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Sent: Monday, May 22, 2006 11:02 AM
To:
Subject: BCM Industrial Park Zoning

Here are the conditions of the I-2-S zoning that was approved in February of 2005.

Let me know if you have any other questions.

S126	BREWER	<p>(1) USES PERMITTED IN THE INDUSTRIAL SPECIAL USE(I-2-S) DISTRICT: AIR CONDITIONING AND HEATING EQUIPMENT MANUFACTURING. AMUSEMENT, RECREATIONAL SPORTING GOODS MANUFACTURING. APPAREL AND CLOTHING MANUFACTURING, INCLUDING HOSIERY. AUTOMOBILE PARTS AND ACCESSORIES MANUFACTURING. BEDDING AND CARPET MANUFACTURING AND CLEANING ESTABLISHMENTS. BOOKBINDING. BUILDING MATERIALS AND SPECIALTIES MANUFACTURING. BUSINESS MACHINES MANUFACTURING. CABINET, WOODWORKING, AND UPHOLSTERY SHOPS. CANDY AND CONFECTIONERIES AND MANUFACTURING. COMMUNICATION TOWER AND ACCESSORY FACILITIES CUSTOMARY ACCESSORY USES AND STRUCTURES. DAIRY PRODUCTS FINISHED PROCESSING AND DISTRIBUTING FACILITIES (EXCLUDING DAIRY FARMING OPERATIONS). DRUGS, MEDICINES, AND COSMETICS MANUFACTURING. ELECTRICAL APPLIANCES AND ELECTRONIC EQUIPMENT MANUFACTURING. ELECTRICAL SUPPLY HOUSES AND REPAIR SHOPS. FARM MACHINERY ASSEMBLY, SALES, AND REPAIRS. FEED AND SEED STORES. FLOUR AND FEED MILLS. FOOD STORES, FRUIT STANDS, AND PRODUCE MARKETS. FURNITURE MANUFACTURING. GRADING, EXCAVATION AND CONSTRUCTION COMPANIES. GROUP DEVELOPMENTS (SUBJECT TO §§ 155.170-155.172). INDUSTRIAL TRADE SCHOOLS AND RESEARCH LABORATORIES MACHINE AND WELDING SHOPS. MACHINE TOOL MANUFACTURING, LIGHT. MINI-WAREHOUSES. MOBILE HOME MANUFACTURING AND ON-SITE DISPLAY AND SALES. MONUMENT WORKS AND SALES. MUSICAL INSTRUMENTS MANUFACTURING. PLASTICS PRODUCTS MANUFACTURING. PLUMBING AND HEATING SUPPLY HOUSES. POTTERY, PORCELAIN, OR VITREOUS CHINA MANUFACTURING. PRINTING, ENGRAVING, AND PUBLISHING ESTABLISHMENTS. RETAIL PERSONAL AND PROFESSIONAL SERVICES INCLUDING, BUT NOT LIMITED TO, PROFESSIONAL OFFICES. RETAIL/LIGHT MANUFACTURING (SEE §155.001). SHEET METAL, ROOFING, PLUMBING, HEATING, AND REFRIGERATION SHOPS. SIGN PAINTING AND FABRICATION SHOPS. SIGNS, INDUSTRIAL (§155.102). TEXTILE AND CORDAGE MANUFACTURING. TRADE SCHOOLS. TRAILER MANUFACTURING. TRUCKING OPERATIONS, COMMERCIAL AND INDUSTRIAL. WHOLESALE AND WAREHOUSING ESTABLISHMENTS, EXCEPT FOR THE STORAGE OF DANGEROUS OR OFFENSIVE ITEMS SUCH AS UNCURED HIDES AND EXPLOSIVES.</p>
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WINDOWS AND DOORS MANUFACTURING.

- (2) LANDSCAPING. A MINIMUM OF A 20 FOOT WELL LANDSCAPED BUFFER SHALL BE INSTALLED ALONG THE DALTON ROAD STREET FRONTAGE OF THE DEVELOPMENT EXCEPT FOR STREET ACCESS TO THE DEVELOPMENT. THE BUFFER SHALL CONSIST OF A MINIMUM OF 2 LARGE SHADE TREES AND 8 EVERGREEN TREES PER 100 LINEAR FEET OF THE BUFFER. SHADE TREES SHALL BE A MINIMUM 2 INCH CALIPER AT PLANTING AND BE OF A TYPE WHICH GROWS TO A MATURE HEIGHT OF AT LEAST 40 FEET. EVERGREEN TREES SHALL BE CONTAINER VARIETY AND A MINIMUM OF 3 FEET IN HEIGHT AT PLANTING. A PROPERTY OWNERS ASSOCIATION SHALL BE FORMED TO MAINTAIN ALL REQUIRED LANDSCAPING NOT LOCATED ON INDIVIDUAL LOTS.
- (3) BUILDING ORIENTATION. ANY LOTS OR BUILDING SITES WHICH FRONT DALTON ROAD SHALL ORIENT THE FRONT OF THE BUILDING TO DALTON ROAD. ANY STORAGE OR SERVICE AREAS SHALL BE LOCATED BEHIND THE BUILDING (AWAY FROM DALTON ROAD).
- (4) BUILDING MATERIALS. BUILDINGS WHICH FACE DALTON ROAD SHALL HAVE BUILDING FRONTS WHICH CONSIST OF BRICK, STONE, STUCCO, SPLIT-FACE CONCRETE BLOCK, OR ANY COMBINATION OF THESE MATERIALS. NO BUILDING FRONT SHALL CONSIST OF METAL PANELS.
- (5) NO ACTIVITY ON THE PROPERTY SHALL PRODUCE ANY NOISE, IN THE OPINION OF THE ZONING ENFORCEMENT OFFICER, WHICH IS OF A "LEVEL OR QUALITY" WHICH CREATES A "NUISANCE" TO ADJOINING OR ADJACENT PROPERTY OWNERS. NOISE "LEVEL OR QUALITY" SHALL INCLUDE THE VOLUME, TONE, FREQUENCY, OR ANY OTHER CHARACTERISTIC OF THE NOISE. A "NUISANCE" IS NOISE DETERMINED TO BE OFFENSIVE TO A PERSON OF NORMAL SENSITIVITIES.
- (6) NO ACTIVITY OR BUSINESS WITHIN THE DEVELOPMENT SHALL CREATE OR CAUSE DUST, ODORS, FUMES, VAPORS OR SIMILAR ENVIRONMENTAL EFFECTS WHICH, IN THE OPINION OF THE ZONING ENFORCEMENT OFFICER, WOULD CONSTITUTE A NUISANCE TO ADJOINING OR ADJACENT RESIDENTIAL PROPERTIES. THIS CONDITION DOES NOT RESTRICT LAWFUL ACTIVITIES WHICH ARE REGULATED AND PROPERLY PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES OR OTHER LOCAL OR STATE AGENCY.

Thanks
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