



STAFF REPORT

CASE:	ZC12-13
EXISTING ZONING	B-G (CD)
REQUEST:	B-G (CD)
APPLICANT:	DURBAN DEVELOPMENT, LLC
PROPERTY OWNER	BAYMAX OF MINT HILL, LLC
LOCATION	9208 LAWYERS ROAD
TAX MAP NUMBER	PORTION OF 135-221-09

EXECUTIVE SUMMARY:

The applicant is requesting conditional zoning approval for 1.05 acres to allow construction of an 8,320 square foot retail building. The 4.11 acre property had previously been approved for a fast food restaurant and approximately 25,000 square feet of retail (CUP07-5) in 2007.

MEETING DATES:

Public Hearing	Thursday, January 10, 2013
Planning Board	Monday, January 28, 2013
Board of Commissioners	Thursday, February 14, 2013

PLAN CONSISTENCY:

Mint Hill Land Use Plan	Yes
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 30, 2012
Public Hearing Newspaper Advertisement #2	Sunday, January 6, 2013

STAFF RECOMMENDATION:

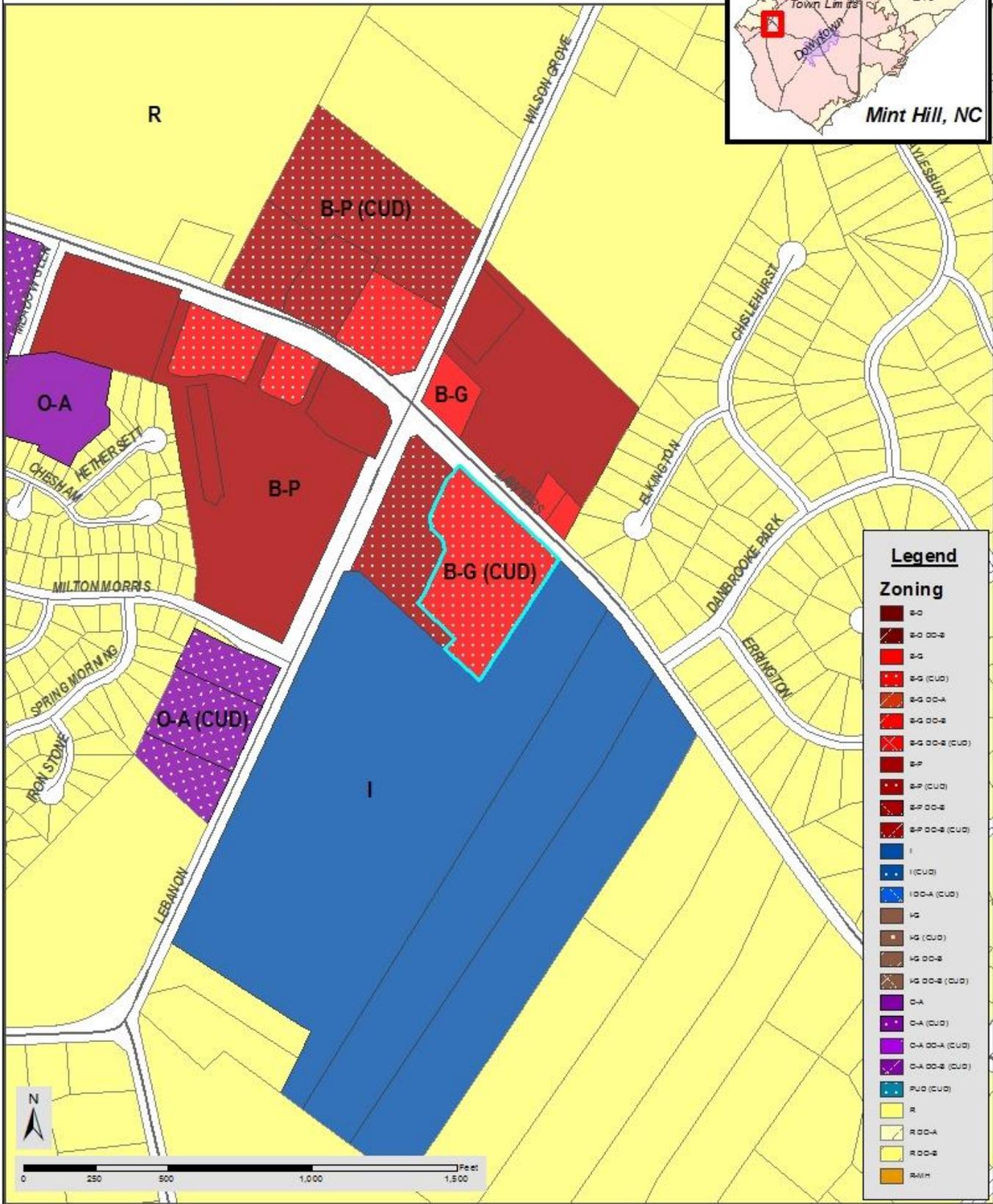
FAVORABLE RECOMMENDATION

STAFF CONTACT:

