

CITY OF CHARLOTTE

Planning Commission Resolution No. 2022-

**A RESOLUTION TO APPROVE A CONDITONAL USE FOR HUTSON, INC FOR
PROPERTY LOCATED ON WEST LAWRENCE AVENUE**

WHEREAS, Hutson, Inc has submitted site plan to the City of Charlotte for review and approval by the Planning Commission; and

WHEREAS, the project proposed is an agricultural equipment sales and service center that will be located on the following described parcels of real property in the City of Charlotte; and

- **625 West Lawrence Avenue** - COM. IN CENTER OF LAWRENCE AVE. 12 RODS 8 1/2 FEET E OF W LINE OF NE 1/4, E 48 FEET, S 200 FEET, W 48 FEET, N 200 FEET TO BEG. SEC. 13, T2N,R5W. CITY OF CHARLOTTE
- **629 West Lawrence Avenue** - COM 32.73 RODS N OF SW CORNER OF W 1/2 OF NE 1/4, N 36.61 RODS TO CEN OF LAWRENCE AVE, E 12 RODS 8 1/2 FT, S 200 FT, E 48 FT, S TO A POINT E OF BEG, W 15 RODS 7 FT TO BEG. EXCEPT COM AT INTERSECTION OF N&S 1/4 LINE WITH C/L OF LAWRENCE AVE, E 122 FT, S 172 FT, W 122 FT, N 172 FT TO BEG. SEC. 13, T2N, R5W. CITY OF CHARLOTTE
- **633 West Lawrence Avenue** - COM ON S LINE LAWRENCE AVE 45.60 FT E OF E LINE LINCOLN ST,E 46.40 FT, S 130 FT W 92 FT,N 24 FT,E 45.6 FT,N 55.6 FT W 5.20 FT,N 10 FT,E 5.20 FT,N 40.40 FT TO BEG.,SEC.13,T2N,R5W,CITY CHARLOTTE
- **635 West Lawrence Avenue** - COM ON S LINE OF LAWRENCE AVE & E LINE OF LINCOLN ST, E 45.60 FT, S 40.40 FT, W 5.20 FT, S 10 FT, E 5.20 FT, S 55.6 FT, W 45.60 FT, N 106 FT TO BEG. SEC.13,T2N R5W, CITY OF CHARLOTTE

WHEREAS, the City of Charlotte City Code provides for this type of retail use in the I-1 Light Industrial District upon the granting of a conditional use approval by the Charlotte Planning Commission.

THEREFORE, the City of Charlotte Planning Commission grants Hutson, Inc. the conditional use permission as requested, contingent upon the Planning Commission's concurrent approval of the associated site plan.