprises, Inc. (the "Petitioner") to accommodate the re-development of an existing building that will be devoted to a motor vehicle repair garage of 14 bays accessed by internal drive aisle on existing 1.478 acre site located on the southeastern corner of the intersection of Sam Newell Road and Independence Pointe Parkway, more particularly depicted on the Rezoning Plan (the "Site").
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-H (CD) zoning district shall govern all development taking place on the Site.
- The Site is currently zoned B-1 (CD) Neighborhood Business and it provides that the Site may be devoted to any use that is permitted by right or under prescribed conditions under the Ordinance in the Neighborhood Business zoning district including motor vehicle service facilities limited to 3 bays or less. The Petitioner and the Owner of the Site seek to amend the zoning of the site to B-H (CD) Highway Business where motor vehicle repair garages are a permitted use with the right to allow for development of motor vehicle service facility with no limits on number of bays.
- The configuration, placement and size of the new building elements and parking alterations depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- The Rezoning Plan and these Development Standards shall apply only to the Site and not to the Other Parcels. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Ordinance.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance.

**Permitted Uses**

- The Site may be devoted to any use permitted by right (P), allowed under prescribed conditions as further outlined in § 155.506 (PC), or allowed as an accessory use (ACU) under the Ordinance in the B-H Highway Business zoning district with exception of the following uses which would be not permitted if this conditional rezoning is approved:
- Dormitory for senior high and post secondary school operated by and located on the principal site of the institution served.
  - Armory for meetings and training of military organizations
  - Boat and watercraft sales, new and used
  - Crematorium, as an accessory to a funeral home when no dwelling is within 400 feet
  - Crematorium, stand alone
  - Funeral home with other related services, not including crematorium
  - Installation of tires sold within an enclosed building of at least 145,000 sq. ft. with internal storage only, limited to 7,250 sq. ft.
  - Internet sales/service facility
  - Manufactured home sales
  - Outdoor equipment and machinery, sales and repair
  - Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental
  - Gas station with convenience store, subject to § 155.506-49
  - Gas pump without convenience store

**Access/Parking**

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan, and utilize the existing curb cut(s).
- Off street vehicular parking will meet the minimum standards established under the Ordinance.

**Architectural Standards**

- The maximum height of the renovations to exterior to be constructed on the Site shall be 32 feet.
- Attached to the Rezoning Plan are schematic architectural renderings of the elevations of the building renovations to be constructed that are intended to depict the general conceptual architectural style and character of renovations to existing building. Accordingly, the elevations of the renovations to be constructed on the site shall be designed and constructed so that they are substantially similar in appearance to the schematic architectural renderings that are attached to the Rezoning Plan. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The exterior building materials for the building to be constructed on the Site are set out on the attached schematic architectural renderings.

**Landscaping and Screening**

- With the exception of plantings labeled to be removed, and new plantings as noted on rezoning site plan, all plantings are existing on site.

**Build-To and Yard Requirements**

- The renovations to exterior of existing building shall satisfy or exceed all existing setback requirements.

**Lighting**

- Lighting installed on the Site shall comply with the Ordinance.

**Signs**

- All signs installed on the Site shall comply with the requirements of the Ordinance.

**Sidewalks**

- As depicted on the Rezoning Plan, a new sidewalk connection from the existing sidewalk along Independence Pointe Parkway and existing internal site sidewalk adjacent to the building will be installed. Approximately 2 shrubs, and 1 small tree will be removed in order to make connection through existing planting strip. New plantings as indicated on rezoning plan will be installed adjacent to new sidewalk.

**Exterior Patio**

- An existing concrete slab on grade with a door directly accessible to the retail/customer area will be provided/designated for customer use.

**Additional Development Conditions Relating to A Motor Vehicle Repair Garage**

- In the event that motor vehicle repair garage is located on the Site, the maintenance and repair of motor vehicles may only occur within the interior portions of the building.
- Service bays will be accessed by internal drive aisle within the building requiring only (2) overhead doors on exterior of building.
- Petitioner will not store vehicles overnight in exterior parking lot.
- No bodywork or painting of cars to take place.
- As an accessory to the building, there shall be no oil, fluid storage tanks.
- There will be no overnight storage of parts or tires outside of the building or outside of the dumpster enclosure.
- The owner will store customer vehicles within the building if work on the vehicle has not been completed by close of business. Customer vehicles will be allowed to be stored in the parking lot overnight for after-hours pick-ups and drop-offs.

