

Matlox Parts Supply, Inc.
(4105-304)

R-9 MF

DEVELOPMENT DATA

SITE AREA ——— 4.029 AC.
EXISTING ZONING ——— I-2(CD) SITE PLAN AMENDMENT
PROPOSED ZONING ——— I-2(CD)
PROPOSED USE: Expand existing equipment manufacturing facility.
EXISTING BUILDING AREA 15,800 S.F.
PROPOSED BUILDING AREA 20,800 S.F.
TOTAL 36,600 S.F.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 8/1/90 BY MARTIN R. CRAWTON, JR.

William D. Bruce
& w.f. Jane D.
(5247-829)

J. Darrell Lee
& w.f. Thelma H.
(2881-1390)

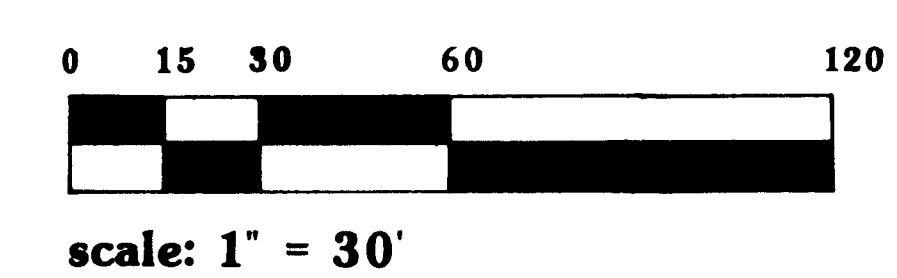
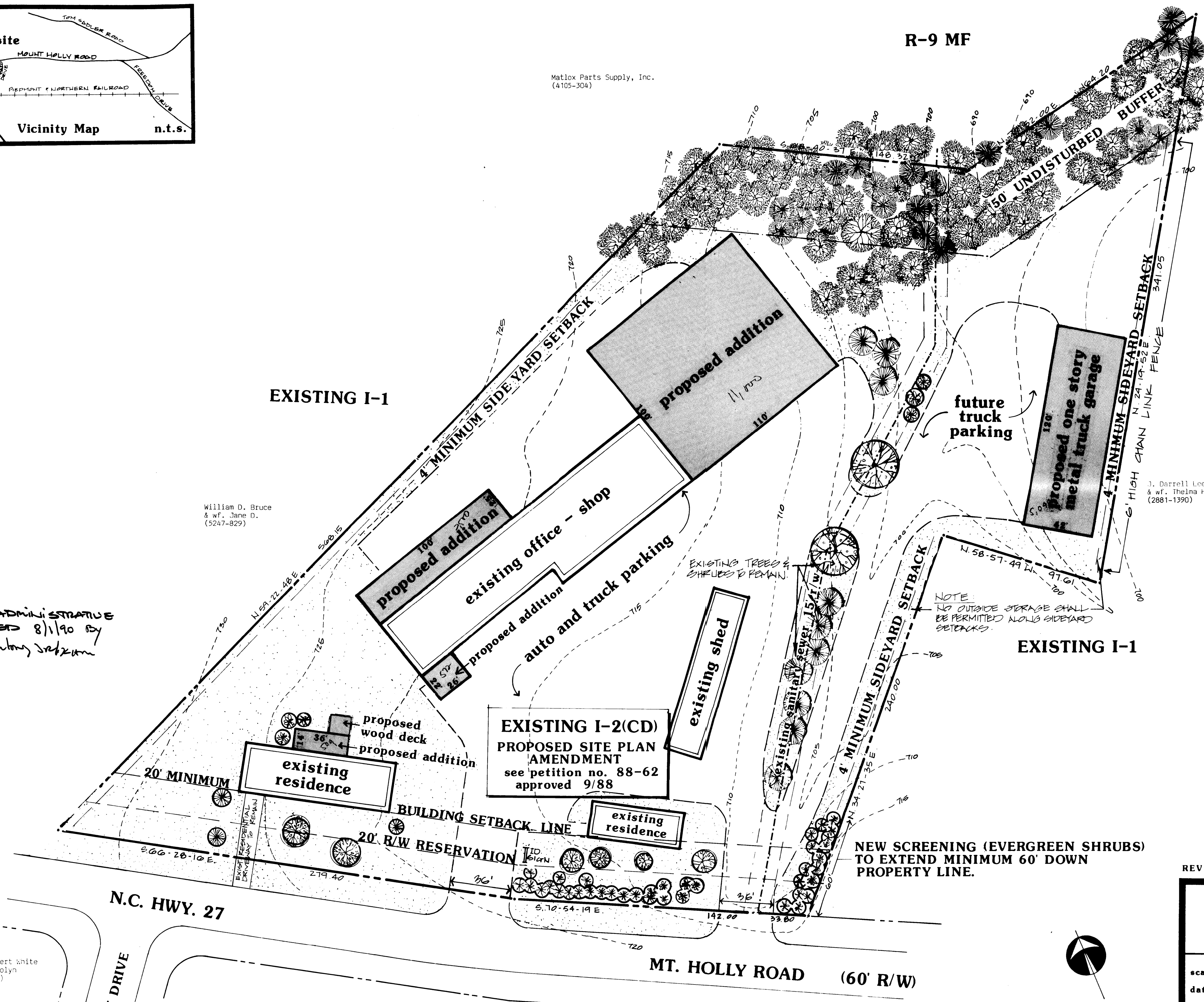
GENERAL NOTES

