



STAFF REPORT

CASE:	ZC12-12
EXISTING ZONING	B-G
REQUEST:	B-G (CD)
APPLICANT:	CIRCLE K
PROPERTY OWNER	WATERS INVESTMENT
LOCATION	9201 LAWYERS ROAD
TAX MAP NUMBER	137-222-01

EXECUTIVE SUMMARY:

The applicant is requesting Conditional Zoning to allow construction of a new convenience store located at 9201 Lawyers Road. The existing structure, initially constructed in 1974 and added to in 1987, will be demolished.

In addition to the new building, landscaping and sidewalks will be added to the site. The applicant has agreed to close the existing curb cut on Wilson Grove and use the adjacent, shared driveway. A new connection to Lawyers Square is also proposed with this petition, as seen in the attached site plan.

The proposal includes a request to allow a reduction to the required 20' rear setback. The applicant is requesting a 10' rear setback.

MEETING DATES:

Public Hearing	Thursday, December 13, 2012
Planning Board	Monday, December 17, 2012
Board of Commissioners	Thursday, January 10, 2012

PLAN CONSISTENCY:

Mint Hill Land Use Plan	Consistent
Downtown Master Plan	N/A
Mint Hill Comprehensive Transportation Plan	N/A
MUMPO Thoroughfare Plan	N/A

PUBLIC NOTIFICATION:

Public Hearing Newspaper Advertisement #1	Sunday, December 2, 2012
Public Hearing Newspaper Advertisement #2	Sunday, December 9, 2012

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. Dwarf Burford Hollies shall be 36" in height at time of planting.
2. Add a new note #16 that reads, a solid hedgerow of Dwarf Burford Hollies will be maintained at a height no less than 36" where the Dwarf Burford Hollies are indicated on the Landscape Plan.