



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, August 25, 2026 – 9:00 a.m.

DECISION ON FINDINGS OF FACT AND CONCLUSIONS OF LAW

VAR-2026-00024

1447 SOUTH TRYON LLC (represented by Hattie Pavlechko-Reiter of LandDesign) for property located at 1447 S Tryon St, parcel 12304109 owned by 1447 SOUTH TRYON LLC.

RECOMMENDATION ITEMS

VAR-2026-00030

HeBrews 7 Brew Coffee (represented by Shad Spencer of Moore & VanAllen) for property located at 101 W Woodlawn Rd, parcel 16903203 owned by SAMS COMMERCIAL PROPERTIES LLC.

- Variance from UDO Article 8.3.C - Table 8-2 to reduce the required frontage setback of 36' from future back of curb along Woodlawn Rd. to 24' frontage setback from back of curb, a 12' reduction.
- Variance from UDO Article 8.3.E - Table 8-4 to eliminate the ground floor entrance along the Nations Crossing Road frontage
- Variance from UDO Article 15.4.CC to reduce the stacking space requirement from 8 spaces to 7 stacking spaces for one of the drive-through lanes, a 1 space reduction.
- Variance from UDO Article 20.9 to substitute the required 40' wide Class A landscape yard with a 10' wide Class C landscape yard along the southern property line.

VAR-2026-00031

The Metrolina Landscape Co. of Optima Engineering (represented by Logan Grunwald of V3 Southeast) for property located at 6060 BROOKSHIRE BV parcel 03506104 owned by BLUE SKY & JB FARMS INVESTMENTS LLC.

- Variance from Article 15.4.Z and 20.9 to waive the Class A and Class C Landscape Yard fence/wall requirements.

VAR-2026-00032

DUKE VINYL WINDOWS LLC (represented by Kate Underwood of Daylight Engineering) for property located at 6518 Freedom Dr, parcel 05723104 owned by DUKE VINYL WINDOWS LLC.

- Variance from Article 16.6.B.1 to waive the required pedestrian connection from the primary entry to the adjacent public sidewalk.

VARIANCES

None

APPEALS

None

OTHER AGENDA ITEMS

APL-2026-00003 (Requested Deferral to September 29, 2026)

David Murray for property located at 2424 Cedarvale Dr, parcel 05319305 owned by HK CEDARVALE LLC.

- Appeal of Zoning Administrator Interpretation of proposed use under I-2 (CD) zoning plan.

APPROVAL OF MINUTES

July 28, 2026 Minutes

THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.

City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Board of Adjustment, (704) 336-3818 or kamesha.lampley@charlottenc.gov at least 72 hours prior to the meeting.

VAR-2026-00030 - HeBrews 7 Brew Coffee

[Menu](#)[Help](#)**Application Detail:** [Detail](#)**Application Type:** [Variance](#)**Address:** [101 W WOODLAWN RD, CHARLOTTE, NC 28217](#)**Owner Name:** [SAMS COMMERCIAL PROPERTIES LLC](#)**Owner Address:** [PO BOX 20197, ATLANTA, GA 30325](#)**Application Name:** [HeBrews 7 Brew Coffee](#)**Parcel No:** [16903203](#)**Description of Work:** [Commercial Variance: W Woodlawn Road Frontage Setback, Ground Floor Entrance along Nations Crossing Road, Drive-Through Stacking Spaces per Lane, and Landscape Yard](#)**Open Date:** [07/16/2026](#)**Application Status:** [In Progress](#)**Custom Fields:** **PLAN ROOM ACKNOWLEDGEMENT**

Upload Plans Acknowledgement

[√](#)**VARIANCE**

Development Type

[Non-Residential](#)

Have you had a pre-submittal meeting?

[Yes](#)

Property Rezoned?

[No](#)

Rezoning Petition Number

Rezoning Petition Accela record ID

-

Did you obtain a building permit?

[No](#)

NOV Number

-

Hardship results from conditions that are peculiar to the property

[See attached.](#)

Has work started on this project?

[No](#)

Enter Accela record ID of Pre-Submittal meeting

[UDOPS-2026-00043](#)

Is this Pre-UDO Zoning?

UDO Conditional Zoning

-

UDO Zoning District

[ML-2 Manufacturing and Logistics Zoning District](#)

Building Permit Number

-

Related Accela Record IDs

-

Hardship did not result from actions of the applicant or owner

[See attached.](#)

Additional Parcel Numbers

-

Enter date of pre-submittal meeting

[03/19/2026](#)

Pre-UDO Zoning District

-

UDO Conditional Overlay

-

UDO Overlay

[N/A](#)

Have you received a Notice of Violation or Stop Work Order for this project?

[No](#)

Hardship results from the strict application of the ordinance

[See attached.](#)

Variance is consistent with the spirit, purpose, and intent of the Ordinance

[See attached.](#)**VARIANCE REQUEST**

Article	Code Section	Code Requirement	Variance Request
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	Article 8.3.C - Table 8-2		A 12' variance request from UDO frontage setback of 36' from future back of curb (i.e. 24' frontage setback from back of curb).
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	Article 8.3.E - Table 8-4		Eliminate the ground floor entrance along the Nations Crossing Road frontage. The entrance along Woodlawn Road will be provided along with the pedestrian connections to the sidewalk Nations Crossing Road and Woodlawn Road.
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	Article 15.4.CC		Reduce the stacking space requirement by one space to allow seven stacking spaces for one of the drive-through lanes.
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	Article 20.9		A 30' variance to allow a 10' wide landscape yard and utilize a Class C landscape yard standard.
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Application Comments:

View ID

Comment

Date

Workflow Status:

Task

Assigned To

Status

Status Date

Action By

[Application Completeness...](#)

Crystal Monseguir

Plans Received

08/17/2026

Digital Plan Room

Application Distribution

Crystal Monseguir

CDOT Review

Jacob Carpenter

Parks and Rec Review

Katie Lloyd

CATS Review

Evan Punch

Task	Assigned To	Status	Status Date	Action By
LUESA Review				
Solid Waste Review	Mavis Gant			
Fire Review	Kevin Esposito			
Erosion Control Review				
Urban Design Review	Will Linville			
Land Use Review	Alberto Gonzalez			
Charlotte Water Review				
Entitlement Services R...	John R Kinley			
LD Zoning Review	Crystal Monsegur			
Housing Review	Zelleka Biermann			
Code Enforcement Review	Mark Fowler			
Urban Forestry/Arboris...	Henry Kunzig			
Planning Subdivision R...	Josh Weaver			
Floodplain Review				
Stormwater Engineering...				
Plan Collection	Crystal Monsegur			
Closure	Crystal Monsegur			
Update GIS	Yorknek Romero			

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By				
Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Status	Contact Start Date	Contact End Date
	Kevin Shapiro	HeBrews 7 Brew ...	Financially Res...	Financially Res...	4503 Marburg Av...		Active	07/16/2026	
	Shad Spencer	Moore & VanAllen	Agent	Agent	100 North Tryon...		Active	07/16/2026	
	Kevin Shapiro	HeBrews 7 Brew ...	Applicant - Key...	Applicant - Key...	4503 Marburg Av...		Active	07/16/2026	

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Total Fee Assessed: [\\$3,500.00](#)

Total Fee Invoiced: [\\$3,500.00](#)

Balance: [\\$0.00](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Show all						

Variance Application: Zoning Ordinance - Form 2
Zoning Board of Adjustment
City of Charlotte

Date Filed:

Case Number:

Fee Collected:

Has work started on this project? YES X NO If yes, attach copy.
Have you receive a Notice of Violation YES X NO If yes, attach copy.
or Stop Work Order for this project?
Has this property been rezoned? YES X NO If yes, Petition Number:

- (1) From what zoning ordinance section numbers are you seeking a variance? Please list each section, the requirement, and the requested variance.

Item	Code Section	Code Requirement	Variance Request
A	Article 8.3.C – Table 8-2 Building Siting – Frontage Setback Line for Woodlawn Road	4-5 Lane Avenue / Boulevard Frontage requires a 36' setback from the future back of curb.	A 12' variance request from UDO frontage setback of 36' from future back of curb (i.e. 24' frontage setback from back of curb).
B	Article 8.3.E – Table 8-4 Building Design Standards – Ground Floor and Entrance Design	Minimum of one ground floor entrance along each frontage facing façade with pedestrian connection to adjacent public sidewalk.	Eliminate the ground floor entrance along the Nations Crossing Road frontage. The entrance along Woodlawn Road will be provided along with the pedestrian connections to the sidewalks along both Nations Crossing Road and Woodlawn Road.
C	Article 15.4 – Principal Uses: Prescribed Conditions – CC. Drive-Through Establishment	Minimum of eight stacking spaces per lane or bay for a restaurant.	Reduce the stacking space requirement by one space to allow seven stacking spaces for one of the drive- through lanes.
D	Article 20.9 - Landscape Yard	A 40' wide Class A landscape yard along the southern property line abutting the TOD-M(O) zoned site.	A 30' variance to allow a 10' wide landscape yard and utilize a Class C landscape yard standard.

- (2) Please describe why the variances requested are necessary.

The proposed variances for the site are to reestablish a similar development envelop permitted by the pre-UDO variances from the previous I-2 zoning regulations granted in 2015 by the Zoning Board of Adjustment (Variance Case #2015-033). The hardship is unique to the property because of the triangular shape of the corner lot along two frontages, the restrictions associated with the overhead transmission line right-of-way crossing the western portion of the site, and the prohibition of structures & vehicular maneuvering within 25' of Duke Energy's transmission pole on site.

- (3) THERE ARE UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THE ORDINANCE. The courts have developed rules to determine whether, in a particular situation, "practical difficulties or unnecessary hardships" exist. State facts and arguments in support of each of the following:

- (a) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The subject property was granted a variance by the Board of Adjustment in 2015 due to unnecessary hardship resulting from the strict application of the ordinance at that time and the conditions peculiar to the property. The variance expired due to no permit being obtained within two years following the approval. The previous I-2 zoning designation of the site translated ML-2 in 2023 on the effective date of the UDO. The application of the current UDO regulations has decreased the developable area of the site beyond what was allowed by the previous Zoning Ordinance (i.e., increased setbacks and landscape yard). The conditions peculiar to the property, which include the shape and size of the subject corner lot and the additional restrictions due to two Duke Energy overhead utility lines have not changed. Therefore, the unnecessary hardship would result from the strict application of the more stringent standards of the ordinance.

Unnecessary hardship would result from the strict application of the UDO.

- (b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The subject property is a relatively small corner lot that is approximately 0.63 acres in size. The parcel is located on the interior angle of the street intersection which decreased the developable area of the site. The subject property is also encumbered by a 159' wide Duke Energy utility easement on the entire western portion of the site that includes two overhead transmission lines. There is a transmission pole located within the easement that is required to have a "25' work exclusion zone" by Duke Energy which prohibits the maneuvering of vehicles within a 25' radius from the base of the transmission pole.

The hardship results from conditions that are peculiar to the property which include the shape and size of the subject corner lot and additional restrictions due to two Duke Energy overhead utility lines.

- (c) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship. The applicant is aware that a variance was granted by the Board of Adjustment in 2015 but expired due to no permit being obtained within two years following the approval. The circumstances that warranted the granting of the variance in 2015 have not changed and the new dimensional and design regulations of the UDO for the ML-2 zoning designation have decreased the developability of the site beyond what was allowed by the pre-UDO zoning designation of I-2. The applicant is under contract to purchase the property in its current condition with the understanding that circumstances exist that may justify the granting of a variance to allow for the proposed development.

The hardship did not result from actions taken by the applicant.

- (d) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose, and intent of the regulations, such that public safety is secured, and substantial justice is achieved based on the following:

- Woodlawn Road is designated a 4+ Lane Avenue on the Charlotte Streets Map and has a proposed future back of curb measuring 38' from the centerline. The requested frontage setback variance along Woodlawn will accommodate the required streetscape which includes an 8' planting strip & 8' sidewalk and will allow for a minimum 8' landscape area, which is greater than the 5' required, for screening of the drive aisle & maneuvering area.
- The proposed building on the property is to be approximately 510 square feet. One ground floor entrance from this relatively small structure shall be provided along with pedestrian connections being provided between the building and both Woodlawn Road and Nations Crossing Road.
- The proposed drive-through establishment is designed to have two drive-through lanes and a bail out lane. One drive-through lane is to have 7 stacking spaces and the second is to have 9 stacking spaces with a total of 16 stacking spaces. While the UDO requirement for 8 per lane is not met, the total number of 16 stacking spaces are to be provided.
- A minimum 10' wide class C landscape yard will be provided along the rear property line abutting the TOD-M (transit oriented development, mixed use) zoned property south of the site. The abutting property is developed as a multi-family development but the area which abuts the subject site is occupied with a surface parking lot and a mail kiosk area. The closest residential building is located on the opposite side of the Duke Energy transmission lines from the site and is approximately 160' away from the proposed drive-through lanes on the subject property.

The proposed variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.



ZONING INFORMATION

LOCATION: CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC				
ZONE: ML-2 (MANUFACTURING AND LOGISTICS DISTRICT)				
USE: DRIVE THROUGH ESTABLISHMENT (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±27,343 S.F. (±0.63 AC.)	NO
2	MINIMUM LOT WIDTH	50 FEET	99 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	308 FEET	NO
4	MINIMUM FRONT SETBACK	36 FEET MEASURED FROM FUTURE BACK OF CURB ON BOTH STREET FRONTAGES	49 FEET	NO
5	MINIMUM SIDE SETBACK	0 FEET	N/A	NO
6	MINIMUM REAR SETBACK	10 FEET	56 FEET	NO
7	MAXIMUM BUILDING HEIGHT	80 FEET	<80 FEET	NO
8	MAXIMUM BUILDING COVERAGE	NONE REQUIRED	2 PERCENT	NO

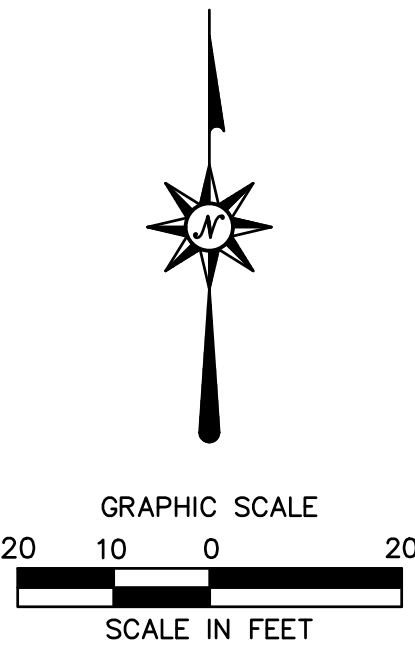
PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	510 S.F.	NO
2	PARKING REQUIRED	DRIVE THROUGH ESTABLISHMENT: MINIMUM 1 SPACE WITH NO MAXIMUM. TOTAL REQUIRED = 1	1 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
4	MINIMUM PARKING DIMENSIONS	9.75 FEET (NOT WIDTH) X 16.5 FEET	10.39 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	16 FEET – 1-WAY	16 FEET – 1-WAY	NO
6	MINIMUM FRONT SETBACK	36 FEET MEASURED FROM FUTURE BACK OF CURB ON BOTH STREET FRONTAGES	36 FEET	NO
7	MINIMUM SIDE SETBACK	5 FEET	N/A	NO
8	MINIMUM REAR SETBACK	5 FEET	7 FEET	NO
9	MINIMUM OPEN SPACE	NONE REQUIRED	±39 PERCENT	NO
10	MINIMUM GREEN SPACE	15 PERCENT OF SITE AREA EXCLUDING UTILITY EASEMENTS TOTAL REQUIRED = 2,433 S.F.	COMPLIES	NO
11	MINIMUM LANDSCAPE YARD	40 FEET WHEN ABUTTING TOD-M(O) ZONING WITH 6'-TALL FENCE	7 FEET	YES (2)
12	MINIMUM INTERIOR LANDSCAPING	10% OF IMPERVIOUS COVERAGE, EACH PARKING SPACE MUST BE WITHIN 40' OF A TREE TRUNK. MINIMUM LANDSCAPE ISLAND AREA = 274 S.F. IF TREE IS PLANTED IN IT, MINIMUM ISLAND WIDTH = 8 FEET, 75% OF TREES PLANTED MUST BE LARGE-MATURING.	COMPLIES	NO

(1) 2 BICYCLE PARKING SPACES REQUIRED FOR DRIVE THROUGH ESTABLISHMENTS.
(2) PER PRE-APPLICATION MEETING WITH THE CITY, A CLASS A LANDSCAPE YARD IS REQUIRED. HOWEVER, THEY BELIEVE THIS SITE EXPERIENCES HARDSHIP AND IS A GOOD CANDIDATE FOR AN "ALTERNATE LANDSCAPE" SOLUTION. IF REQUIREMENT CANNOT BE MET IN WHOLE, FURTHER DISCUSSIONS WITH THE CITY OF CHARLOTTE, JOHN KINLEY, ARE REQUIRED TO CONFIRM ALTERNATIVE WAYS TO PROVIDE SCREENING AND MEET THE INTENT OF THE CODE WITHOUT A FORMAL VARIANCE PROCESS, OR WAIVE THE REQUIREMENT ALTOGETHER.

GENERAL NOTES

- THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND-WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
- WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
- A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.



VAR-2026-00031 - Metrolina Landscape Equipment Storage

Menu Help

Application Detail: [Detail](#)
Application Type: [Variance](#)
Address: [6060 BROOKSHIRE BV, CHARLOTTE, NC 28216](#)
Owner Name: [BLUE SKY & JB FARMS INVESTMENT](#)
Owner Address: [2544 FREEMAN RD, LINCOLNTON, NC 28092](#)
Application Name: [Metrolina Landscape Equipment Storage](#)
Parcel No: [03506104](#)

Description of Work: [Proposed 9000SF equipment storage building addition on existing site at 6060 ,6100 Brookshire boulevard. Seeking variance for UDO 15.4\(Z\),prescribed condition #2.](#)
Open Date: [07/16/2026](#)
Application Status: [In Progress](#)

Custom Fields: **PLAN ROOM ACKNOWLEDGEMENT**
Upload Plans Acknowledgement
[√](#)

VARIANCE		
Development Type	Has work started on this project?	Additional Parcel Numbers
Non-Residential	No	-
Have you had a pre-submittal meeting?	Enter Accela record ID of Pre-Submittal meeting	Enter date of pre-submittal meeting
Yes	UDOPS-2026-00120	07/15/2026
Property Rezoned?	Is this Pre-UDO Zoning?	Pre-UDO Zoning District
No	-	-
Rezoning Petition Number	UDO Conditional Zoning	UDO Conditional Overlay
-	-	-
Rezoning Petition Accela record ID	UDO Zoning District	UDO Overlay
-	ML-1 Manufacturing and Logistics Zoning District	N/A
Did you obtain a building permit?	Building Permit Number	Have you received a Notice of Violation or Stop Work Order for this project?
No	-	No
NOV Number	Related Accela Record IDs	Hardship results from the strict application of the ordinance
-	-	See attached narrative.
Hardship results from conditions that are peculiar to the property	Hardship did not result from actions of the applicant or owner	Variance is consistent with the spirit, purpose, and intent of the Ordinance
See attached narrative.	See attached narrative.	See attached narrative.

VARIANCE REQUEST

Article	Code Section	Code Requirement	Variance Request
15.4(Z)			Request relief from Contractor Office with Outdoor Storage prescribed condition #2, Class C landscape yard with 75% opaque Fence/Wall. See attached narrative.

Application Comments:		View ID		Comment	Date	
Workflow Status:		Task	Assigned To	Status	Status Date	Action By
		Application Completeness	Crystal Monsegur	Complete	08/07/2026	Crystal Monsegur
		Application Distribution	Crystal Monsegur	Revisions Re...	08/10/2026	Digital Plan Room
		CDOT Review	Jacob Carpenter			
		Parks and Rec Review	Katie Lloyd			
		CATS Review	Evan Punch			
		LUESA Review				
		Solid Waste Review	Mavis Gant			
		Fire Review	Kevin Esposito			
		Erosion Control Review				
		Urban Design Review	Will Linville			

Task	Assigned To	Status	Status Date	Action By
Land Use Review	Alberto Gonzalez			
Charlotte Water Review				
Entitlement Services R...	John R Kinley			
Housing Review	Zelleka Biermann			
Code Enforcement Review	Mark Fowler			
Urban Forestry/Arboris...	Henry Kunzig			
Planning Subdivision R...	Josh Weaver			
Floodplain Review				
Stormwater Engineering...				
LD Zoning Review	Crystal Monsegur	Revision	08/07/2026	Crystal Monsegur
Plan Collection	Crystal Monsegur	Revision	08/07/2026	Crystal Monsegur
Closure	Crystal Monsegur			
Update GIS	Yorknek Romero			

Adhoc Task Status: TaskAssigned ToStatusStatus DateAction By

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Status	Contact Start Date	Contact End Date
	Joe Garmon		Financially Res...	Financially Res...	PO Box 669003, ...		Active	07/16/2026	
	Logan Grunwald	V3 Southeast	Agent	Agent	3700 South Boul...		Active	07/16/2026	
	Joe Garmon	The Metrolina L...	Applicant - Key...	Applicant - Key...	PO Box 669003, ...		Active	07/16/2026	

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	1053	LS Architect	Dennis Terry	V3 SOUTHEAST	

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Total Fee Assessed: [\\$3,500.00](#)

Total Fee Invoiced: [\\$3,500.00](#)

Balance: [\\$0.00](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Show all						



August 10, 2026

City of Charlotte
Variance Request Narrative

6060 Brookshire Boulevard
Metrolina Landscape Storage Equipment Building

The applicant is requesting the fence requirement be waived along all property lines.

