



# Charlotte-Mecklenburg Planning Department

**DATE:** February 8, 2021

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 1997-032C K.B. Godley, II, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

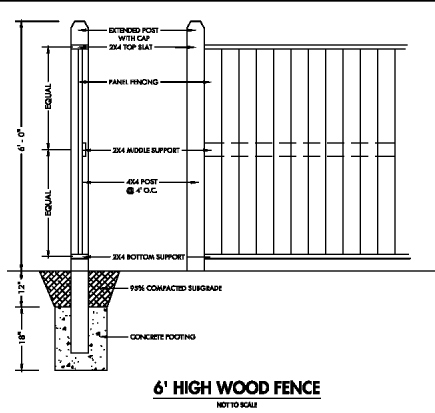
- To allow modification to a portion of the buffer on attach plan.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the County Commissioners.

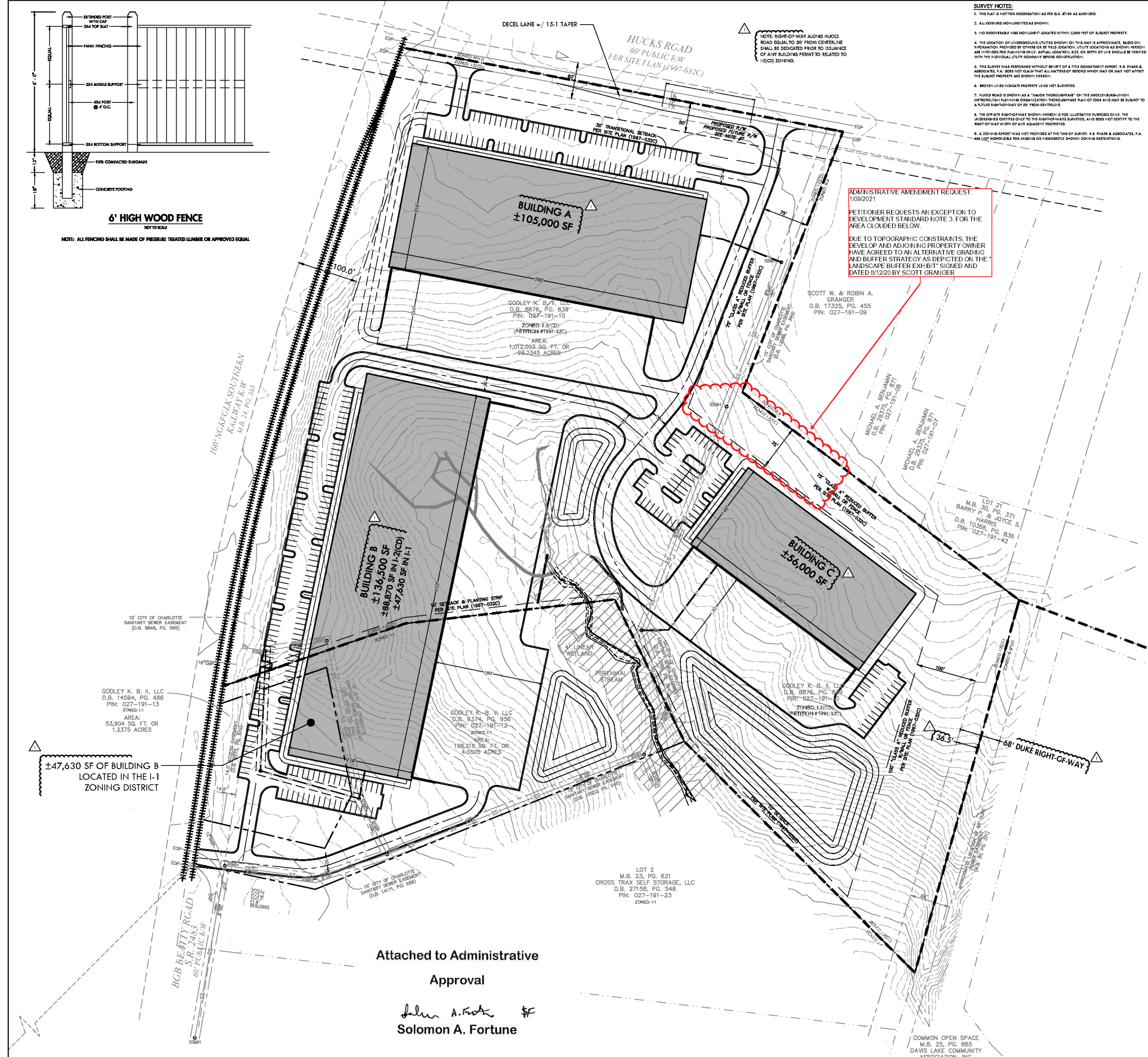
**Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**



