



Staff Report

August 16, 2012 Board of Commissioners Meeting

CASE NUMBER:	ZC12-6
EXISTING ZONING	R
REQUEST	SITE PLAN AND ELEVATION APPROVAL (CONDITIONAL ZONING)
PROPERTY OWNER	EDITH LONG WILLIAMS
REPRESENTATIVE / APPLICANT	MINT HILL VOLUNTEER FIRE DEPARTMENT / ROGER MARTIN
APPLICATION SUBMITTAL DATE	MAY 30, 2012
LOCATION	14900 CABARRUS ROAD
TAX MAP NUMBER	139-313-22
PLANNING BOARD RECOMMENDATION	FAVORABLE RECOMMENDATION
STAFF RECOMMENDATION	FAVORABLE RECOMMENDATION

Application Summary:

The Mint Hill Volunteer Fire Department is requesting site plan and elevation approval for a new volunteer fire station at Arlington Church Road and Cabarrus Road.

Included with this petition is a request to extend vesting rights from 2 years to 5 years from the date of approval.

The applicant is requesting a waiver to Section 7.2.15.D.1 (B and C)

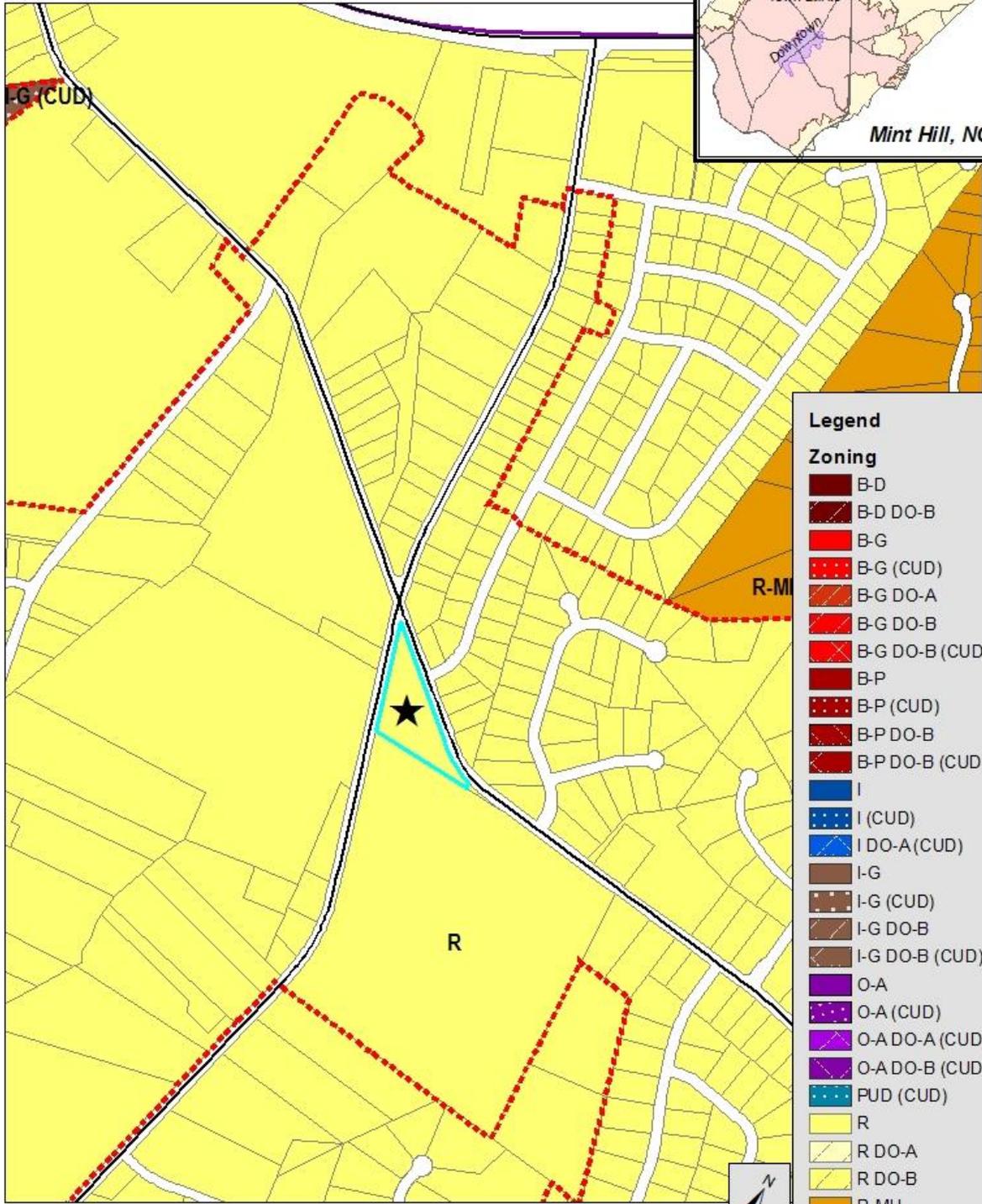
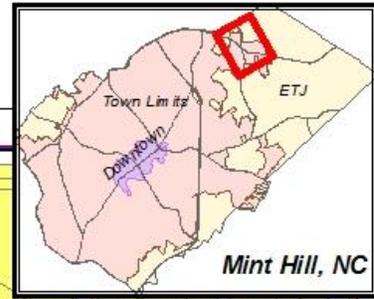
B. Walls shall be brick, stone masonry, stucco or lapped horizontal or vertical board and batten siding. No unfinished concrete masonry walls or metal siding similar in appearance to siding used in commercial or industrial applications shall be used. C. Windows shall be either double-hung, casements or fixed pane. No metal frame storefront windows shall be allowed

