

Final Table of Uses for DECISION on August 10, 2020

| TABLE OF ALLOWED USES: TRADITIONAL AND PARALLEL TRADITIONAL DISTRICTS | |
|---|----------------|
| USES BY GROUPING | |
| RESIDENTIAL USES | |
| | B-H |
| Accessory residential use and structure clearly incidental to the permitted principal residential use | ACC |
| Dormitory for senior high and post-secondary school operated by and located on the principal site of the institution served. | P |
| Limited food and beverage sales in neighborhood common facility, subject to § 155.506.14 | PC |
| Propane storage or other home fuel storage, accessory to a permitted principal use or building, subject to the Fire Prevention Code of the National Board of Fire Underwriters | ACC |
| INSTITUTIONAL & GOVERNMENTAL USES | |
| | B-H |
| Adult care home | P |
| Adult day care facility | P |
| Assisted living facility | P |
| Church and place of worship without size restrictions | P |
| College and university without stadium | P |
| Cultural Community Center, subject to § 155.506.07 | P |
| Fire and/or EMS station, police station | P |
| School, elementary, middle, and senior high, public and private | P |
| Skilled Nursing Facility, subject to § 155.506.17 | PC |
| OFFICE & SERVICE USES | |
| | B-H |
| Bank, credit union, and similar financial service | P |
| Barber shop, beauty salon, nail salon, and similar personal service | P |
| Civic, fraternal, and social club | P |
| Contractor's office without accessory storage | P |
| General and professional office | P |
| Laboratory and research facility, medical, dental or optical | P |
| Medical, dental, optical office and clinic | P |
| Museum and art gallery operated on a noncommercial basis | P |
| Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from building | P |
| Spa, massage service | P |
| Telephone exchange | P |
| GENERAL COMMERCIAL USES | |
| | B-H |
| Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45 | PC |
| Animal grooming facility, subject to § 155.506.42 | PC |
| Armory for meetings and training of military organizations | P |
| Auction house | P |
| Bakery, retail including manufacturing of goods for sale on the premises only | P |
| Ballroom, banquet or meeting/catering hall | P |
| Boat and watercraft sales, new and used | P |

2020-711
 Change in Conditions
 updated Table of
 Permitted Uses

Board of Commissioners

APPROVED

8/10/2020

Lori Canapinno

Lori Canapinno, Town Clerk

| | |
|---|----------------|
| Brewpub, subject to § 155.506.45 | PC |
| Building material storage and wholesale and retail sales without outside storage | P |
| Call center | P |
| Car wash | P |
| Coin operated laundry | P |
| Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise | P |
| Commercial or catering kitchen, without on-site customer/client food service | P |
| Communications tower and antenna, subject to § 155.506.41 | PC |
| Copy, printing and photo processing | P |
| Crematorium, when located on same lot as a cemetery or funeral home, subject to 155.506.13 | P |
| Crematorium, stand alone, or on an adjacent parcel to a cemetery or funeral home only when such parcel is commercially or industrially zoned, subject to 155.506.13 | PC |
| Drive-up service window, subject to § 155.506.33 | AGG |
| Florist shop | P |
| Funeral home | P |
| Gas station with convenience store, subject to § 155.506.49 | PC |
| Gas pump without convenience store | AGG |
| Heliport | P |
| Hotels, subject to § 155.506.32 | PC |
| Hotel, Extended Stay, subject to § 155.506.32 | PC |
| Installation and servicing of accessory equipment (i.e. audio, security, navigational, etc.) for vehicles sold within an enclosed building with internal storage only | P |
| Internet sweepstakes, or adult gaming facility § 155.506.50 | PC |
| Kennel, animal day care, subject to § 155.506.42 | PC |
| Laundry and dry cleaning establishment not to exceed 4,500 sq ft gross floor area | P |
| Laundry and dry cleaning establishment not to exceed 10,000 sq ft gross floor area | P |
| Manufactured home sales | P |
| Microbrewery, subject to § 155.506.45 | PC |
| Mini-storage facility | P |
| Mobile vendor, subject to § 155.506.43 | PC |
| Motor vehicle service facility limited to oil change, tire rotation and replacement, and similar minor maintenance service, all activity taking place within the building, not over 3 service bays and no overnight vehicle storage | P |
| Motor vehicle repair garage including engine overhaul, body and paint shop and similar operations | P |
| Motor vehicle, passenger, and motorcycle, new and used, sales and rental | P |
| Motor vehicle, commercial or recreational, new and used, sales and rental | P |
| Motorecycle safety training course, subject to § 155.506.18 | PC |
| Museum or art gallery | P |
| Nursery, commercial, with or without greenhouse | P |
| Outdoor equipment and machinery, sales and repair | P |

