



STAFF REPORT

CASE:	ZC14-1
EXISTING ZONING	B-G (CD)
REQUEST:	B-G (CD)
APPLICANT:	BWN INVESTMENTS, LLC
PROPERTY OWNER	BWN INVESTMENTS, LLC
LOCATION	13101 IDLEWILD ROAD
TAX MAP NUMBER	195-018-95

BACKGROUND:

- 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)

APPLICATION SUMMARY:

Conditional Zoning for Tax Parcel 195-018-95 to construct a 7-Eleven Convenience Store (2,940 sq. ft.).

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 (see note below)
Downtown Master Plan	N/A
Mint Hill Comprehensive Transportation Plan	Yes
CRTPO Thoroughfare Plan	Yes
Pedestrian Plan	Yes

Mint Hill's Land Use Plan is partially based on information gathered in a 1998 study. As it pertains to the property in question, the Land Use Plan essentially documented the existing commercial use at that time (i.e. gas station). Due to the general nature of the Land Use Plan, there is no specific guidance for the property other than a general reference for the property to remain commercial.

RECOMMENDATION:

STAFF RECOMMENDS APPROVAL

STAFF CONTACT:

Planning Staff
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