- Boundary information provided by Robert E. Burns, N.C.L.S., dated 2/9/88 and revised 2/17/88.
- Signage shall be provided in accordance with all applicable sections of the Charlotte Zoning Ordinance pertaining to I-2 zoning.
- If necessary, public or private fire hydrants shall be provided in order to satisfy Mecklenburg County Fire Department standards.
- Supplementary evergreen screening shall be provided in buffer areas where existing vegetation does not provide an adequate visual screen between this property and adjoining residentially-zoned land.
- A five foot landscaped buffer shall be provided along property lines where existing vegetation is insufficient to break up long expanses of parking.

7/11/90 - alter proposed truck garage
 6/5/90 - alter proposed addition
 3/9/89 - provide 20' r/w reservation
 11/16/88 - deleted r/w dedication
 8/5/88 - general, per staff comments

REVISIONS: 7/5/88 - proposed addition (to existing residence).

Petition #89-1	
LEE PROPERTY REZONING	
PAW CREEK TOWNSHIP - MECKLENBURG COUNTY	
scale: 1" = 30' date: 6/16/88 project: 8812	Proposed Zoning and Site Plan Amendment
TURNBULL DESIGN GROUP, P.A. 1815 PARK DRIVE, SUITE 206 CHARLOTTE, NORTH CAROLINA 28204 (704)375-8154	R-1



CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: August 1, 1990
 FROM: Martin R. Cramton, Jr., Planning Director
 TO: Robert Brandon, Zoning Administrator

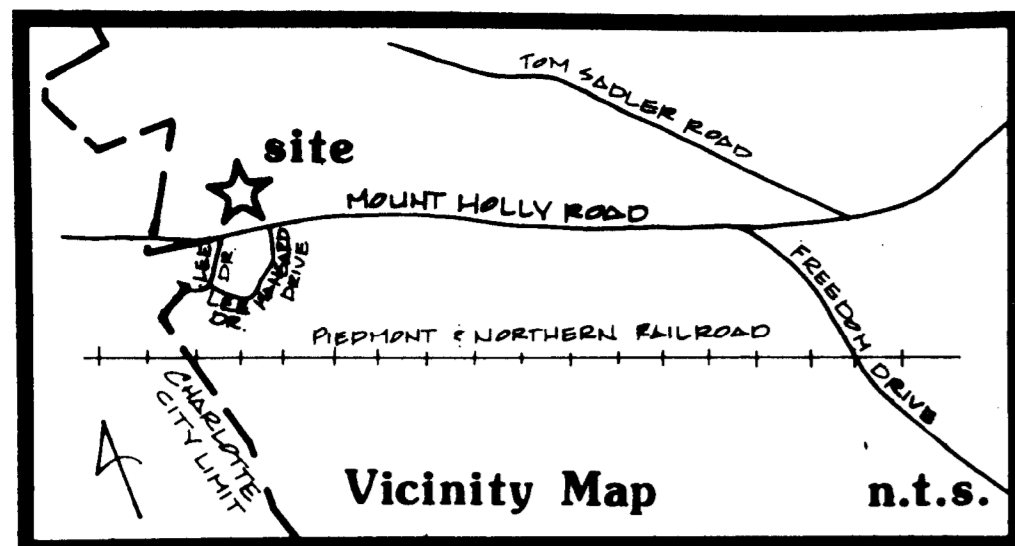
SUBJECT: Administrative Approval for Petition #89-1 by Roger R. Lee Tax Parcel #031-047-01, 05, 03 P.O.