Requirements for Approval:

- i. Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The unnecessary hardship resulting from the strict application of the regulation includes excessive removal of existing mature landscaping, disturbance of existing stream and stream buffer, and difficult construction to install the required Class C Landscape buffer yard screen wall. Along west property line without existing tree canopy, construction of screening fence would require disturbance to existing parking and drive aisles.
- ii. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The hardship results from the existing vegetative and topographic conditions of the site. The screen wall is required to be within the 10' landscape buffer which would require removal of mature vegetation and construction on steep slopes. (See attached exhibit for topography and existing tree line.) Along property line without existing tree canopy, removal of mature landscaping and disturbance to existing parking and drive aisles would occur.
- iii. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The hardship did not result from actions taken by property owner. Original development was approved with existing chain link fence and buffer widths. Along west property line without existing tree canopy, original development approved with parking abutting adjacent property at location of existing chain link fence.
- iv. The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

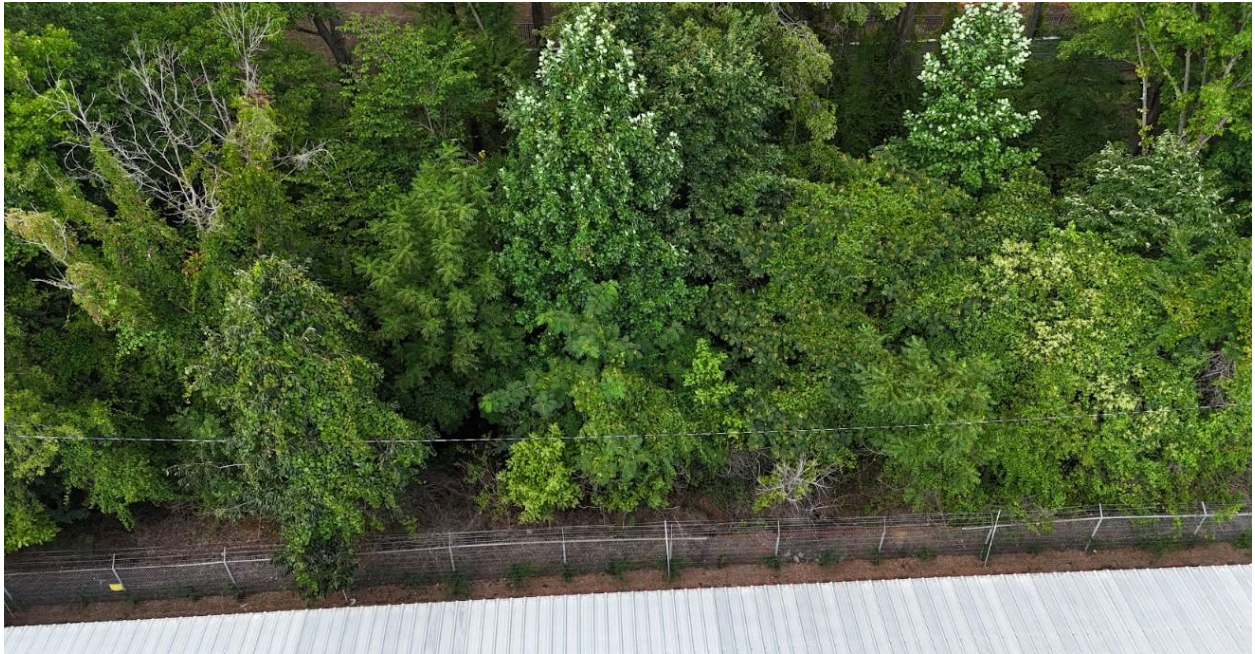
The spirit, purpose, and intent of the regulation is to provide screening between properties of the same or more intensive uses. Requested Variance is relief from the 75% opaque fence/wall requirement of the Class C landscape yard as installation would require removal of mature existing landscaping and disturbance of existing stream and buffer. Existing vegetation to be protected

provides significant screening of adjacent properties, to a higher level than the required screen wall.
Installation of screen wall would result in a reduced screening effect.

Logan Grunwald
V3 Southeast

Metrolina Landscape's Exterior Property - *Drone Photos*





Back of property



Left side of property

-On-grade photos



Left side of property



Left side of property, from other side



Back side of property, Pyracantha (thorny, evergreen shrub) planted at fence line



Right side of property



Right side of property, Truck Entrance



Front side of property – screening yard area



Inside of yard area – looking out to front of property

ZONING SUMMARY:

OWNER: METROLINA LANDSCAPE CO.
OWNER PHONE #: (704) 201-1169
OWNER ADDRESS: 6100 BROOKSHIRE BLVD

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC
V3 SOUTHEAST PHONE #: 704-940-2883

ZONING DESIGNATION: ML-1
JURISDICTION: CHARLOTTE

PARCEL SIZE: 12.165 ACRES
DISTURBED AREA: TBD

PARCEL NUMBER(S): 03506104

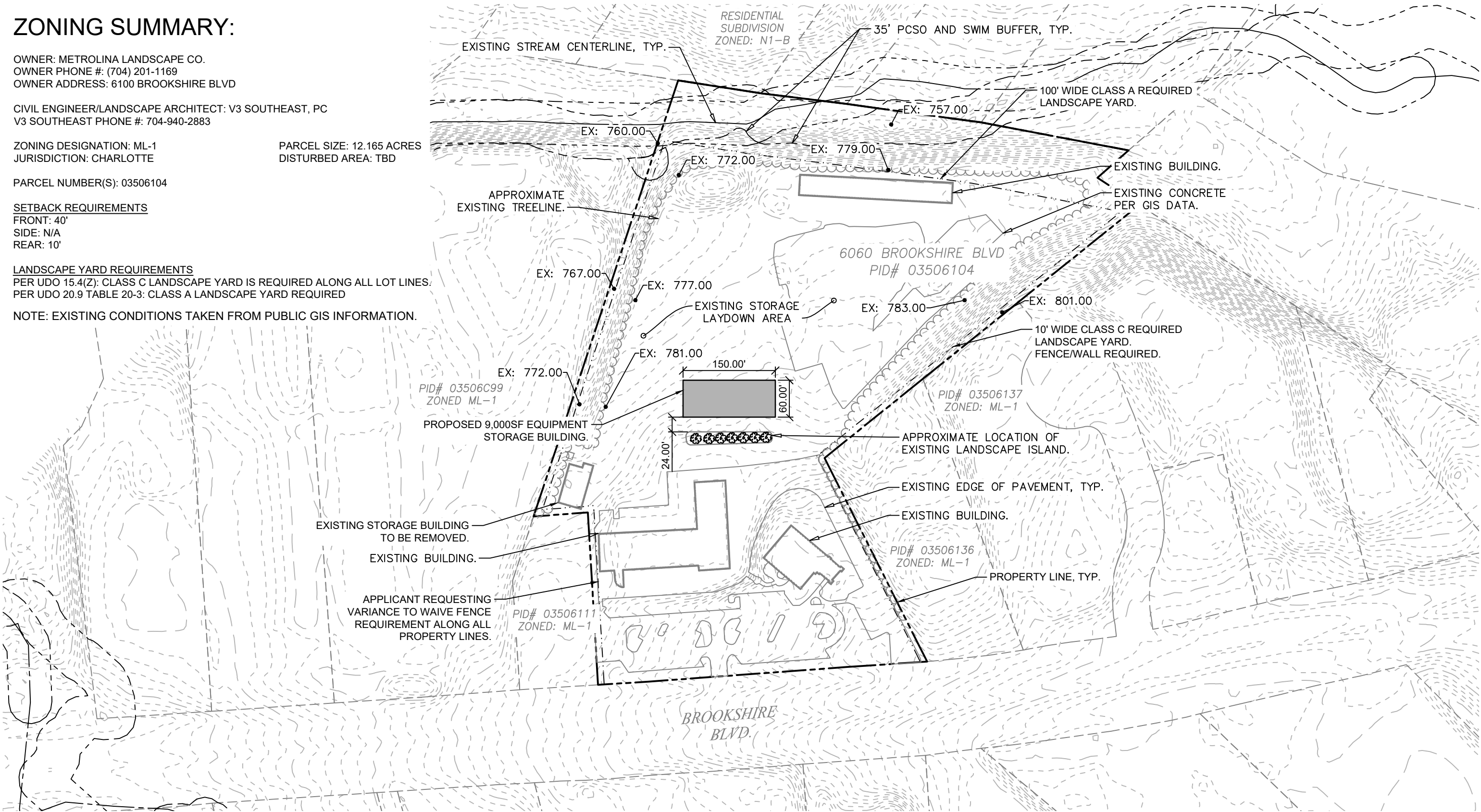
SETBACK REQUIREMENTS

FRONT: 40'
SIDE: N/A
REAR: 10'

LANDSCAPE YARD REQUIREMENTS

PER UDO 15.4(Z): CLASS C LANDSCAPE YARD IS REQUIRED ALONG ALL LOT LINES.
PER UDO 20.9 TABLE 20-3: CLASS A LANDSCAPE YARD REQUIRED

NOTE: EXISTING CONDITIONS TAKEN FROM PUBLIC GIS INFORMATION.

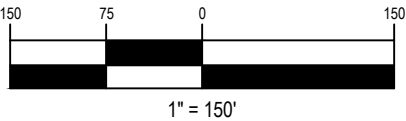


METROLINA LANDSCAPE
EQUIPMENT STORAGE

PM: DT
DESIGNED BY: LMG



V3 SOUTHEAST
3700 South Boulevard
Suite 200
Charlotte, NC 28209
704 940 2883 phone
www.v3co.com



SKETCH NO.: VAR-EXHIBIT
PROJECT NUMBER: 260484
SHEET REFERENCE: N/A
DATE: 08.10.26

VAR-2026-00032 - 6518 Freedom Drive Sidewalk Variance

Menu Help

Application Detail: [Detail](#)
Application Type: [Variance](#)
Address: [6518 FREEDOM DR, CHARLOTTE, NC 28214](#)
Owner Name: [DUKE VINYL WINDOWS LLC](#)
Owner Address: [5626 COULEE PL, CHARLOTTE, NC 28217](#)
Application Name: [6518 Freedom Drive Sidewalk Variance](#)
Parcel No: [05723104](#)

Description of Work: [The 6518 Freedom Drive project \(LDOP-2024-00184\) is requesting a variance from code section 16.6.B.1, which requires a pedestrian sidewalk from the primary entry to the adjacent public sidewalk](#)
Open Date: [07/17/2026](#)
Application Status: [In Progress](#)

Custom Fields: **PLAN ROOM ACKNOWLEDGEMENT**
Upload Plans Acknowledgement
[√](#)

VARIANCE

Development Type	Has work started on this project?	Additional Parcel Numbers
Non-Residential	No	—
Have you had a pre-submittal meeting?	Enter Accela record ID of Pre-Submittal meeting	Enter date of pre-submittal meeting
Yes	UDOPS-2026-00111	06/29/2026
Property Rezoned?	Is this Pre-UDO Zoning?	Pre-UDO Zoning District
No	—	—
Rezoning Petition Number	UDO Conditional Zoning	UDO Conditional Overlay
—	—	—
Rezoning Petition Accela record ID	UDO Zoning District	UDO Overlay
—	ML-1 Manufacturing and Logistics Zoning District	N/A
Did you obtain a building permit?	Building Permit Number	Have you received a Notice of Violation or Stop Work Order for this project?
No	—	No
NOV Number	Related Accela Record IDs	Hardship results from the strict application of the ordinance
—	LDOP-2024-00184	See uploaded document
Hardship results from conditions that are peculiar to the property	Hardship did not result from actions of the applicant or owner	Variance is consistent with the spirit, purpose, and intent of the Ordinance
See uploaded document	See uploaded document	See uploaded document

VARIANCE REQUEST

Article Code Section Code Requirement Variance Request

16.6.B.1	Requesting variance from code section 16.6.B.1, which requires a pedestrian sidewalk from the primary entry to the adjacent public sidewalk.
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Application Comments:

View ID	Comment	Date			
Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Completeness	Crystal Monsegur	Complete	08/03/2026	Crystal Monsegur
	Application Distribution	Crystal Monsegur	Revisions Re...	08/05/2026	Digital Plan Room
	CDOT Review	Jacob Carpenter			
	Parks and Rec Review	Katie Lloyd			
	CATS Review	Evan Punch			
	LUESA Review				
	Solid Waste Review	Mavis Gant			
	Fire Review	Kevin Esposito			
	Erosion Control Review				
	Urban Design Review	Will Linville			

Record Details

Task	Assigned To	Status	Status Date	Action By
Land Use Review	Alberto Gonzalez			
Charlotte Water Review				
Entitlement Services R...	John R Kinley			
Housing Review	Zelleka Biermann			
Code Enforcement Review	Mark Fowler			
Urban Forestry/Arboris...	Henry Kunzig			
Planning Subdivision R...	Josh Weaver			
Floodplain Review				
Stormwater Engineering...				
LD Zoning Review	Crystal Monsegur	Revision	08/03/2026	Crystal Monsegur
Plan Collection	Crystal Monsegur	Revision	08/03/2026	Crystal Monsegur
Closure	Crystal Monsegur			
Update GIS	Yorknek Romero			

Adhoc Task Status: TaskAssigned ToStatusStatus DateAction By

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Status	Contact Start Date	Contact End Date
	Kate Underwood	Daylight Engine...	Applicant - Key...	Applicant - Key...	165 Brumley Ave...	Po Box 1804 NC, Concor...	Active	07/17/2026	
	DUKE VINYL WINDOWS LLC	DUKE VINYL WIND...	Financially Res...	Financially Res...	5626 COULEE PL,...		Active	07/17/2026	
	Kate Underwood	Daylight Engine...	Agent	Agent	165 Brumley Ave...	Po Box 1804 NC, Concor...	Active	07/17/2026	

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	033470	ENGINEER	Kate Underwood		

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Total Fee Assessed: [\\$3,500.00](#)

Total Fee Invoiced: [\\$3,500.00](#)

Balance: [\\$0.00](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Show all						

Duke Energy has indicated that they will grant a formalized easement for Duke Vinyl Windows for the driveway access to their property, but NOT the sidewalk due to the safety and security concerns of pedestrians in this area as outlined above.

We have explored multiple options for re-routing the sidewalk away from the substation, however due to the presence of multiple high-tension wires and additional Duke Power easements throughout the access and site properties, it was not possible to re-route the sidewalk and still meet the grading and design requirements of both the City of Charlotte and the Duke Energy easements.

3b The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The conditions that have engendered this variance request were in place prior to the purchase and attempted development of this property. The Duke Energy substation has been in place for over 25 years. The Duke Vinyl Windows is seeking to develop their property in accordance with the city of Charlotte Development ordinance, however the concerns of Duke Energy over the safety and security risks associated with the sidewalk requirement in turn are preventing the required sidewalk from being in place. This situation is therefore outside of Duke Vinyl Windows control, and unique to this property. Almost all other properties in similar zoning districts have direct access to the public ROW, and do not require easements through adjacent properties to gain access to the ROW. Furthermore, this property is uniquely challenged by the adjacent property through which it gains access to the ROW being an electrical substation, which has safety and security requirements far in excess of typical property uses. These conditions are unique to this property.

3c The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship

The cause of this hardship is the complexity of the existing conditions, the access passing across the Duke Energy property, the Duke Energy high tension wires and easements, and the unique security and safety challenges associated with the substation being the use of the access property. The Duke Vinyl Windows property owner has no control or influence over the adjacent Duke Energy parcel, its use, or the Duke Energy policies surrounding development in the vicinity of substations.

3d The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

The Duke Vinyl Windows facility will be used for the construction and warehousing of windows. This facility does not have a public-facing component, and does not have retail sales. There is an extremely low probability that a member of the public would choose to walk to this facility for any reason. From an employee standpoint, it is possible, but also highly unlikely, that employees would choose to travel to this site through public transit. There is a bus stop located on Freedom Drive, but it is located across the street on the west side of Freedom Drive. The closest crosswalk to get from the existing public sidewalk on the west side of Freedom Drive and the existing bus stop is approximately 870 ft to the south at the intersection of Fred S. Alexander Boulevard. It is unlikely that a pedestrian would risk crossing the very busy Freedom Drive or walk 870 ft south to the crosswalk on Fred S. Alexander Boulevard to walk to Duke Vinyl Windows.

6518 Freedom Drive Sidewalk Variance Request

This variance request is requested from code section 16.6.B.1 which requires a pedestrian sidewalk connection from the primary entry to the adjacent public sidewalk.

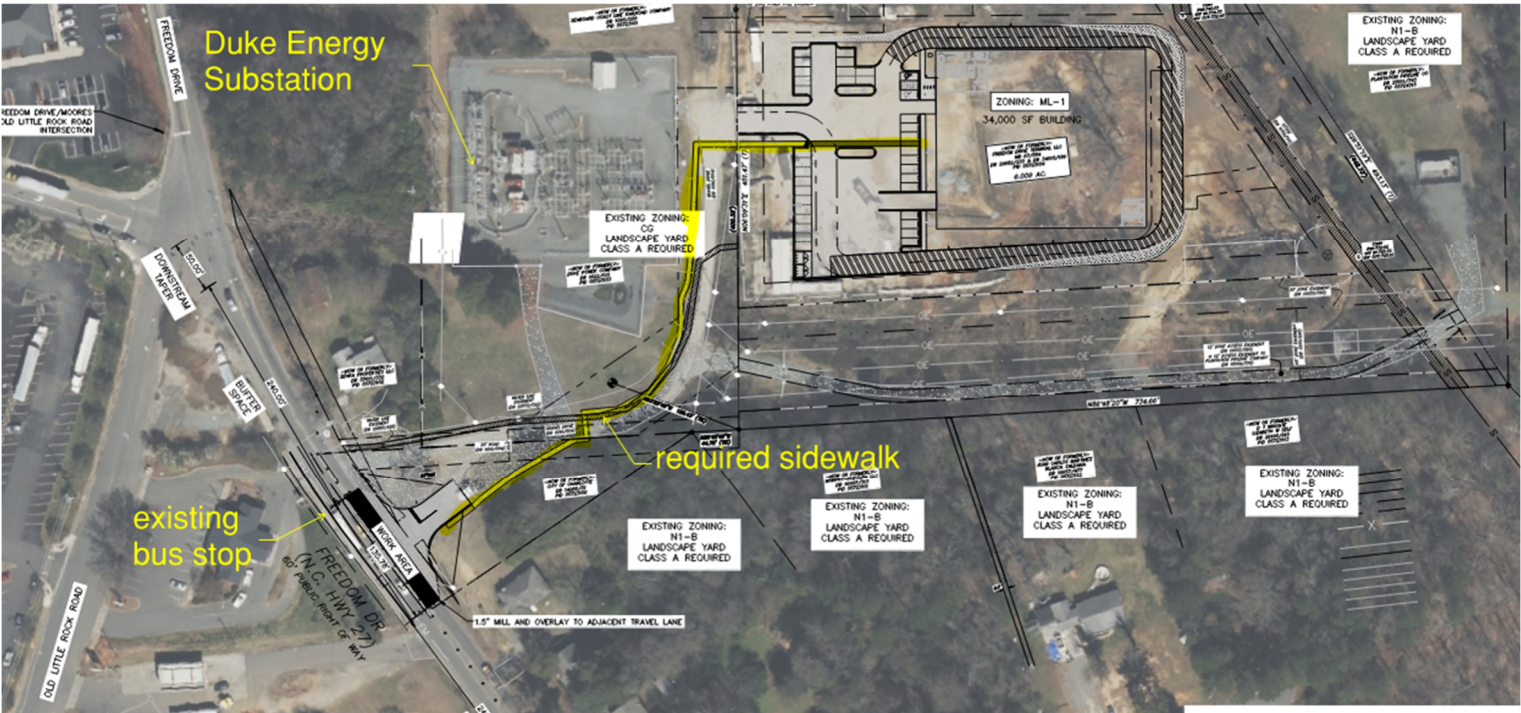
The Duke Vinyl Windows property is set back off of Freedom Drive on an existing parcel that does not have public frontage on Freedom Drive. Access for the property passes through both the adjacent Duke Energy property and a triangular parcel currently owned by the City (which the developer/owner is being required to buy by and from the City of Charlotte). This property is landlocked but has had an access easement to Freedom Drive for in excess of 50 years. All parties are trying to formalize this access to comply with current city standards, but the historic access easement did not include a sidewalk. The code requires a sidewalk connection between the primary entrance of the building and the public sidewalk. The Duke Energy property involved is a substation property, and the construction of a sidewalk in this location presents significant safety and security risks for Duke Energy, as substations contain high-voltage equipment that poses serious injury or fatality risks to unauthorized individuals, and increased foot traffic creates opportunities for vandalism, theft, or intentional damage to critical electrical infrastructure. Therefore, due to the safety and security concerns of Duke Energy, we propose eliminating the sidewalk connection to the public ROW and existing pedestrian sidewalk.

