



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

**DATE:** December 20th, 2018

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2017-156 Mark Miller

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.

- Revised site plan showing the existing and proposed building footprint.
- Building elevation

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.

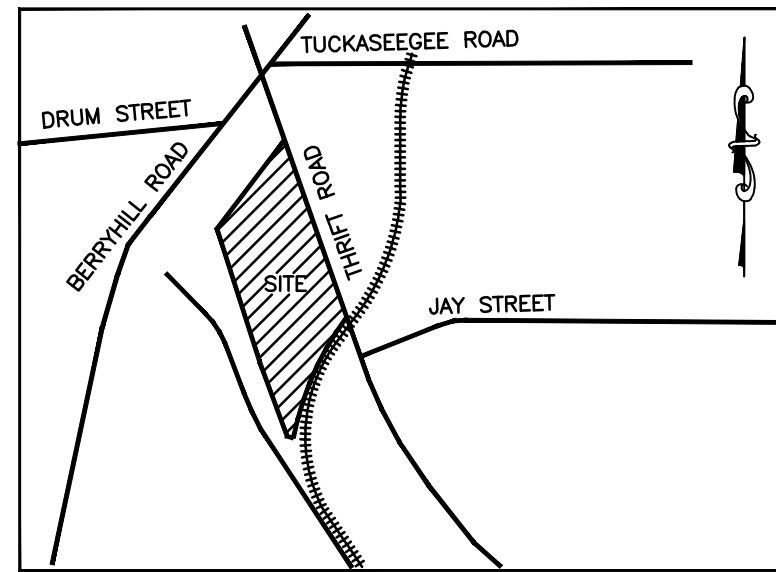
**Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.**

Attached to Administrative

Approval

*Solomon A. Fortune*  
Solomon A. Fortune

# THRIFT STATION



VICINITY MAP  
N.T.S.

AWTBORDER LLC  
DEED BOOK 30560, PAGE 292  
PARCEL #07105118  
ZONING: I-2

SUBURBAN PROPANE LP  
DEED BOOK 08626, PAGE 831  
PARCEL #07105117  
ZONING: I-2

JULIAN DEAN MELTON  
DEED BOOK 4327, PAGE 804  
PARCEL #07105115  
ZONING: I-2

### DEVELOPMENT DATA:

SITE AREA: 3.814 ACRES  
TAX PARCELS: 07105114, 07105116, 07105121  
EXISTING ZONING: MUD-0  
EXISTING USE: VACANT/INDUSTRIAL  
PROPOSED USE: RESTAURANT/OFFICE  
REQUIRED PARKING: ±38,300/600 S.F.=64 SPACES  
LOT SETBACK:  
FRONT: 14' FROM BACK OF CURB  
REAR: 0'  
SIDE: 0'

### GENERAL PROVISIONS:

1. THE EXISTING BUILDINGS SHALL REMAIN AND BE RENOVATED. MINOR ONE STORY ADDITIONS MAY BE INCORPORATED, AS LONG AS THEY MEET ALL MUD-0 RESTRICTIONS AND DO NOT EXCEED 12,000 SQUARE FEET TOTAL. THE SITE MUST BE ABLE TO ACCOMMODATE PARKING FOR TOTAL BUILDING SQUARE FOOTAGE. ANY NEW BUILDINGS WILL BE LOCATED ALONG THRIFT ROAD OR BERRYHILL ROAD WITH NO PARKING BETWEEN THE NEW STRUCTURES AND THE STREET. IN ADDITION, ANY NEW BUILDINGS WILL NOT BE LOCATED IN THE TREE SAVE AREA, COURTYARD AREA, OR URBAN OPEN SPACE AREAS AS DESIGNATED ON THE SITE PLAN. IT IS THE INTENT OF THE DEVELOPER TO ADD PARKING TO THE SITE, IN ORDER TO SATISFY MINIMUM MUD-0 REQUIREMENTS AND ADD EXTERIOR RECREATIONAL AND OPEN SPACE ADJACENT TO THE BUILDINGS. PROPOSED PARKING MAY BE A COMBINATION OF ASPHALT AND GRAVEL.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING PLAN IS INTENDED TO REFLECT MAXIMUM DEVELOPMENT RIGHTS, PARKING ENVELOPES, AND THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. ALTERNATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT PROPOSED OR SIGNIFICANTLY ALTER THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, CONSTITUTE CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