**Binding Effect of the Rezoning Documents and Definitions**

- If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



WOODIES AUTO SERVICE

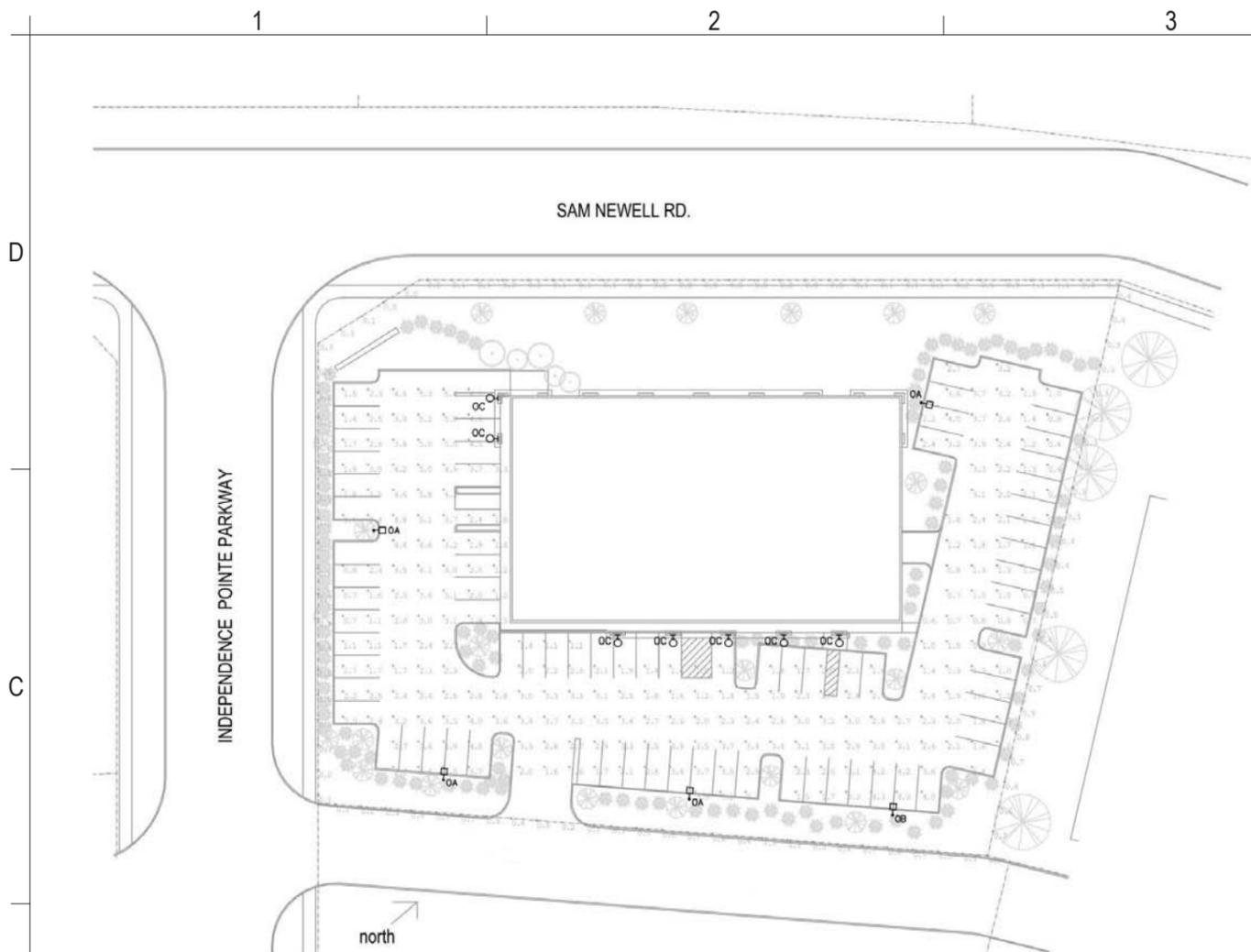
9601 INDEPENDENCE POINT PKWY, CHARLOTTE

Rev #	Date	Description
1	2015-03-05	PLANNING STAFF COMMENT RESPONSES
2	2014-11-26	REZONING SUBMISSION

REZONING SITE PLAN

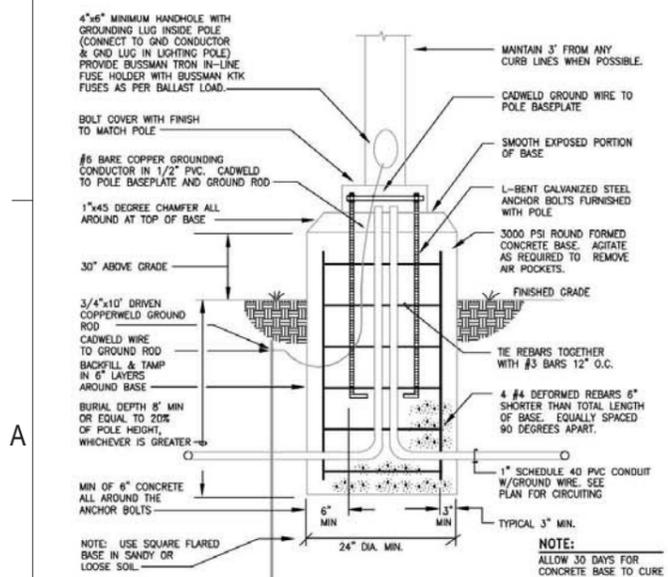
# RZ-2

DRAWN BY: Author CHECKED BY: Checker  
PROJECT NO: 14497



1 SITE PLAN - ELECTRICAL  
SCALE: 1" = 30'

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.53	5.8	0.5	5.06	11.60
Property Line	Illuminance	Fc	0.48	1.0	0.0	N.A.	N.A.