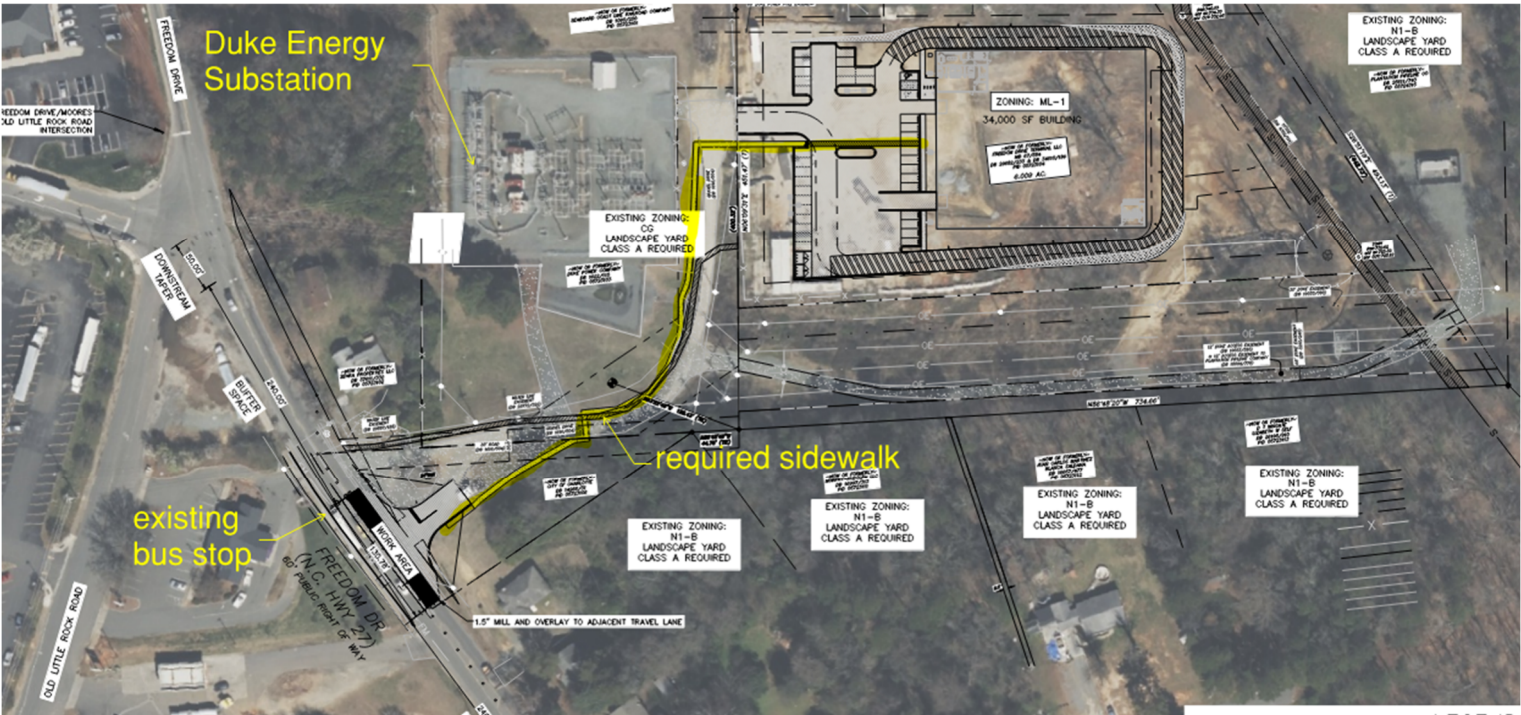
3a Unnecessary hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

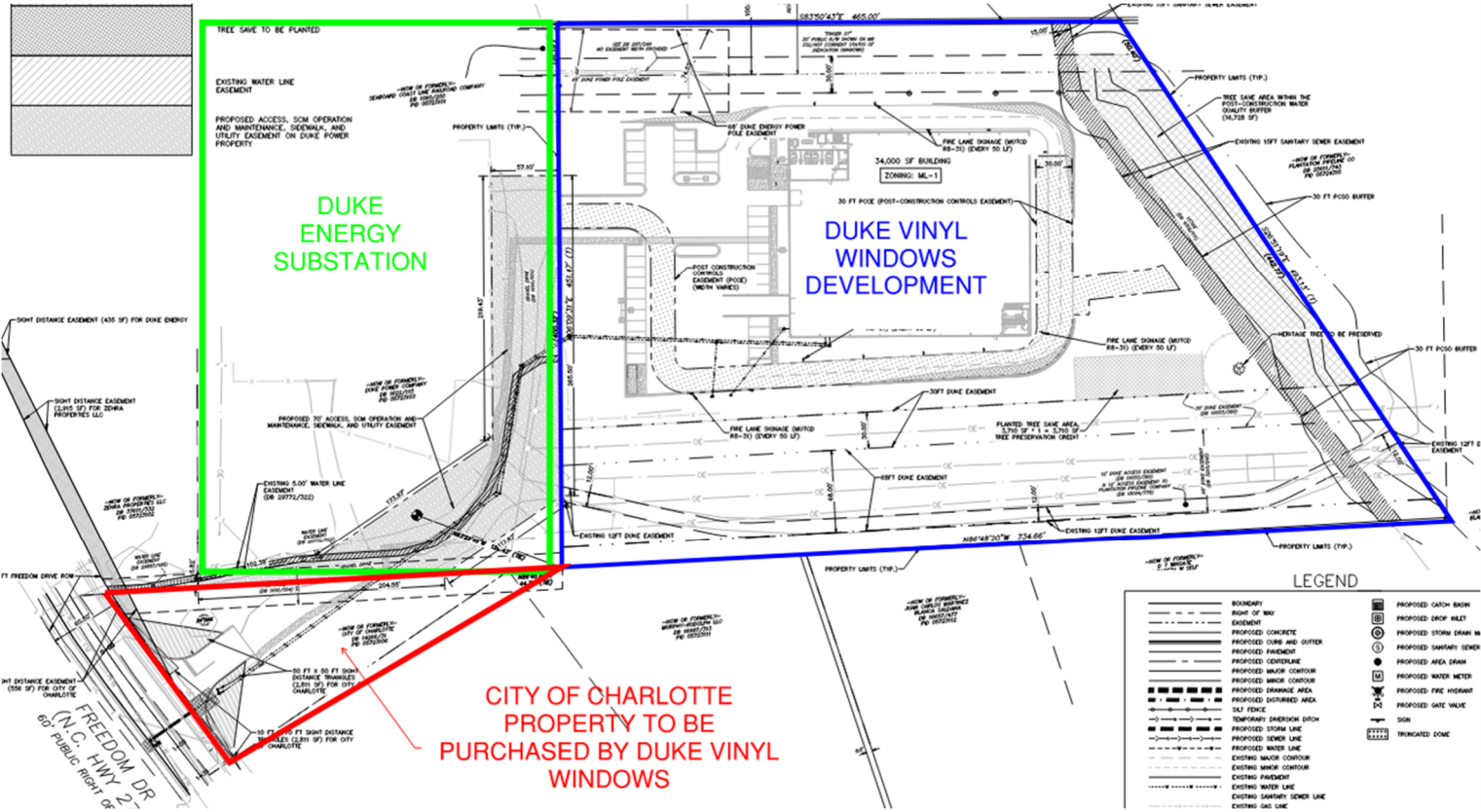
This property is unique. The property does not have direct access to Freedom Drive. The only access from the property to the public Right-Of-Way is through the existing Duke Energy substation property. Under normal circumstances a sidewalk could be constructed across an adjacent property to provide public access in accordance with section 16.6.B.1. In this case the construction of the sidewalk in this location would provide direct access from the public ROW to the Duke Energy Substation, before reaching the Duke Vinyl Windows site. The objections from Duke Energy to this sidewalk are both safety and security related.

Safety: substations contain high-voltage equipment that poses serious injury or fatality risks to unauthorized individuals.

Security: increased foot traffic creates opportunities for vandalism, theft, or intentional damage to critical electrical infrastructure.







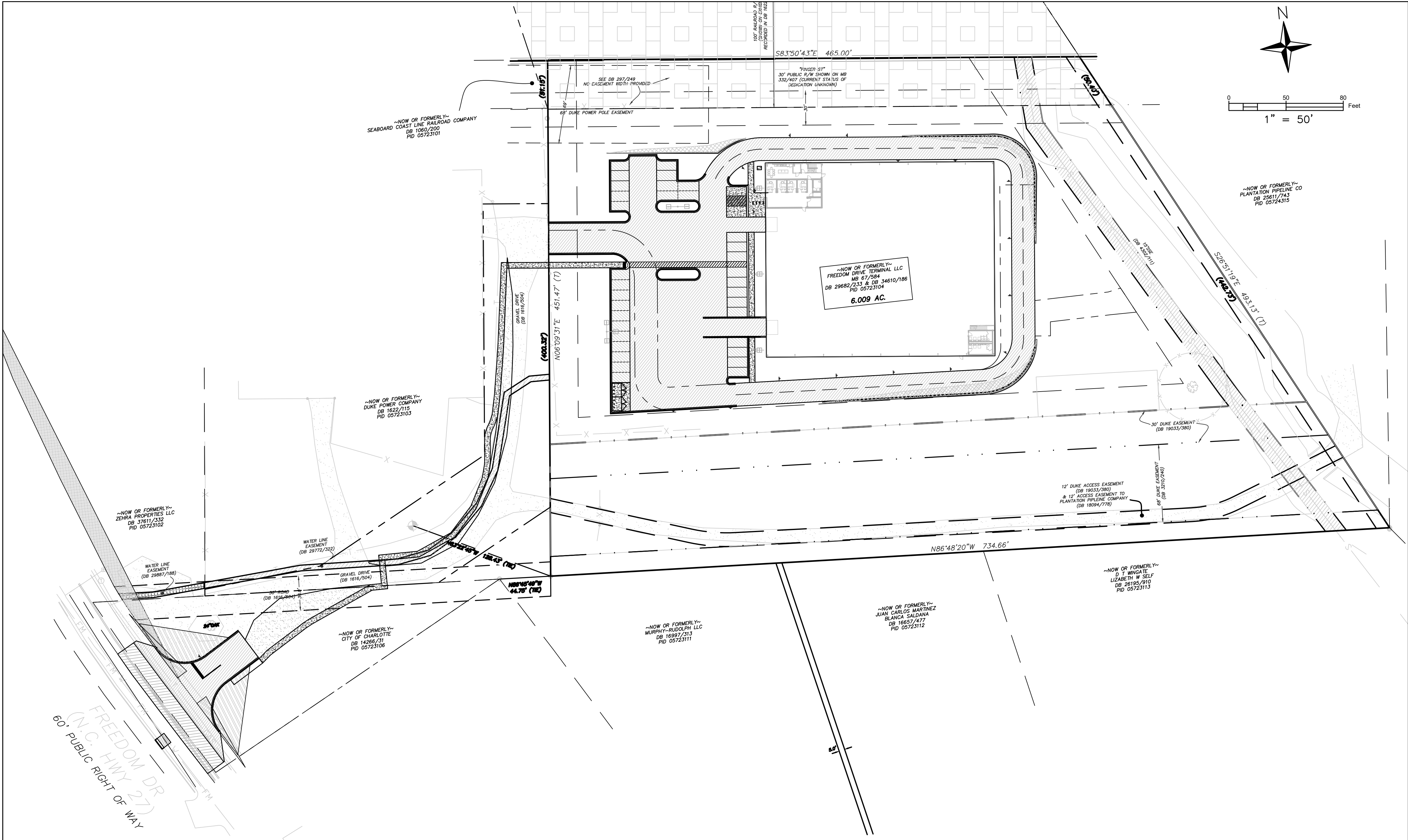






6518 FREEDOM DRIVE INDUSTRIAL

6518 FREEDOM DRIVE, CHARLOTTE, NC 28214

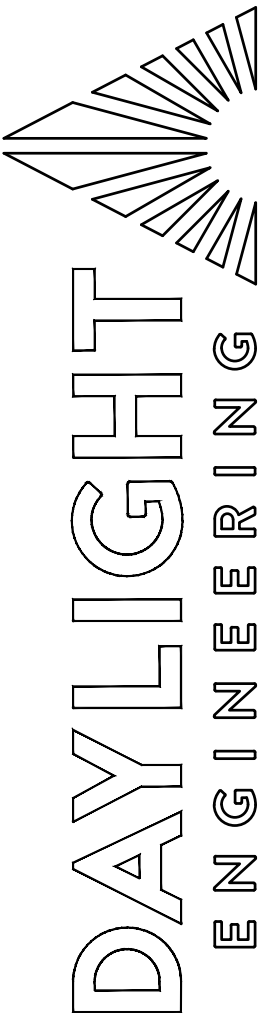


ACCELA NUMBER: LDCP-2024-00184
NCDOT DW NUMBER: D102-060-24-00041
NCDOT ENCROACHMENT NUMBER: E102-060-24-00191

DRAWING INDEX	
SHEET	DESCRIPTION
C001	GENERAL NOTES AND SPECIFICATIONS
C100	EXISTING CONDITIONS PLAN
C200	SITE PLAN
C201	AUTOTURN EXHIBIT (1 OF 2)
C202	AUTOTURN EXHIBIT (2 OF 2)
C203	SIGHT DISTANCE PROFILES
C204	EASEMENT PLAN
C205	TEMPORARY TRAFFIC CONTROL PLAN
C206	NCDOT SITE PLAN
C207	FREEDOM DRIVE CROSS SECTIONS
C210	SITE DETAILS (1 OF 2)
C211	SITE DETAILS (2 OF 2)
C300	GRADING AND DRAINAGE PLAN
C301	RETAINING WALL PROFILES
C302	SPOT GRADES
C310	SCM DETAIL SHEET
C311	STORM SEWER PROFILES
C313	GRADING AND DRAINAGE DETAILS (1 OF 2)
C314	GRADING AND DRAINAGE DETAILS (2 OF 2)
C400	EROSION CONTROL PHASE I
C401	EROSION CONTROL PHASE II
C402	EROSION CONTROL PHASE III
C410	EROSION CONTROL DETAILS (1 OF 2)
C411	EROSION CONTROL DETAILS (2 OF 2)
C412	GROUND STABILIZATION AND MATERIALS HANDLING
C413	SELF-INSPECTION, RECORD KEEPING, AND REPORTING
C600	UTILITY PLAN
C610	UTILITY DETAILS
L100	LANDSCAPING PLAN
L110	LANDSCAPING DETAILS
WQ100	PRE-DEVELOPMENT DRAINAGE MAP
WQ101	POST-DEVELOPMENT DRAINAGE MAP

6518 FREEDOM DRIVE INDUSTRIAL
COVER SHEET

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB



NCBELS LICENSE: P-2772
165 BRIMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENGINEERING.COM

PROJECT INFORMATION

PROJECT ADDRESS
6518 FREEDOM DRIVE
CHARLOTTE, NC 28214
PARCEL PIN NUMBER
05723104
ACREAGE
6.015 AC
ZONING
ML-1
WATER SYSTEM
CHARLOTTE WATER
SEWER SYSTEM
CHARLOTTE WATER
ELECTRICAL PROVIDER
DUKE ENERGY
GAS PROVIDER
PIEDMONT NATURAL GAS

CLIENT INFORMATION

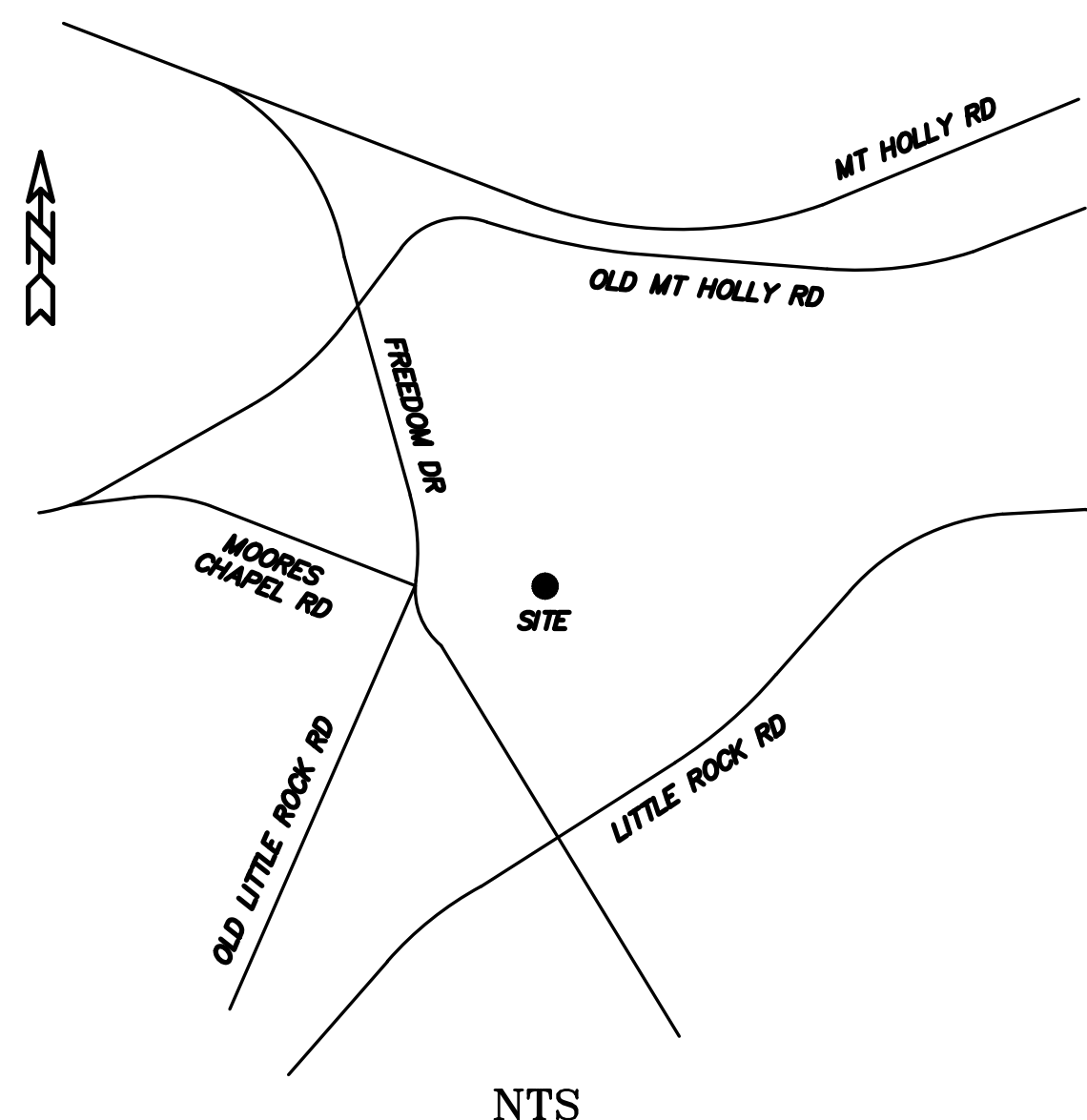
COMPANY
DUKE VINYL WINDOWS
ADDRESS
304 W 32ND STREET,
CHARLOTTE, NC 28206
CLIENT CONTACT
XIMENA SALAZAR VEGA
POSITION
OFFICE MANAGER
PHONE NUMBER
(980) 355-0756
EMAIL
XIMENA@DUKEVINYLWINDOWS.COM
CONTRACTOR
TBD
ADDRESS
CONTRACTOR CONTACT
TBD
POSITION
ADDRESS
METAL BUILDING
ADDRESS
10639 W. BRADFORD ROAD
LITTLETON, CO 80127
PHONE
RYAN.B@GENSTEEL.COM
855-935-0469

DESIGNER INFORMATION

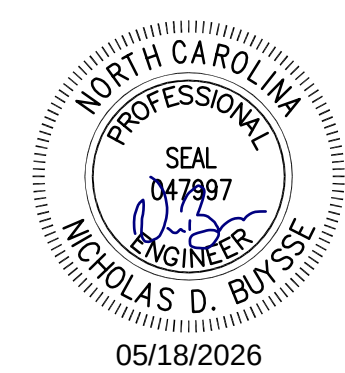
CIVIL ENGINEER
P-2772
CIVIL LICENSE NUMBER
P.O. BOX 1804
CONCORD, NC,
28026-1804
ENGINEER
NICK BUYSE, PE
ENGINEER LICENSE
047997
PHONE
nick@daylighteng.com
704-902-6169
ARCHITECT
OBJECTECHNE STUDIO
RYAN STELL, RA, NCARB
3621 CURTLAND PLACE NW
CONCORD, NC 28027
EMAIL
ryan@objectechnestudio.com
PHONE
336-804-0210



VICINITY MAP



ENGINEERS SEAL



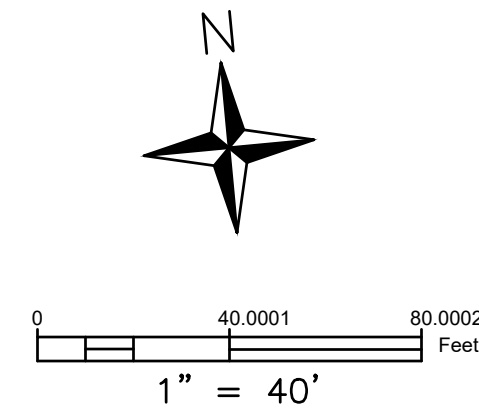
CVR

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: ML-1
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
- TAX PARCEL NUMBER 05723104.
- DEED REFERENCE: DB 29682/233 & DB 34610/186
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710452600K, WITH A DATE OF IDENTIFICATION OF 9/2/2015.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA) RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- AREA COMPUTED BY COORDINATE METHOD.
- NO CGS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
- OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
- DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- SUBJECT TO LAND USE RESTRICTIONS RECORDED IN "NOTICE OF RESIDUAL PETROLEUM", DB 30734/829.