**6' HIGH WOOD FENCE**  
NOT TO SCALE

NOTE: ALL FENCING SHALL BE MADE OF PRESSURE TREATED LUMBER OR APPROVED EQUAL.



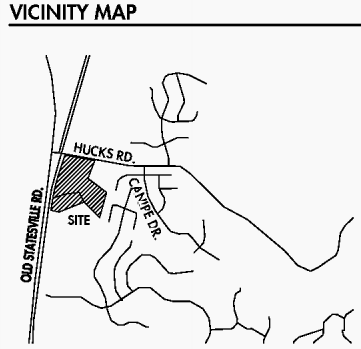
**SURVEY NOTES:**

1. THIS PLAN IS NOT FOR RECONSTRUCTION AS PER G.S. § 170-40 AS AMENDED.
2. ALL CORNERS INDICATED AS SHOWN.
3. NO RECOVERABLE IRIS INDICATED LOCATED WITHIN 1,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS. BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE UTILITY UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. S. B. PHARR & ASSOCIATES, P.A. DOES NOT GUARANTEE THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. HUCKS ROAD IS SHOWN AS A "TRADE THROUGHWAY" ON THE INTERCITY/URBAN/HIGHWAY METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2006 AND THAT IS SUBJECT TO A FUTURE REVISION OF 50 FEET CENTERLINE.
8. THE GRATE SURFACEMAN SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSEAS CENTERLINE IS TO THE RIGHT-OFF-WAY BOUNDARY. AND DOES NOT PERTAIN TO THE RIGHT-OFF-WAY OF ANY ADJACENT PROPERTIES.
9. A SURVEY REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. S. B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR INQUIRY OR INCORRECTLY SHOWN CONVEYANCE RESTRICTIONS.

**ADMINISTRATIVE AMENDMENT REQUEST:**  
1/08/2021

PETITIONER REQUESTS AN EXCEPTION TO DEVELOPMENT STANDARD NOTE 3 FOR THE AREA CIRCLED BELOW.

DUE TO TOPOGRAPHIC CONSTRAINTS, THE DEVELOPER AND ADJOINING PROPERTY OWNER HAVE AGREED TO AN ALTERNATIVE GRADING AND BUFFER STRATEGY AS DEPICTED ON THE LANDSCAPE BUFFER EXHIBIT SIGNED AND DATED 8/2/20 BY SCOTT GRANGER.



**SITE DEVELOPMENT TABLE**

ADMINISTRATIVE AMENDMENT TO PITCH NUMBER	W97-020C
SITE ADDRESS	6707 FAIRVIEW RD, SUITE C, CHARLOTTE, NC 28210
TAX PARCELS	027-191-11 027-191-12 027-191-13
EXISTING ZONING	I-1
PROPOSED ZONING	I-1
PROPOSED USE	INDUSTRIAL STORAGE & SALES OF ALL USES ALLOWED IN I-1
MAXIMUM GROSS SF OF DEV.	AREA ZONED I-1: 250,000 SF OF MAXIMUM GROSS FLOOR AREA. AREA ZONED I-1: 100,000 SF OF MAXIMUM GROSS FLOOR AREA. SQUARE FOOTAGE ALLOWED IN THE AREA ZONED I-1 MAY BE COMBINED WITH THE SQUARE FOOTAGE ALLOWED IN THE AREA ZONED I-1 AS AN ALTERNATE BUFFER STRATEGY ON THE SITE PLAN, WHEN THE AREA ZONED I-1 AND I-1 ARE USED AS ONE UNIFIED DEVELOPMENT THEY SHALL BE DEVELOPED WITHIN 15 FEET.
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET
PARKING	AS REQUIRED BY THE ORDINANCE
OPEN SPACE	AS REQUIRED BY THE ORDINANCE
LANDSCAPING	AS REQUIRED BY THE ORDINANCE
POSTMETERS	AS REQUIRED BY THE ORDINANCE

