

TAX PARCEL #: 13090219
CONDITIONAL USE REZONING PLAN FOR LANIER MATERIAL YARD
PROJECT NAME: & FUTURE INDUSTRIAL MANUFACTURING USE
OWNER: MHP LLC, P. O. BOX 23226, CHARLOTTE, NC 28227
ROBERT ERIC LANIER, LANIER SITE SERVICES,
APPLICANT: P.O.BOX 1028, PINEVILLE, NC 28134 PH. # 704-587-3022
SITE PLANS PREPARED BY: FULLER CONSULTING SERVICES, PLLC PHONE # 704-622-6520
ZONING: I-G(CD) TO I-G(CD) FOR USES JURISDICTION: TOWN OF MINT HILL
PROPOSED USE CATEGORY: INDUSTRIAL, MANUFACTURING & STORAGE
PRINCIPAL PERMITTED USE: STORAGE WAREHOUSE AND YARD (BY RIGHT)
USE REQUESTED UNDER PERMITTED USE:
*CABARRUS RD. SIDE - LANDSCAPE MATERIAL YARD WITH EXTERIOR STORAGE PILES OF STOCK
SOIL, MULCH, SAND, ETC. AND ASSOCIATED OFFICE
*IOMAC DR. SIDE - SEE USES ALLOWED ON TECHNICAL DATA SHEET
BUILDING HEIGHT: 35' and / Sect. 6.1.6 Feet STORIES: 2 STORIES MAX.
LOT SIZE: 14.21AC. - LOT 2 OF MINT HILL INDUSTRIAL PARK
PREVIOUS ZONING CASE: ZCG99-2 MODIFIED ON DECEMBER 13, 2007-MINT HILL BUSINESS PARK

* MATERIAL YARD FRONTING ON CABARRUS RD:
 EX. BUILDING COVERAGE: 530± Sq. Ft. EX. BUILDING GROSS FLOOR AREA: 1060± Sq. Ft.
 PARKING GUIDELINES: MIN. 0.25 SPACES PER 1000 SF / MAX. 2 SPACES PER 1000 SF
 PARKING GUIDELINES FOR WAREHOUSE AND INDUSTRIAL: MIN. 0.25 SPACES PER 1000 SF = 1 SPACE
 MAX. 2 SPACES PER 1000 SF = 3 SPACES
 PARKING PROVIDED BASED ON USE REQ'TS: 9 PARKING SPACES, INCLUDES 1 HANDICAP PARKING SPACE
 * FUTURE INDUSTRIAL / MANUFACTURING BLDG. FRONTING ON JOMAC DR.