LINE/TYPE LEGEND

- BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY
- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
- ADJOINING LINE (NOT SURVEYED)
- FENCE
- STORM DRAIN PIPE
- OVERHEAD ELECTRIC
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRIC
- GAS
- UNDERGROUND TELECOMMUNICATIONS
- UNDERGROUND WATER
- UNDERGROUND UTILITY (TYPE UNKNOWN)

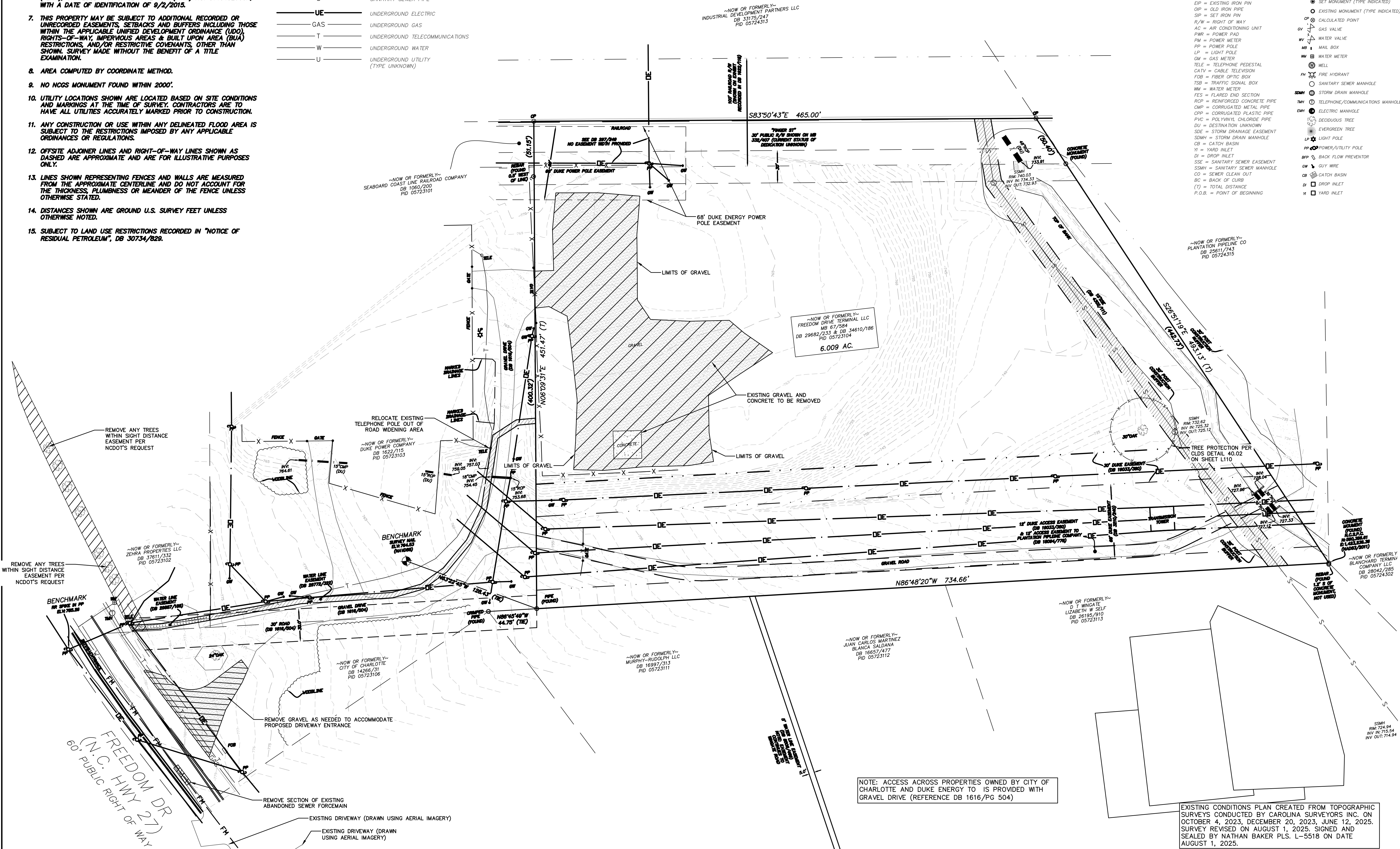


LEGEND:

- EP = EXISTING IRON PIN
- OP = OLD IRON PIPE
- SIP = SET IRON PIN
- R/W = RIGHT OF WAY
- AC = AIR CONDITIONING UNIT
- PWR = POWER PAD
- PM = POWER METER
- PP = POWER POLE
- LP = LIGHT POLE
- GM = GAS METER
- TELE = TELEPHONE PEDESTAL
- CATV = CABLE TELEVISION
- FDB = FIBER OPTIC BOX
- TSB = TRAFFIC SIGNAL BOX
- WM = WATER METER
- FES = FLARED END SECTION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- DU = DESTINATION UNKNOWN
- SDE = STORM DRAINAGE EASEMENT
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- YI = YARD INLET
- SSE = SANITARY SEWER EASEMENT
- SSMH = SANITARY SEWER MANHOLE
- CO = SEWER CLEAN OUT
- BC = BACK OF CURB
- (T) = TOTAL DISTANCE
- P.O.B. = POINT OF BEGINNING

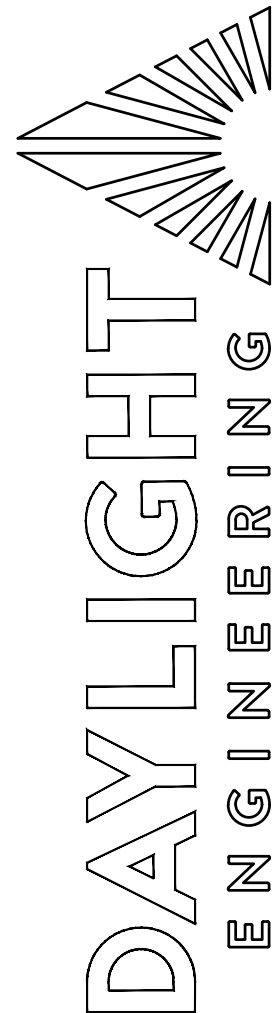
SYMBOL LEGEND

- SET MONUMENT (TYPE INDICATED)
- EXISTING MONUMENT (TYPE INDICATED)
- CALCULATED POINT
- GAS VALVE
- WATER VALVE
- MAIL BOX
- WATER METER
- WELL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE/COMMUNICATIONS MANHOLE
- ELECTRIC MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- LIGHT POLE
- POWER/UTILITY POLE
- YARD INLET
- BACK FLOW PREVENTOR
- GUY WIRE
- CATCH BASIN
- DROP INLET
- YARD INLET



6518 FREEDOM DRIVE INDUSTRIAL
EXISTING CONDITIONS AND DEMOLITION PLAN

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB

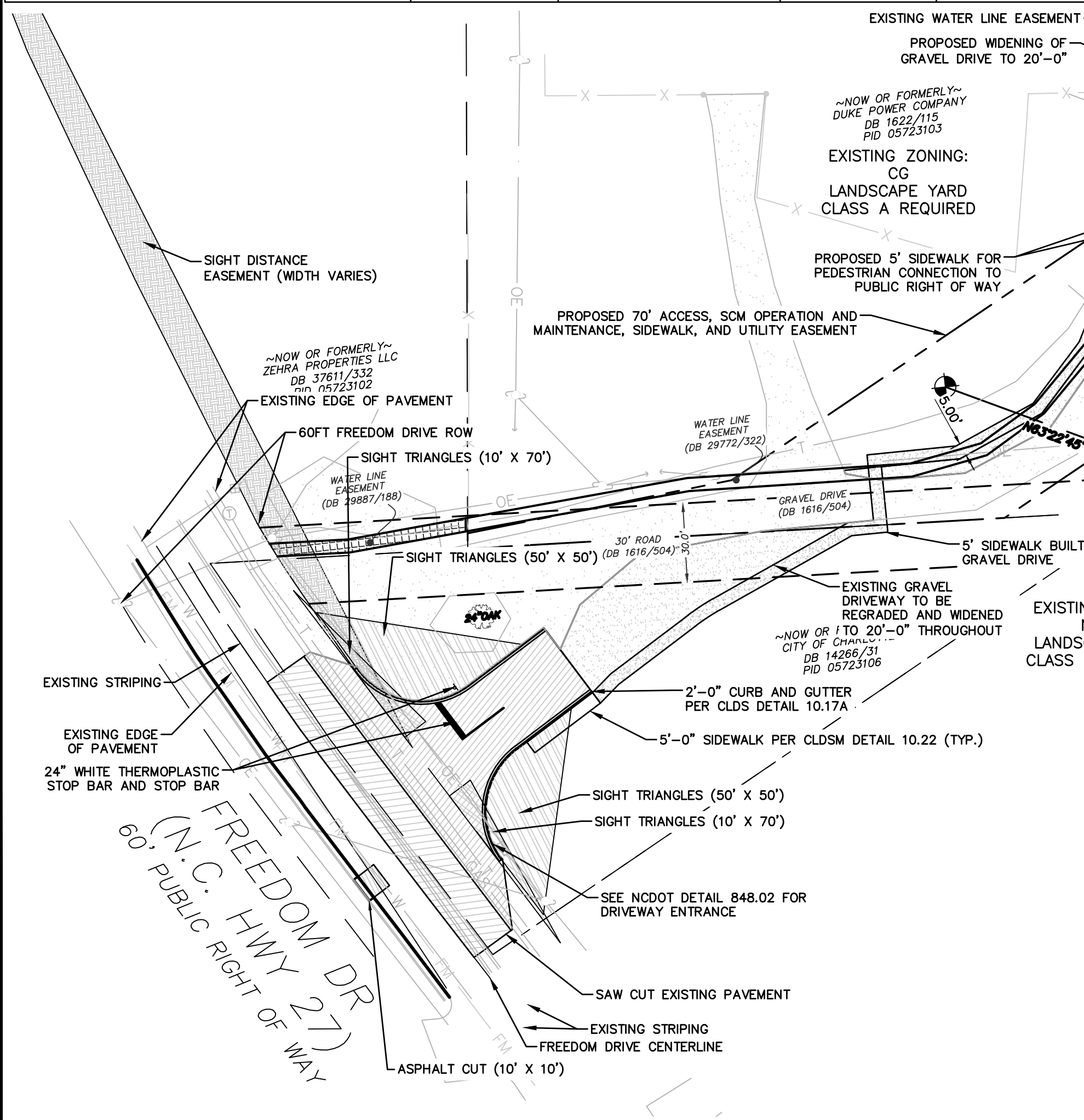


C100

165 BRUMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

EXISTING CONDITIONS PLAN CREATED FROM TOPOGRAPHIC SURVEYS CONDUCTED BY CAROLINA SURVEYORS INC. ON OCTOBER 4, 2023, DECEMBER 20, 2023, JUNE 12, 2025. SURVEY REVISED ON AUGUST 1, 2025. SIGNED AND SEALED BY NATHAN BAKER PLS. L-5518 ON DATE AUGUST 1, 2025.

SITE DEVELOPMENT DATA TABLE					
Tax parcel(s):	5723104				
Address:	6518 Freedom Drive				
Total site area:	6.015 Acres				
Minimum lot area required:	n/a				
Lot width required:	50				
Lot width proposed:	451				
Zoning:	ML-1				
Petition number (if applicable):	n/a				
Previous related submittals (if applicable):	n/a				
Existing use:	Vacant				
Detailed permitted use per UDO:	Light Assembly/Office				
Residential Uses Only:	# of units:	n/a	# of bedrooms:	n/a	
Existing square footage:	n/a				
Proposed square footage by use:	31,805 sq. ft (Light Assembly)/ 2,195 sq ft (office)				
Building coverage allowed:	n/a				
Front setback (listed by street + street classification):	n/a				
Side setback:	0				
Rear setback:	10 (not required for industrial uses when adjacent to railroad rights-of-way)				
Build-to zone (listed by street):	n/a				
Build-to percentage (listed by street):	Required:	n/a	Proposed:	n/a	
Minimum building length as percentage of lot width:	n/a				
Building length proposed as a percentage of lot width:	n/a				
Longest building length (in feet):	200				
Minimum building height required:	n/a				
Maximum height allowed:	80				
Building height proposed:	20				
Parking tier designation:	Tier 1				
Minimum parking required:	Regular:	35	EV capable:	n/a	
	EVSE installed:	n/a			
Maximum parking allowed:	n/a				
Proposed parking:	Regular:	33	Compact:	n/a	
	On Street:	n/a	Shared:	n/a	
	EV capable:	n/a	EV ready:	n/a	
	EVSE installed:	n/a	Required ADA:	2	
Required loading:	1				
Proposed loading:	2				
Required bicycle parking:	Short term:	7	Long term:	2	
Proposed bicycle parking:	Short term:	8	Long term:	2	
Landscape yards:	Yes				
Adjustments made per UD0AA-2024-00035	Name, class and depth(s):			65' Class A Landscape Yard	
				65' Class A Landscape Yard	
				25' Class B Landscape Yard	
Screening:	(8) Evergreen Euonymus				
	Location and type(s):				
Solid waste handling:	Trash required:	8 cu. yd	Trash proposed:	16 cu. yd	
	Recycling required:	8 cu. yd	Recycling proposed:	16 cu. yd	
Open space:	Required:	n/a	Proposed:	n/a	
Public open space (if applicable):	Required:	n/a	Proposed:	n/a	
Usable common open space (if applicable):	Required:	n/a	Proposed:	n/a	
Private open space (if applicable):	Required:	n/a	Proposed:	n/a	

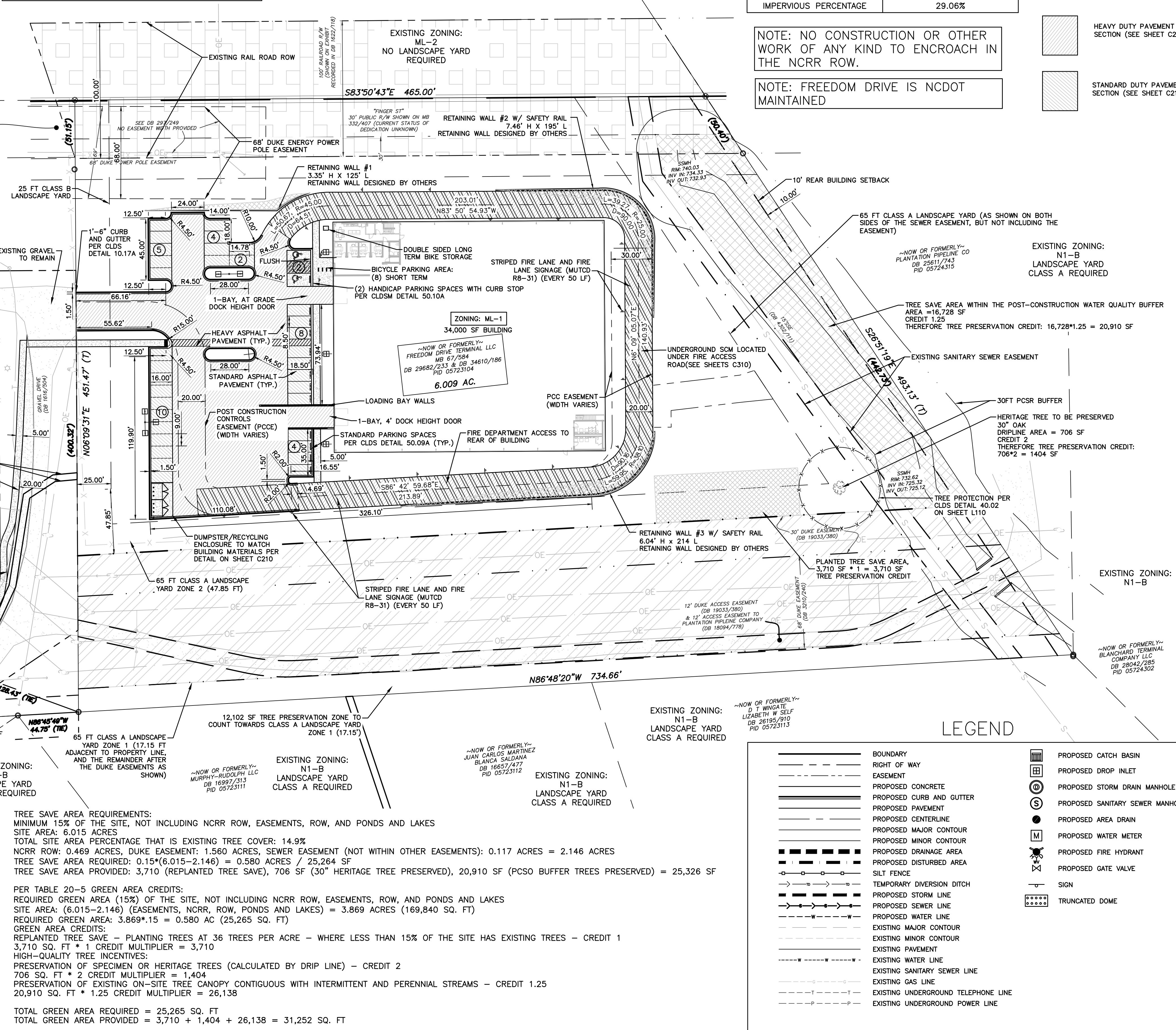


PARKING CALCULATIONS
USE: TIER 1 INDUSTRIAL USE + OFFICE USE
PARKING REQUIRED: 1 SPACE PER 1000 SF GFA + 1 SPACE PER
TIER 1 INDUSTRIAL USE 1/1000 * 31,805 = 32 PARKING SPACES REQUIRED
TIER 1 OFFICE USE: 1/750 * 2,195 = 3 PARKING SPACES REQUIRED
PARKING PROVIDED: 35 PARKING SPACES PROVIDED (2 HANDICAP, 1 VAN)

BICYCLE PARKING CALCULATIONS
FOR LIGHT ASSEMBLY USE:
BICYCLE PARKING REQUIRED (SHORT TERM): 1 SPACE PER 5,000 SF GFA
= 1 / 5000 * 34,000 = 7 SHORT TERM BICYCLE PARKING SPACES REQUIRED
BICYCLE PARKING REQUIRED (LONGTERM): 25%
= 0.25 * 7 = 2 LONG TERM BICYCLE PARKING SPACES REQUIRED
BICYCLE PARKING PROVIDED: 8 SHORT TERM, 2 LONG TERM BICYCLE PARKING SPACES
NOTE: LONG TERM BICYCLE PARKING SPACES TO BE WITHIN THE BUILDING.

NOTE:
IN FUTURE, STIP (STRATEGIC TRANSPORTATION IMPROVEMENT PROGRAM) PROJECT IS GOING TO BE CONSTRUCTED ON FREEDOM DRIVE THAT WILL CONVERT THE ENTRANCE TO RIGHT IN/RIGHT OUT ONLY.

~NOW OR FORMERLY~
INDUSTRIAL DEVELOPMENT PARTNERS LLC
DB 33175/247
PID 05724313



BUILDING SETBACK REQUIREMENTS FOR 1-2	
MIN. FRONT SETBACK	30 FT
MAX. FRONT SETBACK	-
MIN. INTERIOR SIDE SETBACK	-
MIN. REAR SETBACK	-
MIN. INTERIOR SIDE SETBACK (ACCESSORY STRUCTURES)	-
MIN. REAR SETBACK (ACCESSORY STRUCTURES)	-

ON-SITE IMPERVIOUS AREA SUMMARY	
TYPE	AREA (SQ. FT.)
BUILDING	34,000
ASPHALT	38,970
CURB AND GUTTER	1,274
GRAVEL (EXISTING DRIVE)	8,209
CONCRETE	1,885
TOTAL ON-SITE IMPERVIOUS	84,338

PERVIOUS AND IMPERVIOUS AREA SUMMARY	
TOTAL SITE AREA	6.015 ACRES
TOTAL IMPERVIOUS AREA	1.748 ACRES
TOTAL PERVIOUS AREA	4.260 ACRES
IMPERVIOUS PERCENTAGE	29.06%

NOTE: NO CONSTRUCTION OR OTHER WORK OF ANY KIND TO ENCROACH IN THE NCRR ROW.

NOTE: FREEDOM DRIVE IS NCDOT MAINTAINED

NOTE:
FOR BOTH, HEAVY DUTY AND STANDARD DUTY PAVEMENT SECTIONS, GEOTECHNICAL ENGINEER TO OBSERVE AND VERIFY THAT SUBGRADE IS ACCEPTABLE WITH SECTIONS PRIOR TO INSTALLATION OF ABC.