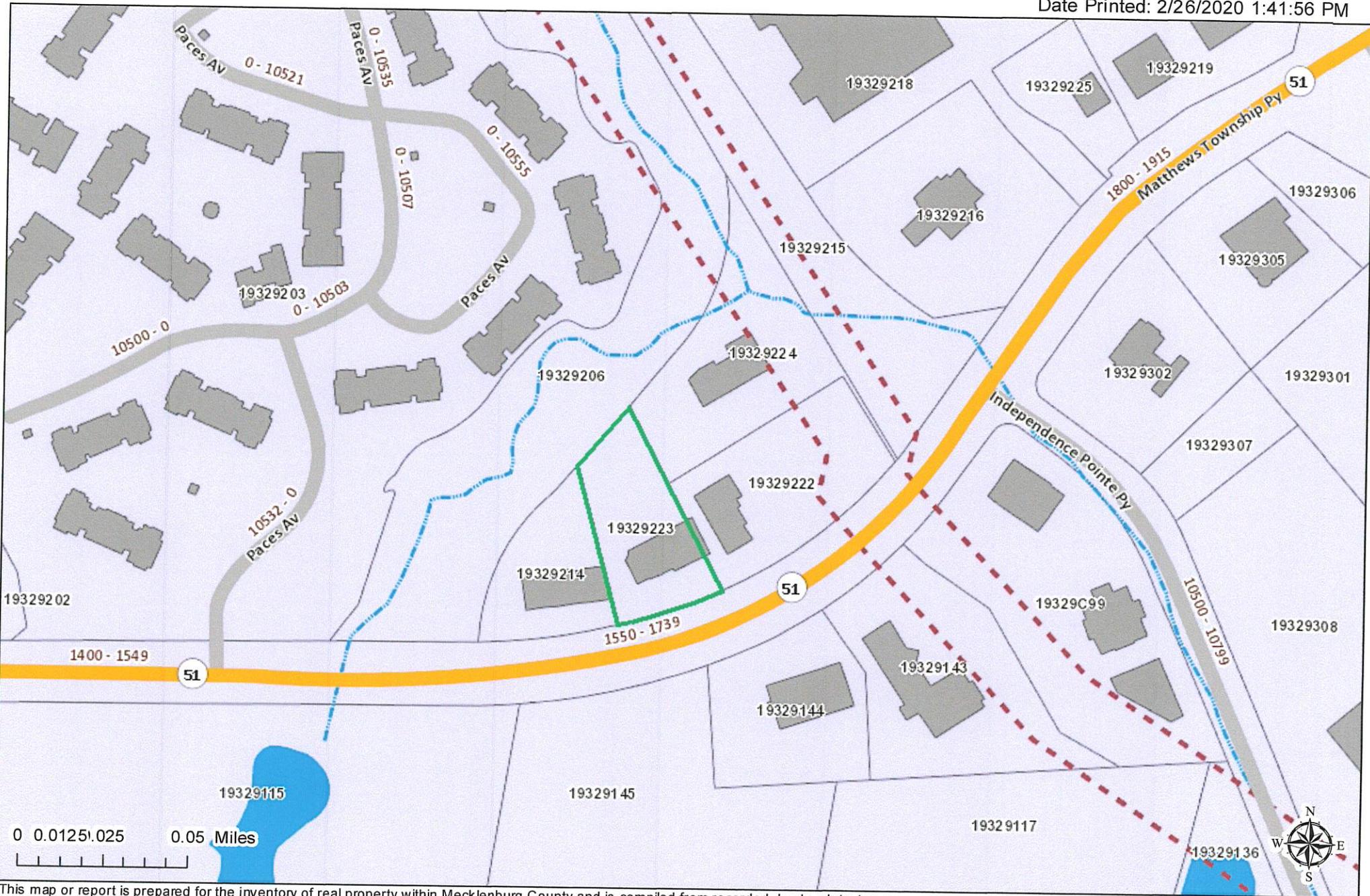
| | |
|---|--------|
| Outdoor sales in conjunction with a permanent business, subject to § 155.506.36 | ←PC |
| Parking lot and parking garage/structure | ←P |
| Pet cemetery, including any accessory structure | ←P |
| Post Office | ←P |
| Professional, financial, personal and recreational service not otherwise listed | P |
| Rushcart vending, subject to § 155.506.43 | |
| Radio and television station | ←P |
| Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed | P |
| Restaurant, lounge and nightclub without drive-thru or drive-in service | P |
| Restaurant with drive thru or drive in service | ←P |
| Retail sales, general merchandise, unless otherwise listed | P |
| Secondhand goods, retail sales without outside storage, unless otherwise listed | P |
| Selling from a semitruck without a cab, subject to § 155.506.36 | ←PC |
| Sign printing | P |
| Solar collector installation, subject to § 155.506.48 | ACC/PC |
| Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39 | PC |
| Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar | P |
| Towing operation with vehicle storage only within an enclosed structure | ←P |
| Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area | P |
| Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental | ←P |
| Veterinary clinic or hospital, subject to § 155.506.42 | PC |
| RECREATION & ENTERTAINMENT USES | |
| | B-H |
| Amusement, commercial outdoors, including miniature golf, golf course, golf driving range, ride, slide, water park, paintball course and similar commercial enterprise requiring physical dexterity, except as regulated elsewhere, subject to § 155.506.40 | ←PC |
| Arcade, game room | P |
| Bowling alley | P |
| Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently | P |
| Ice or roller rink | P |
| Park and playground, not otherwise listed | ←P |
| Skateboard facility, subject to § 155.506.40 | PC |
| Theater, housed within an enclosed structure | P |
| INDUSTRIAL & MANUFACTURING USES | |
| | B-H |
| Mail order facility | ←P |