PR. BUILDING COVERAGE: PER UDO Sq. Ft. (NO MAXIMUM)
PARKING: MIN. 0.25 SPACES PER 1000 SF / MAX. 2 SPACES PER 1000 SF

* USES: SEE TECHNICAL DATA SHEET CZ-1.3

1. LOT 2 IS PART OF MINT HILL BUSINESS PARK LOCATED OFF BLAIR RD. (NC HWY. 51) AND CABARRUS RD.
2. ORIGINAL REZONINGS FOR MINT HILL BUSINESS PARK, GENERAL INDUSTRIAL CONDITIONAL DISTRICT, I-6 (CD); APPROVED WITH CERTAIN CONDITIONS AS PART OF ZC99-2 WITH SAME CONDITIONS REAFFIRMED WITH ONE MODIFICATION ON DECEMBER 13, 2021. THE FREQUENT CHANGE OF CONDITION NUMBER ONE OF THE ORIGINAL APPROVAL OF THE MINT HILL BUSINESS PARK ZC99-2 APPROVED MAY 27, 1999.
3. THE FINAL DEVELOPMENT OF THE SITE SHALL FULLY COMPLY WITH ALL LANDSCAPE, LIGHTING, PARKING REQUIREMENTS PER THE TOWN OR MINT HILL UNIFIED DEVELOPMENT ORDINANCE (UDO) PRESENTLY IN EFFECT AND THE APPROVAL OF THE USES AND THIS SCHEMATIC SITE PLAN SHOWN HERE.
4. THE PROPOSED LANDSCAPE MATERIAL YARD FRONTING ON CABARRUS RD. IS PHASE 1 OF THIS SITE. PHASE 2 WILL BE THE REMAINDER OF THE FREQUENT CHANGE ON JOMAC DR. AND IS PLANNED TO BE BUILT WITHIN 5 YEARS AS AN INDUSTRIAL / MANUFACTURING USE.
5. STORMWATER MEASURES WILL BE IMPLEMENTED PER TOWN OF MINT HILL STORMWATER REQUIREMENTS. SITE IS LOCATED WITHIN THE YADKIN / CLEAR CREEK DISTRICT.
6. PHASE 1 - CONSTRUCTION WILL NOT REQUIRE STORMWATER DUE TO THE IMPERVIOUS AREA BEING LESS THAN 12% BUA (BUILT UPON AREA).
7. PHASE 2 - REMAINDER OF THE SITE NOT WILL BE DEVELOPED WITHIN 5 YRS. AT THE TIME OF PHASE 2 CONSTRUCTION, THE STORMWATER FACILITY WILL MEET ALL REQUIREMENTS FOR PHASE 1 AND PHASE 2 DEVELOPMENT.
8. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE SITE.
9. PHASE 1 HAS AN EXISTING WELL AND SEPTIC SYSTEM ONSITE. THE EX. WELL AND SEPTIC SYSTEM WILL CONTINUE TO BE USED TO SERVICE THE EX. OFFICE BUILDING TO REMAIN.
10. PHASE 2 LAYOUT IS SCHEMATIC IN NATURE. FINAL SITE PLAN SUBMITTALS MAY BE MODIFIED TO FIT THE DEVELOPMENTAL USE WITHIN THE PARTIAL ZONING. FOR USE IN THIS APPROVAL AND THE UDO REQUIREMENTS FOR THAT USE.
11. BOUNDARY SURVEY BY LAWRENCE ASSOCIATES.
12. TOPOGRAPHY SHOWN IS FROM GIS DATA. NOT FIELD RUN. FOR INFORMATION ONLY.

1. **PHASE 1 - LANDSCAPE MATERIAL YARD - FRONTING CABARRUS ROAD**
THIS CONDITIONAL DISTRICT USE REZONING IS FOR PHASE 1 - DEVELOPMENT OF LOT 2 MINT HILL BUSINESS PARK TO ALLOW A LANDSCAPE MATERIAL YARD AND ASSOCIATED OFFICE FRONTING ON CABARRUS ROAD.

2. THIS LANDSCAPE MATERIAL YARD WOULD SUPPLY SOIL, SAND, GRAVEL, MULCH AND OTHER SIMILAR MATERIALS TO CUSTOMERS. THESE MATERIALS WOULD BE STORED ONSITE IN DESIGNATED AREAS ONSITE. THESE STORAGE LOCATIONS WOULD BE LOCATED TO THE REAR AND SIDING OF THE BUILDING PER THE UDO REQUIREMENTS AND THE PREVIOUS CONDITIONAL USE ZONING R2099-2.

3. DRIVEWAY ACCESS WILL BE FROM CABARRUS RD. THE EX. DRIVEWAY ON CABARRUS RD WILL BE USED AS A NEW DRIVEWAY TO THE PROPOSED LOT 2. THE DRIVEWAY IS ADJACENT TO THE 50' BUFFER. NCDOT HAS GIVEN PRELIMINARY APPROVAL FOR THIS LOCATION. THE PROPOSED DRIVEWAY WILL HAVE TO GO THROUGH FINAL NCDOT REVIEW WHEN THE DRIVEWAY PERMIT IS OBTAINED. THE PROPOSED DRIVEWAY WILL BE APPROXIMATELY 30 FEET WIDE. APPROX. 30 VEHICLES PER DAY IS THE ANTICIPATED USE. NO SIDEWALK WILL BE REQUIRED ALONG CABARRUS RD.

4. THE CATEGORY USE FOR THE ENTIRE LOT 2 WILL BE INDUSTRIAL, MANUFACTURING AND STORAGE AND THE PRINCIPAL PERMITTED USE IS STORAGE WAREHOUSES AND YARDS. SEE THE ALLOWED USE DATA ON SHT ZC-13.0-3.