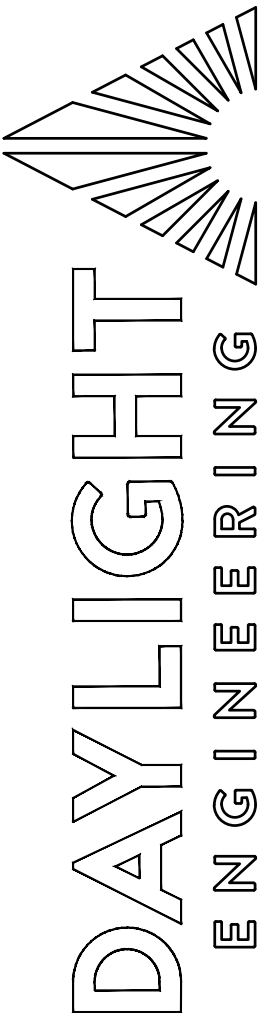
HEAVY DUTY PAVEMENT SECTION (SEE SHEET C211)

STANDARD DUTY PAVEMENT SECTION (SEE SHEET C211)

6518 FREEDOM DRIVE INDUSTRIAL

SITE LAYOUT PLAN

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23061
PROJECT MANAGER: NDB

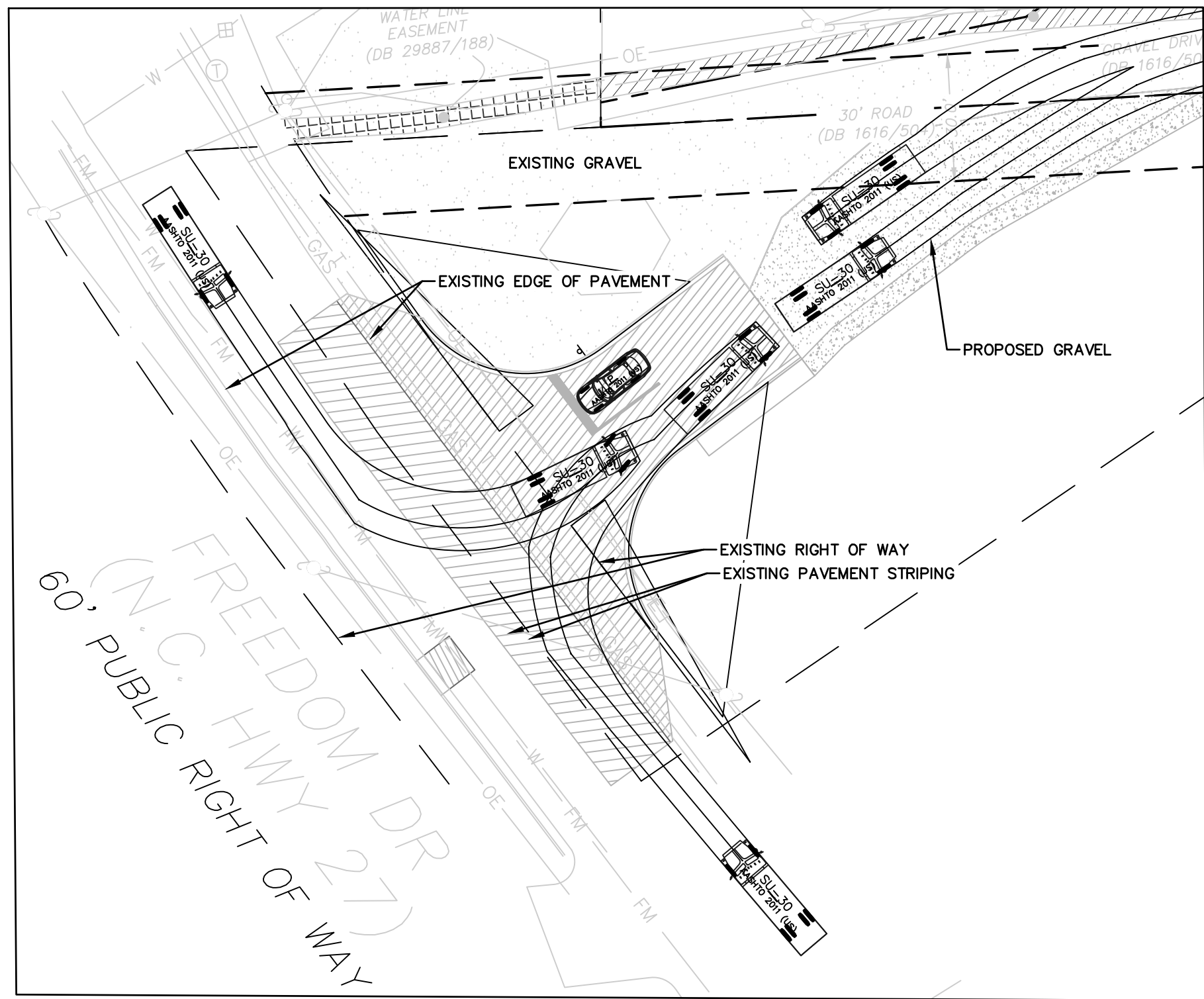


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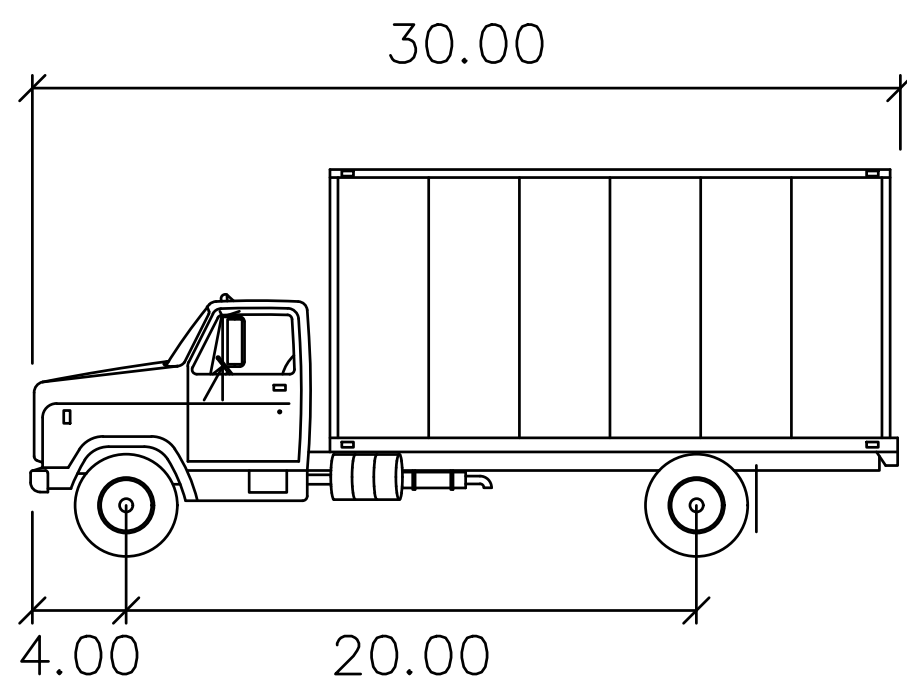
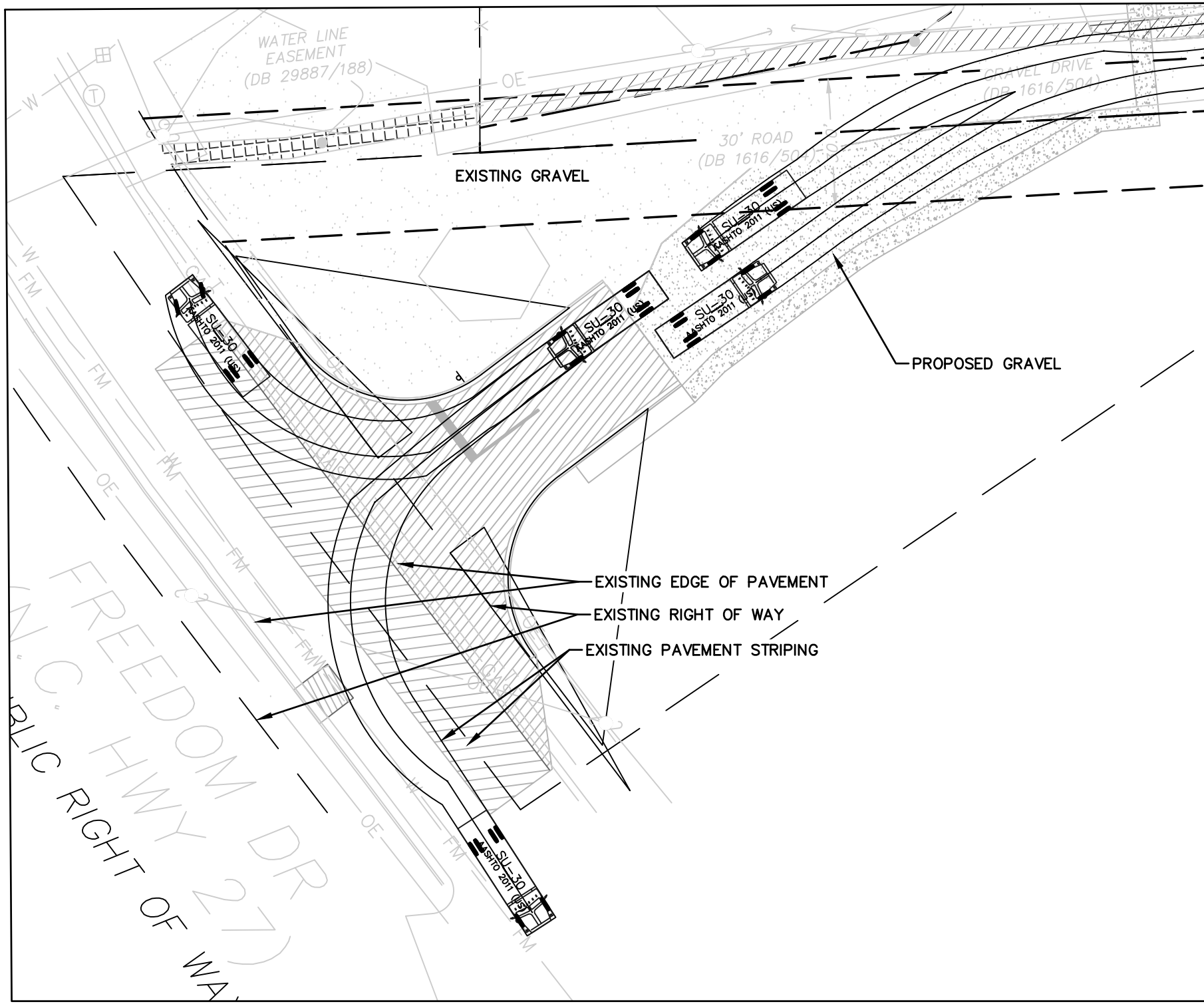


C200

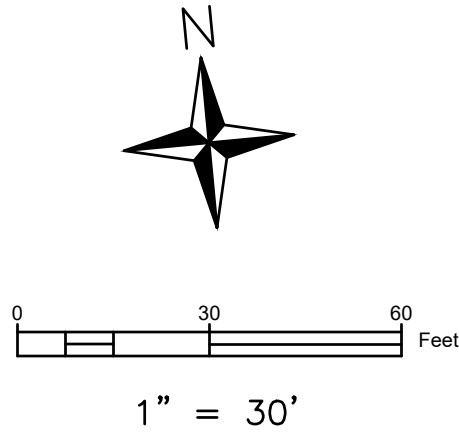
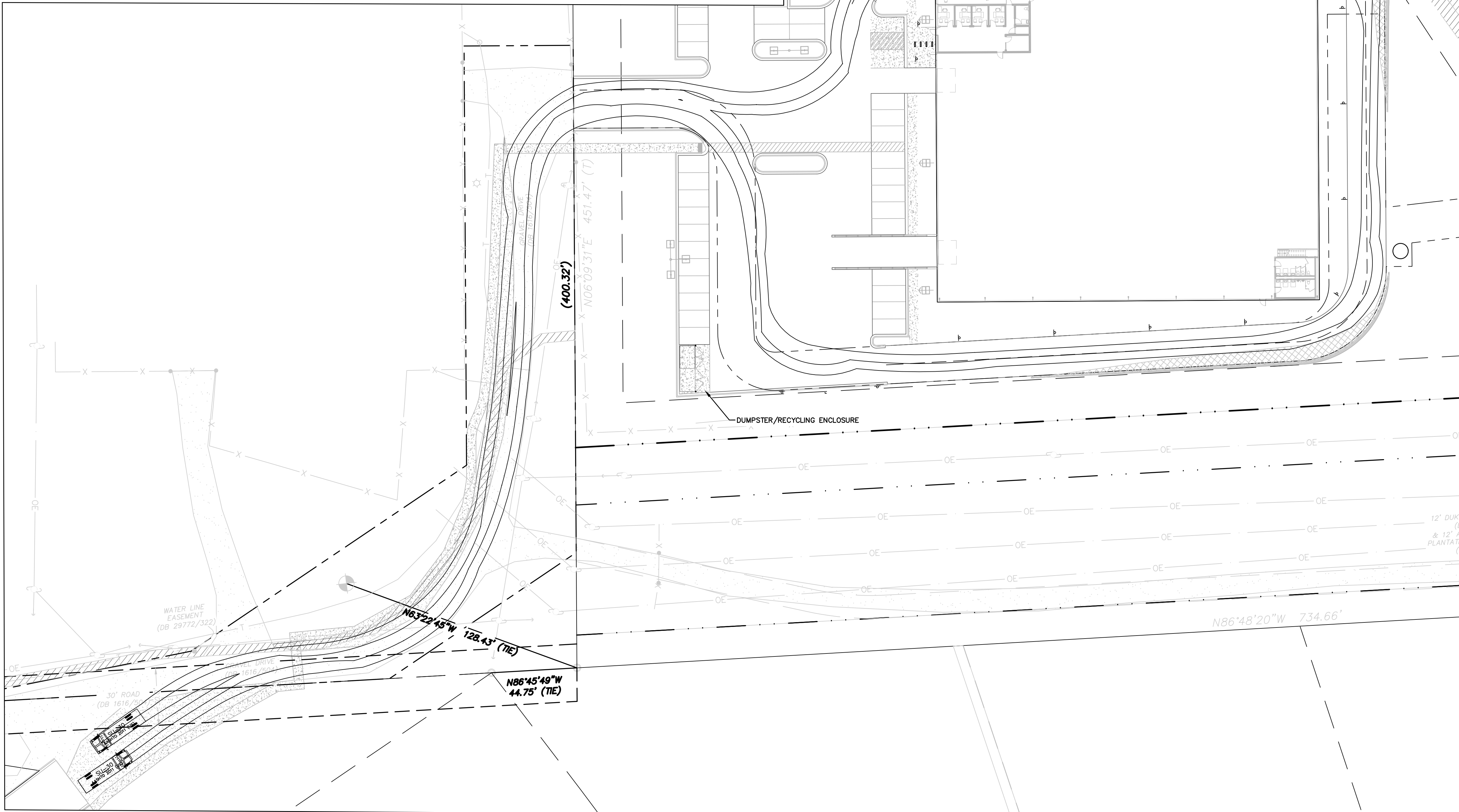
ENTRANCE TEMPLATE



EXIT TEMPLATE

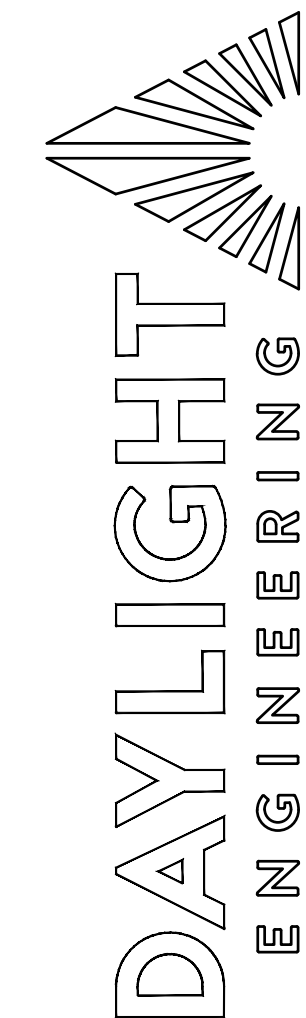


SU-30	
feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

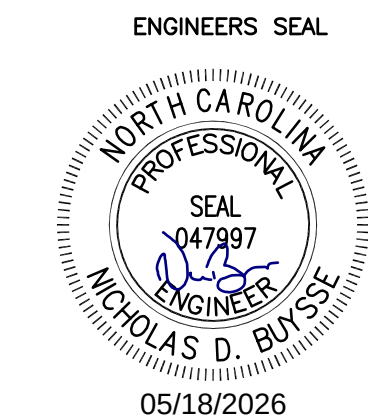


6518 FREEDOM DRIVE INDUSTRIAL
AUTOTURN EXHIBIT (1 OF 2)

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB

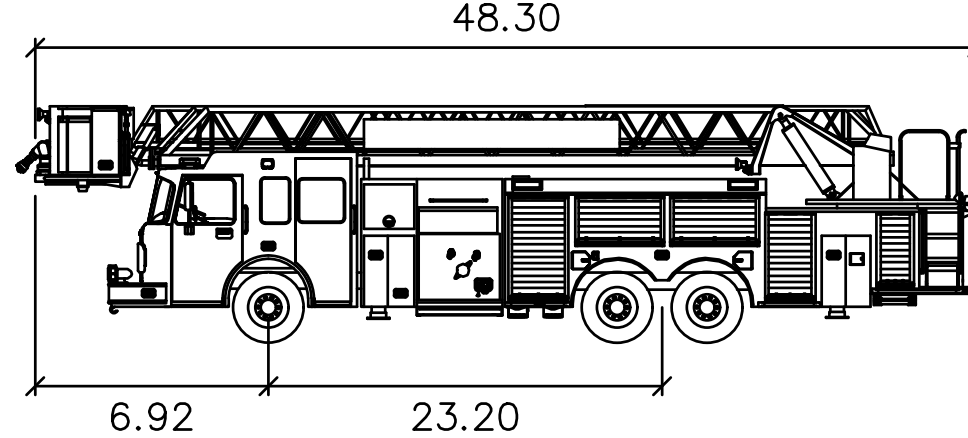
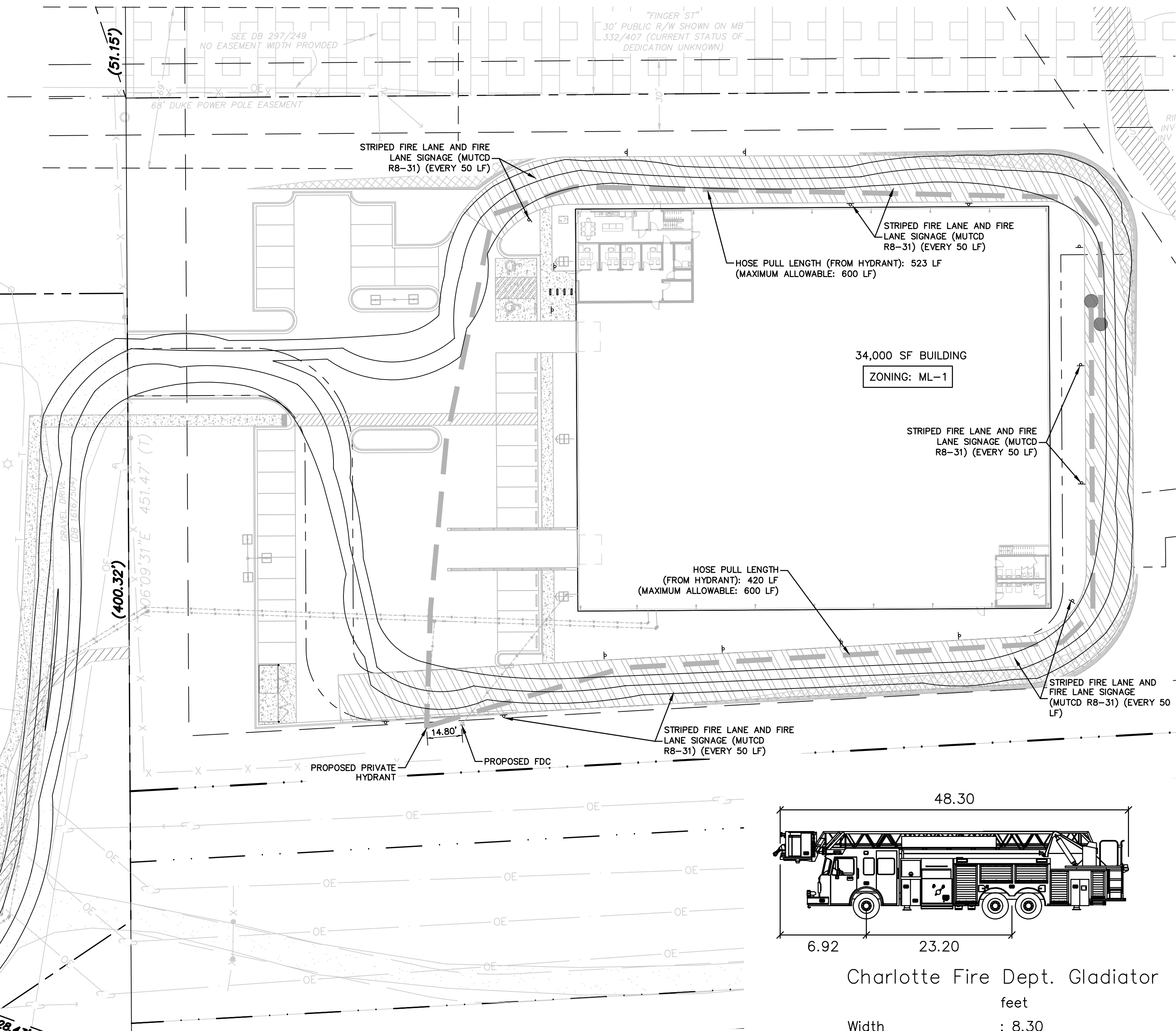
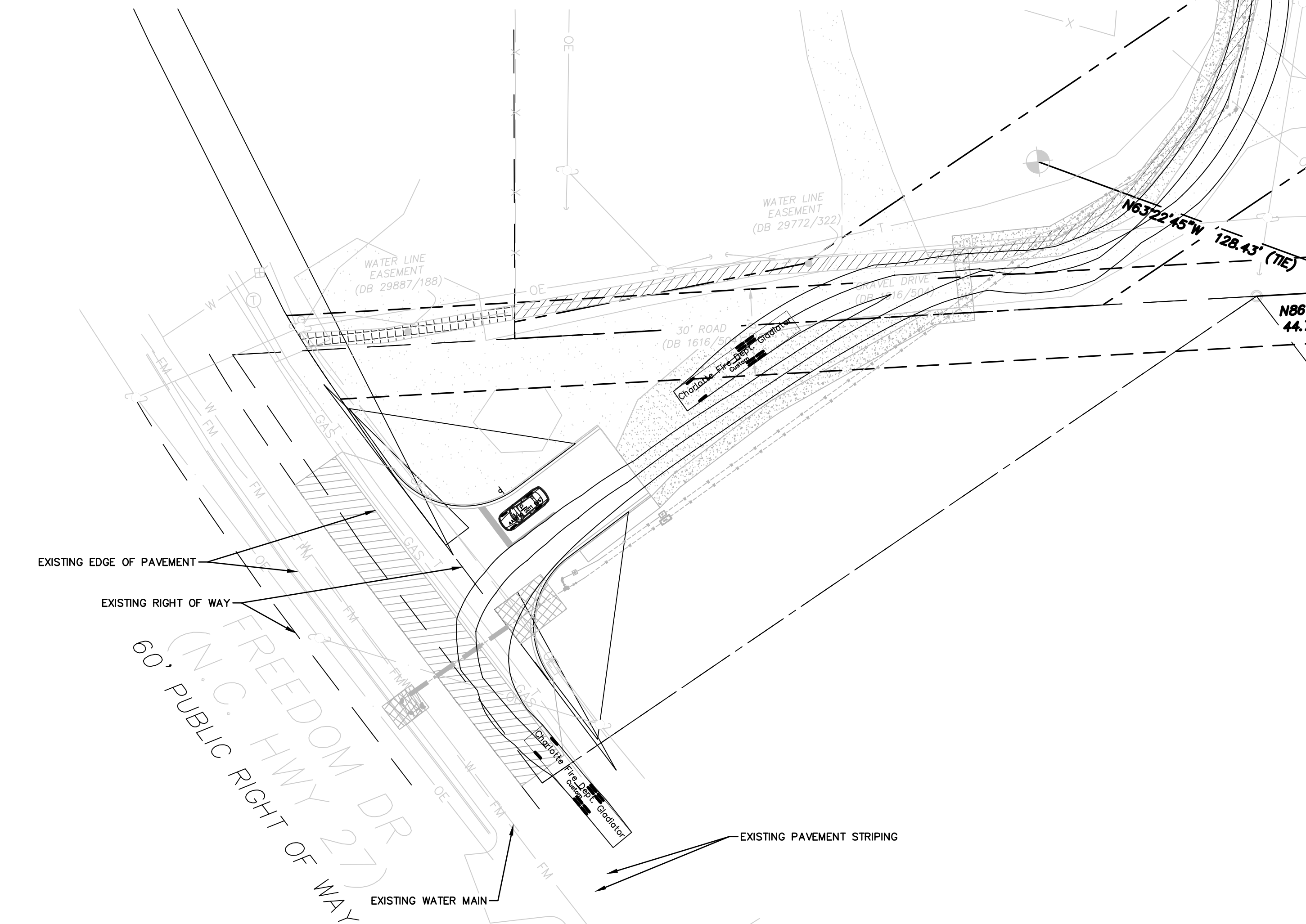
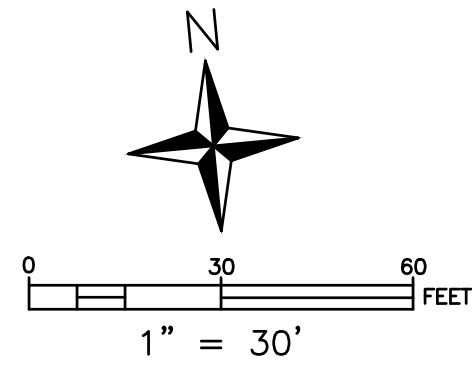
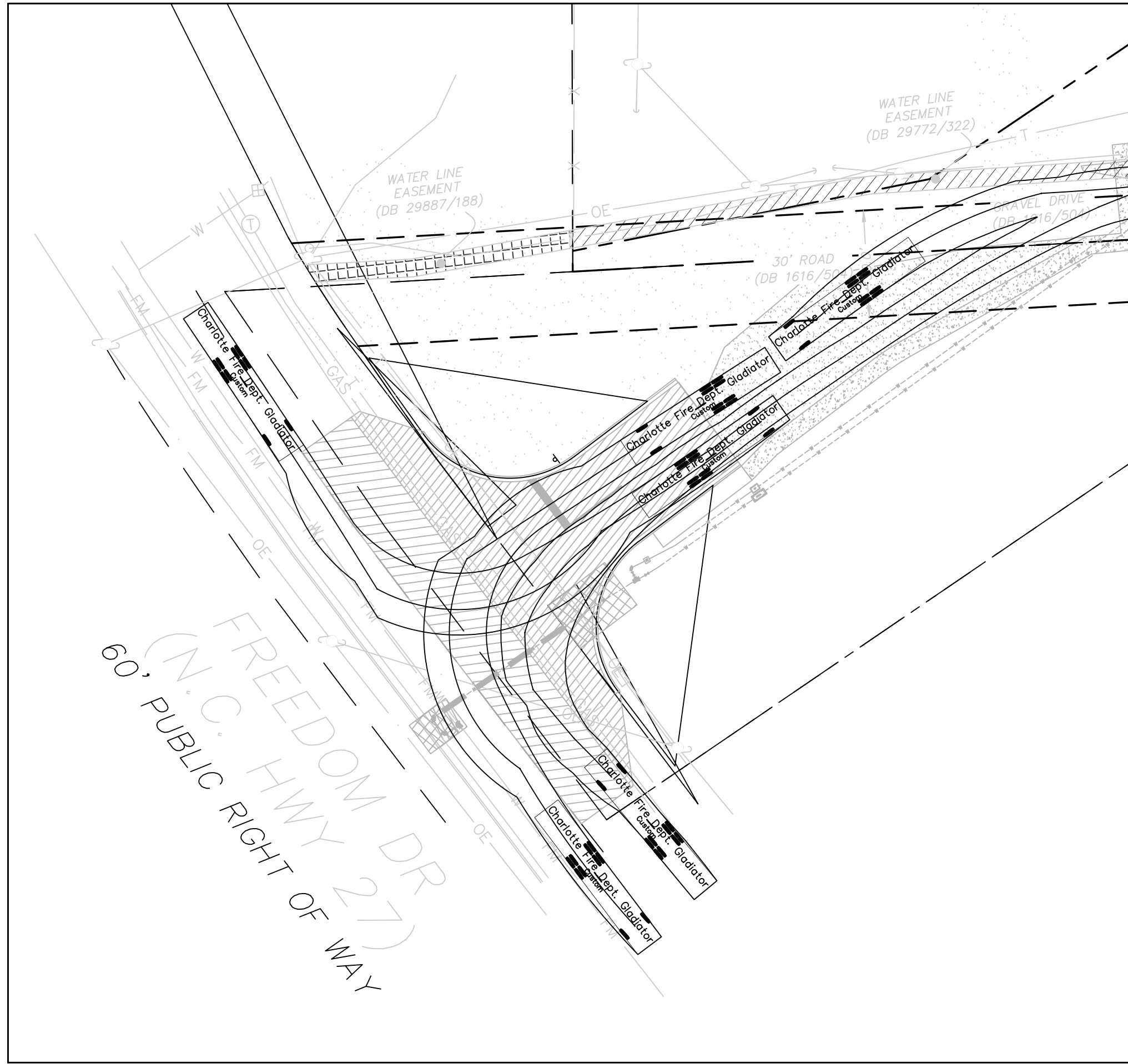


