

REQUEST:

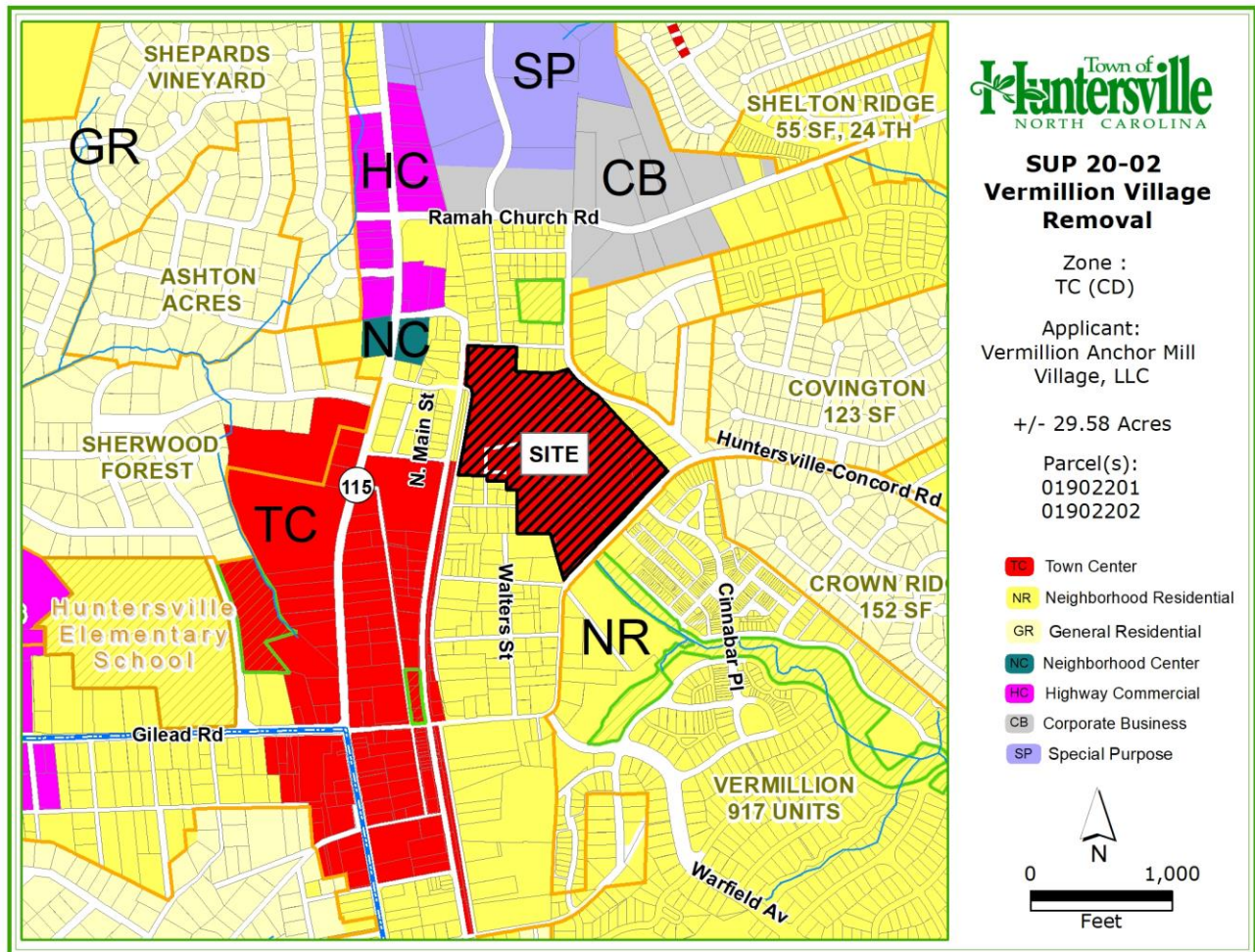
Removal of an approved Special Use Permit for Vermillion Village Shopfront building over 50,000 sq. ft. in Town Center (TC) – SUP20-02 REMOVAL

PART 1: DESCRIPTION

Petition #SUP20-02 REMOVAL is a request by the property owner, Vermillion Anchor Mill Village (Nate Bowman), to remove a Special Use Permit to allow a shopfront building over 50,000 sq. ft. in the Town Center (TC) Zoning district.

On May 23, 2017, the Huntersville Town Board approved a Special Use Permit to exceed the minimum standards of Article 3.2.6 b of the Huntersville Zoning Ordinance. at 404 North Church Street (Parcel IDs 01902201 and 01902202). Since the 2017 Special Use Permit approval, the developer has decided they will no develop a shopfront building exceeding 50,000 sq. ft. Therefore, in accordance with Article 11.4.10(i)(1) of the Town’s Zoning Ordinance the property owners are requesting to amend (in this case remove) the 2017 Special Use Permit.

PART 2: LOCATION



PART 3: PLANNING STAFF RECOMMENDATION

Staff finds this Special Use Permit amendment request:

- Does not adversely affect adjacent property owners or the general welfare of the community.
- All legal notification requirements have been met.
- Removing the 2015 Special Use Permit would allow the property to be developed in accordance with the underlying zoning district (Town Center) requirements.

Therefore, staff recommends approval of Petition #SUP20-02 REMOVAL.

PART 4: PUBLIC HEARING/FINAL ACTION

The Public Hearing will be held on February 22, 2021

PART 5: ATTACHEMENTS

A: Application

B: 2017 Special Use Permit

C: 2017 Approved Special Use Permit Site Plan