

# Memo

**To:** City of Charlotte Planning Commission  
**From:** Bryan Myrkle, Community Development Director  
**Date:** December 28, 2017  
**Re:** Linn Products expansion site plan -1215 Lipsey Drive

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Your January Planning Commission agenda includes a review and approval of a site plan submitted on behalf of Linn Products in the Combs Industrial Park.

The plan calls for a 50,000 square foot addition to the existing 60,000 square foot building at 1215 Lipsey Drive. The expansion would extend the building westward.

The plan adheres to the city's Zoning Code and Combs Park development covenants, with items such as parking and loading correctly addressed. It also meets the those thresholds the Planning Commission would require to make the findings necessary for a site plan approval. These are referenced in the resolution I prepared for your use when taking action on this item.

The plan documents include elevation drawings and a floor plan for your reference.

Other city departments, including Public Works, Public Safety and Building Department have had an opportunity to review the plans and offer comment. DPW comments are included here for your information.