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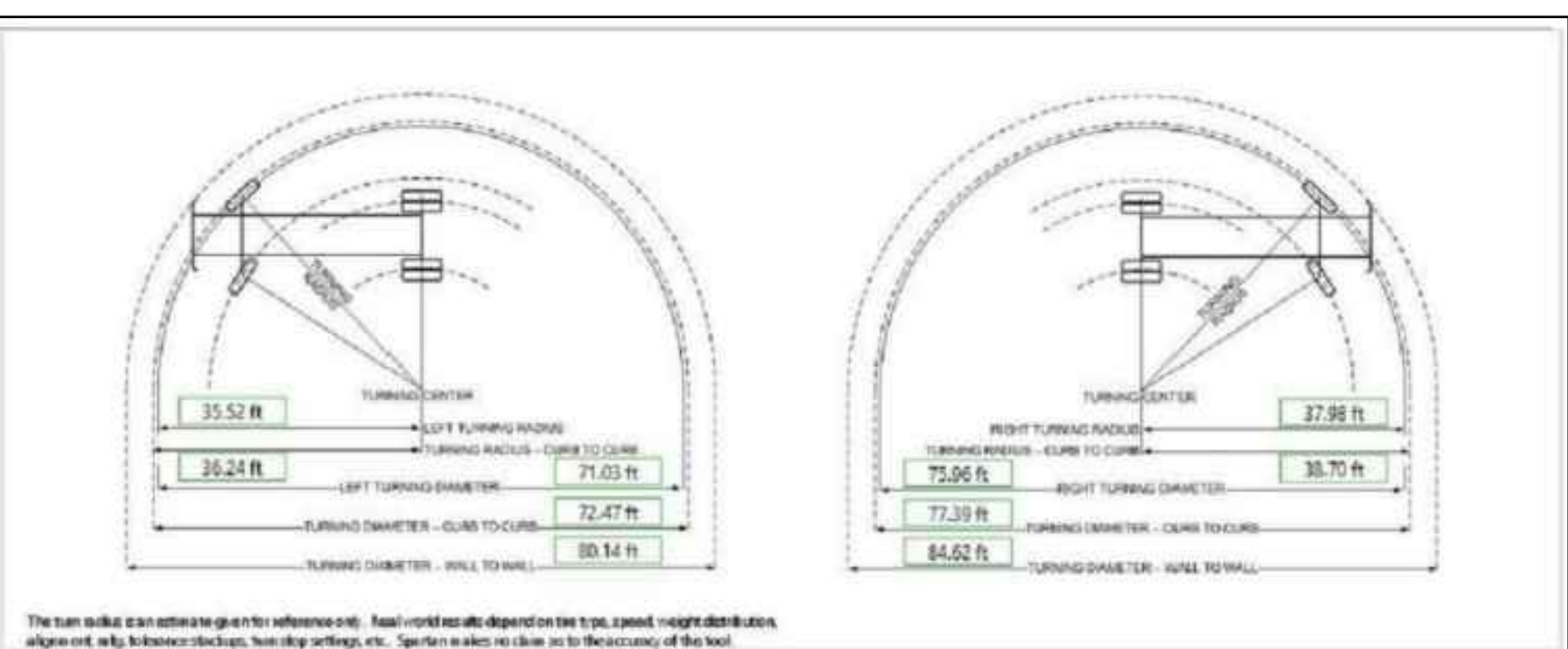
C201

REVISION	DATE	DESCRIPTION
2	9/13/2024	REVISED PER CITY AND NCDOT COMMENTS
3	12/4/2024	REVISED PER CITY AND NCDOT COMMENTS DATED 10.25.24
4	2/3/2025	REVISED PER CITY AND NCDOT COMMENTS DATED 1.13.25
5	3/3/2025	REVISIONS TO NCDOT CROSS SECTIONS
6	8/4/2025	REVISED SITE, GRADING, UTILITY, AND EC PLANS
7	10/21/2025	REVISIONS PER CITY COMMENTS DATED 9.12.25



Charlotte Fire Dept. Gladiator

Width	: 8.30
Track	: 8.30
Lock to Lock Time	: 3.0
Steering Angle	: 42.2

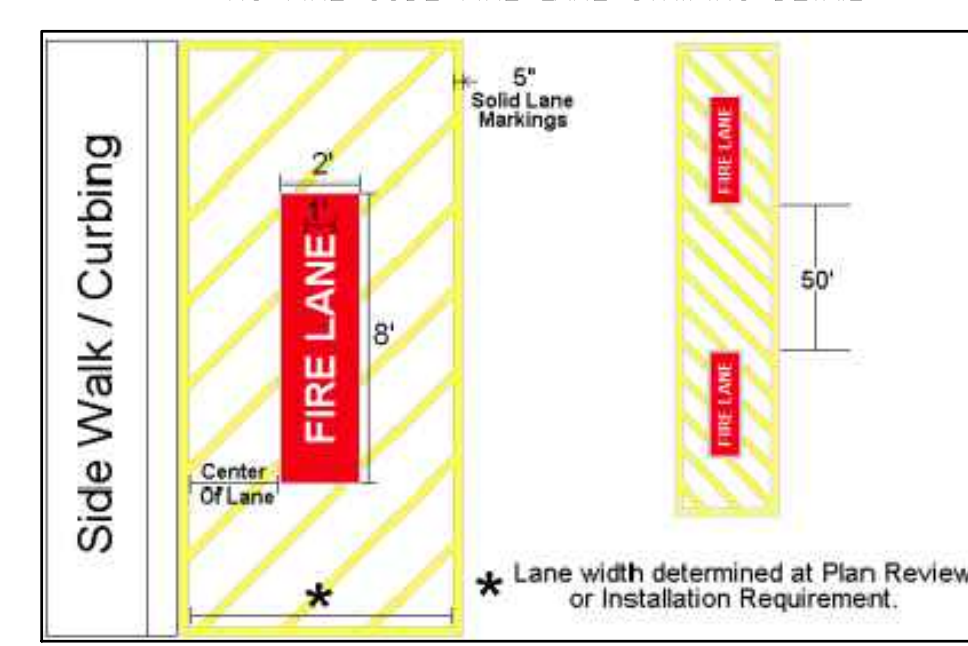


End User Name	Charlotte Fire Department
Chassis Model	0100-012 Gladiator
Wheelbase	250.00 in
Bumper Extension	6.00 in
Bumper Width	104.40 in
Left hand outside tire turn angle	33.50 deg
Right hand outside tire turn angle	31.00 deg
Left hand Curb-to-Curb turning radius	36.24 ft, 11.04 m
Right hand Curb-to-Curb turning radius	38.70 ft, 11.79 m
Left hand Wall-to-Wall turning radius	40.07 ft, 12.21 m
Right hand Wall-to-Wall turning radius	42.31 ft, 12.90 m

NC FIRE CODE FIRE LANE SIGNAGE



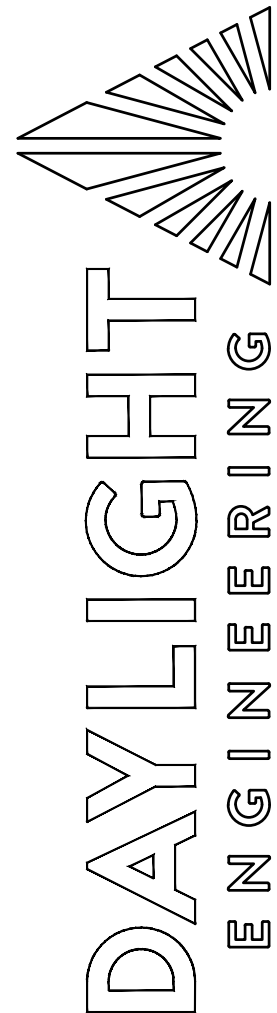
NC FIRE CODE FIRE LANE STRIPING DETAIL



6518 FREEDOM DRIVE INDUSTRIAL

AUTOTURN EXHIBIT (2 OF 2)

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB

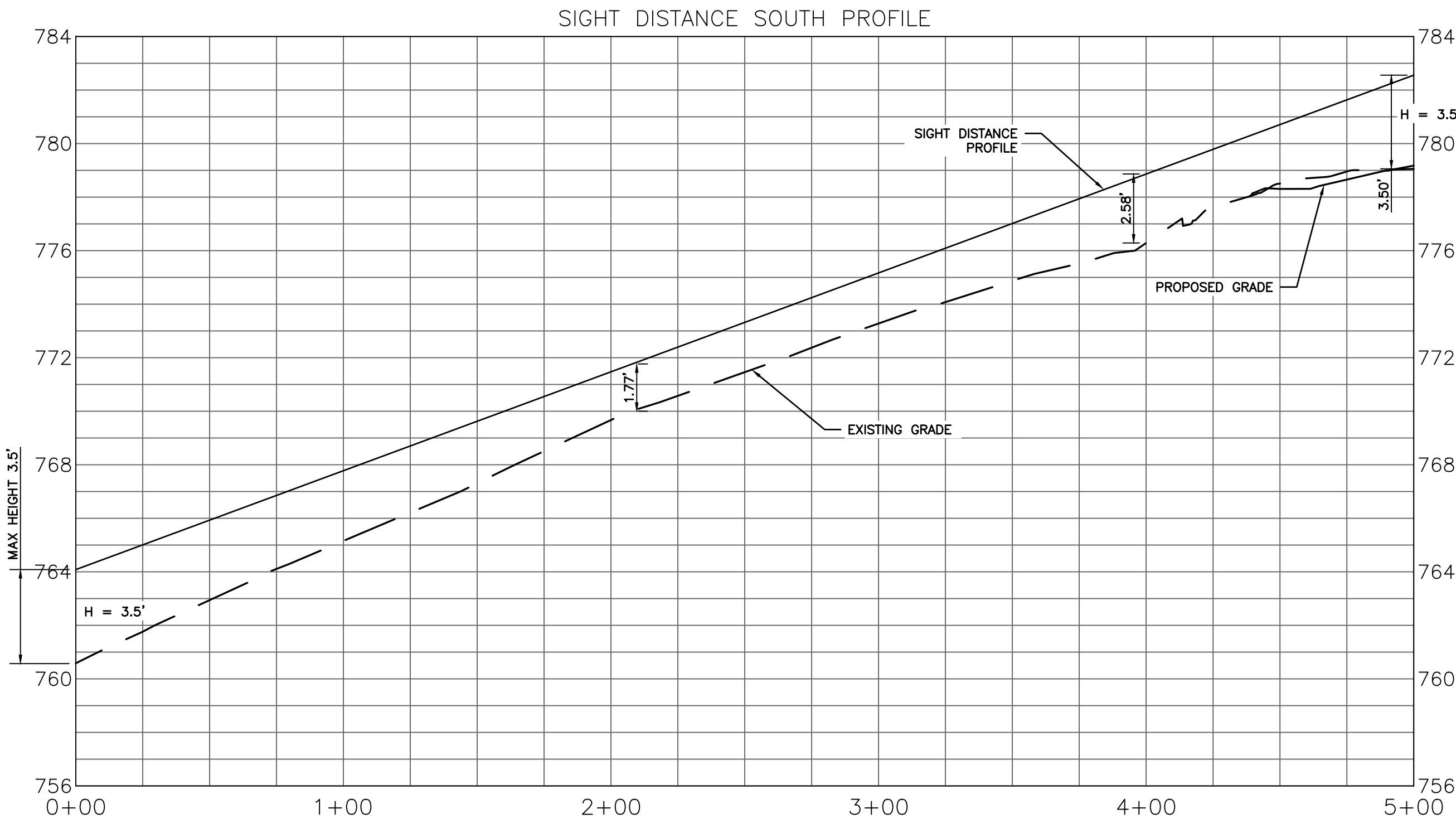
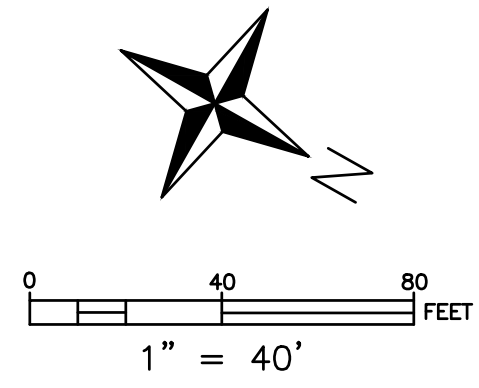
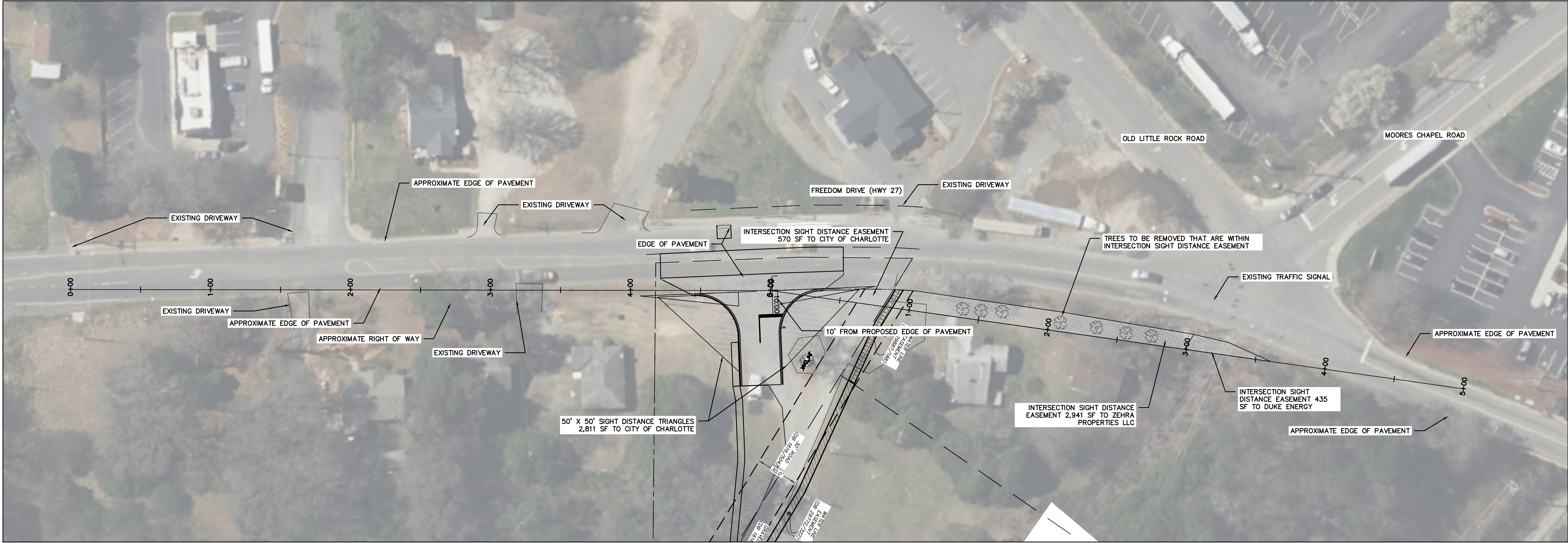


