

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

**APPLICANT:** Cohen & Cohen, LLC

**APPLICATION NO.** CUP04-6

**ADDRESS:** Post Office Box 545

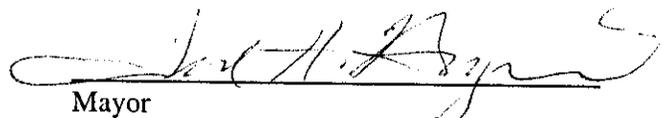
Norwood, North Carolina 28128

A request for a Conditional Use Permit **to reduce the parking requirement from 48 parking spaces to 37 for the Childcare Center to be located on the Future Phyliss Lane Extension** heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on September 9, 2004, has been **granted** with the following corrections and conditions:

(1) All other conditions of ZC01-14 and CUP03-1 apply except for changes specified in this approval; (2) Elevations must be provided that indicate compliance with Sections 1.2 *General Building Design Guidelines* and 4.4.2 *Architectural Requirements* of the Downtown Overlay Code; (3) Grant a waiver to allow the exception to allow a functional entrance; (4) Provide a pedestrian pathway between the childcare center and the future adjacent office building; (5) Provide a planting schedule indicating variety, height and spacing of landscaping; (6) An exception be granted for a reduction in the number of parking spaces for up to 12 spaces; (7) A lighting plan must be submitted that complies with Section 7.0 of the Downtown Overlay Code. Interior lighting must consist of black, smooth tapered poles. The streetscape theme along with details needs to be shown on the site plan. The developer is responsible for providing the underground electrical conduit, connection to the outlet boxes and the one-time decorative upcharge for the pedestrian lights; (8) Indicate on the site plan the childcare center's means of detention. Low Impact Development methods need to be incorporated in the parking islands as part of the stormwater approval by Mecklenburg County Engineering and Water Quality; (9) Equal recycling space must be provided beside the dumpster. Details for the dumpster enclosure need to be shown on the site plans; (10) Show fencing details for the architectural and playground fences on the site plans; (11) Label Hwy. 51 along with the right-of-way; (12) Leave the existing vegetation in the 30 ft. private sewer and water easement; and, (13) as agreed upon by the applicant, change in use of the property for any use other than a childcare center will require re-application for a new conditional use permit to insure that parking and other zoning requirements for the new use are met.

This permit shall expire: September 9, 2006  
(Date)

  
Clerk

  
Mayor

Copy to Applicant and Zoning Administrator: 1-6-05  
(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.**