5. A LANDSCAPED AREA ALONG CABARRUS RD. WILL BE INSTALLED WITH A DECORATIVE RUSTIC FENCE. THE FENCE WILL BE 6 FEET HIGH.

6. THE 50' BUFFER ON THE EASTERN PROPERTY LINE ADJACENT TO THE RESIDENTIAL LOT WILL BE SUPPLEMENTED WITH TREES AND SHRUBS. IF THE EX. VEGETATION IN THE BUFFER DOES NOT MEET THE TOWN OF MINT HILL REQUIREMENTS.

7. THE SITE PLAN WILL INCLUDE A 20' BUFFER AND A WEIGH SCALE FOR PAYMENT OF THE MATERIALS. THE SCALE WILL BE LOCATED BEHIND THE OFFICE.

8. THE EXISTING BUILDING TO REMAIN WILL REMAIN BLOCK OR MAYBE UPRIGHT WITH WOOD SIDING. THE SOUTH SIDE OF THE EXISTING BUILDING WILL BE REMOVED. THE EXISTING 2 STORY BUILDING WILL REMAIN.

9. ALL PERTINENT ITEMS IN THE UDO WILL BE MET DURING THE DESIGN PHASE OF THIS PROJECT. THE EXISTING BUILDING WILL BE USED FOR OFFICE SPACE. THE DEVELOPMENT IS REQUIRED IN PHASE 1, DUE TO BEING LESS THAN 12% IMPERVIOUS AREA OR BUA (BUILT UPON AREA).

10. A PRELIMINARY SIGN LOCATION HAS BEEN SHOWN ON THE PLAN FOR THE LANDSCAPE MATERIAL YARD. IT WILL MEET THE TOWN OF MINT HILL CRITERIA AND WILL BE PLACED OUTSIDE THE ROAD RIGHT OF WAY. ALL SIGNAGE WILL BE SEPARATELY REVIEWED.

11. **PHASE 2 - FUTURE WAREHOUSE / MANUFACTURING BUILDING FRONTING ON JOMAC**
THIS CONDITIONAL DISTRICT USE REZONING IS FOR PHASE 2 - DEVELOPMENT OF A PORTION OF LOT 2 MINT HILL BUSINESS PARK FRONTING ON JOMAC BASED ON AN ALLOWABLE USE LISTED IN THE DATA ON SHT ZC-13.0-3.

12. THE SCHEMATIC PLAN SHOWS IS FOR A POSSIBLE LAYOUT. MODIFICATIONS MAY BE MADE TO THE FINAL PLAN.

13. DRIVEWAY ACCESS WILL BE FROM JOMAC DR. THREE (3) DRIVEWAYS ARE PROPOSED. ONE (1) TRUCK DRIVEWAY - SEPARATE FROM ANY PARKING AREA AND TWO (2) DRIVEWAYS INTO THE PROPOSED PARKING LOT. THE ONE PARKING LOT DRIVEWAY IS TO LINE UP WITH THE DRIVEWAY TO THE JOMAC DR. AS SHOWN.

14. THE CATEGORY USE FOR THE ENTIRE LOT 2 WILL BE INDUSTRIAL / MANUFACTURING.

15. ALL PERTINENT ITEMS IN THE UDO WILL BE MET DURING THE DESIGN PHASE OF THIS PROJECT. THE EXISTING BUILDING WILL BE USED FOR OFFICE SPACE. THE DEVELOPMENT IS REQUIRED IN PHASE 1, DUE TO BEING LESS THAN 12% IMPERVIOUS AREA OR BUA (BUILT UPON AREA).

16. THE DESIGN WILL INCLUDE PHASE 1 AND PHASE 2 AREA FOR THE STORMWATER FACILITY ALSO. PHASE 2 IS PLANNED TO BE BUILT WITHIN 5 YEARS.