2 POLE BASE DETAIL  
NOT TO SCALE

SYMBOL & TYPE	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	LAMP TYPE & QUANTITY	VOLTS/BALLAST	MOUNTING	INPUT WATTS
OA	JUNO LIGHTING (ACCULITE) #A2 350PS U27 3H	POLE MOUNTED PULSE START METAL HALIDE AREA LIGHTING FIXTURE. BLACK FINISH. TYPE III DISTRIBUTION. AT EACH POLE BASE PROVIDE BUSSMAN TRON IN-LINE FUSE HOLDER WITH BUSSMAN KTK FUSES AS PER BALLAST LOAD. FULL CUT-OFF.	ONE(1) MS350/BJ/PS 4100K	208V/ ELECTRONIC HPF	POLE Ø30"-0" A.F.G.	400
OB	JUNO LIGHTING (ACCULITE) #A2 350PS U27 FT HSS	POLE MOUNTED PULSE START METAL HALIDE AREA LIGHTING FIXTURE. BLACK FINISH. HOUSE SIDE SHIELD. TYPE IV (FT) DISTRIBUTION. AT EACH POLE BASE PROVIDE BUSSMAN TRON IN-LINE FUSE HOLDER WITH BUSSMAN KTK FUSES AS PER BALLAST LOAD. FULL CUT-OFF.	ONE(1) MS350/BJ/PS 4100K	208V/ ELECTRONIC HPF	POLE Ø30"-0" A.F.G.	400
OC	ARCHITECTURAL AREA LIGHTING #JCS SR-STR OF MAL FCO WCV	EXTERIOR WALL FIXTURE, COMPACT FLUORESCENT, BULLET SHAPED PRISMATIC GLASS DIFFUSER. UL LISTED FOR WET LOCATIONS. MATTE ALUMINUM FINISH COLOR. FULL CUT-OFF.	ONE (1) CF32W	120V/ ELECTRONIC	SURFACE WALL COORD. MOUNTING HEIGHT WITH ARCH.	38
POLE	WHATLEY POLES (OR EQUAL) #RT45 27 AB BLK TXT	27'-0" TALL TAPERED COMPOSITE POLE. BLACK FINISH. SEE POLE BASE DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.				

- LIGHTING NOTES:**
- HIGH INTENSITY DISCHARGE (HID) BALLASTS SHALL BE HIGH POWER FACTOR (HPF) TYPE. MATCH BALLAST TO THE LAMP FOR OPTIMUM OPERATION.
  - HIGH INTENSITY DISCHARGE LAMPS SHALL BE INSIDE FROSTED, COLOR CORRECTED TYPE, 4100 DEGREE K. COLOR TEMPERATURE, U.O.N.
  - THE LIGHTING FIXTURE CATALOG NUMBERS IDENTIFY THE SERIES OF LIGHTING FIXTURE ONLY. PROVIDE ALL FIELD FABRICATION, MOUNTING HARDWARE, ACCESSORIES AND OPTIONS REQUIRED TO ADAPT TO THE CONDITIONS AND MEET THE INTENT OF THE FIXTURE DESCRIPTION.
  - COORDINATE FIXTURE OPERATING VOLTAGES WITH THAT PROVIDED BY THE CIRCUITRY.
  - BALLASTS SHALL HAVE THE QUIETEST SOUND RATING AVAILABLE.
  - BALLASTS SHALL BE DESIGNED TO START AND MAINTAIN PROPER OPERATION OF THE LAMP(S) IN THE ENVIRONMENTAL AND TEMPERATURE CONDITIONS IN WHICH THE FIXTURES ARE APPLIED.
  - SUBMIT AT ONE TIME SIX (6) SETS OF LOOSE-LEAF BOUND BOOKS OF SHOP DRAWINGS, INCLUDING LAMPS FOR APPROVAL. THE RESPONSIBILITY TO ACCEPT OR REJECT ANY PROPOSED SUBSTITUTION REMAINS WITH THE PROJECT ARCHITECT/ENGINEER. THE CONTRACTOR MAY AT HIS JUDGMENT USE ANY PRODUCT OR DEVICE WHICH IN THE JUDGMENT OF THE ARCHITECT/ENGINEER EXPRESSED IN WRITING ARE EQUAL TO THAT SPECIFIED.

### Acculite ALARI™

PROJECT: Woodies Mattress  
RETURN TYPE: OA & OB  
LOCATION: CHARLOTTE, NC  
CONTACT/PHONE: \_\_\_\_\_

**Description**  
Beauty & Style: The ultimate in high lighting design, the ALARI™ luminaire provides a graceful transition from ground to sky. The sweeping curves and elegant lines create a daytime appeal not normally found in a luminaire of this type.

**Performance** Highly engineered optics ensure industry leading light levels with superior uniformity. The full complement of beam spreads make the ALARI™ luminaire the ideal choice for elegant high performance lighting.

**Features**  
Optics Precision engineered multi-faceted reflectors ensure precise light control and superior uniformity. • Heat resistant tempered glass lens  
Low EFL: Sleek, low-maintenance profile  
"Dark Sky" Friendly Full cut-off: International Dark Sky Association Seal of Approval for dark sky friendly, full cut-off luminaires  
Tool-Less Relamping: Snap action door latch  
Construction Die cast aluminum • Stainless steel external hardware • Removable hinged door  
• Ballast mounted directly to housing  
Mounting Two ball yoke mounting  
Finish Baked polyester powder coat

**ESA Acculite 175W - 400W Pulse Start MH luminaires are designed and built to Superior Independence & Security Act standards.**  
**ESA Acculite 175W - 400W Pulse Start MH luminaires are designed and built to Superior Independence & Security Act standards.**

**Lampholder 1HD** - specification grade integral base porcelain • Compact Fluorescent & pin electronic  
**Ballast** Electronic - 250W, 300W, 350W and 400W • Improved lamp lumen depreciation • Extended lamp life • Improved ballast efficiency • Suitable for low temperature starting • Pulse Start MH: 30°C • Compact Fluorescent: 18°C  
**Certification** Certified to UL1993/CSA C22.2 250 • IP65 • EA Full Cut Off • Suitable for wet locations