### OPTIONAL PROVISIONS:

5. PETITIONER SEEKS APPROVAL TO ALLOW PARKING AND MANEUVERING BETWEEN THRIFT ROAD AND BERRYHILL ROAD AND THE EXISTING BUILDINGS.
6. DELETED

### PERMITTED USES:

7. ANY USES ALLOWED BY MUD ZONING IN THE ORDINANCE. PERMITTED USES WILL ALSO APPLY TO THE POTENTIAL 12,000 SQUARE FOOT ADDITION.

### TRANSPORTATION:

8. VEHICULAR ACCESS POINTS, EITHER NEW OR EXISTING, WILL BE LIMITED TO 2 ACCESS POINTS ON THRIFT ROAD AND ONE ACCESS POINT ON BERRYHILL ROAD, AS GENERALLY DEPICTED ON THE SITE PLAN. PARKING FOR INTERIOR SPACE AND EXTERIOR RECREATIONAL / ACTIVE OPEN SPACE WILL BE PROVIDED PER MINIMUM MUD STANDARDS.
9. THE PETITIONER AGREES TO THE RIGHT OF WAY DEDICATION AND FEE FOR SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
10. TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

### ARCHITECTURAL STANDARDS:

11. EXTERIOR ARCHITECTURAL STANDARDS WILL GENERALLY REFLECT THE STYLE AND QUALITY OF ARCHITECTURE THAT IS EXISTING. IMPROVEMENTS TO THE BUILDINGS WILL INCLUDE NEW AWNINGS, PAINT AND NEW OPENINGS. ALLOWABLE BUILDING MATERIALS FOR ANY MINOR ADDITIONS OR IMPROVEMENTS WILL INCLUDE MASONRY, STUCCO OR SYNTHETIC STUCCO, METAL PANELS, CEMENTITIOUS SIDING, WOOD OR SYNTHETIC WOOD.
12. ANY REPLACED WINDOWS OR NEW WINDOWS ON THE FIRST FLOOR OF ANY BUILDING WILL BE CLEAR GLASS.