PID: 13909207
LIEN MINH
PROPERTIES, LLC
DB. 32864, PG. 27

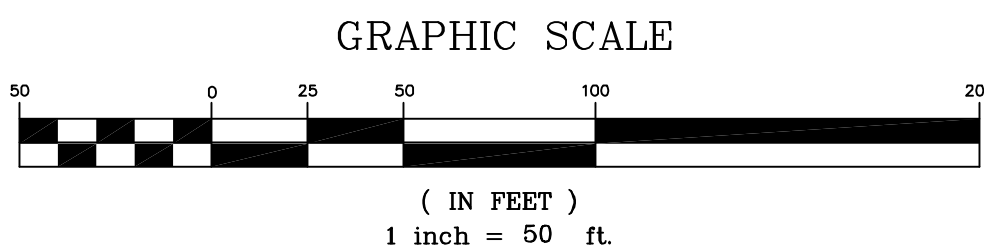
PID: 13909206
MARVIN REYES &
MATIVIDAD REYES
B. 32398, PG. 951
MB. 62, PG. 155

PD: 13909205
NC DEPARTMENT OF
TRANSPORTATION
DB. 6456, PG. 609

PID: 13909217
AS INVESTMENTS, LLC
DB. 26901, PG. 447
LOT 1
MB. 33, PG. 11

PID: 13909219
MHIP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
Mint Hill Business Park General
Industrial Conditional District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

PID: 13909232
Mark A. Flowe
DB. 14263, PG. 442
LOT 2
MB. 38, PG. 41



ZC-1.0 COVER SHEET
ZC-1.1 PHASE 1 - LANDSCAPE MATERIAL YARD SKETCH PLAN
ZC-1.2 PHASE 2 - FUTURE INDUSTRIAL / MAUFACTURING SKETCH PLAN
S-1 SITE SURVEY

**FULLER CONSULTING
SERVICES, PLLC**

Civil Engineering
Site Design
Stormwater
Inspections
Coordination
Permitting
Contract Work

W F G

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Wanda G. Fuller, PE

CONDITIONAL USE REZONING
PRELIMINARY SKETCH PLANS
FOR LANDSCAPE MATERIAL STORAGE YARD AND
FUTURE INDUSTRIAL / MANUFACTURING USE

COVER SHEET

[illegible]

DRAWN BY: WGF
CHECKED BY: WGF
APPROVED BY: WGF
JOB NO. LANIER C&G
DATE: JUNE 28, 2006
SHEET NO.

ZC-1.0 OF 4

1. USE FOR PHASE 1 IS A LANDSCAPE MATERIAL YARD AND OFFICE.
2. THE DESIGN PHASE WILL ADDRESS ALL RELATED GOVERNING ORDINANCES
3. SEE COVER SHEET FOR OTHER NOTES.

PID: 13909219
MHIP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
Hill Business Park General
Judicial District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

MIN. 10%
UNDISTURBED
NATURAL AREA PER
PCO FOR LOTS WITH
OVER 50%
DEVELOPED AREA.
(72272.12± SF SHOWN,
1.66 AC. ± OR 11.2%).

EXISTING WOODS

STORAGE PILES SHOWN ARE
SCHEMATIC IN LOCATION,
NUMBER AND LABELS.

PID: 13909232
Mark A. Flowe
DB. 14263, PG. 442
LOT 2
MB. 38, PG. 41

PID: 13909205
 NC DEPARTMENT OF
 TRANSPORTATION
 DB. 6456, PG. 609

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Coordination
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wanda.g.fuller@gmail.com

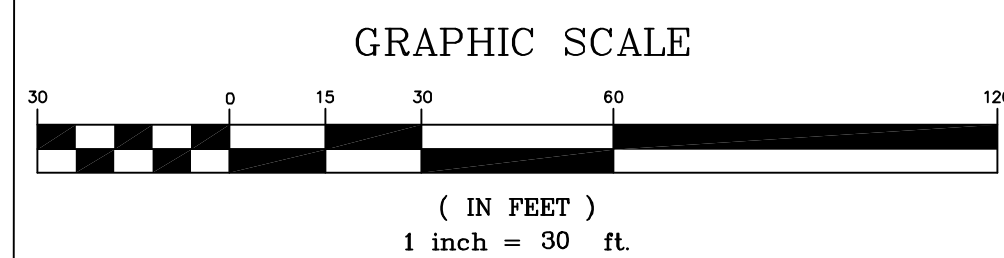
Wanda G. Fuller, PE

CONDITIONAL USE REZONING
PRELIMINARY SKETCH PLANS
FOR LANDSCAPE MATERIAL STORAGE YARD AND
FUTURE INDUSTRIAL / MANUFACTURING USE
MINT HILL BUSINESS PARK LOT 2, MECKLENBURG CO., NC
PHASE 1 - LANDSCAPE MATERIAL YARD SKETCH PLAN

[illegible]

DRAWN BY: WGF
CHECKED BY: WGF
APPROVED BY: WGF
JOB NO. LANIER CABARRUS RD.
DATE: JUNE 28, 2019
SHEET NO.