| | |
|--|----------------|
| Manufacturing, processing, assembling of components into completed craft or custom-made items in facilities not exceeding 3,000 sq. ft. | P |
| MISCELLANEOUS USES | |
| Auction sale of real and personal property located on site for the purpose of liquidating assets, subject to § 155.506.43. | ACC |
| Accessory use, clearly incidental to the principal permitted use or structure on the lot | ACC |
| Community Garden | P |
| Denation Drop Off Facility | ACC |
| Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use, subject to § 155.506.11 | PC |
| Farm, urban, subject to § 155.506.19 | PC |
| Garage sale, yard sale, and similar, subject to § 155.506.43 | ACC |
| On-site demolition disposal site, subject to § 155.506.37, | PC |
| On-site demolition disposal site, accepting off-site material, subject to § 155.506.37 | PC |
| Parking for uses permitted within the district | ACC |
| Propane storage or other fuel storage, accessory to a permitted principal use or building, subject to the Fire Prevention Code of the National Board of Fire Underwriters | ACC |
| Public utility transmission and distribution lines | P |
| Railroad right-of-way, | P |
| Short term temporary use or festival of civic or nonprofit nature, subject to § 155.506.44 | PC |
| Sidewalk sale, end of season sale, clearance sale, subject to § 155.506.43 | ACC |
| Temporary building and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, the temporary use to be terminated upon completion of construction, issuance of Certificate of Occupancy, or invalidation of building permit (see also § 155.506.43.C.4) | ACC |
| Temporary, self-contained storage unit, subject to § 155.506.20 | ACC |
| Temporary use for business purpose, subject to § 155.506.43 | PC |
| Transit stop shelter, subject to § 155.506.34 | PC |
| Transit station (bus, rail, etc.) | P |
| Utility equipment stand, meter, box, and backflow preventer for single or groups of parcels | ACC |
| Vending machine, immediately adjacent to building under overhang only | P |
| (Am. Ord. 2025A, passed 6-9-14; Am. Ord 2059, passed 12-8-14; Am. Ord. 2083, passed 5-11-15; Am. Ord 2141, passed 4-11-16; Am. Ord 2188, passed 6-12-17; Am. Ord. 2264, passed 10-9-17; Am. Ord 2388, passed 5-13-19; Am. | |