### ALARI™

PARKING, ROADWAY & AREA LIGHTING  
ELECTRONIC BALLAST, HORIZONTAL LAMP

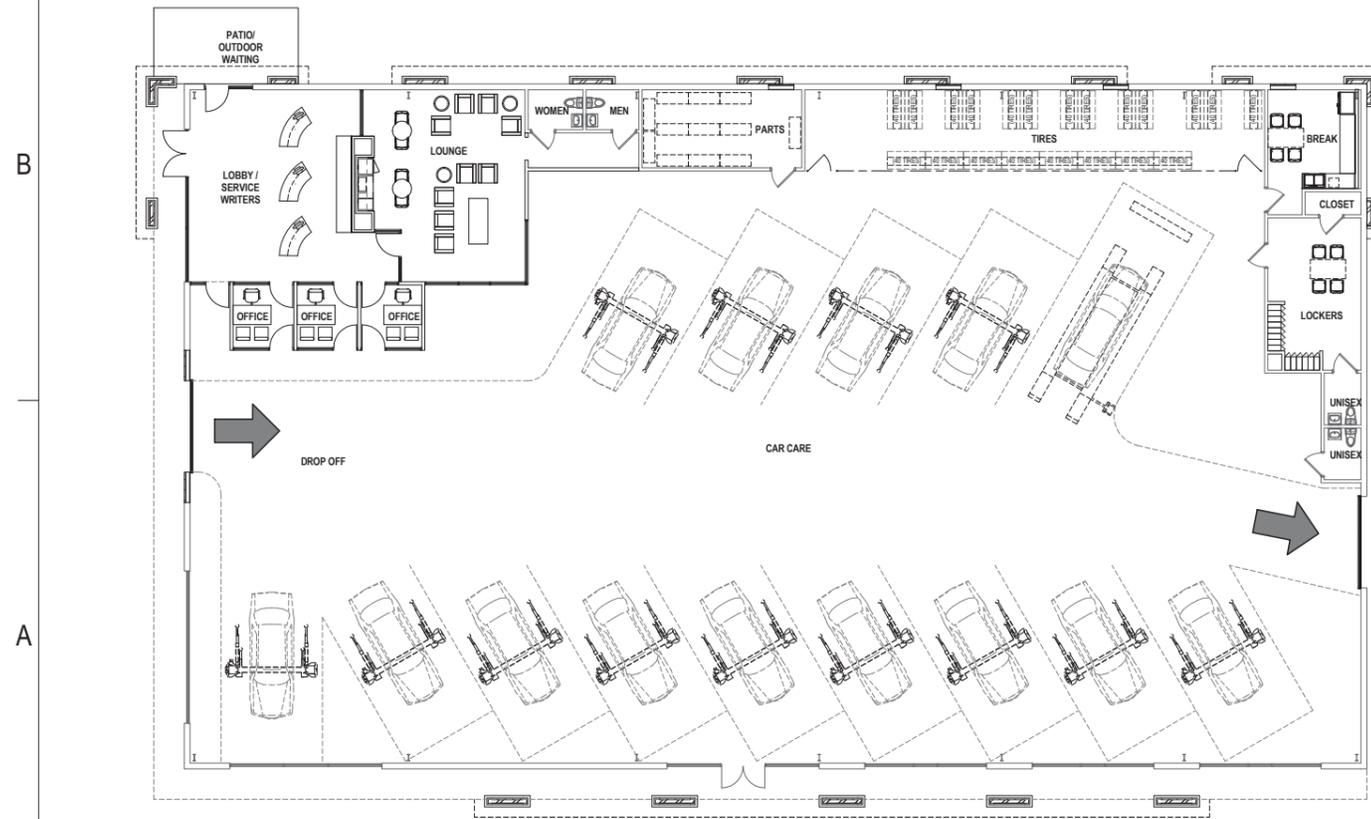
Cat. No.: \_\_\_\_\_  
Accessories: \_\_\_\_\_

