



PUBLIC HEARING

CASE:	ZC16-1
EXISTING ZONING	B-G (CD)
PROPOSED ZONING	B-G (CD)
PROPERTY OWNER:	BAY/MAX OF MINT HILL, LLC
APPLICANT	SAM'S REAL ESTATE (PAYMAN NADIMI)
LOCATION	9230 LAWYERS ROAD
TAX PARCEL NUMBER	135-221-09
REQUEST:	CAR WASH

BACKGROUND INFORMATION:

4.11 acres was rezoned January 13, 2005 (ZC04-10) from R to B-G (CUD). June 14, 2007 a Conditional Use Permit (CUP07-5) was issued to allow a restaurant and 18,000 square feet of retail space. The approved CUP expired. February 14, 2013 Family Dollar was approved (ZC12-13) on 1.05 acres of the 4.11 acre site.

APPLICATION SUMMARY:

The applicant is requesting Conditional District Zoning to allow a car wash. Please refer to the Zoning Plan for more information.

Conditional District decisions shall be made in consideration of identified relevant adopted land use plan. Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

MEETING DATES:

PUBLIC HEARING	THURSDAY, FEBRUARY 11, 2016
PLANNING BOARD	MONDAY, FEBRUARY 15, 2016
BOARD OF COMMISSIONERS	THURSDAY, MARCH 10, 2016

STAFF CONTACT:

Planning Staff
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