**PETITIONER**

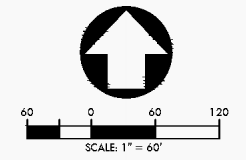
**M. DAVID PROPERTIES**  
6707 FAIRVIEW ROAD, SUITE C  
CHARLOTTE, NORTH CAROLINA 28210  
(704) 362-0400

**DEVELOPMENT STANDARDS**

Total Site Area: 23.24 Acres  
Existing Zoning: I-1 (Industrial)  
Proposed Zoning: I-2 (CD)  
Proposed Use: Building material storage & sales or all uses allowed in I-1  
Maximum Building Area:  
Area zoned I-2(CD): 250,000 SF of Maximum gross floor area  
Area zoned I-1: 100,000 SF of Maximum gross floor area  
(See note above on Maximum gross square feet of Development)  
Maximum Building Height: 40'

1. The intent of this zoning change request is to permit the subject property to be used for a building materials storage and sales facility. Any other use to which the property may be devoted in the future will be limited to uses allowed under the I-1 district classification.
2. This plan depicts a general pattern of development to occur on the site, with the principal activities consisting of buildings, parking, and storage areas. The buildings shall be placed in the locations shown but may vary in size and configuration provided they adhere to the building development envelope locations. Parking and storage may encroach into the building development areas.
3. Except for necessary utilities which will fit areas at less than 75', buffer areas shown shall remain undisturbed with any existing vegetation being preserved. If existing vegetation is not sufficient to meet the requirements of the buffer standards additional trees and shrubbery will be installed to meet those requirements. Any area using a reduced buffer width will require installation of a wall or fence to meet ordinance standards installed along the interior side of the buffer (see fence detail). Other fencing may be placed on site for security purposes. If so, it will be placed on the interior side of the buffer.
4. Signage will be permitted in accordance with provisions of the zoning ordinance.
5. The 30' landscaped area along Hucks Road will be landscaped in accordance with ordinance requirements.
6. Storm water detention will be provided to meet regulatory standards but will not be located in either setback or buffer areas. Off-street parking will be provided to meet or exceed standards of the Mecklenburg County zoning regulations.
7. Access points shown from Hucks Road may vary in location in accordance with approval of Mecklenburg County Engineering Department and North Carolina Department of Transportation.
8. A right turn deceleration lane shall be installed at the main truck entrance and designed to specifications of the Mecklenburg County Engineering Department and N.C.D.O.T.
9. Maximum height of detached lighting shall be 30 feet. It will be shielded to prevent illumination of adjacent residential areas. No wall pack lighting shall be permitted on buildings adjacent to areas zoned residential.
10. Screening shall comply with section 12.303 of the Mecklenburg County zoning ordinance. Screening along railroad may be interrupted to provide railroad access from site.

