

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

APPLICANT: Timothy F. McMullen
ADDRESS: Millennium 3 Design Group
1313 North Tryon Street
Charlotte, N. C. 28206

APPLICATION NO. CUP03-3

A request for a Conditional Use Permit to allow construction of a new elementary school to be located at 11517 Idlewild Road, being a portion of Tax Parcel #135-321-07 heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on December 11, 2003, has been **granted**. The decision is as follows: Approved as follows with the following waiver, corrections and conditions: (1) The existing and future right-of-way and centerline need to be labeled on the site plan; (2) The street trees in an unhealthy condition should be replaced; (3) Mobile classroom units must receive a Temporary Use Permit from the Town of Mint Hill before installation; (4) Stormwater to be approved by Mecklenburg County Engineering; (5) Label 50 ft. setbacks on the site plan; (6) Indicate the color of the building on the elevations; (7) Grant a waiver for the two signs (for middle school and elementary school) and for on-structure signage as requested; All signs must be located outside the right-of-way and the site distance triangles of Section 4.7 and permitted through Mecklenburg County before installation; (8) Label existing metal gate on but access driveway; (9) Label on the site plan that the multi-purpose field is not to be lighted; (10) Label the existing fence around the perimeter of the property; (11) Mint Hill's approval is based on approval from all Federal, State, County and local agencies; (12) Install a gate at the main entrance to the facility as per Mint Hill Police and Fire Department.

This permit shall expire: December 11, 2005
(Date)

Beth C. Hamrick
Clerk

[Signature]
Mayor

Copy to Applicant and Zoning Administrator: 4/2/04
(Date)

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.

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

Attn: Tony Ansaldo

APPLICANT: Charlotte-Mecklenburg Schools

APPLICATION NO: CUP02-1

ADDRESS: 3301 Stafford Drive

Charlotte, N. C. 28202

A request for a Conditional Use Permit to (state the request) amend the site plan for modifications to the elevations, parking areas and additional grading in the setbacks for the middle school located at 11517 Idlewild Road. Being tax parcel 135-321-07.

heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on March 28, 2002, has been granted. The decision is as follows (state the reason for granting/denying the request and any conditions set forth in the decision):

Approval of site plan with the following conditions: (1) All the previous conditions of CUP01-1 shall apply with the exception of the elevations, parking areas and additional clearing in the setbacks to the extent necessary for the athletic fields. (2) The certificate of occupancy will be held until the future right-of-way for Idlewild Road is dedicated. (3) No clearing can occur beyond the 50-foot SWIM buffer and this area must be labeled undisturbed. (4) All signs must be located outside the right-of-way and the site distance triangles of section 4.7 and permitted through Mecklenburg County before installation. (5) Mint Hill's approval is based on approval from all Federal, State, County, and Local agencies.

This permit shall expire: March 28, 2004
(Date)

Doris H. Miller
Clerk (Deputy)

Lee H. Bygers
Mayor

Copy to Applicant and Zoning Administrator 4/3/02
(Date)

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.

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

✓ Doubled checked w/ minutes

✓ Fax to school

APPLICANT: Tony Ansaldo

APPLICATION NO: CUP01-1

ADDRESS: Charlotte-Mecklenburg Schools

3301 Stafford Drive, Charlotte, N. C. 28202

A request for a Conditional Use Permit to (state the request) to allow construction of a new middle school and future elementary school located at 11517 Idlewild Road; Tax Parcel #135-321-07 heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on April 26, 2001, has been **granted**. The decision is as follows:

Approval of site plan with the following corrections/conditions: (1) The plans need to reflect a 3-way section along Idlewild Road. This should include but not be limited to cross sections, striping, pavement schedule, length of left turn lanes, etc. and will be reviewed by Mecklenburg County Engineering and NCDOT. (NCDOT's decision to send to Raleigh for review if needed.) (2) The future right-of-way must be dedicated. (3) No clearing in the 50-foot setback except in areas for construction of facilities. Additional screening must be installed as per Mint Hill's Section 4.2 in areas where no vegetation exists. (4) Lighting must be shielded not to reflect on adjoining properties and any lights for athletic fields must be extinguished no later than 10:00 p.m. (5) The area for stormwater detention needs to be shown on the site plan. (6) All signs must be located outside the right-of-way and the site distance triangles of Section 4.7 and permitted through Mecklenburg County before installation. (7) The sidewalk must be located in the right-of-way and be a minimum distance of 5 ft. from the back of the curb. (8) The easement/driveway issue needs to be resolved before approval of the Special Use Permit if there is room to accommodate it. (9) Elevations need to indicate color scheme, i.e., dark brick, metal seam roof. (10) Waive screening in the area of the easement, if an easement is granted to Mr. Baird. (11) Show fencing on the plans/install fence so Mr. Baird can maintain yard on other side. (12) Label "tree save" areas.

This permit shall expire: April 26, 2003
(Date)

of easement.

Clerk

Mayor

Copy to Applicant and Zoning Administrator _____
(Date)

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.

**ORDER GRANTING
MINOR CHANGE(S) TO CONDITIONAL USE PERMIT
TOWN OF MINT HILL, NORTH CAROLINA**

APPLICANT: Mr. Chip Lofton
ADDRESS: 3301 Stafford Drive
Charlotte, NC 28208

APPLICATION NO. MC04-1
CONDITIONAL USE PERMIT NO. CUP02-1

A request for Minor Changes to the Conditional Use Permit to allow the installation of metal gates at the main entrance and bus driveway of the Mint Hill Middle School and future elementary school site located at 11501 Idlewild Road, Tax Parcel #135-321-07 was reviewed by the Planning Department in accordance with the provisions of the Article 10 of the Zoning Ordinance on January 14, 2004 and has been granted because the minor changes do not:

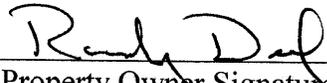
- (a) alter the basic relationship of the proposed development to adjacent property; and
- (b) alter the uses permitted or increase the density or intensity of development; and
- (c) increase the gross floor area of any nonresidential use by the smaller of the percent or 10,000 square feet; and
- (d) decrease the off-street parking ration below the minimum number of spaces required.

In addition, this approval is granted provided that the existing gate located at the bus driveway will also be painted yellow and reflective tape will be covered on the gate arms as indicated on the plans.



Planning Director

Charlotte Mecklenburg BOARD OF ED.
Property Owner (Please Print)



Property Owner Signature

Copy to Applicant and Zoning Administrator

1/16/04
(Date)