**PRODUCT CODES**

Ballast	Lamp Voltage/Type	Ballast	Distribution	Options
Electronic	120V	Electronic	Horizontal Lamp	AL 02002
Electronic	208V	Electronic	Horizontal Lamp	AL 02003
Electronic	277V	Electronic	Horizontal Lamp	AL 02004
Electronic	300V	Electronic	Horizontal Lamp	AL 02005
Electronic	480V	Electronic	Horizontal Lamp	AL 02006
Electronic	575V	Electronic	Horizontal Lamp	AL 02007
Electronic	600V	Electronic	Horizontal Lamp	AL 02008
Electronic	720V	Electronic	Horizontal Lamp	AL 02009
Electronic	800V	Electronic	Horizontal Lamp	AL 02010
Electronic	900V	Electronic	Horizontal Lamp	AL 02011
Electronic	1000V	Electronic	Horizontal Lamp	AL 02012
Electronic	1200V	Electronic	Horizontal Lamp	AL 02013
Electronic	1380V	Electronic	Horizontal Lamp	AL 02014
Electronic	1500V	Electronic	Horizontal Lamp	AL 02015
Electronic	1800V	Electronic	Horizontal Lamp	AL 02016
Electronic	2080V	Electronic	Horizontal Lamp	AL 02017
Electronic	2400V	Electronic	Horizontal Lamp	AL 02018
Electronic	2770V	Electronic	Horizontal Lamp	AL 02019
Electronic	3000V	Electronic	Horizontal Lamp	AL 02020
Electronic	3450V	Electronic	Horizontal Lamp	AL 02021
Electronic	4000V	Electronic	Horizontal Lamp	AL 02022
Electronic	4800V	Electronic	Horizontal Lamp	AL 02023
Electronic	5750V	Electronic	Horizontal Lamp	AL 02024
Electronic	6000V	Electronic	Horizontal Lamp	AL 02025
Electronic	7200V	Electronic	Horizontal Lamp	AL 02026
Electronic	8000V	Electronic	Horizontal Lamp	AL 02027
Electronic	9000V	Electronic	Horizontal Lamp	AL 02028
Electronic	10000V	Electronic	Horizontal Lamp	AL 02029
Electronic	12000V	Electronic	Horizontal Lamp	AL 02030
Electronic	13800V	Electronic	Horizontal Lamp	AL 02031
Electronic	15000V	Electronic	Horizontal Lamp	AL 02032
Electronic	18000V	Electronic	Horizontal Lamp	AL 02033
Electronic	20800V	Electronic	Horizontal Lamp	AL 02034
Electronic	24000V	Electronic	Horizontal Lamp	AL 02035
Electronic	27700V	Electronic	Horizontal Lamp	AL 02036
Electronic	30000V	Electronic	Horizontal Lamp	AL 02037
Electronic	34500V	Electronic	Horizontal Lamp	AL 02038
Electronic	40000V	Electronic	Horizontal Lamp	AL 02039
Electronic	48000V	Electronic	Horizontal Lamp	AL 02040
Electronic	57500V	Electronic	Horizontal Lamp	AL 02041
Electronic	60000V	Electronic	Horizontal Lamp	AL 02042
Electronic	72000V	Electronic	Horizontal Lamp	AL 02043
Electronic	80000V	Electronic	Horizontal Lamp	AL 02044
Electronic	90000V	Electronic	Horizontal Lamp	AL 02045
Electronic	100000V	Electronic	Horizontal Lamp	AL 02046
Electronic	120000V	Electronic	Horizontal Lamp	AL 02047
Electronic	138000V	Electronic	Horizontal Lamp	AL 02048
Electronic	150000V	Electronic	Horizontal Lamp	AL 02049
Electronic	180000V	Electronic	Horizontal Lamp	AL 02050
Electronic	208000V	Electronic	Horizontal Lamp	AL 02051
Electronic	240000V	Electronic	Horizontal Lamp	AL 02052
Electronic	277000V	Electronic	Horizontal Lamp	AL 02053
Electronic	300000V	Electronic	Horizontal Lamp	AL 02054
Electronic	345000V	Electronic	Horizontal Lamp	AL 02055
Electronic	400000V	Electronic	Horizontal Lamp	AL 02056
Electronic	480000V	Electronic	Horizontal Lamp	AL 02057
Electronic	575000V	Electronic	Horizontal Lamp	AL 02058
Electronic	600000V	Electronic	Horizontal Lamp	AL 02059
Electronic	720000V	Electronic	Horizontal Lamp	AL 02060
Electronic	800000V	Electronic	Horizontal Lamp	AL 02061
Electronic	900000V	Electronic	Horizontal Lamp	AL 02062
Electronic	1000000V	Electronic	Horizontal Lamp	AL 02063
Electronic	1200000V	Electronic	Horizontal Lamp	AL 02064
Electronic	1380000V	Electronic	Horizontal Lamp	AL 02065
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Electronic	1800000V	Electronic	Horizontal Lamp	AL 02067
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Electronic	34500000V	Electronic	Horizontal Lamp	AL 02089
Electronic	40000000V	Electronic	Horizontal Lamp	AL 02090
Electronic	48000000V	Electronic	Horizontal Lamp	AL 02091
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Electronic	60000000V	Electronic	Horizontal Lamp	AL 02093
Electronic	72000000V	Electronic	Horizontal Lamp	AL 02094
Electronic	80000000V	Electronic	Horizontal Lamp	AL 02095
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Electronic	100000000V	Electronic	Horizontal Lamp	AL 02097
Electronic	120000000V	Electronic	Horizontal Lamp	AL 02098
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Electronic	300000000V	Electronic	Horizontal Lamp	AL 02105
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Electronic	18000000000V	Electronic	Horizontal Lamp	AL 02135
Electronic	20800000000V	Electronic	Horizontal Lamp	AL 02136
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Electronic	27700000000V	Electronic	Horizontal Lamp	AL 02138
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Electronic	600000000000V	Electronic	Horizontal Lamp	AL 02161
Electronic	720000000000V	Electronic	Horizontal Lamp	AL 02162
Electronic	800000000000V	Electronic	Horizontal Lamp	AL 02163
Electronic	900000000000V	Electronic	Horizontal Lamp	AL 02164
Electronic	1000000000000V	Electronic	Horizontal Lamp	AL 02165
Electronic	1200000000000V	Electronic	Horizontal Lamp	AL 02166
Electronic	1380000000000V	Electronic	Horizontal Lamp	AL 02167
Electronic	1500000000000V	Electronic	Horizontal Lamp	AL 02168
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Electronic	2080000000000V	Electronic	Horizontal Lamp	AL 02170
Electronic	2400000000000V	Electronic	Horizontal Lamp	AL 02171



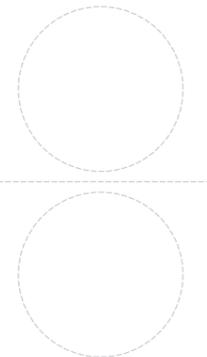
C1 Schematic Elevations  
SCALE: NTS



A1 REZONING FLOOR PLAN  
SCALE: 1:130



A4 Schematic Perspective  
SCALE: NTS



WOODIES AUTO SERVICE

9601 INDEPENDENCE POINT PKWY,  
CHARLOTTE

Rev #	Date	Description	Revision Schedule
1	2015-03-05	PLANNING STAFF COMMENT RESPONSES	
	2014-11-26	REZONING SUBMISSION	

