

CITY OF CHARLOTTE

Planning Commission Resolution No. 2022-

**A RESOLUTION TO APPROVE A SITE PLAN FOR HUTSON, INC. FOR
PROPERTIES 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 City of Charlotte Planning Commission is required to use the following checklist, and has made the following findings regarding this site plan:

- The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs is adequate and in compliance with the city's zoning regulations.
- There is no need for additional service drives or marginal access roads as a result of this redevelopment.
- The parking lot layout, including ingress, egress and driveway widths conform to the requirements of the city's zoning regulations.
- Loading and unloading areas and building service areas are adequate and in compliance with the city's zoning regulations.
- Location and requirements for fences, walls and greenbelts are adequate and in compliance with the city's zoning regulations.
- There are no special site features such as play areas or pools included in this site plan.

WHEREAS, any comments, requirements or conditions imposed by the City of Charlotte Department of Public Works must be incorporated into the plan, and adhered to during development.

WHEREAS, the following conditions must be met prior the issuance of any Certificate of Occupancy:

- All involved property parcels must be combined
- All signage must be approved by the City of Charlotte
- Lighting fixture detail must be approved by the City of Charlotte
- The require fence or obscuring wall must be approved by the City of Charlotte and must be installed

- A conditional use permit must be granted by the City of Charlotte Planning Commission

THEREFORE, BE IT RESOLVED that the City of Charlotte Planning Commission hereby approves the site plan for Hutson, Inc for an agricultural equipment deal for parcels located on West Lawrence Avenue, including 625, 629, 633 and 635 West Lawrence Avenue.