**DRAWING INFORMATION**



**OAK ENGINEERING**  
235 EAST HOLLOWAY, CHARLOTTE, NC 28203  
CIVIL ENGINEERING  
P.E. No. 11719

PE SEAL:  
  
CORPORATE SEAL:

**HUCKS ROAD INDUSTRIAL PARK**  
CHARLOTTE, NORTH CAROLINA  
**M. DAVID PROPERTIES**

**ADMINISTRATIVE AMENDMENT PLAN**

REVISIONS:  
1. 01/24/2018 - PER CITY COMMENTS

ENGINEER: G.T.W.  
CHECKED: B.L.B.  
PROJECT #: 017/0014  
SHEET: AA1  
SHEET 1 OF 1

Attached to Administrative Approval

*Solomon A. Fortune* SF  
**Solomon A. Fortune**

OAK ENGINEERING, PLLC 4929 MONROE ROAD, CHARLOTTE, NC 28205 GREG@OAKENGINEERING DATE: JULY 21, 2020

Attached to Administrative Approval

*Solomon A. Fortune* \$  
Solomon A. Fortune

LOT 21  
M.B. 30, PG. 371  
BARRY P. & JOYCE S. HARRIS  
D.B. 10366, PG. 836  
PIN: 027-191-42

MICHAEL A. BENJAMIN  
D.B. 29375, PG. 871  
PIN: 027-191-07

MICHAEL A. BENJAMIN  
D.B. 29375, PG. 871  
PIN: 027-191-08

SCOTT W. & ROBIN A. GRANGER  
D.B. 17325, PG. 455  
PIN: 027-191-09

APPROXIMATE LIMITS OF GRADING IN 75' BUFFER.  
3:1 MAXIMUM SLOPE

(29) THUJA GREEN GIANT ARBORVITAE (MIN. 8' TALL AT PLANTING)  
PLANTED 15' O.C. LARGE MATURING TREES TO BE PLANTED ON 3:1  
MAX SLOPE (40' MIN SPACING OR AS APPROVED BY URBAN FORESTRY).

NOTE: DEVELOPER WILL WORK WITH ADJACENT LAND OWNER  
ON FINAL TREE PLACEMENT TO PROVIDE MAXIMUM SCREENING  
POTENTIAL WITHOUT NEGATIVELY IMPACTING EXISTING VEGETATION.  
FINAL TREE PLACEMENT IS SUBJECT TO CITY URBAN FORESTRY APPROVAL.

PROPOSED 6' HIGH WOODEN FENCE  
INSTALLED 1' OFF PROPERTY LINE

(42) THUJA GREEN GIANT ARBORVITAE (MIN. 8' TALL  
AT PLANTING) PLANTED 15' O.C. ALONG FENCE AND  
IN GAPS (AS APPROVED BY URBAN FORESTRY)

EXISTING VEGETATION TO REMAIN, SELECTIVE  
CLEARING ONLY AS NECESSARY TO PLANT NEW  
TREES (HAND DIG, NO MACHINERY ALLOWED IN BUFFER)

SILVERPARK DRIVE (PRIVATE)

EXISTING 6' HIGH WOODEN FENCE

EXISTING PUBLIC SANITARY  
SEWER MANHOLE

EMPLOYEE PARKING (NO TRUCKS)

BUILDING 3

8" PVC @ 6.27%  
399.48 LF

279.501'

336° 56' 10.53" W  
EMPLOYEE PARKING (NO TRUCKS)

*Approved Scott Granger  
5/12/20*

LANDSCAPE BUFFER EXHIBIT  
SILVER PARK NORTH  
6001 HUCKS ROAD  
CHARLOTTE, NORTH CAROLINA



SCALE: 1" = 60'



## Charlotte-Mecklenburg Planning Department

**DATE:** January 30, 2018

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 1997-032C K.B. Godley, II, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