The applicant is requesting a waiver from Section 6.2.3.A.

Sidewalks Required. Sidewalk installation is required along all public streets both fronting and within proposed development.

ZC12-6 Mint Hill Volunteer Fire Department

Parcel Number: 139-313-22
 Location: 14900 Cabarrus Road



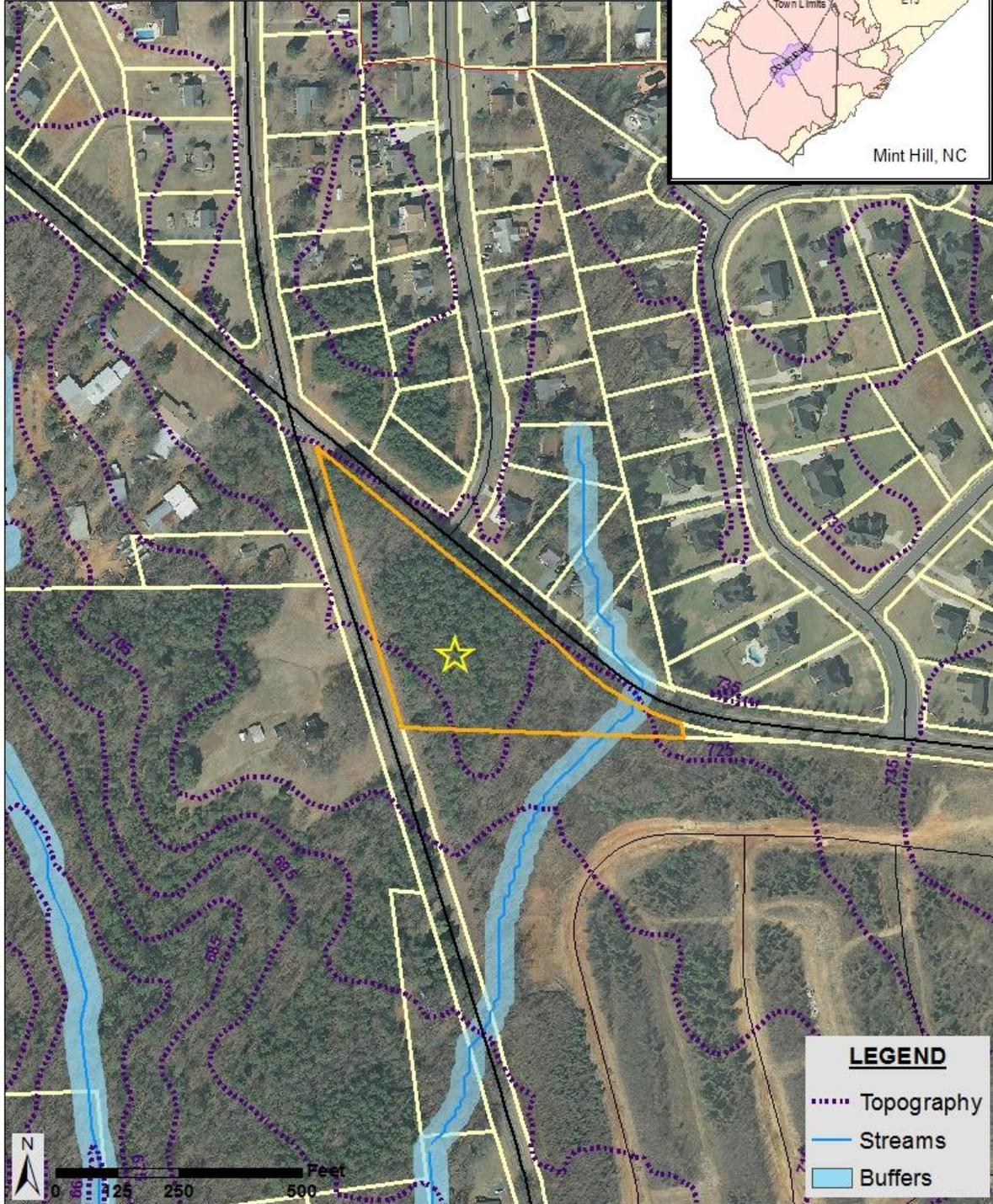
Legend	
Zoning	
[Dark Red Box]	B-D
[Dark Red Box with Diagonal Lines]	B-D DO-B
[Red Box]	B-G
[Red Box with Dotted Pattern]	B-G (CUD)
[Red Box with Diagonal Lines]	B-G DO-A
[Red Box with Diagonal Lines]	B-G DO-B
[Red Box with Diagonal Lines]	B-G DO-B (CUD)
[Dark Red Box]	B-P
[Dark Red Box with Dotted Pattern]	B-P (CUD)
[Dark Red Box with Diagonal Lines]	B-P DO-B
[Dark Red Box with Diagonal Lines]	B-P DO-B (CUD)
[Blue Box]	I
[Blue Box with Dotted Pattern]	I (CUD)
[Blue Box with Diagonal Lines]	I DO-A (CUD)
[Brown Box]	I-G
[Brown Box with Dotted Pattern]	I-G (CUD)
[Brown Box with Diagonal Lines]	I-G DO-B
[Brown Box with Diagonal Lines]	I-G DO-B (CUD)
[Purple Box]	O-A
[Purple Box with Dotted Pattern]	O-A (CUD)
[Purple Box with Diagonal Lines]	O-A DO-A (CUD)
[Purple Box with Diagonal Lines]	O-A DO-B (CUD)
[Teal Box with Dotted Pattern]	PUD (CUD)
[Yellow Box]	R
[Yellow Box with Diagonal Lines]	R DO-A
[Yellow Box with Diagonal Lines]	R DO-B
[Orange Box]	R-MH

ZC12-6 Mint Hill Volunteer Fire Department

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*2009 Aerial Provided by Mecklenburg County GIS

ENVIRONMENTAL REVIEW



STAFF RECOMMENDATION:

Staff recommends approval of the site plan and elevations with the following conditions:

1. If the 5 year vesting period is approved, a note should be added to the site plan
2. Add note to site plan stating the ditch section and area surrounding the sidewalk (R/W area) will be mowed, trimmed and maintained by the property owner
3. Revise site plan to include sidewalk for Arlington Church Road and Cabarrus Road