

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

APPLICANT: Brent Vandervort
ADDRESS: 8621-C Fairview Road
Mint Hill, North Carolina 28227

APPLICATION NO. CUP98-10

A request for a Conditional Use Permit to allow construction of a 6,000 sq. ft. Building "G" and a 22' X 13' shed addition to Building "C" located at 8621-C Fairview Road, Tax Parcel 139-012-06 heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on December 10, 1998, has be granted. The decision is as follows:

Approve the Conditional Use Permit with the following conditions: (1) The future right-of-way needs to be labeled on site plan; (2) The tree line shown along the rear of the property should be left undisturbed and noted on the site plan; (3) Additional parking spaces should be provided and existing spaces stripped; (4) Parking spaces should not be located in front of the garage doors; (5) Parking areas and driveway must be paved in accordance with Section 13.108; (6) A loading space should be provided (10'x25' for delivery trucks or 10'x50' for tractor trailer trucks); (7) The 22' X 13' shed should match the existing Fat Man's Fabrication building; (8) The driveway on the north side to Hwy. 218 should be widened to 24 ft. and a type III (Mecklenburg County) connection should be made to Hwy 218. (9) Approval is based on review and approval by Mecklenburg County Health Department and Mecklenburg County Engineering and Building Standards Departments; (10) The wooded area between Buildings F & G should be labeled on the site plan; (11) Building "G" should be moved up 30 ft.; (12) The gravel areas between Buildings D & F must be paved as per Section 13.108; (13) The conditions of previous CUP's should remain in effect except for the changes stated above; (14) The two driveways should connect to provide for better maneuvering of traffic in and out of the site.

This permit shall expire: December 10, 2000

Debra Q. Hamrick
Clerk

Rolf G. Feys, Jr.
Mayor

Copy to Applicant and Zoning Administrator 2/4/98

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.

professional/business offices with the following conditions: (1) All work to take place indoors; (2) no outdoor storage of inoperable or damaged vehicles; (3) no engines run without mufflers installed; (4) proper storage and disposal of waste products to be strictly enforced; (5) dumpsters to be located at western edge of property away from the residential side; (6) business hours to be no earlier than 7:00 a.m. and no later than 6:00 p.m.; (7) screening previously waived shall be installed at the wishes of the adjoining property owner; (8) the driveways in and around the site are to be kept clear and unobstructed; (9) parking spaces indicated on the site plan shall only be used as such with parking being prohibited between the driveway and the residential property to the right of the site; (10) parking spaces will be in accordance with the ordinance for each specific use; (11) signs shall be limited to one free-standing sign in accordance with Article 12 to be shared by each business; (12) no vehicles under modification are to be left outside; (13) exhaust of vehicles is to be piped into a trench or outdoors as required by Mecklenburg County; and, (14) a copy of the applicant's lease agreement with the tenant shall be submitted to the Town of Mint Hill with such lease agreement including language to state that "there shall be no outdoor storage of inoperable or damaged vehicles."

Public Hearing, Discussion and Decision on Conditional Use Permit #CUP98-5, Filed by Joseph Cochrane to Allow Paint and Body Shop and Professional/Business Offices Located at [REDACTED] Parkway Road

Mayor Fox opened the public hearing for CUP98-5, and swore in the following persons wishing to speak: Planning/Zoning Coordinator Ashley; and, Joseph Cochrane. Mayor Fox recognized Planning/Zoning Coordinator Ashley to speak regarding CUP98-5.

Ms. Ashley presented the following background information regarding CUP98-5: In 1984 this property (which consisted of 5.64 acres) was zoned from R-20 to I-G (CUD) to allow a wood-working business and a conditional use permit was obtained for the construction of the wood-working business with a waiver for the street trees granted because of six existing large oak trees located in front of the building. In 1986, CUP84-1 was amended (CUP86-3) which waived the screening required along Mr. Simpson's home and the rental property because Mr. Simpson did not want the screening installed. In 1988, CUP86-3 was amended (CUP88-2) to allow construction of two buildings for woodworking and warehousing. In 1990, CUP88-2 was amended (CUP90-1) to permit the following uses: metal working, woodworking, printing, building trades and warehousing with the following conditions: (1) The proposed central dumpster shall be located on the west side of the subject property site away from the residential areas; (2) the owner shall provide assurance that noise levels in both present and future buildings will not exceed the maximum levels established for such uses in the Mint Hill/Mecklenburg County Noise Ordinances; (3) no outside storage shall be permitted.

