



STAFF REPORT

CASE:	ZC16-11
PROPERTY OWNER:	EVCO CONSTRUCTION Co.
APPLICANT	EVCO CONSTRUCTION CO
LOCATION	7200 MATTHEWS-MINT HILL ROAD
TAX PARCEL NUMBER	197-013-17
REQUEST:	REACTIVATE DRIVE THROUGH FOR A NEW PHARMACY
STAFF RECOMMENDATION	FAVORABLE

BACKGROUND INFORMATION:

The building at 7200 Matthews-Mint Hill Road was built in 1973. It originally served as a bank with a drive-through window. The drive-through window was later discontinued following the departure of the bank tenant in the 1990s.

July 18, 2002 Mint Hill adopted the Downtown Code. The Downtown Code initially required a Special Use Permit to establish drive-through windows. In 2011, with the adoption of the Unified Development Ordinance, the Special Use Permit option was eliminated and replaced with Conditional Zoning. As it stands today, drive-through windows in the Downtown may be considered through Conditional Zoning.

APPLICATION SUMMARY:

The applicant is requesting approval to reactivate the drive-through window for their new tenant, Mint Hill Pharmacy.

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.

STAFF CONTACT:

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