Planning Staff
704-545-9726

ZC12-13 Family Dollar

Address: 9208 Lawyers Rd
 Tax Parcel Number: 137-221-09



Legend

Zoning

[Red]	B-G
[Red with dots]	B-G (CUD)
[Red with diagonal lines]	B-G (CUD-A)
[Red with diagonal lines]	B-G (CUD-B)
[Red with diagonal lines]	B-G (CUD-C)
[Red with diagonal lines]	B-G (CUD-D)
[Red with diagonal lines]	B-G (CUD-E)
[Red with diagonal lines]	B-G (CUD-F)
[Red with diagonal lines]	B-G (CUD-G)
[Red with diagonal lines]	B-G (CUD-H)
[Red with diagonal lines]	B-G (CUD-I)
[Red with diagonal lines]	B-G (CUD-J)
[Red with diagonal lines]	B-G (CUD-K)
[Red with diagonal lines]	B-G (CUD-L)
[Red with diagonal lines]	B-G (CUD-M)
[Red with diagonal lines]	B-G (CUD-N)
[Red with diagonal lines]	B-G (CUD-O)
[Red with diagonal lines]	B-G (CUD-P)
[Red with diagonal lines]	B-G (CUD-Q)
[Red with diagonal lines]	B-G (CUD-R)
[Red with diagonal lines]	B-G (CUD-S)
[Red with diagonal lines]	B-G (CUD-T)
[Red with diagonal lines]	B-G (CUD-U)
[Red with diagonal lines]	B-G (CUD-V)
[Red with diagonal lines]	B-G (CUD-W)
[Red with diagonal lines]	B-G (CUD-X)
[Red with diagonal lines]	B-G (CUD-Y)
[Red with diagonal lines]	B-G (CUD-Z)
[Blue]	I
[Blue with dots]	I (CUD)
[Blue with diagonal lines]	I (CUD-A)
[Blue with diagonal lines]	I (CUD-B)
[Blue with diagonal lines]	I (CUD-C)
[Blue with diagonal lines]	I (CUD-D)
[Blue with diagonal lines]	I (CUD-E)
[Blue with diagonal lines]	I (CUD-F)
[Blue with diagonal lines]	I (CUD-G)
[Blue with diagonal lines]	I (CUD-H)
[Blue with diagonal lines]	I (CUD-I)
[Blue with diagonal lines]	I (CUD-J)
[Blue with diagonal lines]	I (CUD-K)
[Blue with diagonal lines]	I (CUD-L)
[Blue with diagonal lines]	I (CUD-M)
[Blue with diagonal lines]	I (CUD-N)
[Blue with diagonal lines]	I (CUD-O)
[Blue with diagonal lines]	I (CUD-P)
[Blue with diagonal lines]	I (CUD-Q)
[Blue with diagonal lines]	I (CUD-R)
[Blue with diagonal lines]	I (CUD-S)
[Blue with diagonal lines]	I (CUD-T)
[Blue with diagonal lines]	I (CUD-U)
[Blue with diagonal lines]	I (CUD-V)
[Blue with diagonal lines]	I (CUD-W)
[Blue with diagonal lines]	I (CUD-X)
[Blue with diagonal lines]	I (CUD-Y)
[Blue with diagonal lines]	I (CUD-Z)
[Yellow]	R
[Yellow with dots]	R (CUD)
[Yellow with diagonal lines]	R (CUD-A)
[Yellow with diagonal lines]	R (CUD-B)
[Yellow with diagonal lines]	R (CUD-C)
[Yellow with diagonal lines]	R (CUD-D)
[Yellow with diagonal lines]	R (CUD-E)
[Yellow with diagonal lines]	R (CUD-F)
[Yellow with diagonal lines]	R (CUD-G)
[Yellow with diagonal lines]	R (CUD-H)
[Yellow with diagonal lines]	R (CUD-I)
[Yellow with diagonal lines]	R (CUD-J)
[Yellow with diagonal lines]	R (CUD-K)
[Yellow with diagonal lines]	R (CUD-L)
[Yellow with diagonal lines]	R (CUD-M)
[Yellow with diagonal lines]	R (CUD-N)
[Yellow with diagonal lines]	R (CUD-O)
[Yellow with diagonal lines]	R (CUD-P)
[Yellow with diagonal lines]	R (CUD-Q)
[Yellow with diagonal lines]	R (CUD-R)
[Yellow with diagonal lines]	R (CUD-S)
[Yellow with diagonal lines]	R (CUD-T)
[Yellow with diagonal lines]	R (CUD-U)
[Yellow with diagonal lines]	R (CUD-V)
[Yellow with diagonal lines]	R (CUD-W)
[Yellow with diagonal lines]	R (CUD-X)
[Yellow with diagonal lines]	R (CUD-Y)
[Yellow with diagonal lines]	R (CUD-Z)
[Orange]	RA/M



ZC12-13 Family Dollar

Address: 9208 Lawyers Rd
Tax Parcel Number: 137-221-09



Mint Hill, NC