In 1995, CUP90-1 was amended (CUP95-1) to allow rental of buildings engaging in general auto repair. This request was approved with the following conditions: (1) All work to take place indoors; (2) no outdoor storage of inoperable or damaged vehicles; (3) no engines to be run without mufflers installed; (4) proper storage and disposal of waste products to be strictly enforced; (5) dumpsters to be located at western edge of property away from neighborhood property; (6) business hours to be no earlier than 7:00 a.m. and no later than 6:00 p.m.; (7) screening previously waived shall be installed at the wishes of the adjoining property owner.

In 1996 the property was subdivided into two tracts with buildings A & B on the 1.445 acres and the other buildings on the 4.173 acres. Also CUP95-1 was amended (CUP96-4) to construct an additional building on the site known as building "E" with the following conditions: (1) existing structures need to be in conformance with previously approved CUP's; (2) uses be limited to woodworking, metal working, warehousing, printing, building trades and auto repair; (3) uses are subject to conditions set in CUP90-1 which are: dumpsters are to be located on west side of property away from residential property, cannot exceed noise levels established in noise ordinance and no outdoor storage; (4) auto repair uses are also subject to conditions set in CUP95-1, which are: all work to take place indoors, no outdoor storage of inoperable or damaged vehicles, no engines to be run without mufflers installed, proper storage and disposal of waste products to be strictly enforced, dumpsters located on west side of property away from residential property, business hours to be limited to no earlier than 7:00 a.m. and no later than 6:00 p.m. (5) screening that was waived in previous CUP's will be restored upon the request from the adjoining property owners; (6) parking spaces will be in accordance with ordinance for each specific use; (7) approval based on Mecklenburg County's approval for well and septic.

The applicant, Joseph Cochrane, is requesting a Conditional Use Permit to amend #CUP90-1 to allow a paint and body shop and professional/business offices located at 8621 A and B Fairview Road.

Ms. Ashley analyzed the site plan as follows: The site plan shows the existing building and how the spaces will be divided as office space, woodworking, metal working, and the area for the paint and body shop. The total acreage for the I-G District consists of approximately 1.445 acres. Because the rezoning was a Conditional Use District and the applicant wants to make changes to the previous approved Conditional Use Permit, a new Conditional Use Permit is required. Mint Hill's Thoroughfare Plan projects Fairview Road to be a major thoroughfare which requires 100 ft. of right-of-way which is measured 50 ft. from the centerline onto the property. The site plan a future right-of-way line but it needs to be corrected to be 50 ft. from the centerline of Fairview Road. The site plan also indicates that because of the interchange of I-485 will be removed by NCDOT. Section 4.2 Screening and Landscaping, the site is required to have a 10 ft. planting strip with shrubs or trees 3 ft. in height planted 5 ft. on center to screen a business or industrial use from the view of adjoining residential zoning districts. However, this requirement was waived at the request of the adjoining property owner. Section 4.206 requires street trees except in cases where existing trees exist. The photographs indicate several existing street trees. Section 4.11 Outdoor lighting shall be located as not to reflect on adjacent property or public streets. Section 4.14 Driveway Widths requires driveways for two-way traffic to be a minimum of 18 ft wide and one-way traffic to be a minimum of 12 ft. The site plan shows two existing 12 ft. driveways. Neither of the driveways is marked an enter or exit only. Section 6.9 Setbacks for the I-G (CUD) district are 50 ft. front, 15 ft. side yard unless adjacent to residential property then 40 ft. and 20 ft. rear yard. The structures are also limited to a height of 35 ft., with no required lot coverage, and 50 ft. of road frontage. The site plan meets these requirements except for the rear setback which was created when the property was subdivided. Article 12 Signs, allows 1 on-structure sign not to exceed 64 sq. ft. with a maximum up to 3 signs as long as the total of the 3 signs does not exceed 64 sq. ft. A free-standing is also allowed with a maximum sign area of 32 sq. ft. Article 13 Off-Street Parking and Loading. Parking Spaces are required to be 9 ft. by 20 ft. and shall be clearly marked. The number of spaces required are as