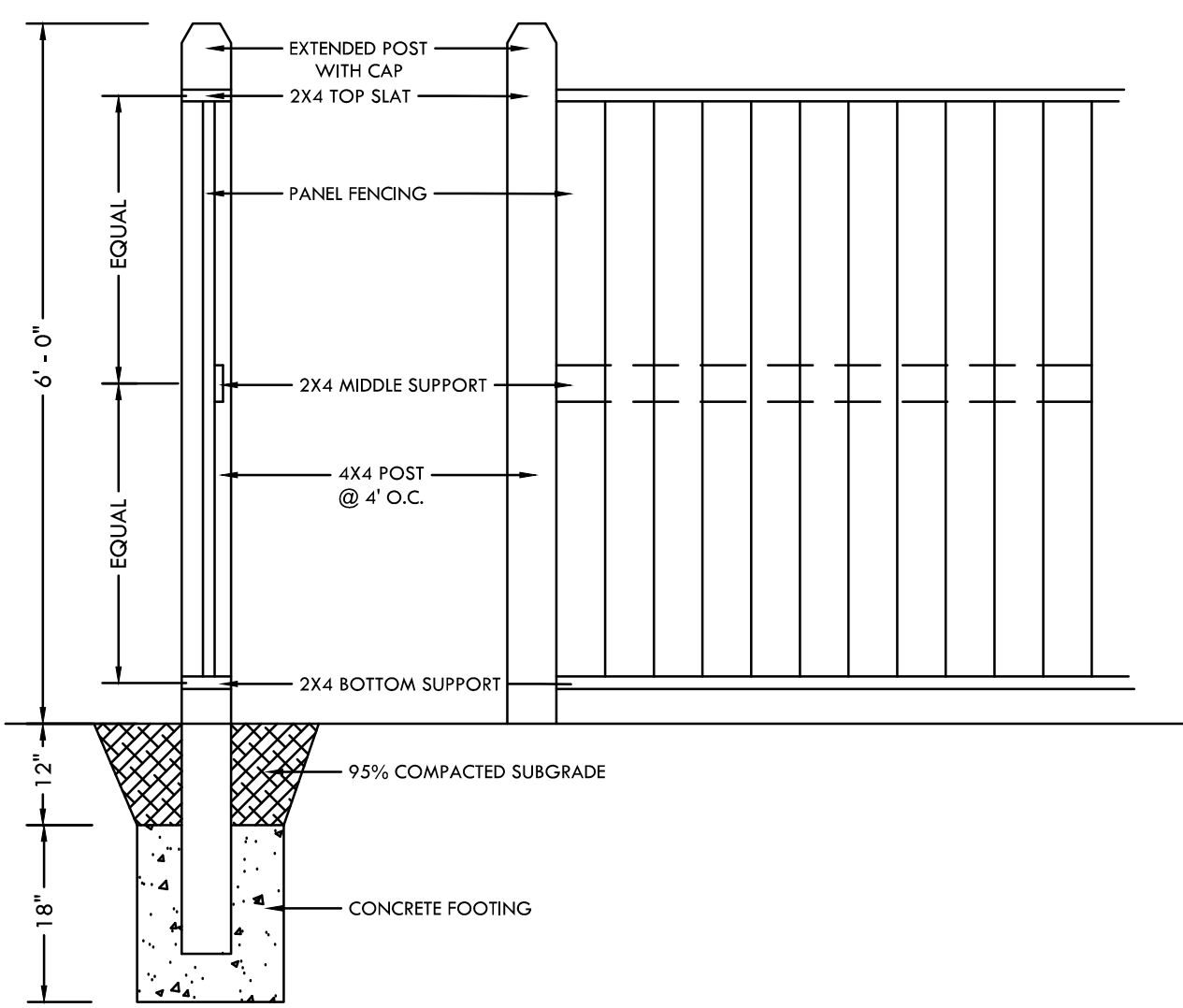
- To allow the addition of adjacent parcel zoned I-1 to allow the development of the conditional portion with the by-right-portion.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the County Commissioners.