ZC-1.1 OF 4

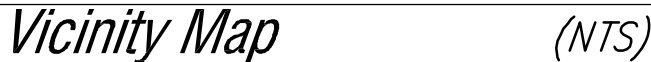


PROPOSED
LANDSCAPE SHRUBS,
TREES AND 4' HIGH
DECORATIVE WOODEN
FENCE TO ENHANCE
THE SITE AND TO
SCREEN THE PARKING
LOT AND SITE.

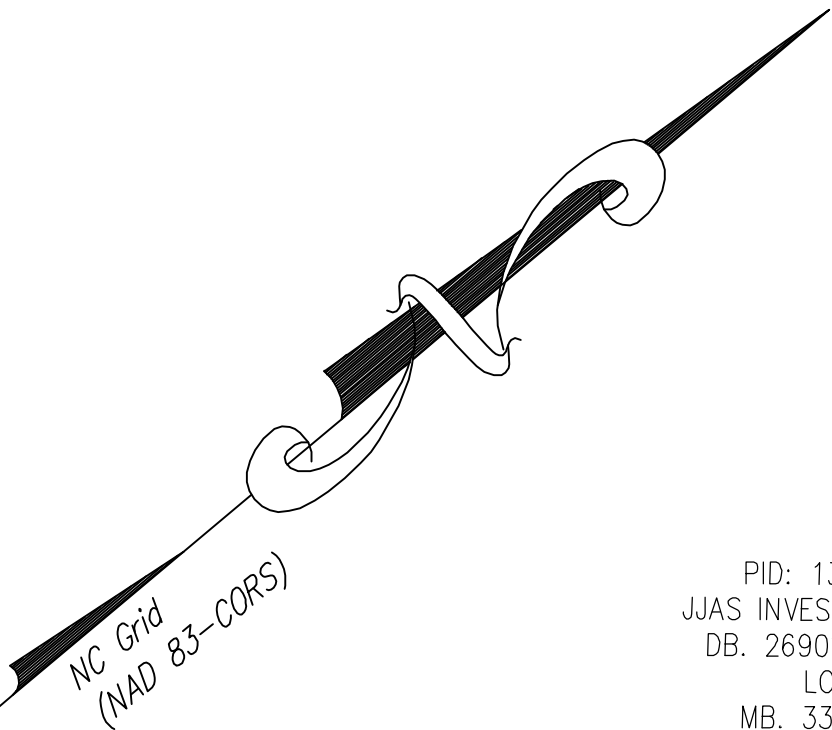
EXISTING BUILDING -
PROPOSED OFFICE TO
REMAIN BLOCK
EXTERIOR OR MAYBE
UPFITTED WITH WOOD
SIDING.

Cabarrus Road
70' R/W
MB 33 PC 14

PROPOSED DRIVEWAY
(NCDOT PRELIM. REVIEW,
REMOVE EX. DRIVEWAY
AND INSTALL NEW
DRIVEWAY FURTHERST
LOCATION AWAY FROM
R/R TRACK AND OUT OF
50' BUFFER.)



- NOTES:
1. LAYOUT IS SCHEMATIC IN NATURE AND MAY CHANGE DEPENDENT ON USE. BASIC PARAMETERS OF THE LAYOUT WILL BE MET IN THE DESIGN PHASE.
 2. THE DESIGN PHASE WILL ADDRESS ALL RELATED GOVERNING ORDINANCES.
 3. SEE COVER SHEET FOR OTHER NOTES.
 4. PLANS ARE TO BUILD PHASE 2 WITHIN 5 YRS.



