



STAFF REPORT

CASE:	ZC16-6
EXISTING ZONING	B-G (CD)
PROPOSED ZONING	B-G (CD)
PROPERTY OWNER:	REAL ESTATE HOLDINGS-GEORGIA, LLC
APPLICANT	SAM'S REAL ESTATE (PAYMAN NADIMI)
LOCATION	13101 & 13215 IDLEWILD ROAD
TAX PARCEL NUMBER	195-018-95 & 195-018-96
REQUEST:	OFFICE/RETAIL AND A QUICK SERVICE RESTAURANT
RECOMMENDATION:	APPROVAL

BACKGROUND INFORMATION:

- Rezoning petition ZC07-1 and CUP07-2 was approved on April 12, 2007. CUP07-2 was ratified on December 13, 2007.
- CUP07-2 expired December 13, 2009 (N.C. provided mandatory extensions to most permits that were approved during this time period but the extensions ended in 2011)
- Request for convenience store, ZC14-1, was denied on March 27, 2014.

APPLICATION SUMMARY:

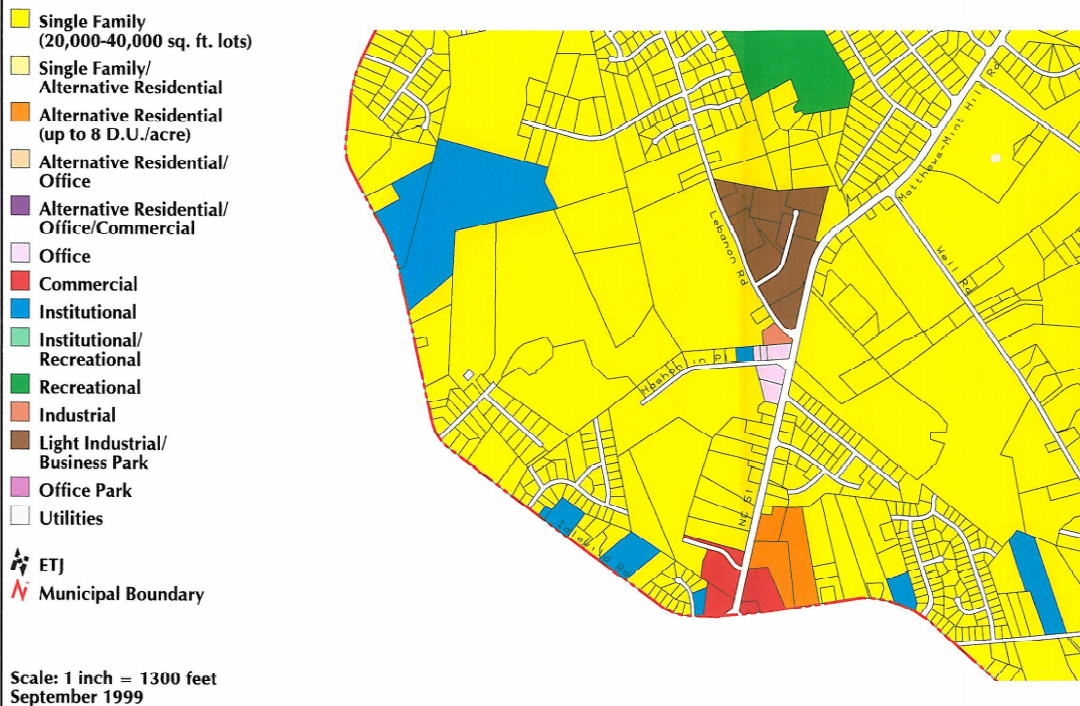
The applicant is requesting Conditional District Zoning to allow up to 8,000 square feet of commercial gross floor area. The Zoning Plan indicates plans for two buildings, one approximately 3,000 square feet and the second building 5,000 square feet. According to the Zoning Plan, the site may be developed with a quick service restaurant with drive through, beverage (e.g. coffee) with drive through, bank or other financial institution with drive through, wireless, hair, nail, tanning, gym, chiropractic, dentist, medical office, urgent care, day care facility or general retail.

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.

PLAN CONSISTENCY:

Mint Hill Land Use Plan	Yes
Mint Hill Comprehensive Transportation Plan	Yes
Pedestrian Plan	Yes

Map #15 Proposed Future Land Use NC 51 and Idlewild Road



STAFF RECOMMENDATION:

Staff recommends approval.

**Please note:*

- According to the Zoning Plan the principal buildings shall consist of brick, stone, stucco, metal panels, and/or wood. The submitted elevations are intended to reflect the style and quality of the building. Changes to the elevations will be subject to the amendment procedures (8.5.2D) which may not involve review by the Board.
- At the public hearing and Planning Board meeting the applicant stated the owner intends to provide the town an easement to allow the town to build an entry-sign. If the rezoning request is approved as presented, the property owner would not be responsible for building the entry-sign.

STAFF CONTACT:

Planning Staff
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