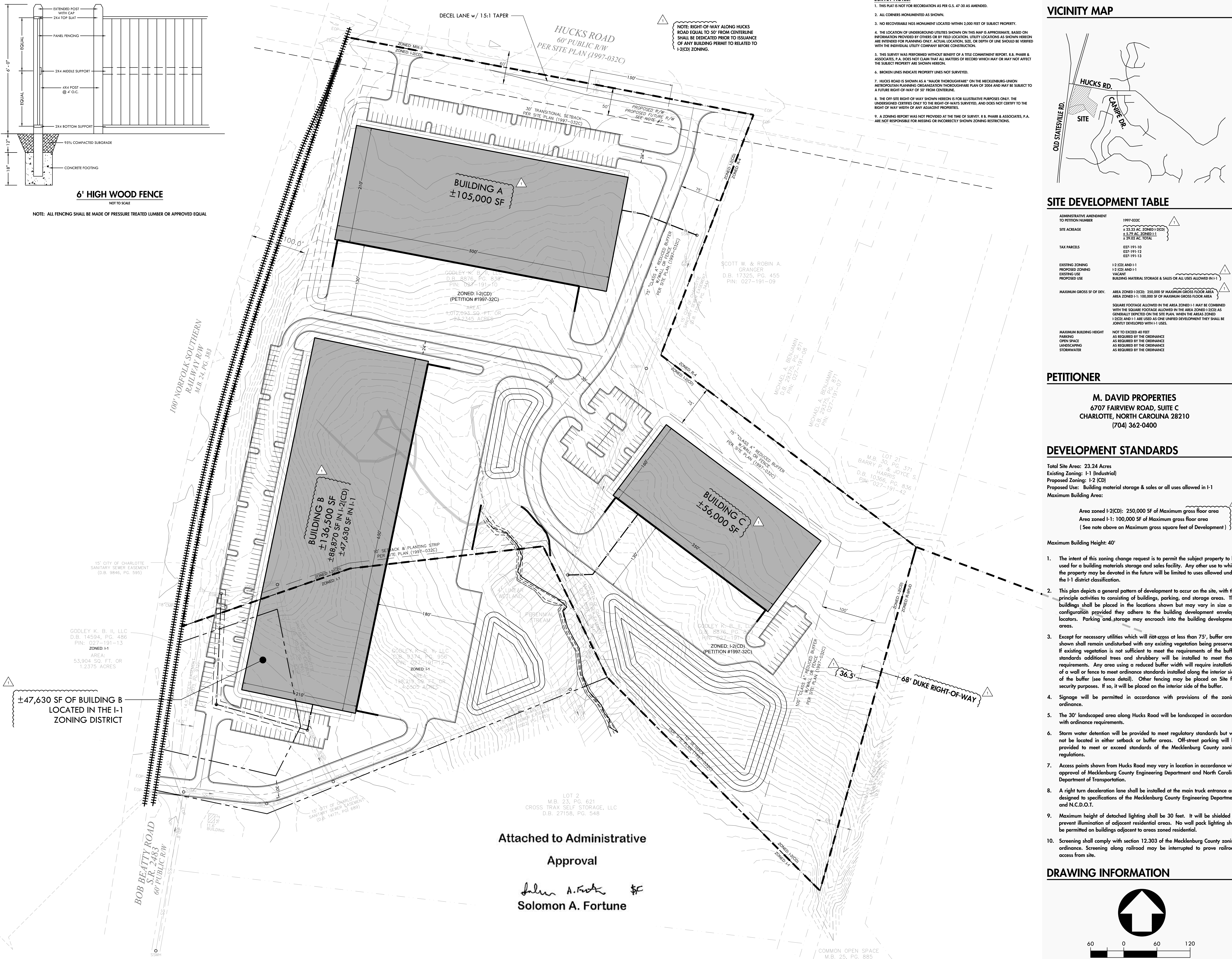
**Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**