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show new building sizes and configurations. The total square footage for the site has remained the same. Since this change is minor and does not intensify the site I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/KRM:als
 Attachment

Lee MOTOR GRADERS
BudLee EQUIP. MFG.
 8844 MT. HOLLY RD.
 CHARLOTTE, NORTH CAROLINA 28214
 (704) 392-1038 • (704) 392-7307
 Fax: (704) 394-0802

June 18, 1990
 ATTENTION: CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 I am requesting administrative approval for a change on our approved site plan #89-1 for Roger R. Lee.
 When I applied for the site plan approval, I was planning to add on to an existing shed, that was separate from the main shop. When Hurricane HUGO came through, this existing shed was damaged severely. It would not be feasible to repair it. I would prefer to remove it and add the proposed addition to the end of the main shop. This would be a much more economical way to enlarge and would make a much nicer finished project.
 I realize that one of your main concerns is the destruction of existing trees and vegetation. This proposed change will not in any way destroy any trees or vegetation. The area to be used is now being used as an equipment yard for parking and the area of the existing shed. The proposed building will not go into the 50' buffer zone.
 Your consideration and approval would be greatly appreciated.
 Sincerely,
 Roger Lee
 Roger Lee

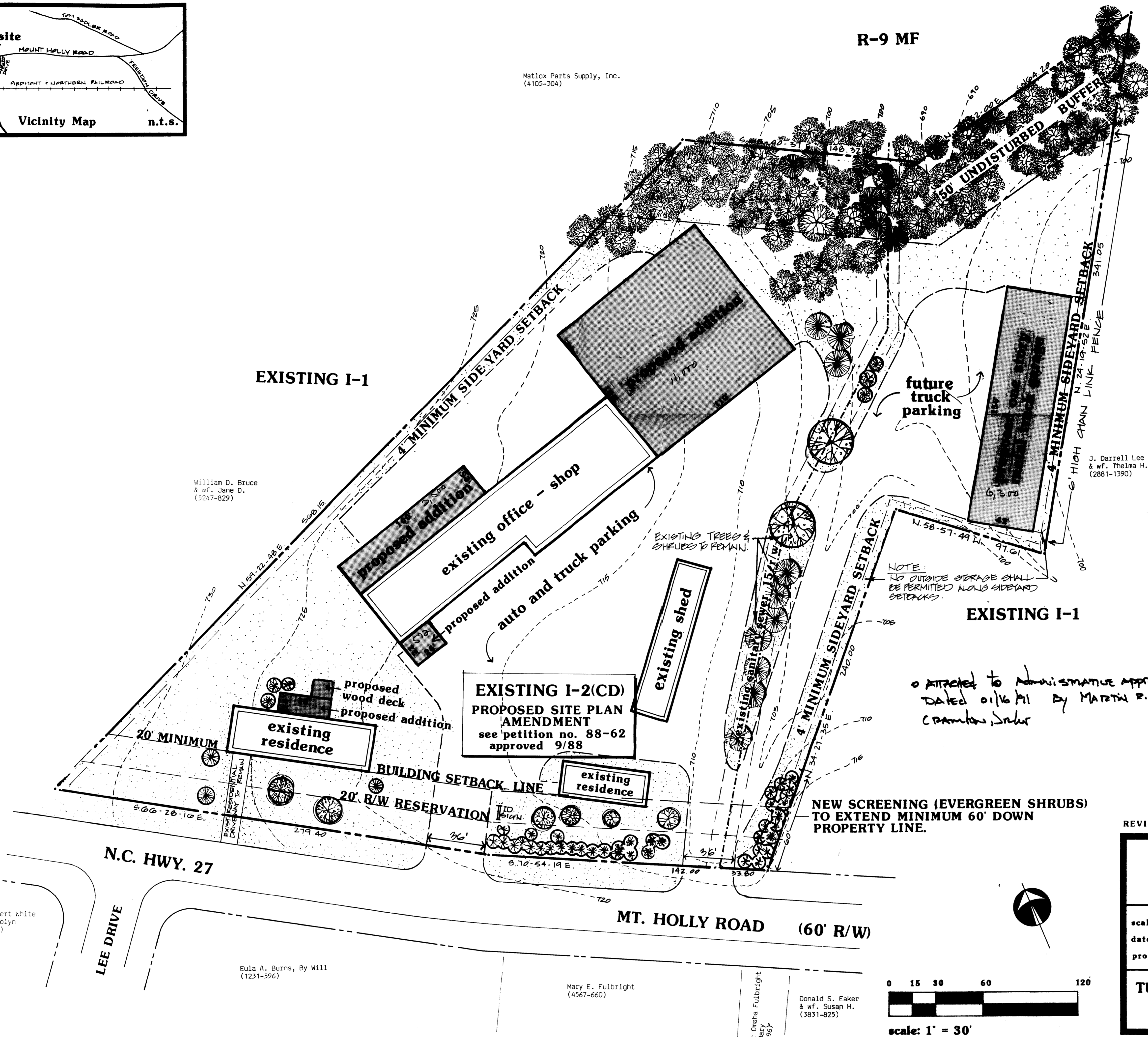


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J. Darrell Lee
& w.f. Theima H.
(2881-1390)

William D. Bruce
& w.f. Jane D.
(5247-829)

James Elbert White
& w.f. Carolyn
(1795-108)

Eula A. Burns, By Will
(1231-596)

Mary E. Fulbright
(4567-660)

Gailher Omaha Fulbright
& w.f. Mary
(1293-984)

Donald S. Eaker
& w.f. Susan H.
(3831-825)

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ATTACHED TO ADMINISTRATIVE APPROVAL
DATED 01/16/91 BY MARTIN P.
CRAMTON, JUDGE

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- 7/11/90 - alter proposed truck garage
- 6/5/90 - alter proposed addition
- 3/9/89 - provide 20' r/w reservation
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Petition #89-1	
LEE PROPERTY REZONING	
PAW CREEK TOWNSHIP - MECKLENBURG COUNTY	
scale: 1" = 30'	Proposed Zoning and Site Plan Amendment
date: 6/16/88	
project: 8812	
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CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

January 11, 1991