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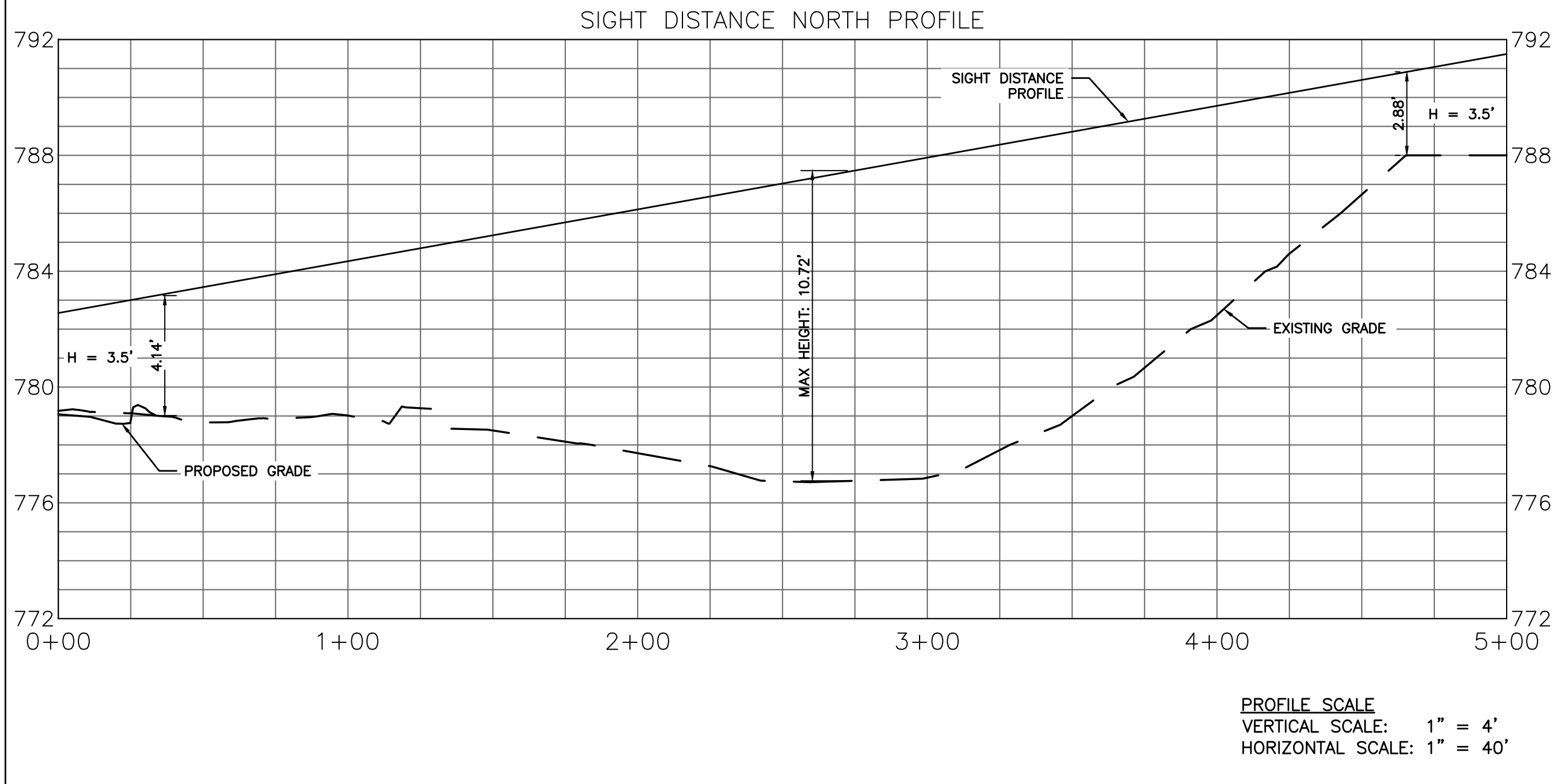
ENGINEERS SEAL



C202



PROFILE SCALE
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



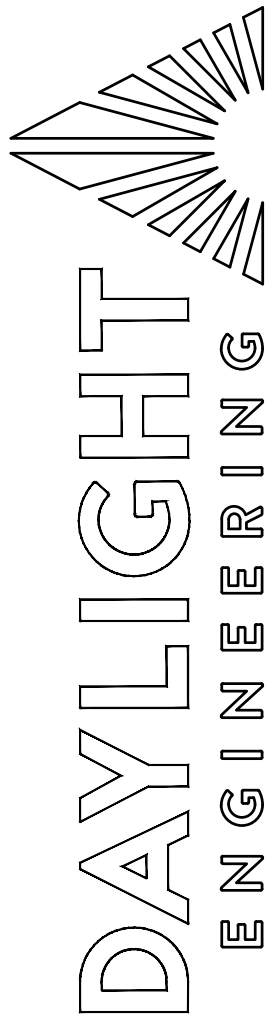
PROFILE SCALE
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SIGHT DISTANCE CALCULATION:

PASSENGER VEHICLE: 100 FT PER 10 MPH
FREEDOM DRIVE SPEED LIMIT: 45 MPH
DESIGN SPEED: 45 MPH + 5 MPH = 50 MPH
SIGHT DISTANCE REQUIRED: 100 FT * 5 = 500 FT

6518 FREEDOM DRIVE INDUSTRIAL SITE DISTANCE PROFILES

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB



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C203

SITE DISTANCE EASEMENT

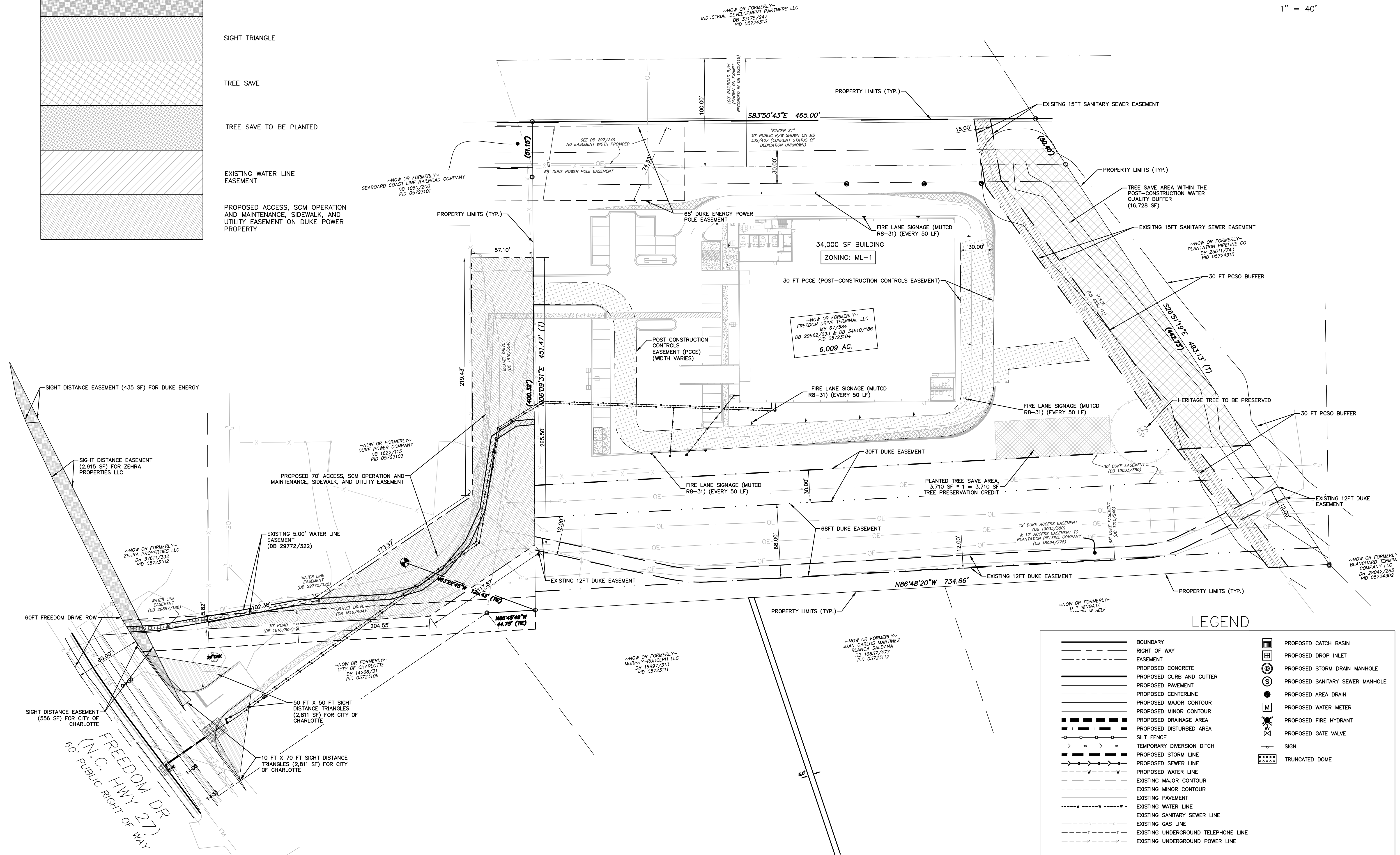
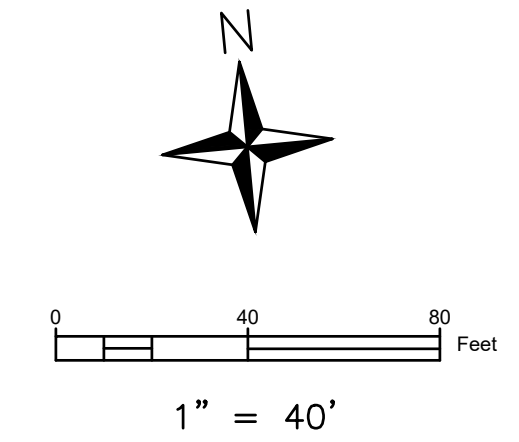
SIGHT TRIANGLE

TREE SAVE

TREE SAVE TO BE PLANTED

EXISTING WATER LINE
EASEMENT

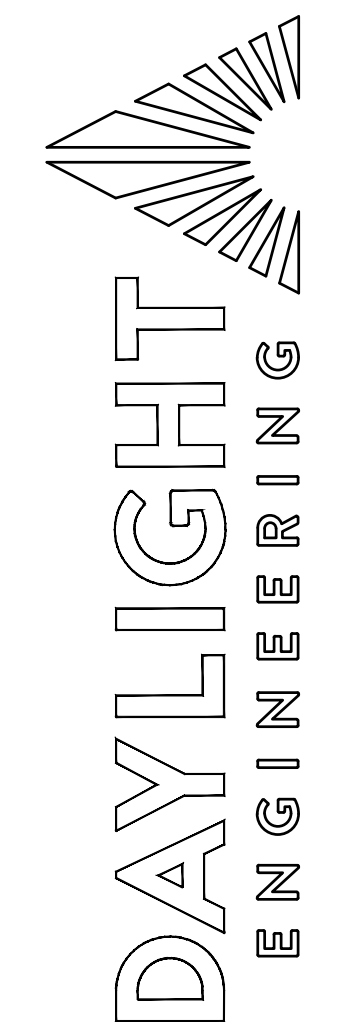
PROPOSED ACCESS, SCM OPERATION
AND MAINTENANCE, SIDEWALK, AND
UTILITY EASEMENT ON DUKE POWER
PROPERTY



REVISION	DATE	DESCRIPTION
2	9/13/2024	REVISED PER CITY AND NCDOT COMMENTS
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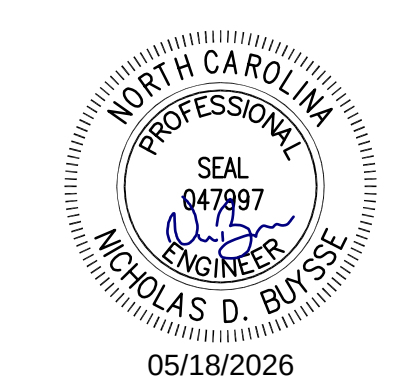
6518 FREEDOM DRIVE INDUSTRIAL
EASEMENT PLAN

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23061
PROJECT MANAGER: NDB



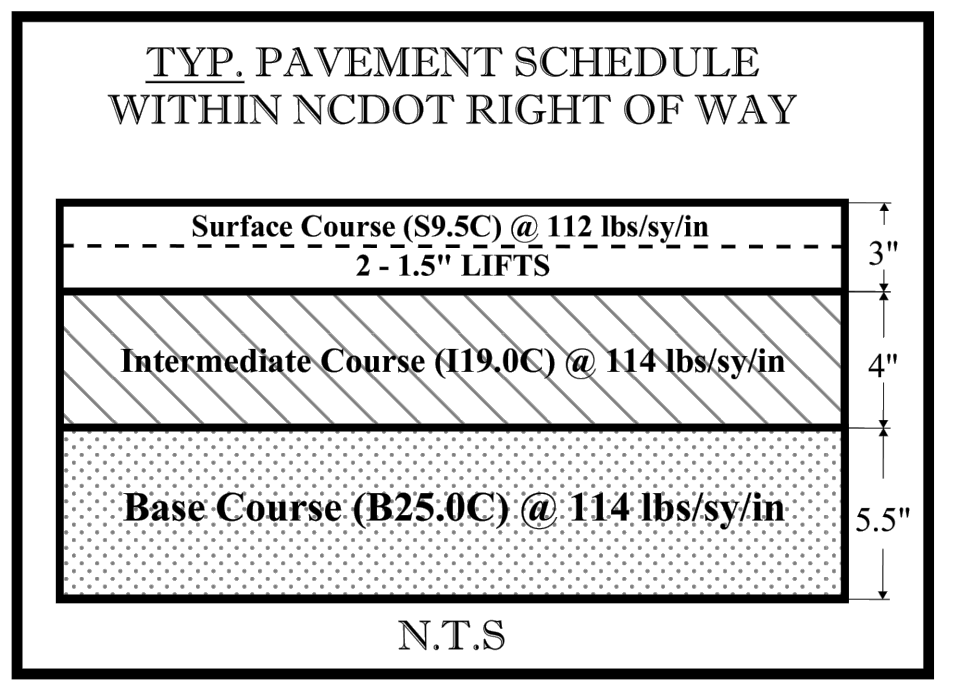
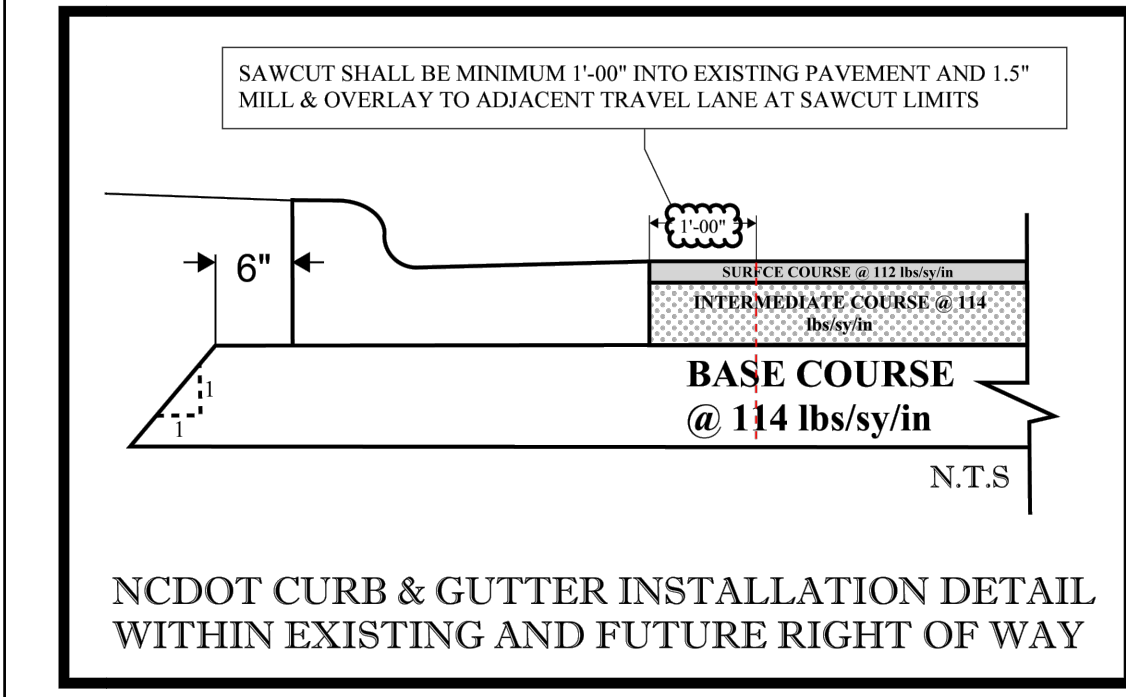
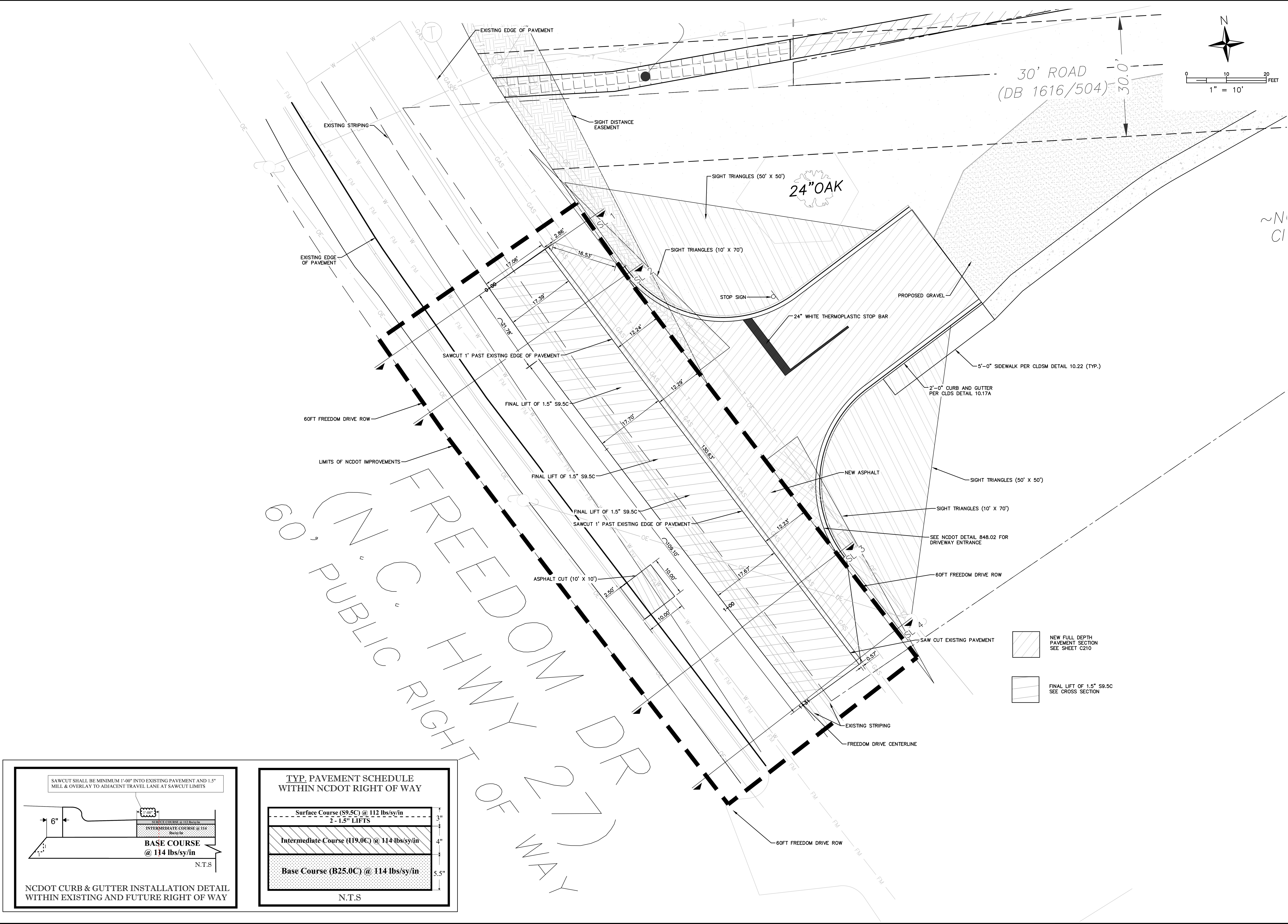
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ENGINEERS SEAL



05/18/2026

C204



6518 FREEDOM DRIVE INDUSTRIAL NCDOT SITE PLAN	
REVISION	DATE
2	9/13/2024
3	12/4/2024
4	2/3/2025
5	3/3/2025
6	8/4/2025
7	10/21/2025

DESCRIPTION

REVISED PER CITY AND NCDOT COMMENTS

REVISED PER CITY AND NCDOT COMMENTS DATED 10.25.24

REVISED PER CITY AND NCDOT COMMENTS DATED 1.13.25

REVISED PER CITY AND NCDOT COMMENTS DATED 1.13.25

REVISED SITE, GRADING, UTILITY, AND EC PLANS

REVISED PER CITY COMMENTS DATED 9.12.25

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB

DAYLIGHT ENGINEERING

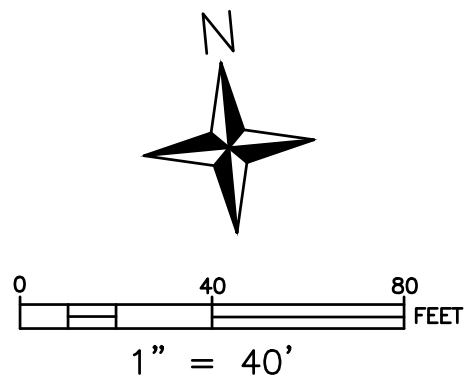
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ENGINEERS SEAL

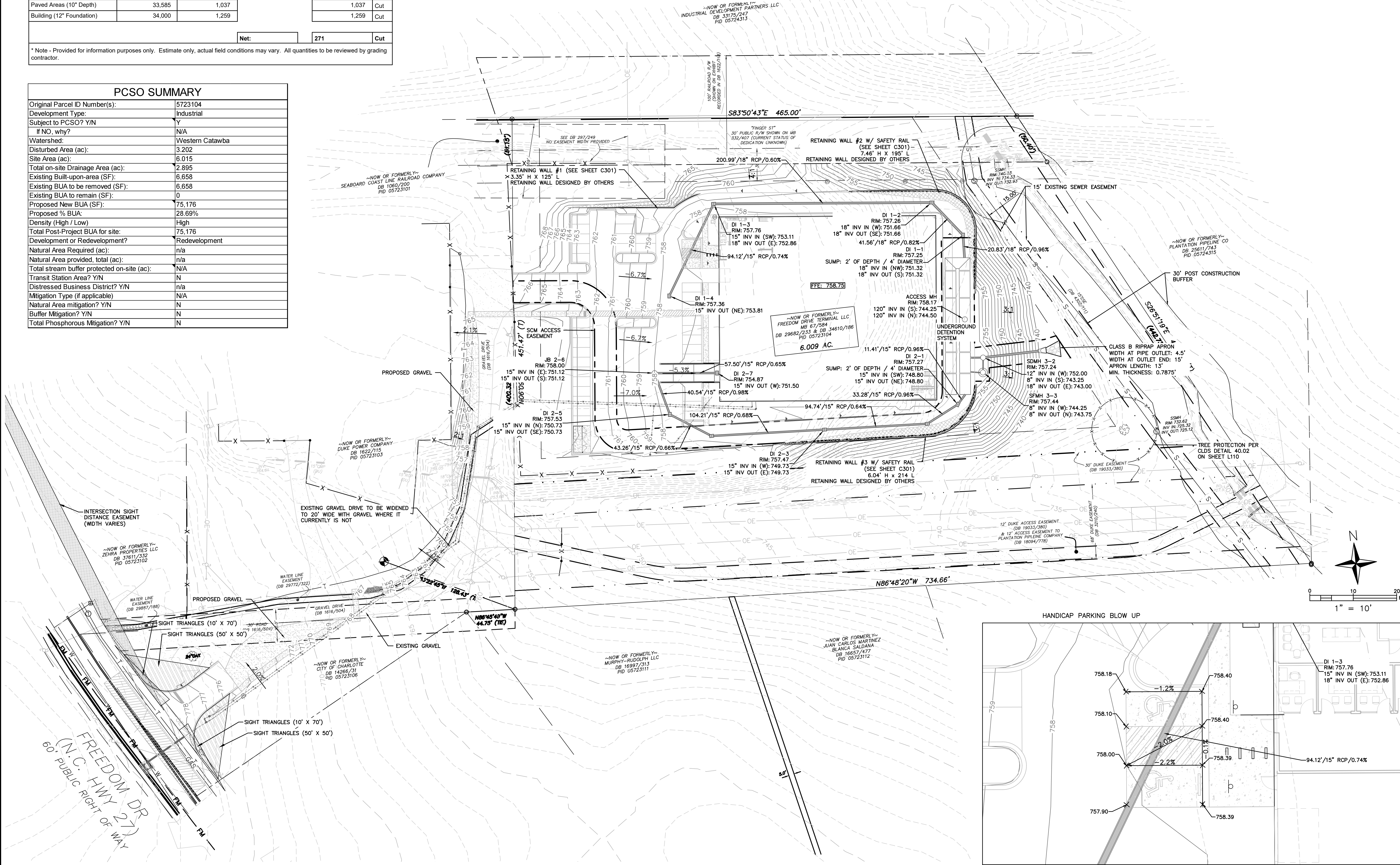
C206

- Cut Fill Adjustments*				
	Area (ft2)	Cut (yd3)	Fill (yd3)	Net Cut (cu. yd.)
Unadjusted Numbers	122,084	12,643	12,755	(112)
Adjustable area:	122,084			
Fill Compaction (15%)			1,913	(1,913)
Topsoil (6")	122,084		2,261	
Topsoil to be Hauled off	-		-	
Paved Areas (10" Depth)	33,585		1,037	1,037
Building (12" Foundation)	34,000		1,259	1,259
		Net:	271	Cut
* Note - Provided for information purposes only. Estimate only, actual field conditions may vary. All quantities to be reviewed by grading contractor.				