**6' HIGH WOOD FENCE**  
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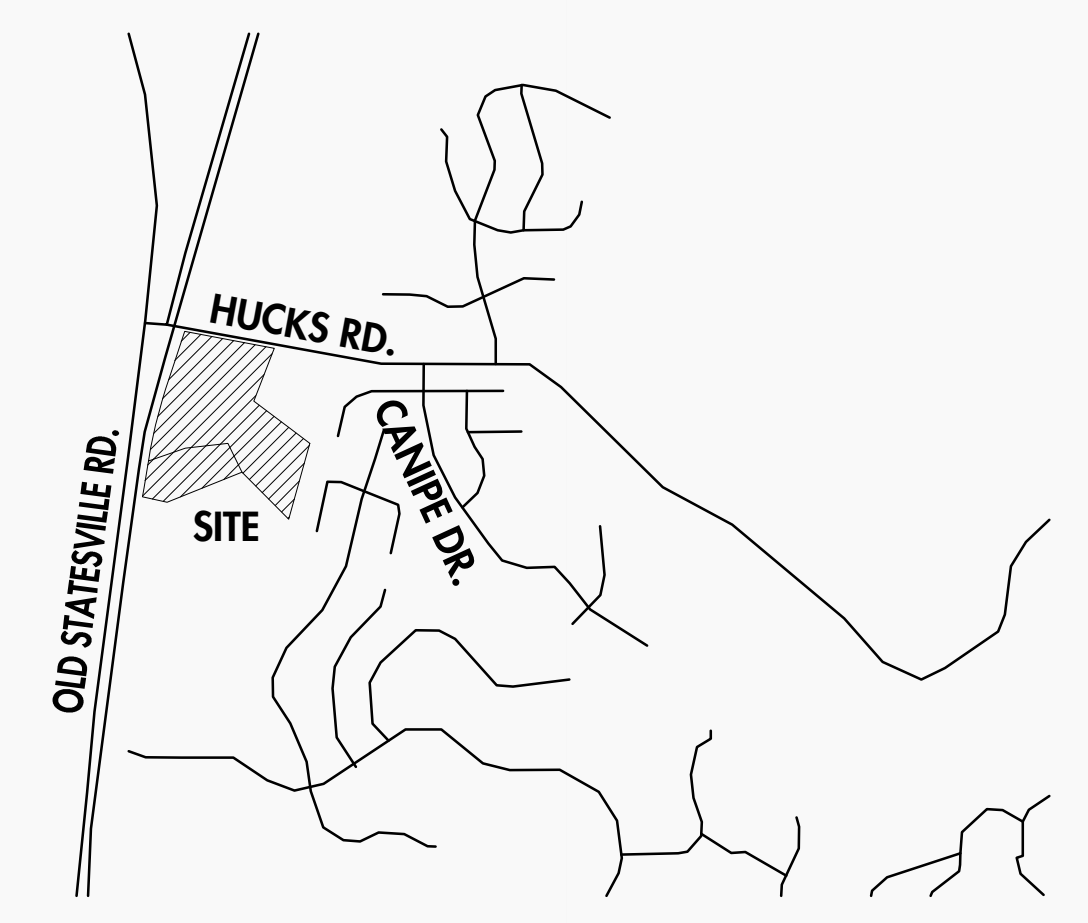
NOTE: ALL FENCING SHALL BE MADE OF PRESSURE TREATED LUMBER OR APPROVED EQUAL



NOTE: RIGHT-OF-WAY ALONG HUCKS ROAD EQUAL TO 50' FROM CENTERLINE OF ANY BUILDING PERMIT TO ISSUANCE OF ANY BUILDING PERMIT TO RELATED TO I-2(CI) ZONING.

- SURVEY NOTES:**
- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
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  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - HUCKS ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-LINCOLN METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERLINED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
  - A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R. B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS.

**VICINITY MAP**



**SITE DEVELOPMENT TABLE**

ADMINISTRATIVE AMENDMENT TO PETITION NUMBER	1997-032C
SITE ACREAGE	± 23.23 AC. ZONED I-2(CI) ± 5.79 AC. ZONED I-1 ± 29.02 AC. TOTAL
TAX PARCELS	027-191-10 027-191-12 027-191-13
EXISTING ZONING	I-2(CI) AND I-1
PROPOSED ZONING	I-2(CI) AND I-1
EXISTING USE	VACANT
PROPOSED USE	BUILDING MATERIAL STORAGE & SALES OR ALL USES ALLOWED IN I-1
MAXIMUM GROSS SF OF DEV.	AREA ZONED I-2(CI): 250,000 SF MAXIMUM GROSS FLOOR AREA AREA ZONED I-1: 100,000 SF OF MAXIMUM GROSS FLOOR AREA
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET
PARKING	AS REQUIRED BY THE ORDINANCE
OPEN SPACE	AS REQUIRED BY THE ORDINANCE
LANDSCAPING	AS REQUIRED BY THE ORDINANCE
STORMWATER	AS REQUIRED BY THE ORDINANCE