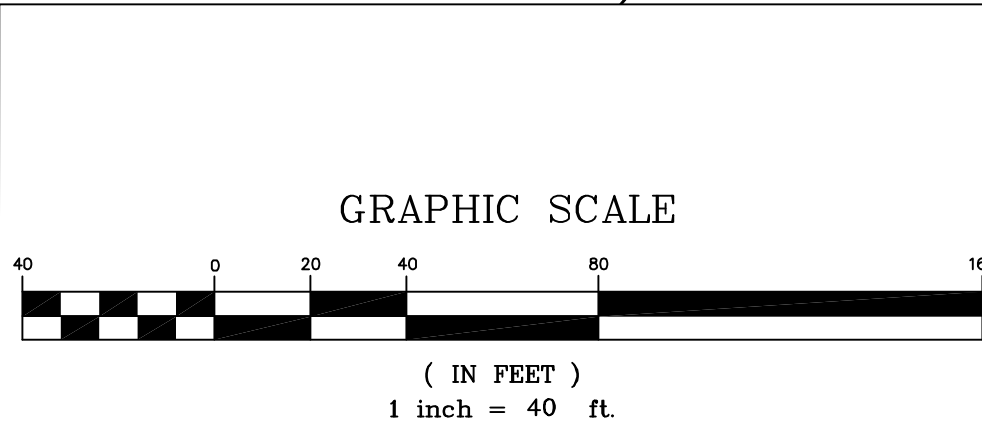
PID: 13909217
JJAS INVESTMENTS. LLC
DB. 26901, PG. 447
LOT 1
MB. 33, PG. 11

PHASE - 2 PHASE - 1

PID: 13909219
MHP, LLC
DB. 10581, PG. 817
LOT 2
MB. 33, PG. 11
Mint Hill Business Park General
Industrial Conditional District, I-G (CD) ZC99-2
14.21 Ac.
618,943 sf.

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UNDISTURBED
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PCO FOR LOTS WITH
OVER 50%
DEVELOPED AREA.
(72272.12± SF SHOWN,
1.66 AC. ± OR 11.2%).

STORAGE PILES SHOWN ARE
SCHEMATIC IN LOCATION,
NUMBER AND LABELS.



GRAPHIC SCALE

(IN FEET)
inch = 40 ft

$$1 \text{ inch} = 40 \text{ ft.}$$

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w f g
PE

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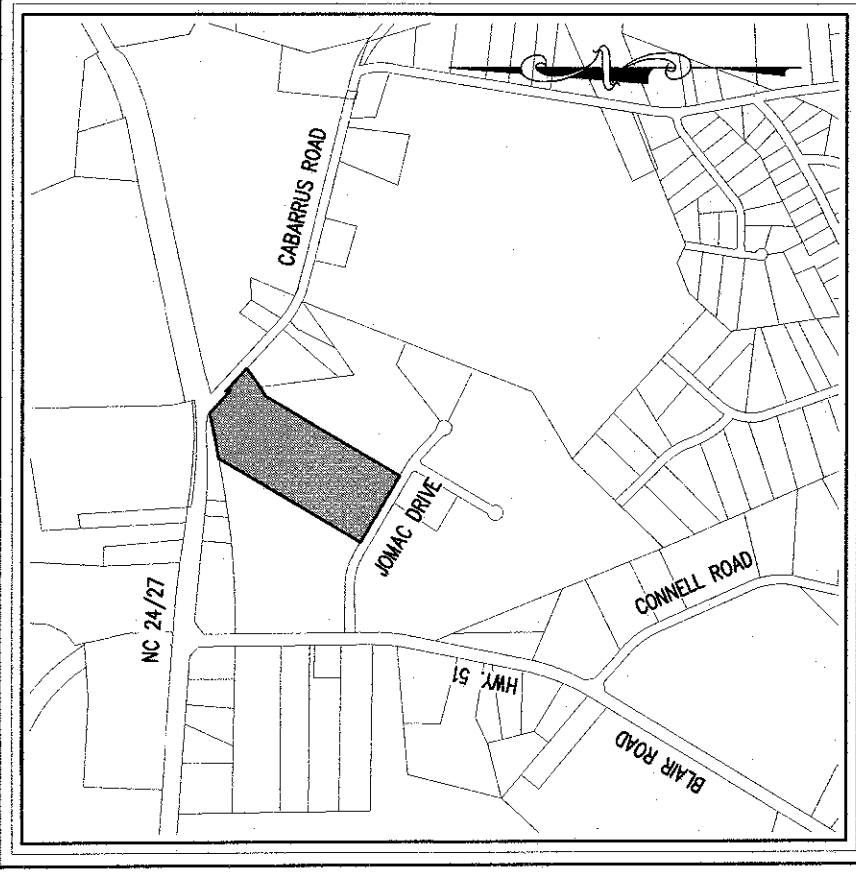
CONDITIONAL USE REZONING
PRELIMINARY SKETCH PLANS
FOR LANDSCAPE MATERIAL STORAGE YARD AND
FUTURE INDUSTRIAL / MANUFACTURING USE
MINT HILL BUSINESS PARK LOT 2, MECKLENBURG CO., NC
PHASE 2-FUTURE INDUSTRIAL/MANUFACTURING SKETCH PLAN