NOTE:
O-RING TO BE INSTALLED WITH PIPES FROM
DETENTION SYSTEM TO DI 1-3 AND FROM DETENTION
SYSTEM TO DI 2-7 (SEE SHEET C311 FOR O-RING
PIPES, SEE SHEET C313 FOR O-RING DETAIL)

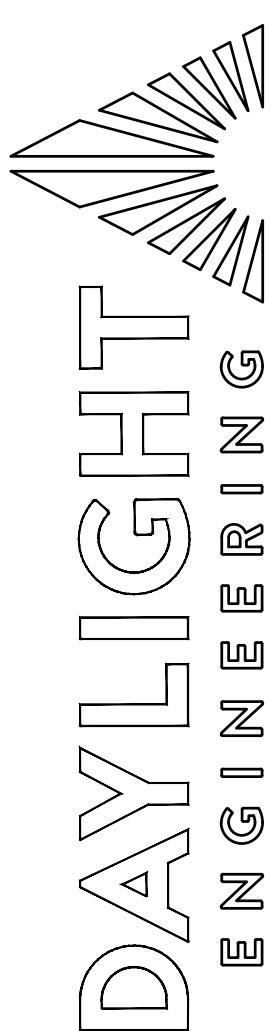


PCSO SUMMARY	
Original Parcel ID Number(s):	5723104
Development Type:	Industrial
Subject to PCSO? Y/N	Y
If NO, why?	N/A
Watershed:	Western Catawba
Disturbed Area (ac):	3.202
Site Area (ac):	6.015
Total on-site Drainage Area (ac):	2.895
Existing Built-upon-area (SF):	6,658
Existing BUA to be removed (SF):	6,658
Existing BUA to remain (SF):	0
Proposed New BUA (SF):	75,176
Proposed % BUA:	28.69%
Density (High / Low)	High
Total Post-Project BUA for site:	75,176
Development or Redevelopment?	Redevelopment
Natural Area Required (ac):	n/a
Natural Area provided, total (ac):	n/a
Total stream buffer protected on-site (ac):	N/A
Transit Station Area? Y/N	N
Distressed Business District? Y/N	n/a
Mitigation Type (if applicable)	N/A
Natural Area mitigation? Y/N	N
Buffer Mitigation? Y/N	N
Total Phosphorous Mitigation? Y/N	N



6518 FREEDOM DRIVE INDUSTRIAL
GRADING AND DRAINAGE PLAN

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB

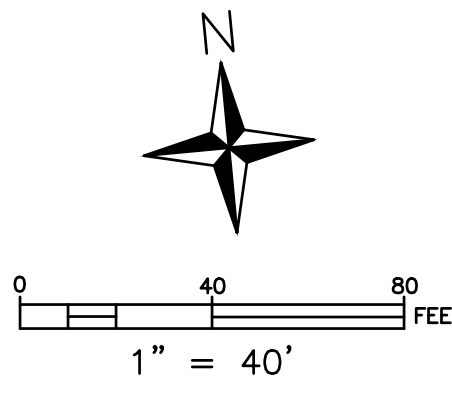
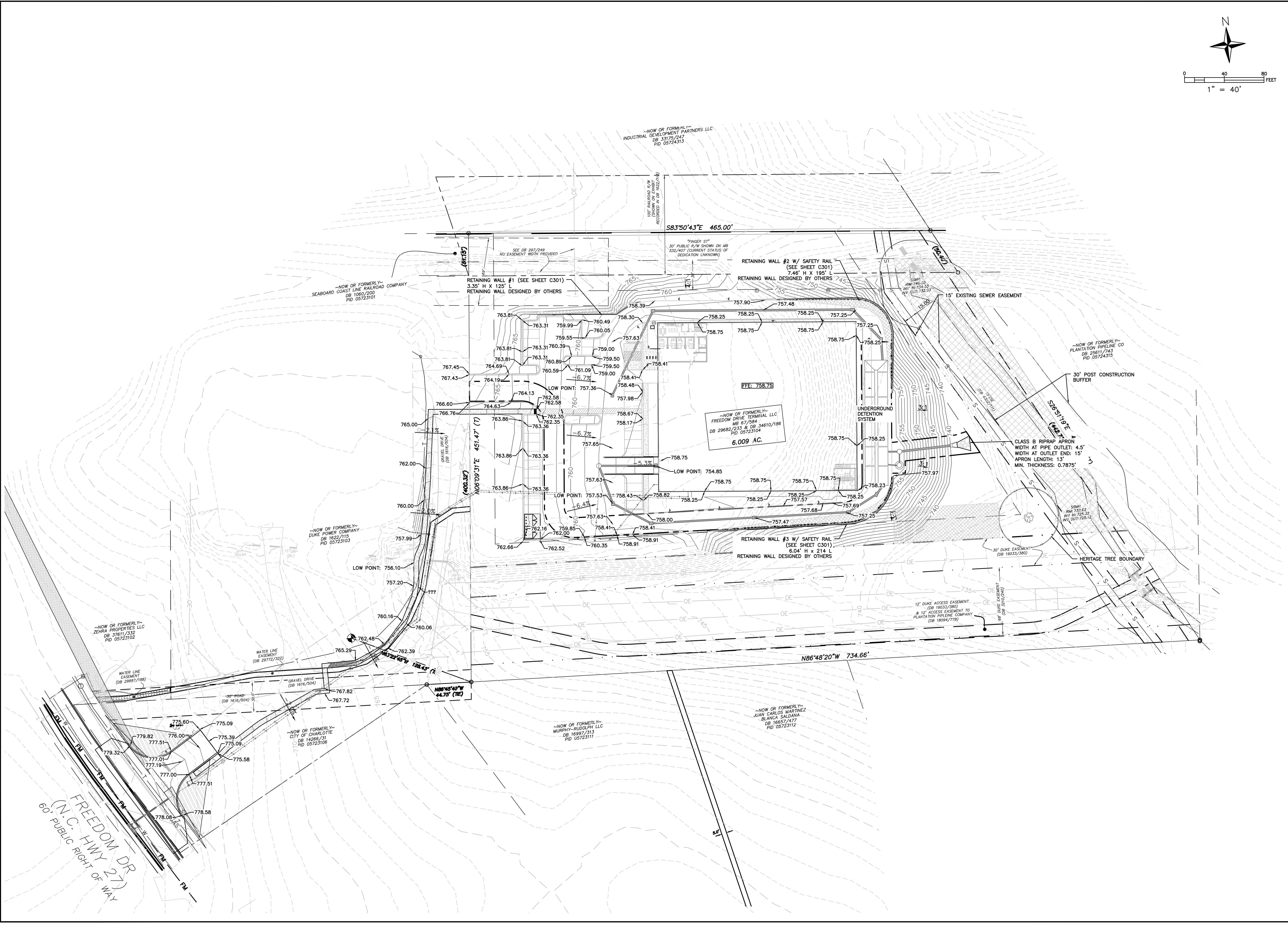


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ENGINEERS SEAL



C300

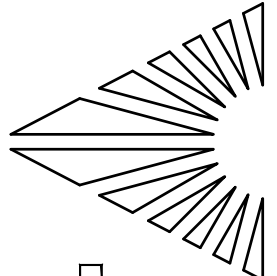


REVISION	DATE	DESCRIPTION
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6518 FREEDOM DRIVE INDUSTRIAL

SPOT GRADES

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB



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ENGINEERS SEAL



05/18/2026

C302

CLT WATER NOTES:

- CUSTOMER IS RESPONSIBLE FOR STAKING SITE AS NECESSARY TO DETERMINE SERVICE LOCATIONS & ELEVATIONS PRIOR TO CLT WATER CONTRACTOR MOBILIZING TO INSTALL SERVICES. SITE ADDRESS MUST BE VISIBLY POSTED AT SITE.
- ON-SITE CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF ANY APPLICABLE CONFLICTING UTILITIES NECESSARY TO COMPLETE SERVICE INSTALLATIONS. ADDITIONAL FEES MAY APPLY & CONSTRUCTION TIME LINES EXTENDED IF CONFLICTING UTILITIES ARE NOT SHOWN ON PLANS.
- WATER AND SEWER CONNECTIONS SHALL NOT BE LOCATED WITHIN PROPOSED CONSTRUCTION ENTRANCES.
- PAYMENT FOR A QUOTED SERVICE CONNECTION SHALL BE CONSIDERED ACKNOWLEDGEMENT & APPROVAL OF CLT WATER COMMENTS BY THE APPLICANT; PAYMENT DOES NOT INCLUDE ANY ADDITIONAL FEES REQUIRED DUE TO UNFORESEEN CONDITIONS THAT ARE/WERE NOT DEPICTED ON THE SITE PLAN PROVIDED BY THE APPLICANT.
- BACKFLOW PREVENTION REVIEW SHALL BE COORDINATED THROUGH MECKLENBURG CO. CODE ENFORCEMENT PERMITTING PROCESS AT TIME OF APPLICATION FOR BUILDING PERMITS. THESE REQUIREMENTS CAN BE FOUND AT [HTTP://WWW.CHARLOTTENC.GOV/WATER/CUSTOMER-CARE/BACKFLOW](http://www.charlottenc.gov/water/customer-care/backflow). ANY REVISION TO TAP AND/OR METER LOCATIONS MAY BE SUBJECT TO RE-SUBMITTAL TO BACKFLOW FOR REVIEW.
- CLT WATER WILL INSTALL THE 8" LATERAL INTO THE EXISTING MH AND BRING INSIDE THE R/W AS SHOWN. CLT WATER WILL INSTALL A 4"x4" POST TO MARK THE LOCATION OF THE PRIVATE MH JUST BEYOND THE R/W.
- IF YOUR WATER CONNECTION IS 2" OR LARGER AND SERVICING MORE THAN ONE STRUCTURE, YOU MUST SUBMIT FOR CLTW PRIVATE WATER PERMIT - VISIT WEBSITE FOR PRIVATE WATER PERMITTING INFORMATION [HTTP://WWW.CHARLOTTENC.GOV/WATER/DEVELOPMENT/BUSINESS/PRIVATE-WATER-PERMITTING](http://www.charlottenc.gov/water/development/business/private-water-permitting).
- THE ALTERNATE INSTALL PROGRAM IS AVAILABLE PER THE OWNER'S REQUEST TO HELP EXPEDITE INSTALLATION AND CONSTRUCTION SCHEDULES. FOR MORE INFORMATION REGARDING THE ALTERNATE ISNTALL PROGRAM PLEASE CONTACT MARCUS STALLINGS AT MARCUS.STALLINGS@CHARLOTTENC.GOV.

NOTE:
ALL PROPOSED UTILITY WORK WITHIN R/W IS NOT APPROVED THROUGH THE DRIVEWAY PERMIT PROCESS. A UTILITY ENCROACHMENT SHALL BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO ANY WORK BEGINNING.

SELECT SERVICE INSTALLATION METHOD	
CLT WATER INSTALL	ALTERNATE INSTALL
	X

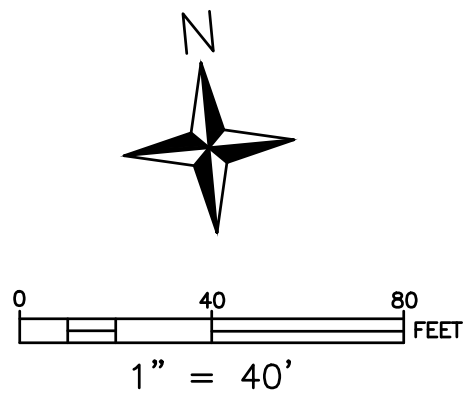
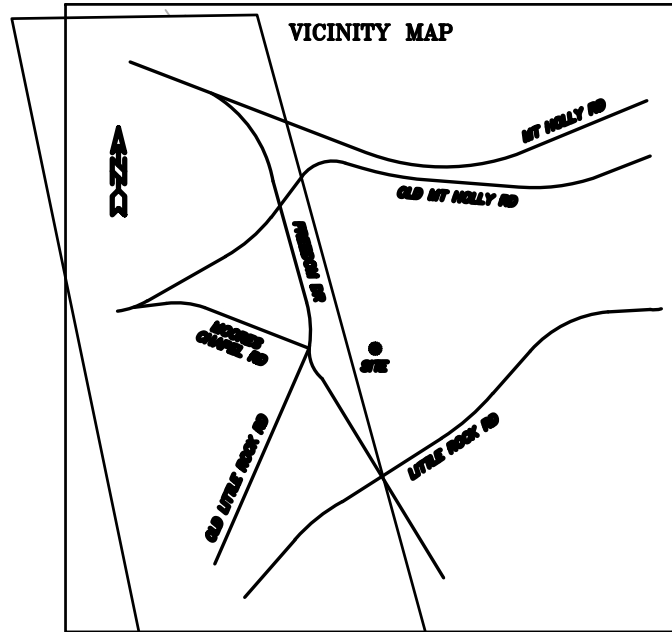
NOTE:
CONTRACTOR TO COMPLETE SERVICE INSTALLATION.

Domestic Water Demand Calculation Results:			
	Demand Flow (gpm)	Corresponding Meter (CLT Water Meter Chart)	Proposed Meter
Meter - 1	5	2-inch Positive Displacement	2-inch Positive Displacement

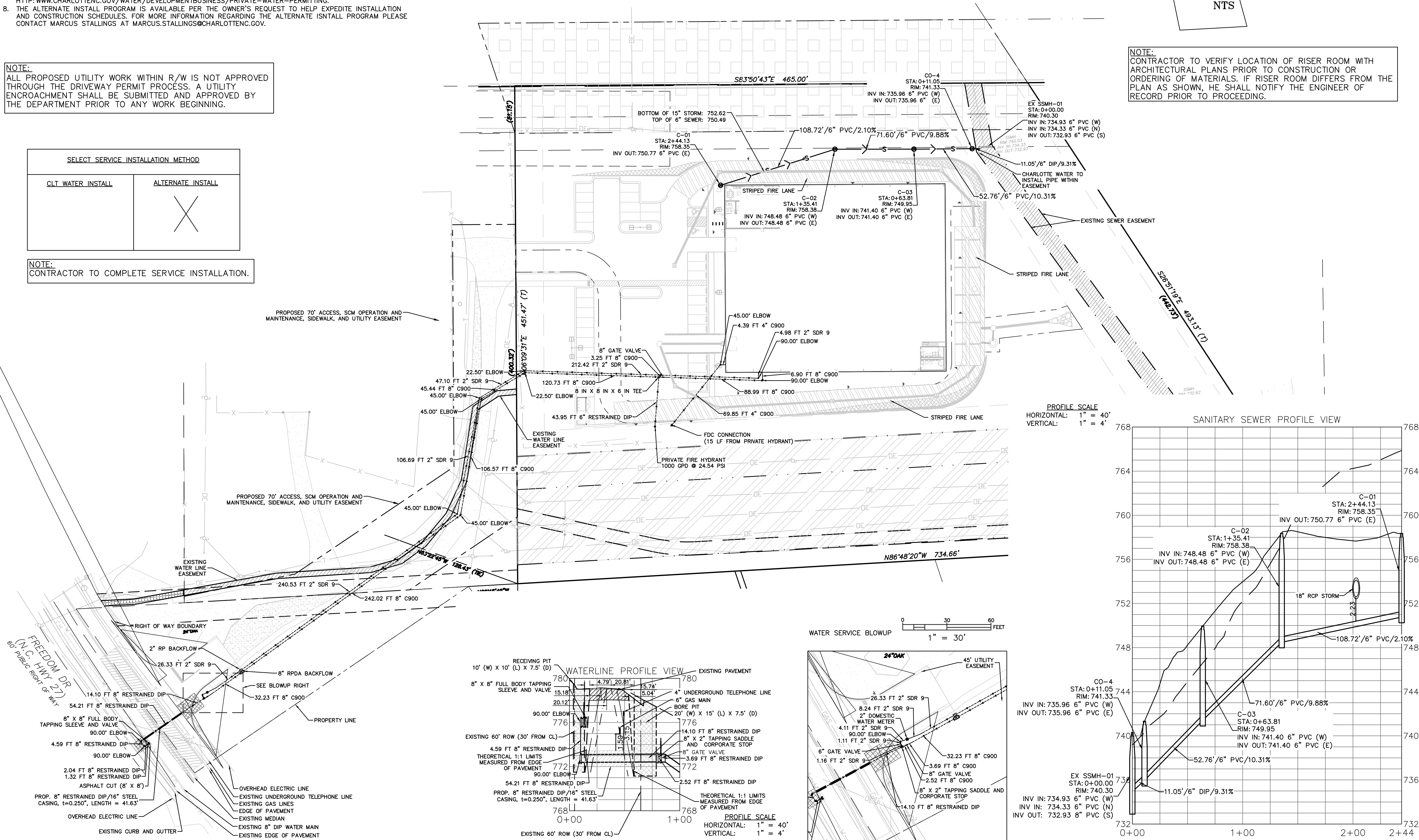
WASTEWATER TREATMENT PLANT RECEIVING WASTEWATER:

X MCALPINE
— IRWIN
— MCDOWELL
— SUGAR
— MALLARD
— ROCKY RIVER

NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS. IF CONTRACTOR DETERMINES THAT THE EXISTING CONDITIONS DIFFER FROM THE PLAN AS SHOWN, HE SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO PROCEEDING.

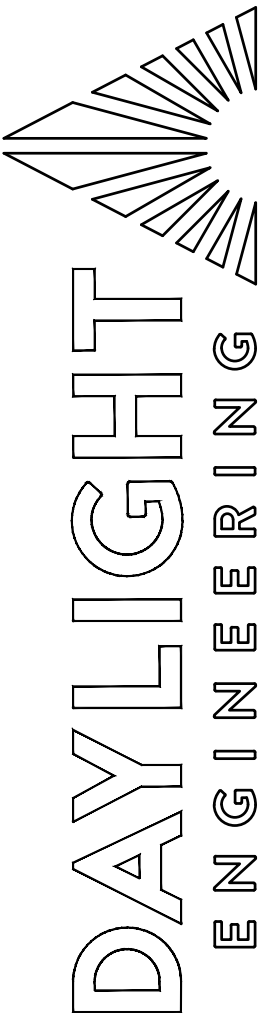


NOTE:
CONTRACTOR TO VERIFY LOCATION OF RISER ROOM WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION OR ORDERING OF MATERIALS. IF RISER ROOM DIFFERS FROM THE PLAN AS SHOWN, HE SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO PROCEEDING.



6518 FREEDOM DRIVE INDUSTRIAL
UTILITY PLAN

6518 FREEDOM DRIVE, CHARLOTTE, NC
DUKE VINYL WINDOWS, 304 WEST 32ND ST., CHARLOTTE, NC, 28206
PROJECT NO. 23081
PROJECT MANAGER: NDB



C600