follows: Body and Paint Shops - two spaces for each work space in the shop plus 1 space for each employee. Ms. Ashley stated that the site plan indicates 3-4 employees with 3 work spaces for a total of 8 spaces. Manufacturing, Processing - two spaces for every 3 employees, plus 1 space for each vehicle or Fabrication used in the operation. The wood-working has 4 employees and 1 vehicle and the metal-working shop has 3 employees for a total of 5 spaces. Shops for Building Trades--two spaces for every 3 employees plus 1 space for every 400 sq. ft. of gross floor area, plus 1 space for each vehicle used in the operation. The site plan shows 4850 sq. ft. for the wood-working business and 2630 sq. ft. for the metal-working business which would require a total of 19 spaces. (12 Cochrane Cabinets/7 TurnTek) Office, Professional and Business--two spaces for each 3 employees plus 1 space for every 300 sq. ft. of gross floor area. The site plan indicates 1400 sq. ft. of office space which would be 5 spaces. No employees have been shown (estimate 4/2 spaces). Total parking spaces required- 22/41 if manufacturing processing, fabrication and shops for building trades were combined) Total parking spaces provided: 37 All other conditions of ZC98-1 and CUP98-1 still apply except for the changes stated above.

The Planning Board's recommendation was favorable based on the following conditions: (1) the conditions of ZC98-5 be added to the site plan; (2) the number of employees for each use be added to the site plan; (3) the future right-of-way needs to be corrected to measure 50 ft. from the centerline of Fairview Road; (4) provisions need to be made for a loading space if necessary; (5) correct the zoning to I-G (CUD) on the site plan instead of R.

Ms. Ashley presented the following staff concerns regarding the site plan: (1) driveways are not 18 ft. wide for two-way traffic and are not marked enter or exit only; (2) vehicles are being parked between the driveway and residential property that is not indicated on the site plan to be approved parking spaces; (3) some of the indicated parking spaces are being blocked by trailers kept on site for storage; (4) the driveways in and around the site are sometimes blocked by vehicles or tractor-trailers.

Ms. Ashley concluded by stating that the staff recommendation is favorable, based on conditions stated by the Planning Board.

In response to questions by the Board and those previously discussed during consideration of ZC98-5, Mr. Cochrane stated that he will place landscape timbers along the grassed area beside the "Simpson property" to keep cars from parking on the grass. With regard to Board concerns about the site's driveway width and traffic movement, Mr. Cochrane said that one of the driveways off Highway 218 is wider than the other. Further, Mr. Cochrane said he just recently settled with the State DOT regarding additional right-of-way in front of the site, and part of his agreement with the State requires them to replace the driveway with one which will accommodate two-way traffic.

There was also more discussion on the parking of cars. Mr. Cochrane said he would be willing to mark the pavement to help the parking, in addition to providing the landscape timbers at the edge of the grass on the property which joins Mr. Simpson.

Mayor Fox declared the public hearing closed.

Upon the motion of Commissioner Biggers, seconded by Commissioner Austin, the Board unanimously approved CUP98-5, filed by Joseph Cochrane to allow a paint and body shop and professional/business offices located at 8621 A&B Fairview Road with the following conditions: (1) The conditions of ZC98-5 be added to the site plan; (2) The future right-of-way be corrected to measure 50 feet from the centerline of Fairview Road; (3) Provisions need to be made for a loading space if necessary; (4) correct the zoning to I-G (CUD) instead of R; (5) Parking lot shall be striped to denote parking spaces; (6) landscape timbers are to be placed next to the grassed strip beside the Simpson property to discourage parking on the grass. (7) The storage trailer currently on the property shall be removed no later than 10 days from September 11, 1998.

Discussion of Steering Committee and Citizens' Survey Related to Update of Land Use Plan: Planning/Zoning Coordinator Ashley presented a letter from Sandra Montgomery of Centralina Council of Governments in which Ms. Montgomery made suggestions for ways to establish a Land Use Plan Committee. Also, the Board was presented with a copy of a preliminary draft of the Citizens Survey. Ms. Ashley said that the Town would like to have the survey ready to post at the Town's booth at Mint Hill Madness to bring awareness to the Citizens' Survey and begin generating some interest in the Survey and the Land Use Plan. The Survey would be the first step of Citizen input for the update of the Town's Land Use Plan; community workshops would be provided at a later date. Centralina Council of Governments, the Town's consultant hired to prepare the update to the Land Use Plan, hopes to mail the surveys out the first week in October. Therefore, Ms. Ashley said having the survey available at Madness would be of great assistance to begin promoting interest. She asked that Board members look at the draft of the survey and provide feedback prior to Wednesday, September 16, 1998 so that CCOG could move forward in preparing the final draft to be available by Madness and to be mailed approximately the first of October.