Polaris 3G Map – Mecklenburg County, North Carolina

Parcel No. 19329223 & 19329223E

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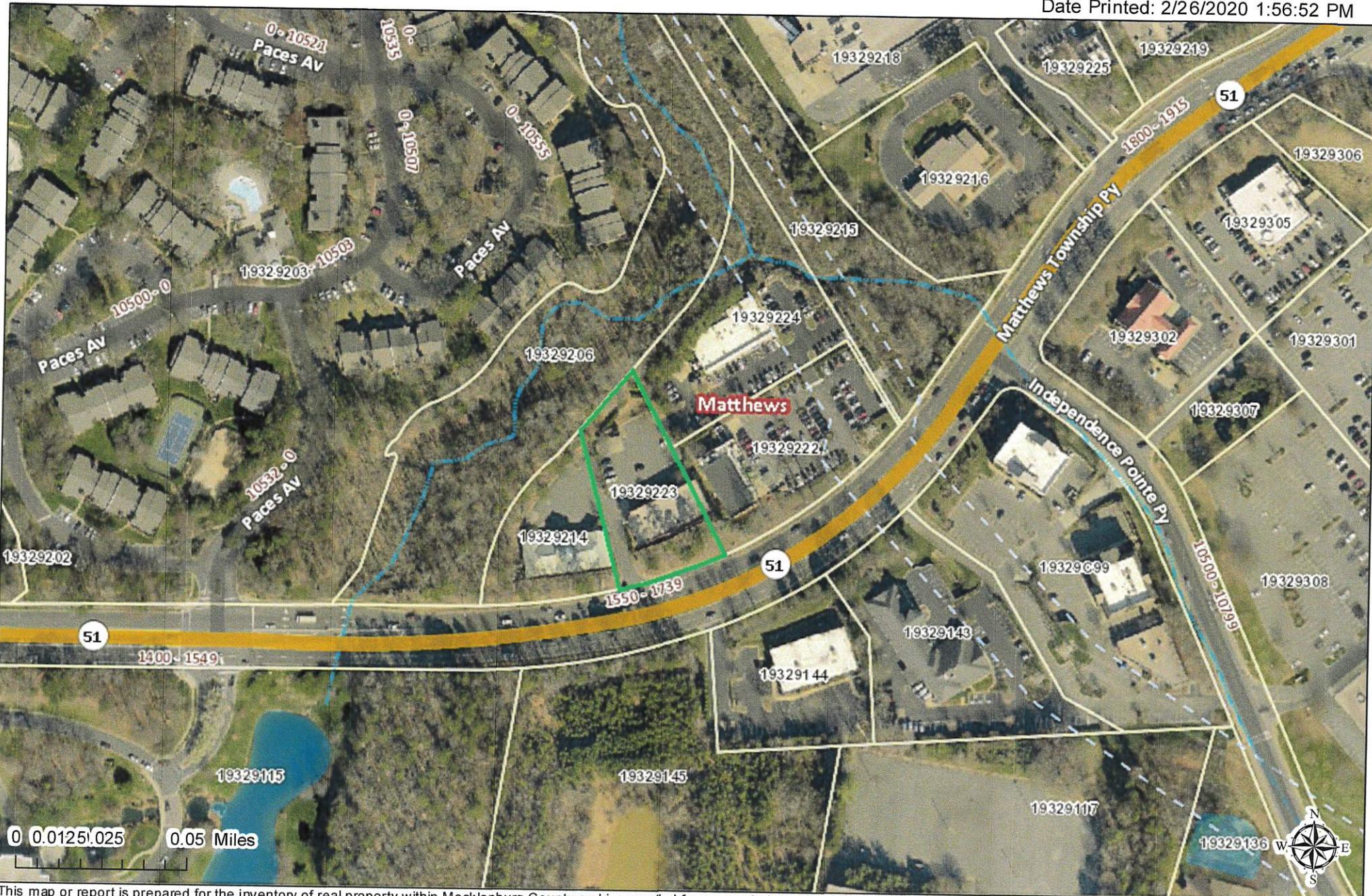


