



## Conditional Zoning

Conditional Zoning applies when a Principal Permitted Use, listed in Article 5-Section 5.2 of the Unified Development Ordinance designates “CD” in the chart.

An approved Conditional Zoning application by the Board of Commissioners generates a Conditional District. This is a zoning district in which the development and use of the property will be subject to predetermined ordinance standards as well as any additional rules, regulations, and conditions included as part of the legislative decision.

### ***How do I initiate the process?***

Call or visit Mint Hill Planning Department for more information. Additionally, for your convenience, a detailed Flowchart has been prepared and can be found in the Appendix section of the Unified Development Ordinance and online at [www.minthill.com](http://www.minthill.com).

### ***How long does it take to go through the Conditional Zoning process?***

This varies depending on the specifics and scale of the proposal. At a minimum, the process for a relatively minor, small scale proposal will approximately take 3-4 months. Generally, the process begins with a Sketch/Concept submittal that takes approximately 30 days to complete. The application then goes to public hearing 20-30 days after submittal. The Planning Board makes a recommendation at their following meeting and then the decision is made at the following month’s Board of Commissioner’s meeting.