With regard to the establishment of the Land Use Plan Study Committee, Board members suggested more time was needed to review Ms. Montgomery's recommendations. Commissioner Biggers suggested that the Board should consider having a called meeting to hold a workshop at which to have further discussion regarding the establishment of the Committee.

It was the consensus of the Board that each member should provide Ms. Ashley feedback by September 16 with regard to the draft of the Citizens' Survey, with the understanding that lack of feedback from any Board member would be taken as an indication of the survey meeting their approval. Board members were also asked to provide to Ms. Ashley any ideas about how they want to proceed with putting together the Committee for the Land Use Plan.

**ORDER GRANTING/DENYING
CONDITIONAL USE PERMIT**

APPLICATION NO. CUP96-4

APPLICANT: Brent Vandervort

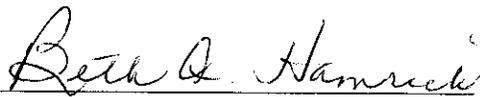
ADDRESS: 8621 C Fairview Road

Mint Hill, N. C. 28227

A request for a Conditional Use Permit to (state the request) add an addition to Fat Man's Fabrication and to construct an additional 6,000 sq. ft. building known as "E", Tax Parcel #139-012-06(Part) heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on November 21, 1996, 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) Existing structures need to be in conformance with previously approved CUP's. (2) Uses be limited to woodworking, metal working, warehousing, printing, building trades and auto repair. (3) Uses are subject to conditions set in CUP90-1, which are: dumpsters are to be located on west side of property away from residential property, cannot exceed noise levels established in noise ordinance and no outdoor storage. (4) Auto repair uses are also subject to conditions set in CUP95-1, which are: All work to take place indoors, no outdoor storage of inoperable or damaged vehicles, no engines to be run without mufflers installed, proper storage and disposal of waste products to be strictly enforced, dumpsters located on west side of property away from residential property, business hours to be no earlier than 7:00 a.m. and no later than 6:00 p.m. (5) Screening that was waived in previous CUP's will be restored upon the request from the adjoining property owners. (6) Parking spaces will be in accordance with ordinance for each specific use. (7) Approval based on Mecklenburg County's approval for well and septic. (8) Approval based on Mecklenburg County's approval on storm water control.

*This permit shall expire: November 21, 1998



Town Clerk



Mayor, Town of Mint Hill

Copy to Applicant and Zoning Administrator 12/23/96
(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.**

MINUTES OF THE MEETING OF
THE BOARD OF COMMISSIONERS
TOWN OF MINT HILL, NORTH CAROLINA

March 9, 1995

The Board of Commissioners of the Town of Mint Hill met in regular session on Thursday, March 9, 1995 at 7:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Mayor: Joseph V. Hamilton, Jr.
Commissioners: Robert G. Fox, Jr., Stephen M. Horton,
William H. Sirakos and Bob G. Whisnant
Town Attorney: Bradley Kutrow
Administrator: James F. Owens
Planning/Zoning Coordinator: Gary H. Roberts
Town Clerk: Beth Q. Hamrick

CALL TO ORDER

Mayor Hamilton called the meeting to order, ruled a quorum was present and the meeting duly constituted to carry on business.

INVOCATION

Commissioner Fox offered the invocation.

ORDER OF BUSINESS

Addition, Deletion or Arrangement of Agenda Items: None

Approval of February 23, 1995 Minutes: Upon the motion of Commissioner Horton, seconded by Commissioner Fox, unanimously approved, that the minutes of the February 23, 1995 meeting be approved.