[illegible]

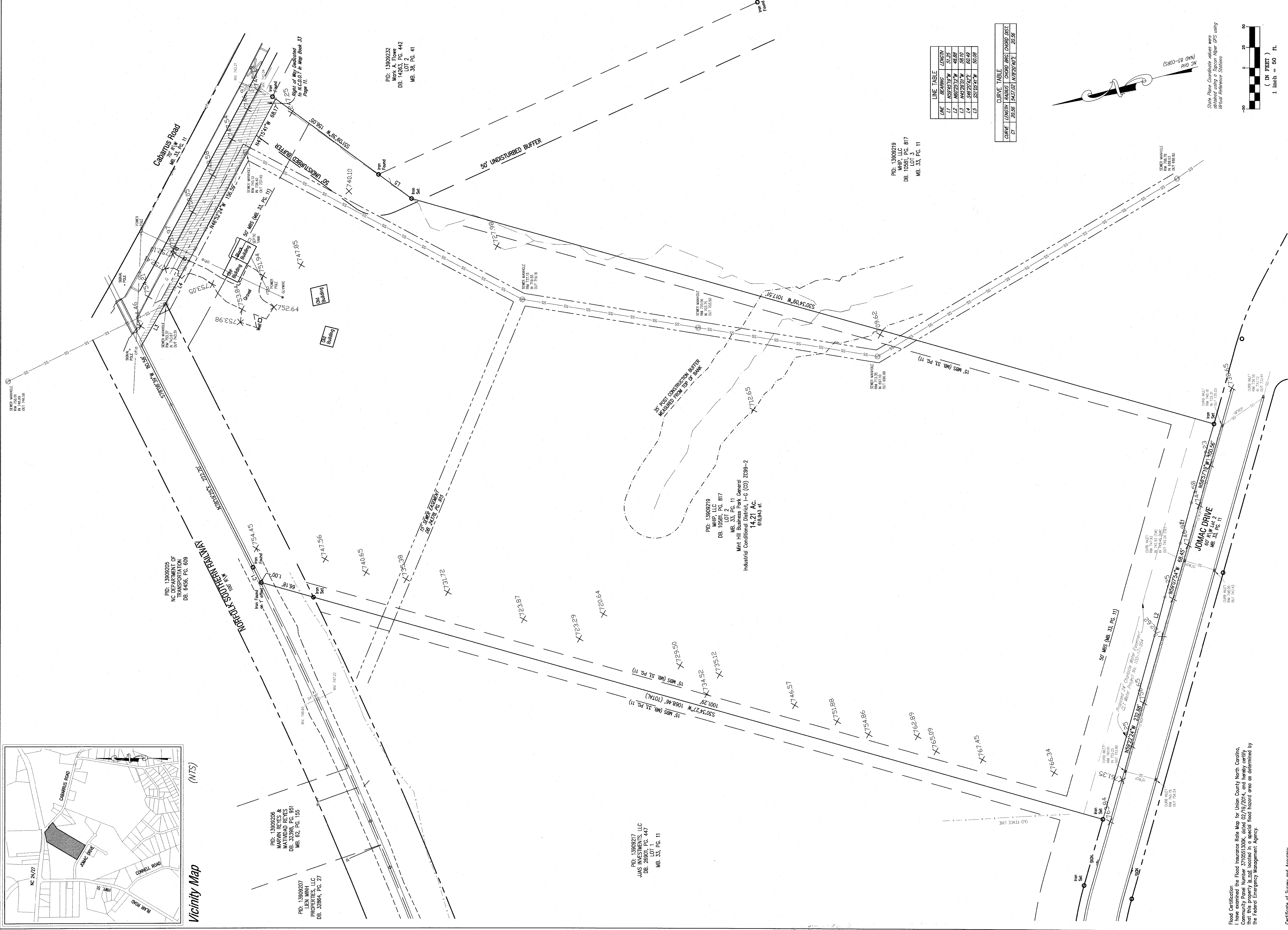
DRAWN BY: WGF
CHECKED BY: WGF
APPROVED BY: WGF
JOB NO. LANIER CAB
DATE: JUNE 28, 2019
SHEET NO.

