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

APPLICANT: Mr. Rick Smith
Service Distributing Co., Inc.

ADDRESS: P. O. Box 310
Albemarle, NC 28002

APPLICATION NO. CUP98-7

A request for a Conditional Use Permit to (state the request) amend CUP97-6 by moving one of the MPD's (multi-product dispenser) to the rear of the building, shifting the building 7 feet toward Albemarle Road, change the canopy in order to accommodate the new pump layout, add 4 feet to the width of the building and lengthen the front glass of the building to the floor level located at 11324 Blair Road. Tax parcel 139-092-08 pt. heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on August 13, 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 street trees be spaced no more than 30 feet apart. (2) Sidewalk should be 5 feet instead of 4 feet. (3) No additional clearing is to take place unless documentation is provided that the existing septic system is failing and a need to utilize the future septic system is necessary. (4) All other conditions of ZC97-7 and CUP97-6 must be met.

If granted, this permit shall expire: August 13, 2000
(Date)

Clerk

Mayor

Copy to Applicant and Zoning Administrator Nov. 3, 1998
(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.

BOC/CUP98-7

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

APPLICANT: Charlie Akin
ADDRESS: Service Distributing Company
P. O. Box 310
1024 North 2nd Street
Albemarle Road, N. C. 28002-0310

APPLICATION NO. CUP97-6

A request for a Conditional Use Permit to (state the request) allow construction of a convenience store/gas station located at the southeast corner of Albemarle Road and Blair Road, being Tax Parcel #139-092-08pt heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on October 23, 1997, 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 site being developed as per the site plan presented with the exception that the sidewalk width be increased to 5 feet instead of 4 feet because all of the existing sidewalk on Hwy .51 is 5 feet wide. A 5 foot sidewalk will also be required along Albemarle Road. (2) The remaining portion of the site may also be cleared only to the extent necessary to fill and level the 1.518 site for the convenience store/gas station. This will include submitting grading plans for sedimentation and erosion control for all the area disturbed. The undeveloped portion of the tract must be grassed and seeded after grading. A copy of the approved grading plans should be submitted to the Town. (3) The free-standing sign must be ground mounted. (4) The dumpster be moved outside the 10 foot planting strip to a more suitable location. (5) A darker color of brick be used (to be agreed upon by the applicant and Planning/Zoning Coordinator).

If granted, this permit shall expire: October 23, 1999
(Date)

Beth Q. Hamrick
Clerk

Mayor

Copy to Applicant and Zoning Administrator Nov. 3, 1998
(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.

BOC\CUP97-6