Invoices: Mayor Hamilton presented the invoices for consideration of payment. Upon the motion of Commissioner Sirakos, seconded by Commissioner Fox, unanimously approved, that the following invoices be approved for payment:

Artech Graphics, Inc. - \$657.20
Martin Marietta Aggregates - \$234.52
Postmaster - \$119.00
Southern Bell - \$285.00
Southern States - \$177.74
Sunshine Window Cleaning - \$375.00
Triple T Co. - \$125.00
Vulcan Materials Company - \$291.84; \$152.68
Wendell's Woodwork, Inc. - \$129.75
BB&T - \$168.00; \$168.00; \$168.00

and sewer is available, or at least under construction. Commissioner Fox made the motion that ZC95-1 be approved subject to adding to the plan the items Mr. Erwin offered which include increasing the buffer to 30 feet along the north side of the property, with that to be a natural buffer with infilled plantings to intensify the existing planting; that the outparcel be restricted not allowing pumper stations, pumps, convenience stores, or drive-in only food facilities; that the lighting be turned inward toward the shopping center; the unloading dock angled furthest away from the residential zoned area; the deceleration and turn lane be added on 218; and the parking lot to be landscaped per Charlotte-Mecklenburg standards. Commissioner Horton seconded the motion.

Discussion followed regarding the outparcel. Following discussion, Commissioner Fox amended the motion, and Commissioner Horton seconded the amended motion, to require that the architectural style, materials, and color scheme of the structure on the outparcel are consistent with those used in the main building.

Following further discussion, Mr. Erwin said he would be willing to restrict the signage on the outparcel to low-level, ground mounted signage in compliance with the Town's ordinance.

Administrator Owens, on behalf of Planning/Zoning Coordinator Roberts, expressed some concern about restricting the applicant's uses without conditional zoning. Mr. Erwin answered the concern by saying that he is volunteering the restricted uses.

The motion and amendments, as made by Commissioner Fox, seconded by Commissioner Horton, were restated as follows: that ZC95-1 be approved subject to adding to the plan the items Mr. Erwin offered which include increasing the buffer to 30 feet along the north side of the property, with that to be a natural buffer with infilled plantings to intensify the existing planting; that the outparcel be restricted not allowing pumper stations, pumps, convenience stores, or drive-in only food facilities; that the lighting be turned inward toward the shopping center; the unloading dock will be angled furthest away from the residential zoned area; the deceleration and turn lane be added on 218; and the parking lot to be landscaped per Charlotte-Mecklenburg standards; and, require that the architectural style, materials, and color scheme of the structure on the outparcel are consistent with those used in the main building. The stated motion and amendments were approved unanimously.

Mr. Erwin said he would send a letter confirming the voluntary restrictions offered. Mr. Erwin also said he would be willing to contribute the cost of extending the Town's sidewalk along Highway 51 from the end of the existing sidewalk to his property.

→ Discussion and Decision on Conditional Use Permit 95-1, Filed by Brent VanDervort for Property Located at 8621 Fairview Road: A memorandum was received from Planning/Zoning Coordinator Roberts

forwarding the Planning Board's recommendation for CUP95-1. The Board of Commissioners had some questions regarding the Planning Board's recommendation that the screening ordinances be enforced according to the adjoining property owner's wishes. The current owner of the adjoining property, Mr. Simpson, was present at the meeting and stated that he prefers that the screening not be required at this time for security reasons and because it limits his view. There was further discussion that should it be approved to enforce the screening according to the adjoining property owner's wishes, no owner's name should be included with the motion so any future adjoining property owner would also be covered by the motion.

The Board expressed appreciation to Mr. VanDervort for his willingness to work with the Town to minimize the affect the existing zoning has on adjoining property owners.

Upon the motion of Commissioner Sirakos, seconded by Commissioner Whisnant, unanimously approved, that CUP95-1, filed by Mr. Brent VanDervort, be approved as submitted with the following restrictions being placed on the property: (1) All work to take place indoors; (2) No outdoor storage of inoperable or damaged vehicles; (3) No engines to be run without mufflers installed; (4) Proper storage and disposal of waste products to be strictly enforced; (5) Dumpsters to be located at western edge of property away from neighborhood property; (6) Business hours to be no earlier than 7:00 a.m. and no later than 6:00 p.m. Also, that the staff would enforce the screening ordinances according to the wishes of the adjoining property owner.

