

REZONING APPLICATION

TOWN OF MINT HILL

Complete All Fields

Office Use Only
ZC19-6

Petition #: 10/10/19

Date Filed: JH

Received By:

OWNERSHIP INFORMATION:

Property Owner: LAKEMONT PROPERTY INVESTORS, LLC 2018
Albemarle Road Associates, LLC Date Property Acquired: 2001-02
"LAKEMONT PROPERTY INVESTORS LLC"

Owner's Address: 2400 South Boulevard, Charlotte, NC 28203 and
ALBEMARLE ROAD ASSOCIATES LLC
700 Sam Newell Road, Matthews, NC 28105

Utilities Provided: ☐ Individual Well ☒ CMUD Water ☐ Community Well ☒ CMUD Sewer ☐ Community Sewer ☐ Septic

LOCATION OF PROPERTY (Address or Description): Allen Station Drive and Blair Road

Tax Parcel Number(s): See attached Exhibit 13715125, 13715127, 13715211, 13715254
13715213, 13715218, 13715212, 13715201

Current Land Use: I-6 (CD) General Industrial

Size (Sq.Ft. or Acres): 90+ ACRES

ZONING REQUEST: Existing Zoning: I-6 (CD) Proposed Zoning: I-6 (CD)

Purpose of Zoning Change: TO AMEND the current ZONING to expand the list of uses considered
TO AMEND the current ZONING to include "Machine Metal and Woodworking Shop, Manufacturing
PROCESSING or FABRICATION." ALSO TO AMEND PART A CONDITIONS: Number 3 to read
"The front facades shall be constructed of masonry, brick, stone, precast concrete panels, glass and/or
tilt wall concrete panels. In addition all sides of buildings visible from the street shall be
masonry, brick, stone, precast concrete panels, glass and/or tilt wall concrete panels.

LAKEMONT PROPERTY INVESTORS LLC

(Complete if Applicant is other than Property Owner)

Albemarle Road Associates, LLC

Albemarle Road Associates, LLC

Name of Property Owner

Name of Applicant

2400 South Boulevard

700 Sam Newell Rd

Address of Owner

Address of Applicant

Charlotte N.C. 28207

Matthews, NC 28105

City, State, Zip

City, State, Zip

704 564 3198

704-661-1083

Telephone Number

Telephone Number

bpatrick@mpvre.com

deryl.bell@carotek.com

E-Mail Address

E-Mail Address

Deryl Bell

Signature of Property Owner

Deryl Bell / Betsy W. Patrick

Signature of Applicant

see
Exhibits
A and B
attached.

EXHIBIT A

*As approved by the Board of Commissioners 6/14/18 (ZC18-6)

Yellow highlight are uses subject to conditional zoning. Red highlight represents the prohibited uses. All other uses in list are considered by-right *including those proposed in blue.*

CLEAR CREEK -PART A

PERMISSIBLE USES (Master List)- supersedes Section 5.2 of the UDO

Automobile Body Shop

Automobile Repair Shop

Automobile Service Station

Automobile Towing and Wrecker Service

Automobile, Truck, Boat, Motorcycle, Manufactured Home and Recreational Vehicle Sales and Rental

Car Wash,

Automatic

Car Wash,

Self Service

Parking Areas,

Commercial

Parking Garages

Truck Washing

Facility

Bus or Train

Terminal,

Passenger

Bus Stations

Heliport/Helistop

Radio and Television Stations

Radio, Telephone and Television Broadcast Tower and/or Station (other than telecommunications towers)

Railroad Terminal and Yard

Telecommunication Towers

Transit Station

Truck Stop

Truck Terminals

Medical Education Center

Post Offices

Public Garages,

Service Buildings

and Yards

Flammable Liquids and Gases, Bulk Storage

Heavy, Industrial, Farm Equipment Sales and Service

Industrial Heavy Equipment Bulk Storage Yard

Junkyard and

Salvage Yard

Laboratories, Analytical, Experimental and Testing

Laboratories

Medical and

Dental

Lumber or Building Material Yards

(BLUE) Machine, Metal and Woodworking Shop BY RIGHT

(BLUE) Manufacturing, BY RIGHT

(BLUE) Processing or BY RIGHT

(BLUE) Fabrication BY RIGHT

Mining

Mini-Warehouse

Moving and Storage Facilities

Printing Plants,

Including

Blueprinting and

Photo Processing

Shops for Building Trades

Sign Painting

Storage Warehouse and Yards

Wholesaling With Outside or Inside Storage

Crematorium

Health Centers

Hospitals

Orphanages

Physical Rehabilitation Hospitals

University/Teaching Hospitals

Contractor Offices without accessory storage

Financial Institution

Office,

Medical Services

Offices, Professional and Business

Outpatient Wellness Center

Personal Health Clinic

Firing Range

Nursing Homes and Rest Homes

Assisted Living

Animal Hospital

(indoor kennel)

Brewery Tap Room

Convenience Store

Dry Cleaning/

Laundry Plant

Dry Cleaning/Laundry Service Outlet

Nurseries, Retail

Restaurant with

In-Car Dining

Restaurant

Restaurant, with Drive Through

Retail Sales (Less than 10,000 Square Feet Gross Floor Area and not otherwise defined/listed)

Retail Services (Less than 10,000 Square Feet Gross Floor Area and not otherwise defined/listed)

PROPOSED MODIFICATION

Part A Conditions:

1. All outdoor storage will be limited to the side or rear of the building and will be screened with a vegetative buffer, masonry walls or solid fences or chain linked fences (if chain link fences are installed, vegetation must be provided, and the fence shall be dark color to blend with the landscaping)
2. Street trees along Albemarle Road and Blair Road should be minimum of 4" caliper and 20-25 feet in height at time of planting.
3. The front facades shall be constructed of masonry or brick material. In addition, all buildings visible from the street shall be masonry or brick on side and rear
4. Access to all lots shall be from interior streets only
5. Bus stations, power generating or transmission facilities, radio, telephone masts, towers or similar structures, telephone repeater stations, blacksmiths, armories, bulk storage of flammable liquids and gases, and truck terminals shall be prohibited uses
6. Installation of sidewalks within development shall be bonded to insure installation upon development/construction of site.
7. Parking is permitted to encroach up to 25' into the 50' front setback

*Last updated at the 6/14/18 Board of Commissioners meeting

→ stone, precast concrete panels and/or tilt wall concrete panels.

EXHIBIT B
TILT WALL CONCRETE - MASONRY CONSTRUCTION

PLANS