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Carolina

Parcel No. 19329223 & 19329223E

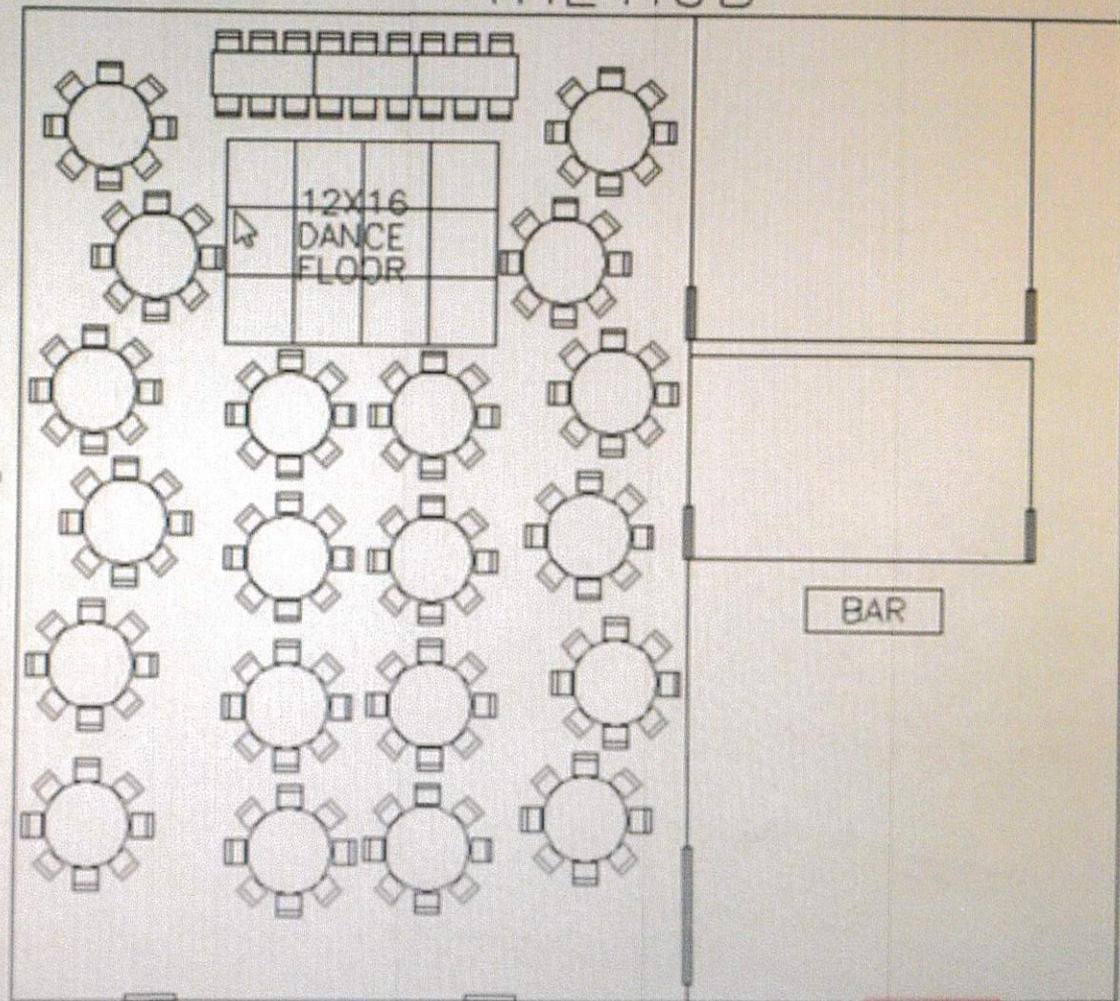
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THE HUB

