



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** April 25, 2021

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2018-103 Griffin Industrial Realty

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.

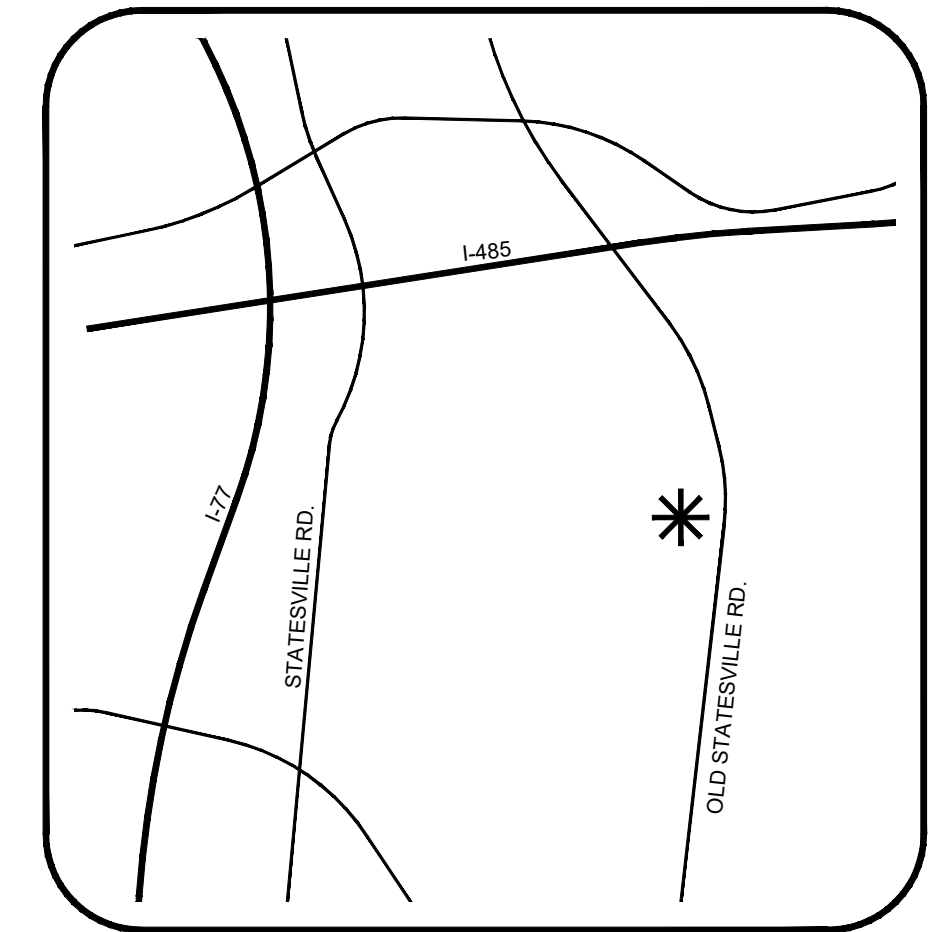
- To allow a modification to the timing and requirement of proposed public street A.

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 City Council.

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

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



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

**ACREAGE:** ± 35.91 ACRES

**TAX PARCELS:** 025-27-109, 025-27-108, 025-27-107, 025-27-106, 025-27-105, 025-27-104

**EXISTING ZONING:** R-4 AND I-1

**PROPOSED ZONING:** I-2 CD

**EXISTING USES:** VACANT/RESIDENTIAL

**PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW).

**MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 550,000 SQUARE FEET OF GROSS FLOOR AREA

**MAXIMUM BUILDING HEIGHT:** HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

**PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

**OLD STATESVILLE INDUSTRIAL**

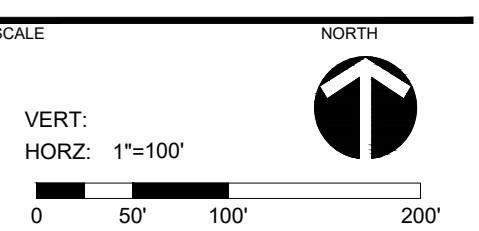
CHARLOTTE, NC  
REZONING PETITION 2018-103

LANDDESIGN PROJ.# 1018332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ADMIN. AMENDMENT SUBMITTAL	03.19.21

DESIGNED BY: KST  
DRAWN BY: JRY  
CHECKED BY: KST



SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

**RZ-1**

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

