



1114 E High Street
Special Exception for Build-To
and Transition Screening
Requirements

September 15th, 2025

Project Summary

- Address: 1114 E High Street
- Zoned: CX-5
- Future Land Use Designation: Urban Mixed-Use Corridor
- Workshop space behind existing office space
- Special Exception to allow building in the rear before build-to requirement is met; and special exception to modify Transition Screening requirements

Build-To Requirements

2.10.6. Build-To

A. Build-To Width

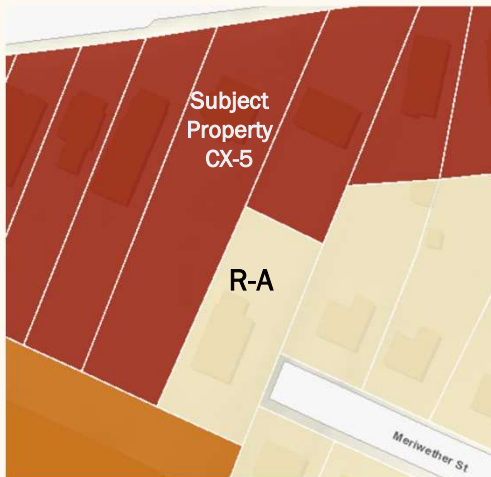
The cumulative building width that occupies the build-to zone relative to the width of the site at the street lot line.

1. Intent

To facilitate the creation of a convenient, attractive, and harmonious community by regulating the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development.

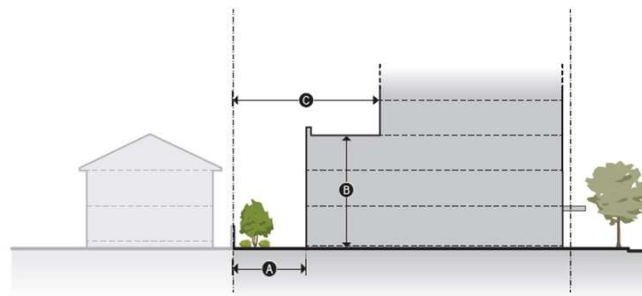
- Buildings must be located from 0'-10' from the front property line
- Building must take up 75% build to width within zone

Transition Requirements



District of Lot	Abutting District			
	R-A	RX-3	RX-5	CX-8
R-A				
R-B	--	--	--	--
R-C				
RX-3	Type A	--	--	--
CX-3				
NX-3				
RX-5				
CX-5	Type C	Type B	--	--
NX-5				
IX-5				

TRANSITION TYPE C



TRANSITION AREA

A Building setback (min)	20'
Transition screen type	Moderate

UPPER STORY STEP-BACK

B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	40'

TRANSITION SCREEN MODERATE-1

Narrow depth landscape screening with a wall or fence intended for screening moderate transitions and uses.



SCREENING AREA

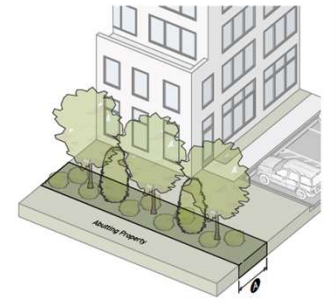
A Depth (min)	8'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	None
Shrubs (min per 50')	None

FENCES AND WALLS

B Height (min)	6'
Opacity (min)	90%
Setback from property line (min)	0'

TRANSITION SCREEN MODERATE-2

Medium depth landscape screening with no wall or fence intended for screening moderate impact transitions and uses.



SCREENING AREA

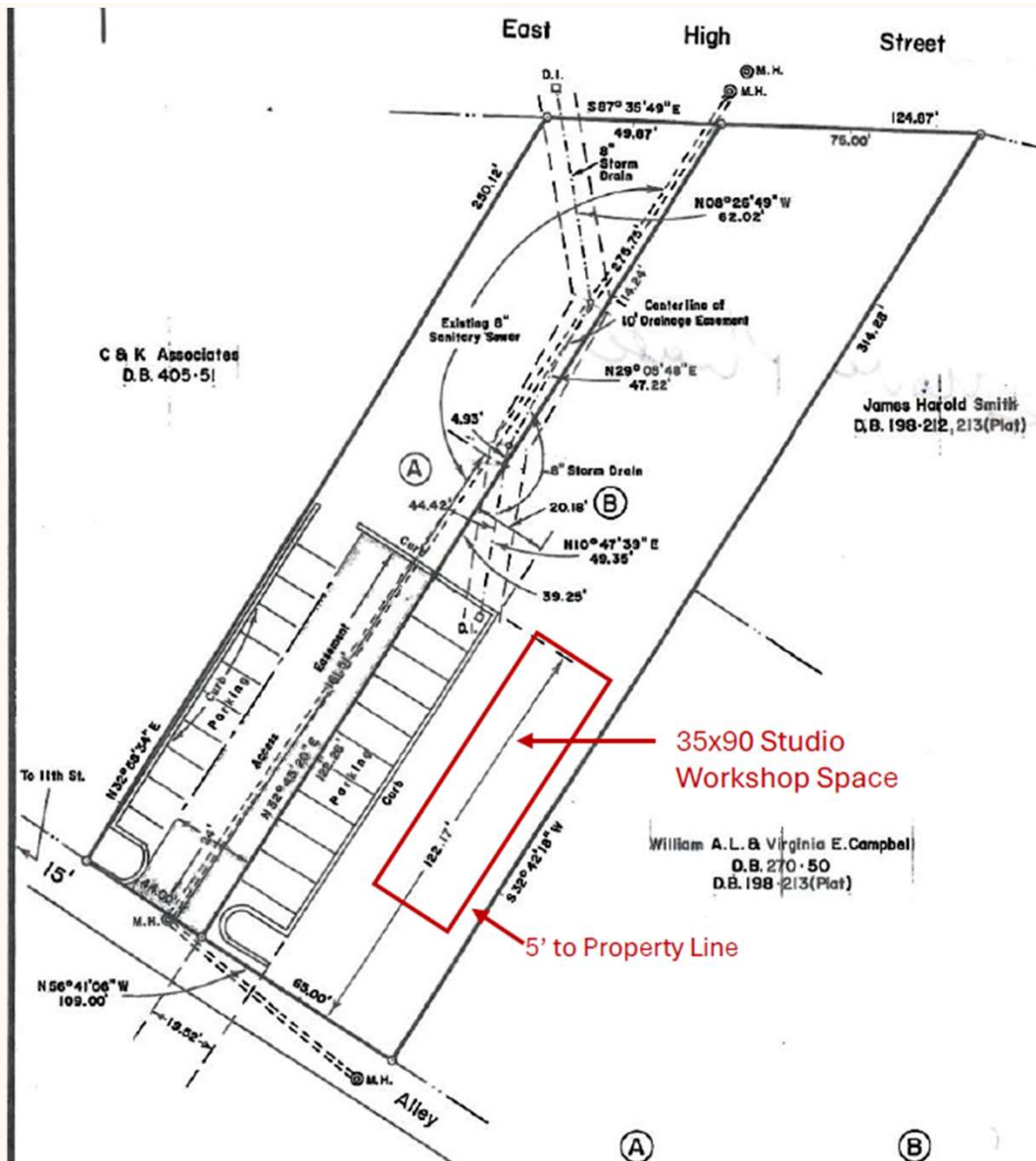
A Depth (min)	10'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	2
Shrubs (min per 50')	5

