

## Project Summary

<b>Location:</b>	3424 Matthews Mint Hill Rd
<b>Owner:</b>	BNY Western Trust
<b>Agent:</b>	Chris Hope
<b>Current Zoning:</b>	B-2 (CD)
<b>Proposed Zoning:</b>	B-2 (CD)
<b>Existing Use:</b>	Gas station and convenience store
<b>Proposed Use:</b>	Gas station with addition pumps and new convenience store
<b>Community Meeting:</b>	Occurred March 19th

## Summary of Request

The site would be modified by way of removing the existing under-canopy convenience store and the existing car wash while adding new gas dispensers and a larger convenience store at the rear of the site. The car wash would not be replaced.

## Staff Recommendation

Staff recommends approval of this request

## **Planning Staff Review**

### **Background And History**

The current gas station and convenience store was constructed in 1988. It was a legal nonconforming site until a rezoning in 1994 that changed the parcel to B-2 (CD) and allowed for a 14' x 18' expansion of the retail store.

### **Details of the Site Plan**

The owner proposes to leave the existing gas canopy in place while constructing a new, 3,684 square foot convenience store to the rear of the property. The existing convenience store would be demolished and replaced with 2 new gas dispensers that can accommodate up to four vehicles at a given time. The car wash would not be replaced. A new "pork chop" median would control access along Matthews-Mint Hill Rd and only allow right in /right out access whereas today it is a full movement curb cut.

### **Summary of Proposed Conditions**

3. Pylon sign proposed to be amortized by way of removal within 10 years of a rezoning approval.  
A monument sign that conforms to the current sign chapter would be allowed as a replacement.
4. Exterior lighting to meet standards in new lighting ordinance
7. Sidewalk is to be installed on the property frontage
8. A maximum of 8 gas dispensers (MPD's) will be allowed at the site
9. No carwash is allowed at the site
10. Building materials to be predominantly brick with EIFS accents (see attached rendering)

**Planning Staff Review**

**Outstanding Issues/Staff Comments**

1. Sidewalk shown through existing sign

### **Consistency with Adopted Plans and Policies and Town Vision Statements**

Although there are no specific references to this intersection in the land use plan, the use is appropriate based on existing and proposed development on the other 3 corners. According to Mint Hill planning staff, a commercial development is planned opposite this parcel on the Mint Hill side of Idlewild Road.

