

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
August 24th, 2015

The Mint Hill Planning Board met in regular session on Monday, August 24th, 2015 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Members: Roy Fielding, Scott Fandel, Chip Todd, and Brad Simmons
ETJ Members: Roger Hendrix and Tom Gatz
Planning Director: John Hoard
Commissioners: Mickey Ellington
Clerk to the Board: Candice Everhart

CALL TO ORDER AND INVOCATION

Chairman Long called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business. Mr. Hendrix gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of May 18th, 2015 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved the minutes of the May 18th, 2015 Planning Board.

Additions or Deletions to Agenda Items: None.

Reports of Committees, Members and Staff: Mr. Hoard announced to the Board that the Text Amendment, ZC14-14, Family Care Home, to amend the Unified Development Ordinance to establish a minimum distance separation for family care homes and add family care home subdivision option was passed by the Board of Commissioners.

Old Business: None.

New Business:

- A. **Discussion and Recommendation on Conditional Zoning Application #ZC15-3 Filed by New Beginnings Community Church, Property Located at 5232 Margaret Wallace Road, Parcel #13520109 and 13520110.** Mr. Hoard asked the applicant to give their presentation to the Board that they gave at the public hearing.

Jeff McClusky introduced himself with MC Squared engineering and introduced Father James Worthy from New Beginnings Church. Father Worthy gave a presentation about the history of New Beginnings Church and what services they have at their Church (reference PowerPoint slides attached). Mr. McClusky showed a map of the existing campus. On the upper right is where Bobby Lane is and the parking lot is adjacent to that.

The purpose of the community Counseling Center is to be a conference meeting space, allowing homeowner association meetings, boy scouts, girl scouts, etc. Also, to act as a small chapel that would be used for people to have a small wedding or renew vows. The third purpose is for the church staff to have office space and storage space. The counseling space will be used for more one on one counseling or marriage counseling. On the map, the green area will be conference and meeting rooms. The Chapel is in the middle. The light blue would be the counseling and office space. The orange area would be used for storage and break room space.

Two years ago, the church didn't know what all they wanted to do with the land they had bought. Now we are coming to you with a master plan so we have a phase one and phase two. Phase one would be to build the 10,000 square foot Community Counseling Center. We are asking for the building elevations and drawings of the building that are shown to be considered so we have cohesiveness with our Church campus. The parking lot had storm water management installed and we would build that out throughout. Also we would continue the sidewalks along in front like we have now as well as the trees and shrubs for landscaping. The master plan shows a driveway connection to Margaret Wallace. We have been in communication with NCDOT about this and we can figure out later how much access we can have there. To the west side of the property there are a lot of trees and our plan is to keep those. We would tear down the house and leave the trees there as they are.

We had our public meeting in June and four neighbors came as well as a council member. Mr. Smith is an adjacent property owner who was very thankful for all that the church has done in the community, but his only comment was that he had rodent issues before the church took over that land. Also Mr. **Gowen** said there was a directional sign put up at the corner to turn right leaving there which sent traffic into a residential neighborhood. The third comment we received from the Town and Police Department that if we are going to be having an event out there, then make them aware of that so we can be properly prepared for it. The fourth comment was that the neighbors would like to have a two way dialogue with the church if they had a concern about anything that was going on. The fifth complaint was traffic. We tore the barns and brush down that caused the rodent issue. The church uses volunteers for directing traffic and parking. They may have placed the sign there and we intend on making sure the sign goes away and stays away. As far as large events, the church understands why the Town would like to be notified so we just need to better our communication and awareness of that. Elder Worthy is at the church most hours so we hope that the neighbors feel that they could reach him with any concerns. I've had conversations with NCDOT and the Town Engineer, Steve Frey, to try and work out traffic patterns. Elder Worthy stated, the solution we feel is best that we would like to propose is to change the service times. We would reduce the times and have four services instead of three. This way the people are more spread out over services and there are not as many coming and going at the same time. We have launched a South campus in Indian Trail and we are looking for a site in Harrisburg to launch a North site that would maybe pull people to the closer location to them.

Mr. Gatz asked, is there a schedule? Mr. McClusky said, we have already submitted the plans for phase one for review in hopes that we would get approval. As far as phase two if that is approved as well, then it will be vested for three years.

Mr. Gatz asked, how long will it be before you open the facility? Mr. McClusky said, they would like to open it within a year.

Mr. Gatz asked, when does the parking lot take place? Mr. McClusky said, that happens in phase two but we don't have a set time for it.

What dictates the new parking lot, asked Mr. Gatz. Elder Worthy stated it would be the growth of the church.

Mr. Hoard stated that they may actually float it for five years if you needed an extension from the three years.

Mr. Gatz asked, are the parking areas were full on Sundays? Elder Worthy stated, we still have the gravel overflow lot that is open mostly.

Mr. Gatz asked if there would be issues on Sunday with parking if there is anything going on at the new facility. Elder Worthy stated, they will not have the community counseling center open on Sundays.

Mr. Hendrix asked, is there a picture of the existing campus? I know it is a flat-topped building, but isn't there something around the top that gives it an illusion of a roof structure? Mr. McClusky said, there is a parapet wall that sticks up about 30" and from the road side it looks like more of a peak.

Mr. Hendrix stated, the Margaret Wallace side has a little more of an appearance to it that makes it not seem so flat topped. Is there going to be anything like that on this? Elder Worthy said that they don't have that incorporated into the new design.

Mr. Hendrix said, the current building looks more decorative with the cornice and eaves which fits in better with the ordinance than this new building they're proposing.

Mr. Simmons asked if there are any plans for overnight stay and what hours will it be operating? Elder Worthy said, no we will not house any one overnight and they hours will be 9:00am to 8:00pm which is the same hours of the church.

Mr. Fielding asked what the current service times were. Elder Worthy said they are currently at 8:45am, 10:30am, and 12:15pm.

Mr. Fielding asked, how much parking do you have right now? Mr. McClusky said there are approximately 160 in the upper lot, 50 in the overflow lot, and 350 in the main parking lot.

The new proposed lot will add 110 correct, asked Mr. Fielding. Correct, with the exception of some handicap and fire parking, stated Mr. McClusky.

Mr. Fandel said, to be clear you're saying this facility will not be used on Sunday? Elder Worthy said, correct.

Mr. Fandel asked, would you ever use the chapel in there as an overflow chapel on a Sunday by chance? Elder Worthy said, no we have overflow in our church already.

Mr. Todd asked, are these parking lots lit? Yes, answered Mr. Worthy. Mint Hill requires us to turn the lights off at 11:00pm.

Mr. Fielding asked Mr. Hoard about the original building not being built to the standards of the residential characteristics and if there was a waiver about that. Mr. Hoard said, there was a waiver granted by the Board of Commissioners on the windows, but there was no discussion about the roof line.

Mr. Fielding said, I would just be concerned about the look being consistent with the current building.

Mr. Gatz made a motion for a favorable recommendation on Conditional Zoning Application ZC-15-3 for property located at 5232 Margaret Wallace Road, Parcel #13520109 and 13520110. Mr. Hendrix seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Gatz, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:16 p.m.

Candice Everhart
Program Support Assistant