

**ORDER GRANTING
SPECIAL PERMIT
TOWN OF MINT HILL, NORTH CAROLINA**

Applicant: Chris Granelli
Address: 7301 Carmel Executive Park, Suite 102
Charlotte, North Carolina 28226

Application No: SP02-11

A request for a Special Permit to construct a swim club as an amenity for Versage residents at 7603 Truelight Church Road; Tax Parcel No. 137-261-01 heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on February 13, 2003, has been **granted**. The decision is as follows:

Approved with the following corrections/conditions: (1) Additional screening is not necessary to the rear of the parking lot and the north side of the parking lot because the nearest lots would be greater than 300 to 500 ft. away and existing vegetation will remain according to the denuded limits on the approved preliminary subdivision grading plan as part of open space A; (2) Five additional street trees are needed to comply with Section 4.2. The type of street tree is recommended to be Red Maples; (3) Outdoor lighting, if provided must be shielded and extinguished no later than 11:00 p.m.; (4) A waiver be granted for the additional 49 parking spaces required by Article 12 (Reasons included that the majority of users in Versage would walk to the pool, to prevent additional impervious surface, parking requirements for community recreation centers need to be reconsidered because of high number of spaces required); (5) Any public address system, if used in the future, shall not exceed normal noise levels as per Mint Hill's Noise Ordinance; (6) The site plans need to be amended to provide additional landscaping within and around the parking lot; (7) A waiver be granted for the required 100 ft. front and side setback adjacent to Lot 48 to be reduced to 32 ft. as shown on the site plan (The reason included the setback requirement would push the swim club further into the flood plain; (8) A note needs to be added to the site plans that the ownership and maintenance of the swim club is the homeowners association's responsibility; (9) The Town of Mint Hill's approval is based on the approval of Mecklenburg County Land Use and Environmental Services Agency and CMUD reviews. Note: This would include stormwater discharge into the stream; and, (10) Changes adding the kiddie pool and changing some interior doorways should be added to the site plan.

This permit, ① shall expire: February 13, 2004
(Date)

Beth A. Hamreich
Town Clerk

Joe H. Ryznar
Mayor

Copies to: Applicant, Zoning Administrator
and Revaluation Officer May 8, 2003
(Date)

① *Special Permits expire one year from date of approval unless a building permit, if required for such use, is obtained.*
P/SP02-11 log