### **Reports from Town Departments and County Agencies**

#### **Matthews Police**

None received

#### **Matthews Fire**

None received

#### **Public Works**

Some concerns about location of under ground detention close to future ROW

#### **Matthews Parks and Recreation**

None received

#### **Charlotte Mecklenburg Schools**

N/A

#### **PCO Concept Plan Approval Required?**

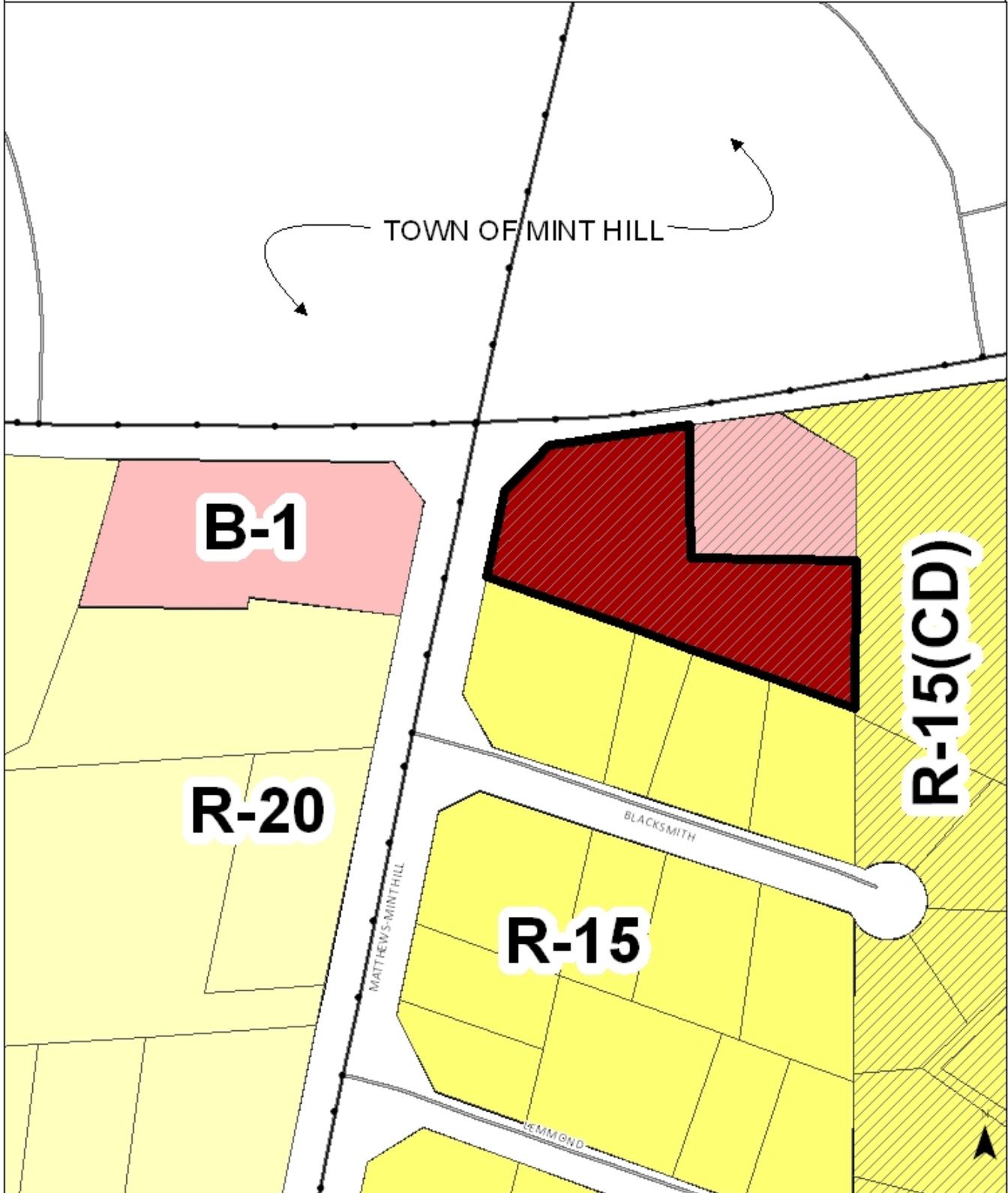
No

Application # 2012-585

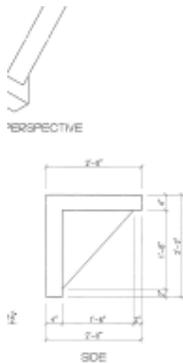
Current zoning: B-2(CD)

PID 215-162-03; 3424 Matthews-Mint Hill Road

Proposed zoning: B-2(CD) change of conditions: this zoning request seeks to change conditions to allow for a convenience store raze and rebuild.

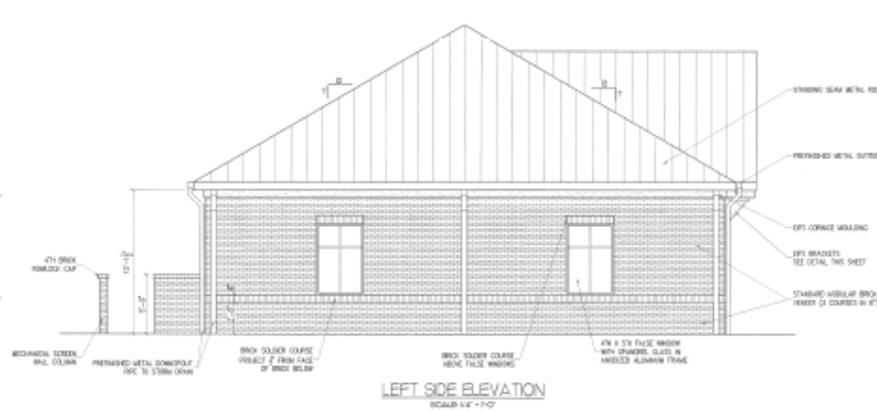






**BRACKET DETAILS**  
 SCALE 1/4" = 1'-0"

VERIFY DESIGN AND  
 CONDITIONS WITH OWNER  
 BEFORE CONSTRUCTION



1. VERIFY MATERIALS WITH THE CONTRACTOR FROM THE CONTRACT
2. REFER TO SHOP DRAWINGS BY WOOD GLASS MANUFACTURER'S NUMBER
3. REFER TO SHOP DRAWINGS BY WOOD GLASS MANUFACTURER'S NUMBER
4. REFER TO STRUCTURAL ENGINEERING DRAWING

**EXTERIOR MATERIAL SPECIFICATIONS**  
 BRICK: GEORGIA BRICK BY TRIANGLE BRICK  
 EPS: DASH PEBBLE #10 XAN DTYPE  
 EXTERIOR DOORS: COLOR TO MATCH EPS  
 SOFFIT, GUTTERS AND DOWNSPOUTS: BROWN  
 ROOF: BROWN, EXACT COLOR TO BE DETERMINED

