

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

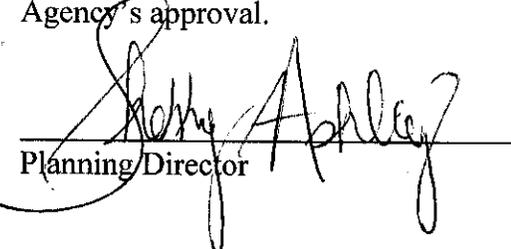
APPLICANT: Mr. David Griffin  
for Griffin Tile  
ADDRESS: 11128 Business Lane  
Mint Hill, NC 28227

APPLICATION NO. MC05-3  
CONDITIONAL USE PERMIT NO.  
CUP04-3

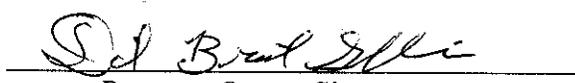
A request for a Minor Change to the Conditional Use Permit to reduce the height of the sand pit wall from 8 ft. to 6ft., postpone the installation of the sidewalk along Business Lane by posting a bond with the county until public water and sewer are installed, remove portions of sidewalk not required, relocate the leach field, add a stoop at the personnel door, add an 8 ft. fence around the perimeter, and remove two parking spaces beside the building on the site known as Griffin Tile located at 11128 Business Lane, Tax Parcel #139-094-24 was reviewed by the Planning Department in accordance with the provisions of the Section 10.802 of the Zoning Ordinance and the Conditional Use Permit CUP04-3 on March 7, 2005, and has been granted. The minor change does 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.

\*This approval is contingent upon Mecklenburg County Land Use and Environmental Services Agency's approval.

  
\_\_\_\_\_  
Planning Director

David Brent Griffin  
\_\_\_\_\_  
Property Owner (Please Print)

  
\_\_\_\_\_  
Property Owner Signature

Copy to Applicant and Zoning Administrator

3/8/05  
(Date)

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

**APPLICANT:** Griffin Tile/David Griffin

**APPLICATION NO.** CUP04-3

**ADDRESS:** 12900 Bain School Road

Mint Hill, North Carolina 28227

A request for a Conditional Use Permit **to allow construction of an office/warehouse located on Lot 7 in the Mint Hill Business Park at 11128 Business Lane** heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on May 13, 2004, has been **granted** with the following corrections and conditions:

(1) Correct Note #5 on the site plan to be Mecklenburg County instead of Cabarrus County. (2) Street trees must be Willow Oaks and need to be spaced a maximum of 30 ft. apart. (3) Outdoor lighting must comply with Section 4.11 of the Mint Hill Zoning Ordinance. (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) Include the number of employees and vehicles used in the operation in the Zoning Code Summary and Parking Information. (6) Label height of decorative masonry screen for sand storage to be 8 ft. (7) Mint Hill's approval is based on approval from all Federal, State, County and local agencies. (8) Any relocation of the sand storage area should be indicated on the site plan to verify compliance. It would need to meet the setbacks for outdoor storage. (9) Grant waiver for up to 5 years or future expansion, whichever comes first, from the issuance of the Certificate of Occupancy (copy of which should be provided to the Town within 30 days from which it is received) for the paving of the parking lot at the rear of the building proposed for location at 11128 Business Lane.

This permit shall expire: April 13, 2006  
(Date)

*Deputy* Doris A. Miller  
Clerk

David Griffin  
Mayor

Copy to Applicant and Zoning Administrator: 5/27/04  
(Date) *AS*

**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.**