

**ORDER GRANTING/DENYING
CONDITIONAL USE PERMIT
TOWN OF MINT HILL, N. C.**

Applicant: Mr. George Couchell
Address: 2127 S. Tryon Street
Charlotte, NC 28203

Application No: CUP01-2

A request for a Conditional Use Permit to allow construction of a new restaurant in the Mint Hill Festival Shopping Center located at 6850 Matthews-Mint Hill Road, being Tax Parcel #195-182-44 pt. heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on May 10, 2001, has been **granted**. The decision is as follows (state the reason for **granting/denying** the request and any conditions set forth in the decision):

Approval of site plan with the following corrections and conditions: (1) The future Right-of-way must be dedicated. (2) The dimensions for L4 and L5 should be shown on the site plan. (3) Detention needs to be shown on the site plan. (4) Grant waiver for free-standing ground mounted sign because this is the last out-parcel for the shopping center, all other out-parcels were granted a free-standing sign and it will be constructed in accordance with Mint Hill's standards. (5) The parking data needs to be corrected. (6) A loading space if necessary needs to be provided. (7) The sidewalk must be located in the right-of-way and tie into the sidewalk along the library. If the sidewalk is to be located outside the right-of-way a sidewalk easement is required. (8) Grant grading easement with the condition that the bank is stabilized satisfactory to the Town and does not disturb the libraries vegetation along the town's property line. (9) A minimum of 100 seats must be provided and is the foundation for allowing a drive-thru.

This permit^① shall expire: May 10, 2003

Boeth Q. Hamrick (Date)
Town Clerk

John H. Dyer
Mayor

Date: _____
Copies to: Applicant, Zoning Administrator
& Revaluation Officer

^①Conditional 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.