

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

APPLICANT: Mr. Lat Purser

APPLICATION NO. CUP05-2

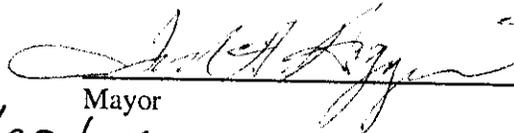
ADDRESS: Hoods Crossroads of Mint Hill, LLC
4530 Park Road, Suite 300
Charlotte, North Carolina 28209

A request for a Conditional Use Permit to allow construction of an addition to Building #4, with a waiver to allow the addition to encroach a maximum of 15 ft. into the required 50 ft. front setback, located at 3551 Matthews-Mint Hill Road, Tax Parcel #135-331-04 and #135-331-57, heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on April 14, 2005, has been **granted** as follows:

- (1) As requested, including a waiver to allow the addition to encroach a maximum of 15 ft. into the required 50 ft. front setback.

This permit shall expire: April 14, 2006
(Date)


Clerk


Mayor

Copy to Applicant and Zoning Administrator: 6/22/05
(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.

P/CUP05-20G

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

APPLICANT: Mr. Lat W. Purser
ADDRESS: LLC Hoods Crossroads
4530 Park Road, Suite 300
Charlotte, NC 28209

APPLICATION NO. CUP03-4

A request for a Conditional Use Permit to waive the spacing of the street trees for the Hoods Crossroads Shopping Center located at 3501 and 3555 Matthews-Mint Hill Road. Being Tax Parcels 135-331-04 and 135-331-57 heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on November 13, 2003, has been granted. The decision is as follows:

Approval with the following waiver and corrections: (1) Grant a waiver on the spacing on the street trees based on the number of trees and supplement landscaping provided; (2) Indicate the height of Dwarf Bufords (36 inch minimum) at time of planting on the plan; (3) Indicate the Nuttall Oak caliper and height (criteria of 2 inch caliper and 10-12 ft. in height) at time of planting on the plan; (4) Determine a date to ensure the installation of the landscaping as presented with a follow-up inspection from staff; (5) Require a minimum of 15 street trees.

This permit shall expire November 13, 2005

(Date)

Becca Q. Hamrick

Clerk

Sam A. Agui

Mayor

Copy to Applicant and Zoning Administrator: 2/18/04

(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 plan

ORDER GRANTING/DENYING
CONDITIONAL USE PERMIT

COPY TO APPLICANT 10/31/95
(Date)

COPY TO ZONING ADMINISTRATOR
10/31/95
(Date)

APPLICATION NO. 95-2

APPLICANT: Lat Purser Associates, Inc.

ADDRESS: 4530 Park Road, Suite 300
Charlotte, NC 28209

A request for a Conditional Use Permit to (state the request) _____

permission to construct addition to Food Lion at Hoods Crossroads in Mint Hill

on Parcel #135-331-57 and affecting #135-331-04; construction to consist of

4,640 square feet (1,870 square feet existing would be taken out and replaced)

heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on 10/26/95, has been (granted) (~~denied~~). The decision is as follows (state the reason for granting/denying the request and any conditions set forth in the decision):

In accordance with site plan dated October 18, 1995, prepared by William E. Bruce, Construction Consultant, a variance is granted in accordance with Section 10.210 of the Mint Hill Zoning Ordinance to allow construction 25 feet from back corner of Parcel #135-331-57, with emphasis on the fact that the remaining property on the site plan identified by Tax Parcel #135-331-04 (also BP (CUD) zoning district) would require an amendment to the site plan for any change in use and that any use of parcel #135-331-04 would require a minimum of 75 feet setback; further, trees to remain and no additional parking spaces required for construction proposed for parcel #135-331-57.

If granted, this permit shall expire: 10-26-97
(Date)

Beta Q. Hancock

Joseph V. Hamilton, Jr.

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.