SCHMATIC FLOOR PLAN,  
ELEVATIONS, PERSPECTIVE  
RENDERING

RZ-4

DRAWN BY: Author CHECKED BY: Checker  
PROJECT NO: 14497





SUPERCEDED 2014-624  
11-25-2014



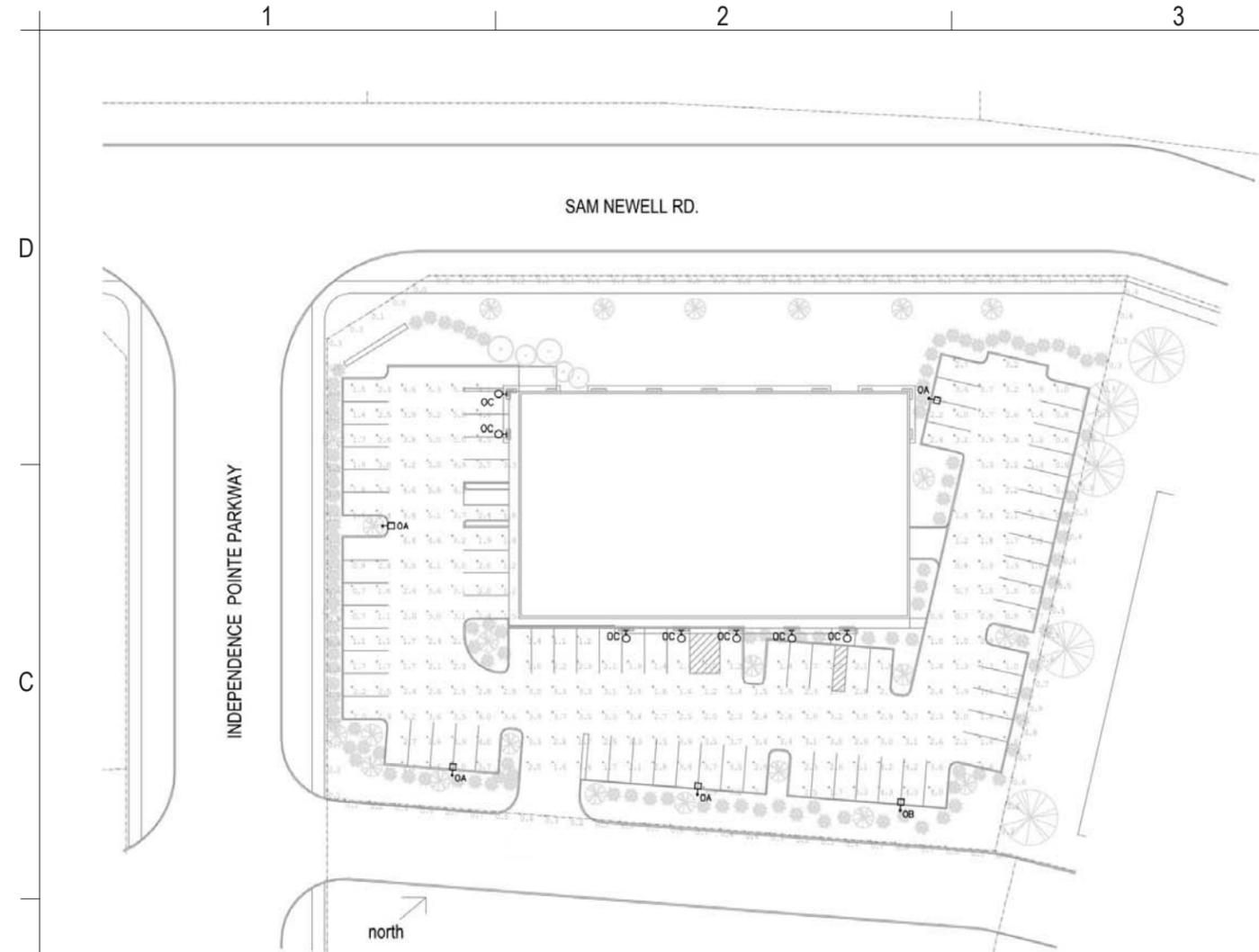
WOODIES AUTO SERVICE  
9601 INDEPENDENCE POINT PKWY,  
CHARLOTTE

Rev #	Date	Revision Description
2014-11-26		REZONING SUBMISSION

PROPOSED SITE LIGHTING

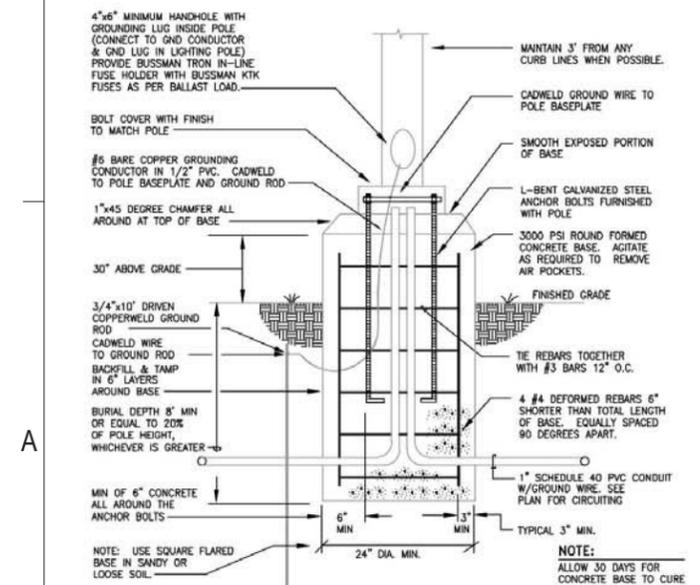
RZ-3

DRAWN BY: Author CHECKED BY: Checker  
PROJECT NO: 14497



1 SITE PLAN - ELECTRICAL  
SCALE: 1" = 30'

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Footcandle	fc	2.53	5.8	0.3	5.06	11.60
Property Line	Illuminance	fc	0.46	1.0	0.0	N.A.	N.A.



