

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
September 21st, 2015

The Mint Hill Planning Board met in regular session on Monday, September 21st, 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, and Brad Simmons
ETJ Members: Roger Hendrix and Tom Gatz
Absent: Chip Todd
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. Simmons gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of August 24th, 2015 Regular Meeting: Upon the motion of Mr. Hendrix, seconded by Mr. Gatz, the Board unanimously approved the minutes of the August 24th, 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. **Elect a Vice Chairman to Planning Board.** Chairman Long asked for nominations to elect a Vice Chairman to the Planning Board.

Mr. Fielding made a motion to nominate Mr. Gatz. Mr. Hendrix seconded the motion and the Board unanimously agreed.

- B. **Discussion and Recommendation on #ZC15-4, Filed by Carillon, Requesting Conditional Zoning to allow an Assisted Living Facility for Property Located at**

5635 Margaret-Wallace Road, Parcel #135-417-42. Mr. Hoard asked the applicant to give the presentation he gave to the Board of Commissioners.

Mr. Skeetson gave their presentation (please see attachment). He stated there was one issue that came up, that the Town may want to acquire right of way. They have revised their plans to pull the building back without moving closer to the neighborhood. There would be forty-eight units with seventy-two residents. The traffic would be low for the neighborhood due to most of the residents not driving. He said the residents don't generate a lot of noise and this will help bring jobs to Mint Hill. They had a neighborhood meeting in July and there was a uniform position in favor of it.

Mr. Hendrix asked, is the footprint and design similar to the one in Indian Trail? Mr. Skeetson said, yes it is actually a smaller.

Mr. Gatz asked, how far it is setback off of the road? Mr. Skeetson said it is thirty-one to thirty-two feet.

Mr. Gatz asked, what is the justification for this setback? Mr. Hoard stated that it is within conditional zoning and they can only make recommendations to the Board of Commissioners.

Mr. Gatz asked if there is anything they could do for a buffer. Mr. Hoard stated, he thought they were doing a good job of buffering.

Mr. Gatz asked, will there would be a fence around the pond area? Yes, there will be a fence for safety reasons, stated Mr. Skeetson.

Mr. Gatz asked, are there enough parking spaces? Mr. Hoard said, we don't have a regulated number of parking spaces. We lean on the applicant to know how many they should need.

Mr. Gatz made a motion for favorable recommendation on #ZC15-4, Filed by Carillon, Requesting Conditional Zoning to allow an Assisted Living Facility for Property Located at 5635 Margaret-Wallace Road, Parcel #135-417-42. Mr. Fielding seconded the motion and the Board unanimously agreed.

- C. Discussion and Recommendation on #ZC15-5, Filed by Mecklenburg County, Requesting Conditional Zoning to allow a Nature Center/Education Building for Property Located on Thompson Road, Parcel #195-141-02, 195-141-01, 195-231-06, 195-231-07, 195-241-01, 195-171-56.** Chris Matthews, Division Director for Nature Preserves for Mecklenburg County, presented to the Board. Mecklenburg County has acquired the land for the nature preserve as well as land that is already cleared for a parking lot. There will be a full time maintenance staff, shelters for rent, reservable room in the nature center, walking trails, and water quality protection. There is no design in place yet but they like very natural looking design ideas.

Mr. Gatz asked if there would be any camping shelters. Mr. Matthews said there would not be any camping.

Mr. Gatz asked, what time will you be closing? Mr. Matthews said it would be sun up to sun down.

Mr. Hendrix asked, what would you be looking at as a completion date? Mr. Matthews said, we don't have a completion date, but we could break ground as early as next year.

Mr. Fielding asked, would the walking trails have security? Mr. Matthews said, there will be two or three operations people, a park ranger, and additional staff that would be responsible.

Mr. Fielding asked, will this would be low key? Mr. Matthews responded, yes. There may be a playground for kids. We had questions about an equestrian place but there will be no horses allowed and no mountain biking. This will be more for walking, hiking, and photography hobbies.

Mr. Fandel asked, is there a natural barrier between Oxford Glen? Mr. Matthews said Stevens Creek backs up to an open field, but they intend to plant trees there to buffer it.