Reception of Rezoning Petition #ZC95-2, Filed by Attorney Tony C. Johnson, Agent for Theodore Herman Morris, for Property Located at 7201 Lebanon Road; Establish Public Hearing Date: The Board reviewed petition #ZC95-2 and the proposed use of the property. Following discussion, the applicant agreed that the request for rezoning of property on Lebanon Road (recorded in Deed Book 1968, Page 314 and Book 3573, Page 249) will be to rezone the property from Residential to Office-Apartment, Conditional Use District.

Upon the motion of Commissioner Horton, seconded by Commissioner Sirakos, unanimously approved, that the petition be accepted and a public hearing, advertised in accordance with General Statutes, be set for April 13.

Resolution of Appreciation to Richard L. Johnson, Former Planning Board Chairman: Commissioner Fox made the motion, seconded by Commissioner Horton, to adopt the following resolution:

RESOLUTION OF APPRECIATION

WHEREAS, from 1988 until 1995 Richard L. Johnson served the Town of Mint Hill as a member/officer of the Planning Board; and,

ORDER GRANTING/DENYING
CONDITIONAL USE PERMIT

COPY TO APPLICANT 2-23-90
(Date)

APPLICATION NO. CUP90-1

COPY TO ZONING ADMINISTRATOR * BUILDING
2-23-90 INSPECTION
(Date)

APPLICANT: Jimmy S. Rogers

ADDRESS: 8621 Fairview Road

Charlotte, North Carolina 28227

A request for a Conditional Use Permit to (state the request) permit the
following uses - metal working, woodworking, printing, building trade and ware-
housing in connection with the site plan dated 12/01/89 for property located in
the I-G(C.U.D.) Zoning District

heard by the Town Board of Commissioners in accordance with the provisions of
the Zoning Ordinance on 10.916.4 2/22/90, 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):

The permit is hereby granted because the request for additional uses and the
related site plan are consistent with the originally approved conditional use
district and permitting requirements, subject to the following conditions:

(1) the proposed central dumpster shall be located on the west side of the
subject site away from the residential areas, (2) the owner shall provide
assurance that the noise levels in both present and future buildings will not
exceed the maximum levels established for such uses in the Mint Hill/Mecklenburg
County Noise Ordinances and (3) no outside storage shall be permitted.

If granted, this permit shall expire: February 22, 1992

Beth P. Hamrick
Town Clerk

(Date)
Floyd A. Ray
Mayor

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

COPY TO APPLICANT 5/2/88
(Date)

APPLICATION NO. CUP88-2

COPY TO ZONING ADMINISTRATOR
5/2/88
(Date)

APPLICANT: Jimmy S. Rogers

ADDRESS: 8621 Fairview Road

Charlotte, N.C. 28212

A request for a Conditional Use Permit to (state the request) allow construction
of two buildings for woodworking and warehousing in accordance with the accompany-
ing site plan dated April 14, 1988

heard by the Town Board of Commissioners in accordance with the provisions of
the Zoning Ordinance on April 28, 1988, 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):

Board approval based upon a finding that the application and site plan are
consistent with the originally approved conditional use zoning district and
conditional use permits and waiver for that district and use and with the
guidelines for the issuance of permits set forth in Section 10.916.4 and
for special requirements considerations set forth in Section 10.6 of the
Mint Hill Zoning Regulations (Ordinance No. 46 as amended).

If granted, this permit shall expire: April 28, 1990

(Date)

Bert P. Hamrick
Town Clerk

[Signature]
Mayor

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

COPY TO APPLICANT 12-12-86
(Date)

APPLICATION NO. CUP 86-3

COPY TO ZONING ADMINISTRATOR
12-12-86
(Date)

APPLICANT: Jim Rogers

ADDRESS: P.O. Box 23506
Charlotte, N.C. 28212

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

To request that the screening requirements of the previously approved site
plan be waived under Section 10.210 of the Mint Hill Zoning Ordinance.

heard by the Town Board of Commissioners in accordance with the provisions of
the Zoning Ordinance on Thursday - December 11, 1986, 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):

That the screening requirements on the side of the property adjacent to
Carriker Carpets be waived, but that screening be required along the other
side of the property between Mr. Simpson's home and the rental property,
the length of such screening to be 115 feet to run parallel to the structure
and along the property line.

If granted, this permit shall expire: December 11, 1988
(Date)

Beth O. Hamsick
Town Clerk

Jeffery D. ...
Mayor

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.