Charlotte-Mecklenburg Planning Commission
Government Center
600 East Fourth Street
Charlotte, N. C. 28202

ATTENTION: KEITH MacVEAN, SITE PLAN ADMINISTRATOR

As per our conversation on January 10, 1991, I am sending you this letter to request an administrative change in my site plan #89-1.

The changes are minor, and we were unable to predict that we needed to do things this way until we got into the complicated procedures of obtaining a building permit.

The first change is the size of the building. We need to make the building that is noted on the site plan as the proposed one story metal truck garage, a little larger. We now want to build a building that is 42' x 150'. On the original plan it called for a building that measured 42' x 120'. The cost of building this extra 1,260 sq. ft. was very nominal because a building that is 150' long is more standard with the pre-fabricated metal builders.

My second change is that I need to move the building closer to the front property line. I need to do this so I can locate both of my future buildings within the required distance of a public fire hydrant, which I am going to have to have installed. If I leave the building where it is on the site plan, I will have to put in a private fire hydrant, which cost THREE (3) times as much. My building would still have the proper amount of set-back and we are only talking about moving it a few feet, but this small amount would help me out a lot.

I am still well under the total square footage figures for the proposed building areas. I AM NOT EXCEEDING THE SQUARE FOOTAGE OF 20,800 WHICH IS ON MY SITE PLAN.

If you could please approve these changes, I would appreciate it. I have went through a lot of hassle and trouble to obtain this permit, and I need these changes to make a lot of other people happy.

Thanks,
Roger R. Lee
Roger R. Lee
392-1038

DATE: January 16, 1991

TO: Robert Brandon
Zoning Administrator

FROM: *Martin P. Cramton*
Martin P. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 89-1 by Roger Lee,
Tax Parcel No. 011-047-01, 05, 03 P.O.

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show a minor modification to the size and location of a building along the eastern property line. The total proposed building area is still below the 20,800 approved by the City Council and the new location for the building still meets all minimum yard requirements.

Pursuant to my authority as outlined in the Zoning Ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/r/KRM/cin
Attachment