ZC-1.2 OF 4

1:14,286 Collins-Jones Drive Lot 2.dwg 1/14/2018 11:18:39 AM EST

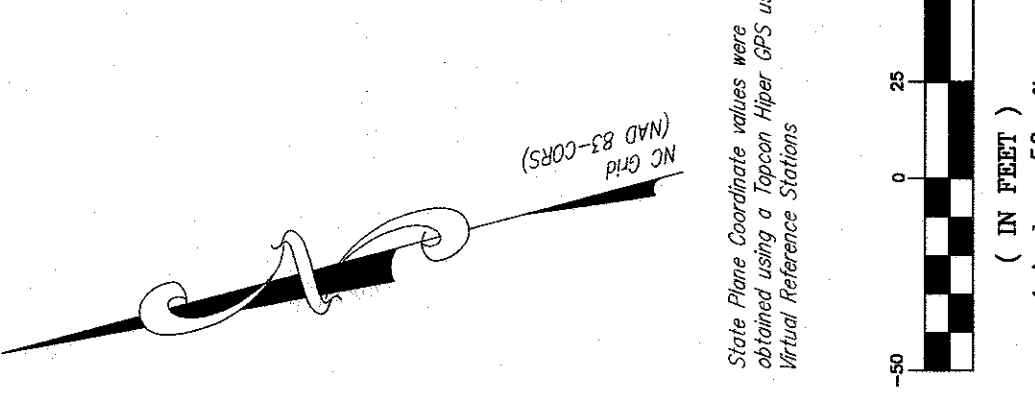


Vicinity Map (NTS)



LINE	BEARING	LENGTH
L1	N 82° 00' 00\"	48.88
L2	N 82° 00' 00\"	48.88
L3	N 82° 00' 00\"	48.88
L4	N 82° 00' 00\"	48.88
L5	N 82° 00' 00\"	48.88

CURVE	LENGTH	RADIUS	CHORD	ARC	CHORD DIST.
C1	20.08	15437.02	14920.40	20.08	20.08

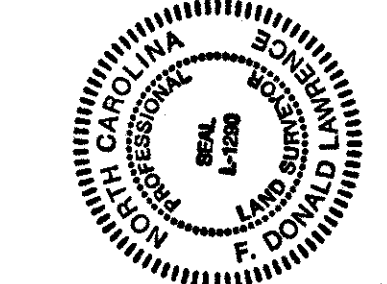


LAWRENCE ASSOCIATES
108 W. Jefferson St.
Monroe, North Carolina 28112
P 704-285-9035
www.lawrenceassoc.com
Firm License Number: C-2856

Boundary Survey of Lot 2, Mint Hill Business Park, Map 1
City of Charlotte
Mecklenburg County, NC

REVISIONS
Jan. 11, 2019 A.O.
Jan. 14, 2019 A.O.

Job No. 5126 Drawing no. 18/
Date: December 28, 2018 Drawn By: J.H.



Certificate of Survey and Accuracy
I, Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as recorded in Book _____ Page _____) and that the boundaries not surveyed are clearly indicated as dashed lines drawn from the survey of the adjacent property. I further certify that this survey was made in accordance with the laws of the State of North Carolina or better, that this plat was prepared in accordance with G.S. 42-30 as corrected. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal this the _____ day of _____, A.D. 2018.
F. Donald Lawrence, NCELS 1-1290

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 371055300K, dated 02/19/2014, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.