SEATING
FOR 160
@ 5' ROUNDS,
18 @ 6' RECT TABLES
>> FOOD/BAR WOULD
NEED TO BE IN
THE SIDE ROOM



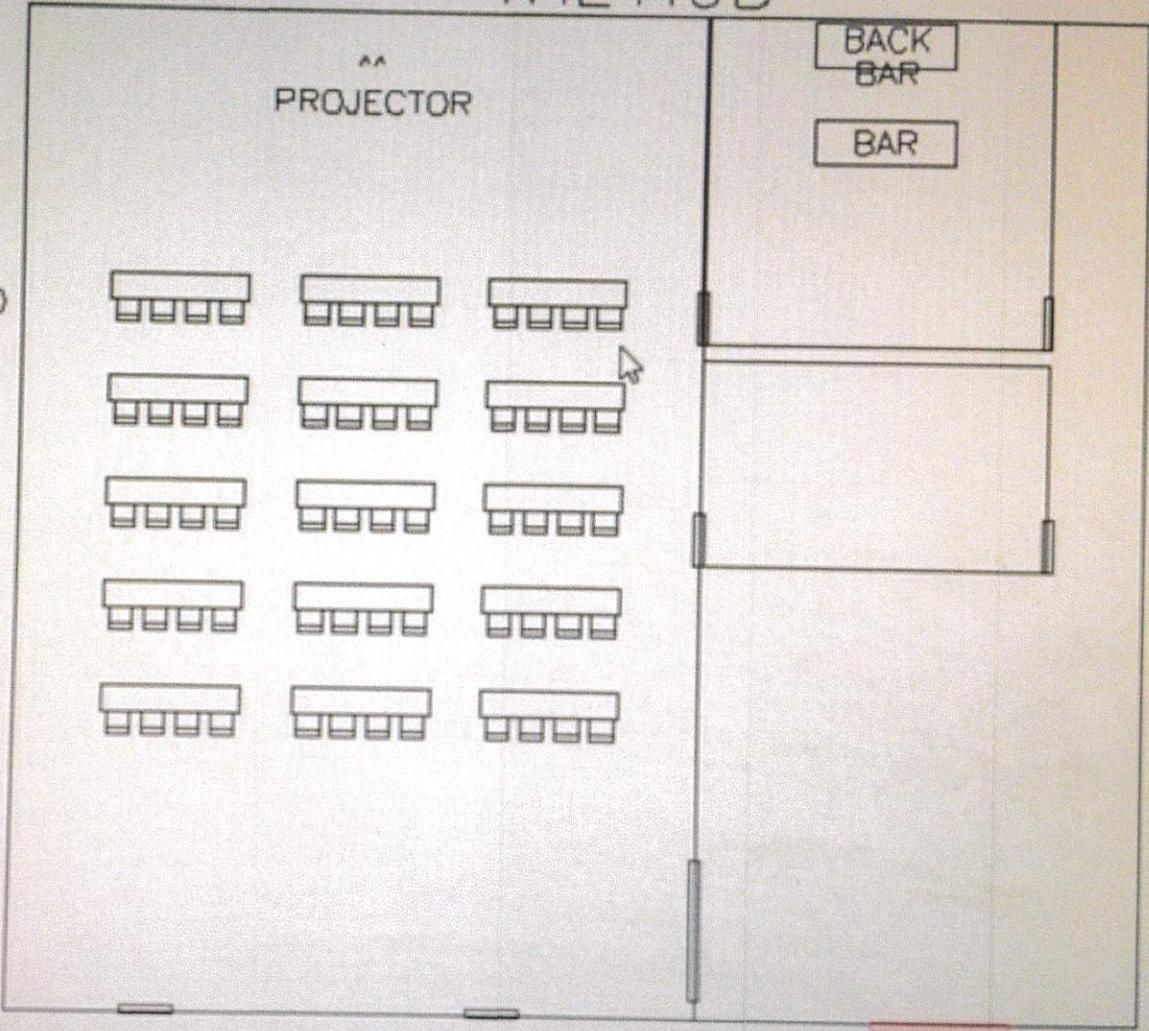
THE HUB

^^
PROJECTOR

BACK
BAR

BAR

SEATING
FOR 60
• CLASSROOM
>> FOOD/BAR WOULD
NEED TO BE IN
THE SIDE ROOM



This instrument prepared by:

After Recording Return to:

Sean M. Phelan, Esquire
Nexsen Pruet, PLLC
227 West Trade Street, Suite 1550
Charlotte, NC 28202

PARKING LEASE AGREEMENT

THIS PARKING LEASE AGREEMENT (this "Lease") is entered into as of this 15th day of July, 2016, by and among GENESIS VENTURES LLC, a North Carolina corporation ("Landlord") and CHRISTLIFE CHURCH, a ("Tenant").

BACKGROUND STATEMENT

A. Landlord owns that certain parcel of land located at **1635 Matthews Township Parkway, Matthews, NC 28105** in Matthews, North Carolina, as identified on Exhibit A attached hereto and made a part hereof (the "Property").

B. Tenant will occupy **1641 Matthews Township Parkway, Matthews, NC 28105** and intends to use the property as a religious place of worship (the "Church").

C. Landlord has agreed to lease to Tenant the exclusive right to use thirty-two (32) parking spaces located on the Property and identified on Exhibit A (the "Parking Spaces"), and the parties hereto are entering into this Lease to confirm their agreements with respect thereto.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) per year and the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree for themselves, their successors and assigns, to the terms and conditions set forth herein.

1. **Premises.** For the term of this Lease and subject to the other terms and conditions of this Lease, Landlord grants to Tenant, its employees, agents, invitees, successors

to Tenant: Christlife Church
1641 Matthews Township Parkway
Matthews, NC 28105
Attention: David A. Taylor

9. **Quiet Enjoyment.** Provided Tenant performs its covenants, agreements and obligations hereunder, Landlord will warrant and defend Tenant's peaceful and quiet enjoyment of the Parking Spaces.

