



## Memo

To: City of Charlotte Planning Commission  
From: Bryan Myrkle, Community Development Director  
Date: December 2, 2022  
Re: Hutson, Inc. site plan and conditional use review/approval

### Background

Hutson, Inc. has submitted a site plan to the City of Charlotte for a new sales and service center to be located at the corner of West Lawrence and South Lincoln St., across the street from its present location. The site is zoned I-1 light industrial.

The detailed site plan document is included in your meeting information for review and reference. Printed copies are also available upon request.

My review of the site plan is as follows:

- The project would take place on what is now 4 separate parcels. All existing structures, including those at 625, 633 and 635 West Lawrence will be **demolished**.
- Hutson has worked with the City and MDOT on its **driveway plan**. The main driveway would be located on Lawrence Avenue. Please note this driveway would have a right-turn-only exit drive. There are also two additional entrance and egress drives on South Lincoln. Clear view triangles, as well as other **driveway details are shown on page 5** of the plan.
- There is a **storm-water management** structure located on the east side of the site adjacent to Lovett Street.
- The submitted landscaping plan is very detailed and conforms closely to our zoning requirements. The **landscaping plan is on page 13** of the site plan document.
- There should be a **fence** or obscuring wall at least 4 feet, 6 inches tall between the proposed development and the residential house at 623 West Lawrence.
- The required loading area is located on the east side of the building and is shown as item 2 on page 4, which is **the primary site plan page** in the document.
- The required dumpster enclosure is located on the north side of the building and is shown as item 19 on page 4.
- The **Fire Department** reviewed the plans and worked with Hutson to ensure there is adequate fire access, especially on the north side of the building.
- City of Charlotte **Public Works** Director Amy Gilson has reviewed the plans and provided comments in a separate memo included in your meeting packet.
- **Parking layout** is detailed on page 4, and like the landscaping plan, conforms to our requirements.

- **Lighting locations** are shown on page 4, but there is **no fixture detail** provided. This will need to be submitted separately for review prior to installation.
- **The signage information** lacks detail (no building signage shown) and what is shown (a ground sign) does not conform to the city's requirements. A more detailed signage plan will need to be provided for evaluation and approval prior to installation.
- The project will require a **conditional use** approval by the Planning Commission. The Charlotte City Code provides for the development of retail uses in our industrial zones, and specifically notes that agricultural equipment dealers have an industrial nature in terms of their outside storage and should be located in industrial zones. I have prepared a resolution approving the conditional use for the Planning Commissions reference and possible adoption at the meeting.
- At the time I am writing this memo, it appears the four parcels involved with this project are still separate from one another. **These parcels will need to be combined**, a new legal description prepared and an address assigned. It is possible that the current address of the largest parcel, 629 West Lawrence may suffice as the address for the site once all parcels are combined. **Please note** that because these are not platted lots, the Planning Commission would not be involved in making these boundary adjustments, it would be handled administratively by the Assessing Department.

#### **Recommendation**

Approve the site plan with noted contingencies, and approve conditional use permit.

#### **Suggested Motion**

See resolutions provided.