

**ORDER GRANTING/DENYING  
CONDITIONAL USE PERMIT  
TOWN OF MINT HILL, NORTH CAROLINA**

APPLICANT: John Kohler

APPLICATION NO. CUP98-2

ADDRESS: 821 Marquette Avenue

Minneapolis, MN 55402

A request for a Conditional Use Permit to (state the request) allow construction of a 14,000 sq. ft. pharmacy/drug store located at 9202 and 9208 Lawyers Road. Tax Parcels 135-221-10 and 135-221-09(pt) heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on February 26, 1998, has been granted. The decision is as follows (state the reason for granting/denying the request and any conditions set forth in the decision):

Approve the Conditional Use Permit with the following conditions: (1) The existing tree line shown on both sides of the driveway on Lebanon Road remain undisturbed except for site distance triangles. If disturbed, street trees must be planted in accordance with Mint Hill's standards. (2) The area between the D. G. Dulin Estate property and the elementary school remain undisturbed except for minimal grading for the parking lot. If cleared, screening must be installed as per Mint Hill standards. (3) The sign should be ground mounted. (4) The trees be increased in size to at least 12 ft. high at time of planting. (5) Sidewalks are to be installed on Lawyers Road and Lebanon Road along the property inside existing right-of-way unless the future right-of-way is dedicated. (6) Conditions of the rezoning (ZC98-2) need to be added to the site plan. (7) Handicapped parking needs to be indicated on the site plan. (8) Review with Town Planner to indicate how many existing trees can be saved and incidate these on the site plan. (9) A stormwater plan be indicated on the site plan.

This permit shall expire: February 26, 2000

Beverly B. Hamrick  
Clerk

Robert G. Furr  
Mayor

Copy to Applicant and Zoning Administrator March 6, 1998  
(Date) st.

*Note: Conditional Use Permits expire two years from date of approval if the Planning Board finds that no progress has been made to develop in accordance with approved plans.*