2 POLE BASE DETAIL  
NOT TO SCALE

SYMBOL & TYPE	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	LAMP TYPE & QUANTITY	VOLTS/BALLAST	MOUNTING	INPUT WATTS
OA □	JUNO LIGHTING (ACCUITE) #A2 350PS U27 3H	POLE MOUNTED PULSE START METAL HALIDE AREA LIGHTING FIXTURE. BLACK FINISH. TYPE II DISTRIBUTION. AT EACH POLE BASE PROVIDE BUSSMAN TRON IN-LINE FUSE HOLDER WITH BUSSMAN KTK FUSES AS PER BALLAST LOAD. FULL CUT-OFF.	ONE(1) MS350/BU/PS 4100K	208V/ ELECTRONIC HPF	POLE Ø30"-Ø" A.F.G.	400
OB □	JUNO LIGHTING (ACCUITE) #A2 350PS U27 FT HSS	POLE MOUNTED PULSE START METAL HALIDE AREA LIGHTING FIXTURE. BLACK FINISH. HOUSE SIDE SHIELD. TYPE IV (FT) DISTRIBUTION. AT EACH POLE BASE PROVIDE BUSSMAN TRON IN-LINE FUSE HOLDER WITH BUSSMAN KTK FUSES AS PER BALLAST LOAD. FULL CUT-OFF.	ONE(1) MS350/BU/PS 4100K	208V/ ELECTRONIC HPF	POLE Ø30"-Ø" A.F.G.	400
OC ○	ARCHITECTURAL AREA LIGHTING #UCS SR-STR CF MAL FCO WC V	EXTERIOR WALL FIXTURE. COMPACT FLUORESCENT, BULLET SHAPED PRISMATIC GLASS DIFFUSER, UL LISTED FOR WET LOCATIONS. MATTE ALUMINUM FINISH COLOR. FULL CUT-OFF.	ONE (1) CF32W	120V/ ELECTRONIC	SURFACE WALL COORD. MOUNTING HEIGHT WITH ARCH.	38
POLE	WHATLEY POLES (OR EQUAL) #RT45 27 AB BLK TXT	27'-0" TALL TAPERED COMPOSITE POLE. BLACK FINISH. SEE POLE BASE DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.				

- LIGHTING NOTES:**
- HIGH INTENSITY DISCHARGE (HID) BALLASTS SHALL BE HIGH POWER FACTOR (HPF) TYPE. MATCH BALLAST TO THE LAMP FOR OPTIMUM OPERATION.
  - HIGH INTENSITY DISCHARGE LAMPS SHALL BE INSIDE FROSTED, COLOR CORRECTED TYPE, 4100 DEGREE K. COLOR TEMPERATURE. U.O.N.
  - THE LIGHTING FIXTURE CATALOG NUMBERS IDENTIFY THE SERIES OF LIGHTING FIXTURE ONLY. PROVIDE ALL FIELD FABRICATION, MOUNTING HARDWARE, ACCESSORIES AND OPTIONS REQUIRED TO ADAPT TO THE CONDITIONS AND MEET THE INTENT OF THE FIXTURE DESCRIPTION.
  - COORDINATE FIXTURE OPERATING VOLTAGES WITH THAT PROVIDED BY THE CIRCUITRY.
  - BALLASTS SHALL HAVE THE QUIETEST SOUND RATING AVAILABLE.
  - BALLASTS SHALL BE DESIGNED TO START AND MAINTAIN PROPER OPERATION OF THE LAMP(S) IN THE ENVIRONMENTAL AND TEMPERATURE CONDITIONS IN WHICH THE FIXTURES ARE APPLIED.
  - SUBMIT AT ONE TIME SIX (6) SETS OF LOOSE-LEAF BOUND BOOKS OF SHOP DRAWINGS, INCLUDING LAMPS FOR APPROVAL. THE RESPONSIBILITY TO ACCEPT OR REJECT ANY PROPOSED SUBSTITUTION REMAINS WITH THE PROJECT ARCHITECT/ENGINEER. THE CONTRACTOR MAY AT HIS JUDGMENT USE ANY PRODUCT OR DEVICE WHICH IN THE JUDGMENT OF THE ARCHITECT/ENGINEER EXPRESSED IN WRITING ARE EQUAL TO THAT SPECIFIED.

**AccuLite ALARI™**  
PARKING, ROADWAY & AREA LIGHTING  
ELECTRONIC BALLAST HORIZONTAL LAMP

**Description:** Beauty & Style: The ultimate in stylish lighting design, the ALARI™ luminaire provides a graceful transition from ground to sky. The sweeping curves and elegant form create a distinctive appeal not normally found in a luminaire of this type. Performance: Highly engineered optics ensure industry leading light levels with superior uniformity. The full complement of beam spreads make the ALARI™ luminaire the ideal choice for elegant high performance lighting. Features: Optics: Precision engineered multi-faceted reflectors ensure precise light control and superior uniformity. Heat resistant tempered glass lens. Low EFA: Sleek, low-resistance profile. "Dark Sky" Friendly: Full cut-off • International Dark Sky Association Seal of Approval for dark sky friendly, full cut-off luminaires. Tool-Less Relamping: Snap action door latch. Construction: Die cast aluminum • Stainless steel external hardware • Removable hinged door • Ballast mounted directly to housing. Mounting: Two bolt keyhole mounting. Finish: Baked polyester powder coat. EISA Acculite 175W - 400W Pulse Start MH luminaires are designed and built to Exceed Independence & Security Act standards. EISA Acculite 175W - 400W Pulse Start MH luminaires are designed and built to Exceed Independence & Security Act standards. Lampholder: HID - specification grade integral base provided • Compact Fluorescent: 4-pin electronic. Ballast: Electronic - 250W, 300W, 350W and 400W • Improved lamp lumen depreciation • Extended lamp life • Improved ballast efficiency • Suitable for low temperature starting • Pulse Start MH 327C • Compact Fluorescent: 18°C. Certification: Certified to UL1598/CSA C22.2 250 • IP65 • ICA Full Cut-Off • Suitable for wet locations.