10. **Miscellaneous Provisions.** It is mutually covenanted and agreed by and between the parties as follows:

- (a) That this Lease shall be construed under the laws of the State of North Carolina.
- (b) That the captions of this Lease are inserted for identification only, and shall not govern the construction, nor alter, vary, or change any of the terms, conditions, or provisions of this Lease.
- (c) Each provision herein shall be deemed separate and distinct from all other provisions, and if any one of them shall be declared illegal or unenforceable, the same shall not affect the legality or enforceability of the other terms, conditions, and provisions hereof, which shall remain in full force and effect.
- (d) Any person, firm or corporation who may subsequently acquire an interest in the Property, or in the improvements thereon, shall take notice of all the terms and conditions set out herein as well as the covenants referred to herein, and shall be bound thereby.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have caused their names to be hereto signed by their duly authorized officer on the date hereinbefore first written.

GENESIS VENTURES LLC

By: Victor Ferrari
Name: Dr. Victor Ferrari
Its: owner

STATE OF NC CAROLINA)
COUNTY OF Mecklenburg)

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s):
Dr. Victor Ferrari

Witness my hand and official seal, this the 16th day of August, 2016.

Sandra K Nordman
Official Signature of Notary

Sandra K. Nordman
Notary's Printed or Typed Name

My Commission Expires: 9/1/2020



THE CHRISTLIFE CHURCH

By: [Signature]
Name: David A. Taylor
Its: President

STATE OF NC CAROLINA)
COUNTY OF Mecklenburg)

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s):
David A. Taylor

Witness my hand and official seal, this the 16th day of August, 2016.

[Signature]
Official Signature of Notary

Sandra R. Nordman
Notary's Printed or Typed Name

My Commission Expires: 9/1/2020