### STREETSCAPE AND LANDSCAPING:

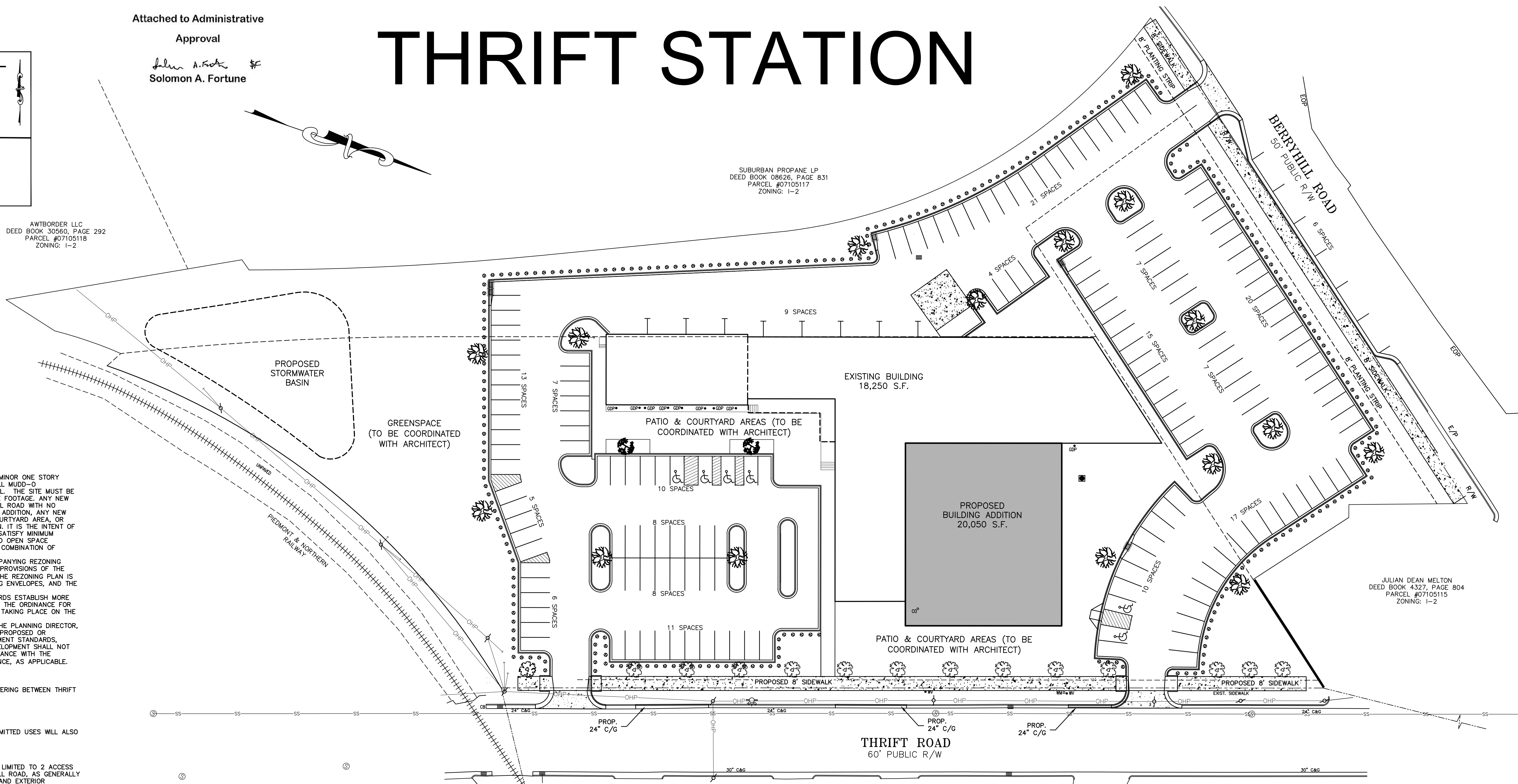
13. PETITIONER WILL PROVIDE 8' PLANTING STRIP AND 8' SIDEWALKS ALONG THRIFT ROAD AND BERRYHILL ROAD.
14. THERE ARE NO EXISTING TREES IN THE SETBACKS.
15. NO TREES WILL BE PLANTED IN THE RIGHT OF WAY OF ANY CITY MAINTAINED STREET (BERRYHILL AND THRIFT) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.
16. BERRYHILL ROAD SIDEWALK DESIGN AND PAYMENT MUST BE COORDINATED WITH THE THRIFT-BERRYHILL ROUNDABOUT CAPITAL PROJECT CURRENTLY UNDERWAY (E&P IN-HOUSE DESIGN).

### LIGHTING:

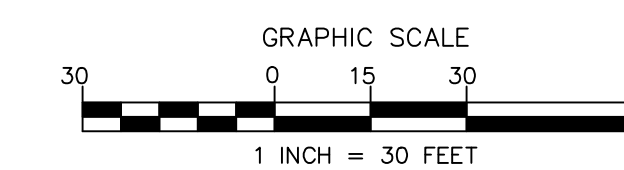
17. ALL FREE-STANDING LIGHTING, ADJACENT TO PROPERTIES TO THE SOUTH AND WEST OF THE SITE, WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
18. THE MAXIMUM HEIGHT OF ANY FREESTANDING FIXTURE SHALL NOT EXCEED 30 FEET.
19. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

### BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

20. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESTRICTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
21. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS ON ANY PART OF THE SITE, FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



THRIFT ROAD  
60' PUBLIC R/W



PRELIMINARY  
FOR REVIEW PURPOSES ONLY

| NO. | BY  | DATE     | REVISION            |
|-----|-----|----------|---------------------|
| 1   | CBH | 12/18/18 | PER REVIEW COMMENTS |

PETITION # 2017-156

THRIFT STATION  
2317 THRIFT ROAD, CHARLOTTE, NORTH CAROLINA

ADMINISTRATIVE AMENDMENT

File #: 17165-PB Date: 11/13/18 Project Egr: BTU  
 Design By: BTU  
 Drawn By: CBH  
 Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

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