**Dimensions:** 11.5" H x 13.5" W x 10.5" D

**Electronics & Mounting Detail:** Includes diagrams for electronic ballast and mounting hardware.

**AccuLite ALARI™**  
ORDERING INFORMATION  
ELECTRONIC BALLAST HORIZONTAL LAMP

**PRODUCT CODES:** Table with columns for Series, Lamp Wavelength, Ballast, Distribution, and Options.

**ACCESSORIES:** List of optional components like mounting brackets, pole adapters, and diffusers.

**Notes:** Includes information about ballast types, mounting options, and contact details for AccuLite.

**UCS - Universal Small Housing Scale**

**1. LUMINAIRE:** Includes options for luminaire type, mounting, and finish.

**2. MOUNTING:** Includes options for mounting type, height, and finish.

**3. SPECIFICATIONS:** Includes details on mounting, electrical, and finish requirements.

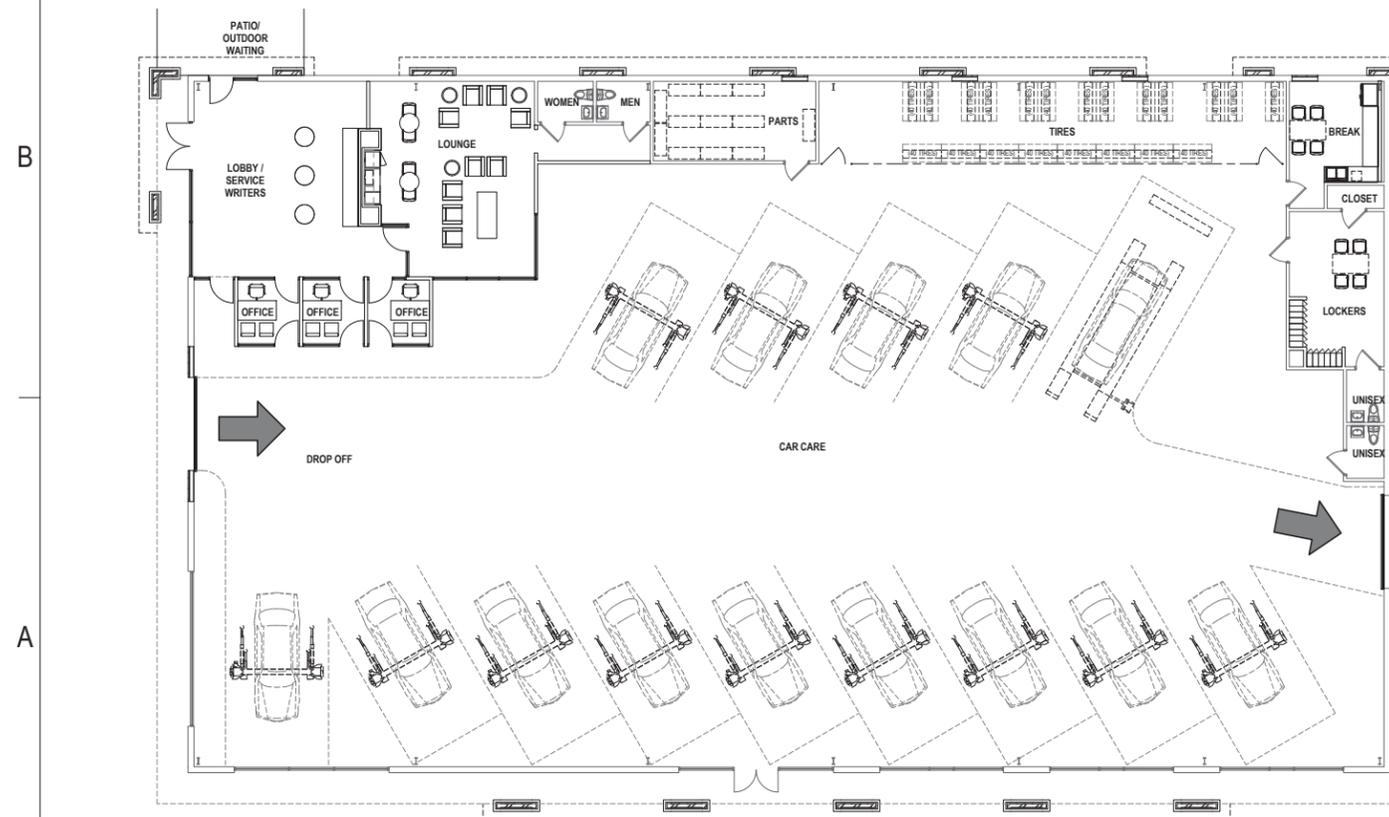
**4. COLOR:** Includes options for color and finish.

**5. OPTIONS - HOOD:** Includes options for hood type and finish.

**SUPERCEDED** 2014-624  
11-25-2014



C1 Schematic Elevations  
SCALE: NTS



A1 REZONING FLOOR PLAN  
SCALE: 1:130



A4 Schematic Perspective  
SCALE: NTS



**WOODIE'S AUTO SERVICE**  
9601 INDEPENDENCE POINT PKWY,  
CHARLOTTE

Rev #	Date	Description
2014-11-26		REZONING SUBMISSION

Revision Schedule

SCHEMATIC FLOOR PLAN,  
ELEVATIONS, PERSPECTIVE  
RENDERING

**RZ-4**

DRAWN BY: Author CHECKED BY: Checker  
PROJECT NO: 14497