**PETITIONER**

**M. DAVID PROPERTIES**  
6707 FAIRVIEW ROAD, SUITE C  
CHARLOTTE, NORTH CAROLINA 28210  
(704) 362-0400

**DEVELOPMENT STANDARDS**

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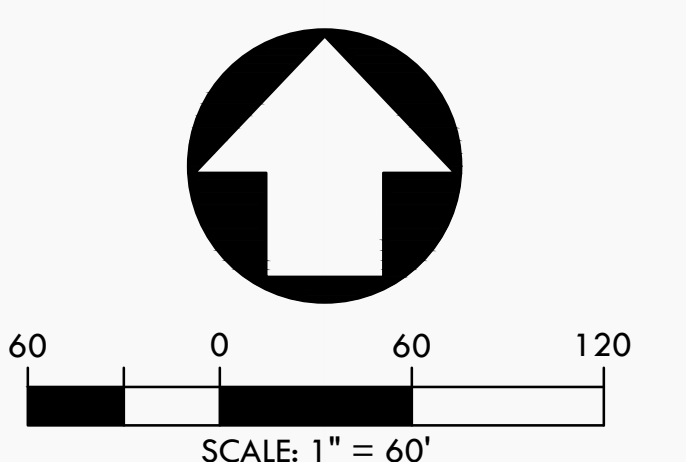
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(See note above on Maximum gross square feet of Development)

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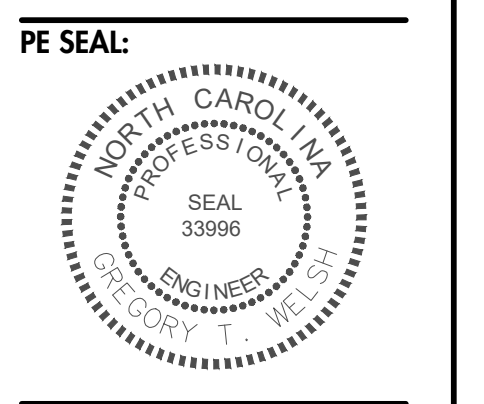
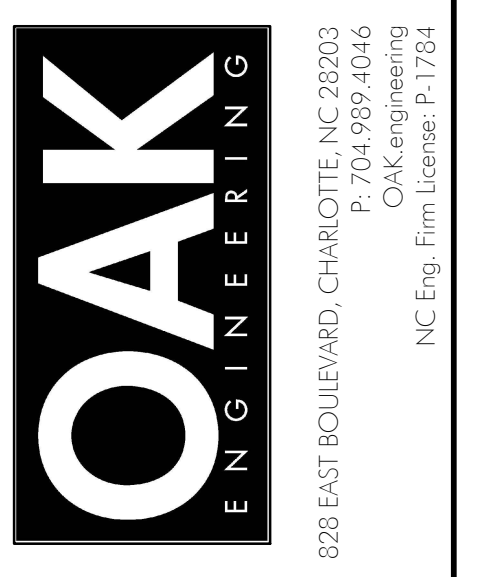
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**DRAWING INFORMATION**



Attached to Administrative  
Approval

*Solomon A. Fortune* **SF**  
**Solomon A. Fortune**



CORPORATE SEAL:

**HUCKS ROAD INDUSTRIAL PARK**  
CHARLOTTE, NORTH CAROLINA  
**M DAVID PROPERTIES**  
**ADMINISTRATIVE AMENDMENT PLAN**

ENGINEER: GTW  
DRAWN BY: GTW  
CHECKED BY: JB  
PROJECT #: 017/0014  
SHEET  
**AA1**  
SHEET 1 OF 1