Mr. Hendrix asked, how did the public meeting go? Mr. Matthews stated they had a good showing. He though some of the attendants may have been confused with a different project. There were not a lot of suggestions, but they did suggest to somehow make a connection for Maple Hollow.

Mr. Fielding asked if there would be any ballfields. No, stated Mr. Matthews.

Mr. Gatz made a motion for a favorable recommendation on #ZC15-5, Filed by Mecklenburg County, Requesting Conditional Zoning to allow a Nature Center/Education Building for Property Located on Thompson Road, Parcel #195-141-02, 195-141-01, 195-231-06, 195-231-07, 195-241-01, 195-171-56.

D. Discussion and Recommendation on #ZC15-6, Filed by Joshua Carl to allow a Text Amendment to Section 5.2 Table of Principal Permitted Uses. Mr. Hoard stated that the applicant is asking for the location to be changed for his allowable use.

Mr. Simmons said, there are only two parking spaces per 2500 square foot unit. How do you intend to have enough parking? Mr. Hoard said it would only have people using parking after hours mostly.

Mr. Gatz asked, what is considered after hours? Mr. Carl said, 5pm-10pm on weekdays and 12:00-10:00 on Saturday.

Mr. Gatz asked, how many people do you anticipate to come when the taproom is open? On Friday night and Saturdays, we anticipate fifty people, stated Mr. Carl.

Mr. Hendrix asked, what is the reason for the whole district to be changed? Mr. Hoard said, the use is not allowed in the Town. IG district allows for a taproom, but BD does not.

Mr. Hendrix asked if there was any location in IG that they could've used. Mr. Carl said there was nothing available in a size that they wouldn't have to move out of again later to expand. This location will allow us to grow.

Mr. Fielding asked, will you be taking over the whole building? No, just the endcap, replied Mr. Carl.

Mr. Fandel asked, will there be any outdoor seating? No, replied Mr. Carl.

Mr. Fielding asked if there have been any comments from their neighbors. Mr. Carl said the fire inspection office and the call center both seemed excited, but there have been no complaints.

Mr. Long asked what was the current square footage of their building and do they need more for growth. Mr. Carl said currently they have 980 square feet and this building will have close to 4000'. He said with this brewery being away from all of the others in Charlotte the growth has come rapidly. They don't have enough space to expand right now to make demands meet.

Mr. Gatz asked when would they schedule to open. Mr. Carl said, if this gets passed we would open in December.

Mr. Hendrix said his concern is what if more competition comes into that business park and they feel the need to extend their business hours. Mr. Carl said that he can only speak for his company and not other breweries if they were to open a business.

Mr. Fielding asked if they could set time limits for operation. Mr. Hoard said no, that isn't what he's asking for. Is it close to residential neighborhoods? No, it's hundreds of away.

Mr. Gatz asked, is there anything that prevents public drinking? Mr. Hoard said the State ABC Board regulates that and you can't walk around with alcohol.

Mr. Fielding asked what does the BD district allow? Mr. Hoard said it is limited to industrial uses and banks. There are not retail shops, restaurants, or gyms allowed.

Mr. Long said, at a workshop someone asked about putting in retail shops around there. What did the Elected Officials think about that? Mr. Hoard said, they hadn't thought about it, but would like to get with staff and see if that would or wouldn't work.

Mr. Long said, I like the growth of the business, but I'm not sure how I feel about opening up the whole district.

Mr. Gatz asked, what do we do if we grow more than we thought? Mr. Hoard said, we would have to deal with that if it happens.

Mr. Fielding made a motion for a favorable recommendation on on #ZC15-6, Filed by Joshua Carl to allow a Text Amendment to Section 5.2 Table of Principal Permitted Uses. Mr. Hendrix seconded the motion. Mr. Fandel and Mr. Gatz were in favor of the motion. Mr. Long and Mr. Simmons voted not in favor. The motion carried with a majority vote.

Other Business: None

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Fielding, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:40 p.m.

Candice Everhart
Program Support Assistant