FENCES AND WALLS

Not required

Request

- Special Exception to allow building in the rear before build-to requirement is met; and special exception to modify Transition Screening requirements
 - Reduce the 20' building setback requirement to 5'
 - Reduce the Screening area depth from 8' to 5'
 - Reducing Large tree requirement from 2 to 0





Prescriptive Installation Requirements:
 R-10 continuous insulation entire above roof deck
 or R-40 EPSI
 R-20 wall cavity
 R-15 under slabs for 24"

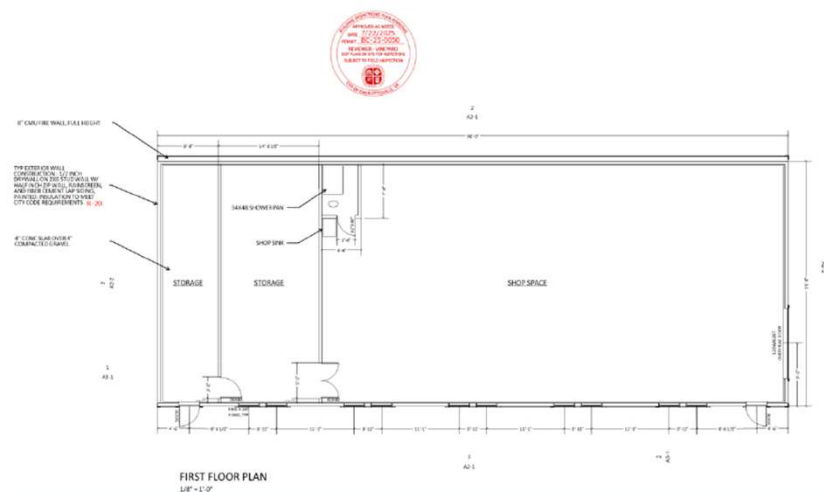
2021 VCC CODE



SITE MAP	FLOOR PLAN GENERAL NOTES	DRAWING LIST	GENERAL NOTES
	<p>1. THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 VCC CODE AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	<p>01. FLOOR PLAN 02. ELEVATIONS 03. SECTION 04. DETAILS 05. ELECTRICAL 06. MECHANICAL 07. PLUMBING 08. ROOFING 09. EXTERIOR 10. INTERIOR</p>	<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 VCC CODE AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>
		<p>AREA CALCULATIONS</p> <p>FLOOR SPACE: 1000 S.F. ROOF AREA: 1000 S.F. TOTAL AREA: 2000 S.F.</p>	<p>CODE INFORMATION</p> <p>PROJECT ADDRESS: 12345 MAIN ST., CHARLOTTE, NC 28203 CONSTRUCTION TYPE: TYPE V USE GROUP: U1 FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM OCCUPANCY: LIGHT MANUFACTURING</p>



A1



Request and Staff Recommendation

- Special Exception to allow building in the rear before build-to requirement is met
- Special exception to modify Transition Screening requirements as follows:
 - Reduce the 20' building setback requirement to 5'
 - Reduce the Screening area depth from 8' to 5'
 - Reducing Large tree requirement from 2 to 0
- Staff and Planning Commission recommends approval (7-0) of the SEP with the following conditions:
 1. The size, location, and use will be consistent with the materials submitted in application PL-25-0038 and PL-25-0041 both dated August 12th 2025.
 2. Two large trees shall be provided on the subject property in accordance with Section 34-4.7 (Transition Screening). However, placement of these trees is not required between the studio workshop and the property line.
 3. A minimum six (6) foot fence—existing or future—shall be provided between the studio workshop and the property line. The fence shall be maintained and kept in good repair.
 4. The studio workshop shall not exceed one (1) story in height.