

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
April 18th, 2016

The Mint Hill Planning Board met in regular session on Monday, April 18th, 2016 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Tony Long
Vice Chairman: Tom Gatz
Members: Roy Fielding, Scott Fandel
Absent: Brad Simmons, Roger Hendrix and 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. Gatz gave the invocation.

ORDER OF BUSINESS

Approval of Minutes of March 21st, 2016 Regular Meeting: Upon the motion of Mr. Gatz, seconded by Mr. Fielding, the Board unanimously approved the minutes of the March 21st, 2016 Planning Board.

Reports of Committees, Members and Staff: Mr. Hoard stated, the Board of Commissioners approved the Meeting Street exception. They took your recommendations to have elevations to go on the record. They did some elevations they were comfortable with and attached that for the record.

Old Business: None.

New Business:

- A. **Discussion and Recommendation on #ZC16-4, Filed by Ryan and Rachel Elliotte, Requesting a Conditional Zoning approval to allow a Family Care Home Subdivision, Located at 10131, 10201 and 10215 Connell Road, Tax Parcel Numbers 139-081-06, 19 and 15.** Mr. Hoard stated he wanted to remind the Board of the history with this and why it's here now. In June of last year, we made a text amendment to regulate distance from one family care home to another. The State does allow us to determine distance. In June, the Board of Commissioners adopted that text amendment. Later in that discussion we spoke about the possibility of sub division family care homes. The idea was we would require conditional zoning with that and that is how our ordinance stands today. The Elliotte's approached me and said they were ready to build

their third unit and I had to inform them of this rule. They came back to this site near their existing two sites on Connell Road. I've attached it in your memo, it does say that it is four units.

Mr. Fielding asked, is it four units or four lots? It is four lots, said Mr. Hoard.

This is obviously not four units, but the applicants are proposing conditional zoning to allow them to build the third home. I spoke with the attorney and he was okay within the context of this conditional zoning and if the Board was inclined they can make the exception to having the four. At the public hearing, the Commissioners did discuss the elevations. Essentially, what you see is what will be facing Connell Road. There were a couple of people who spoke at the Public Hearing and they were in opposition. The concerns were mostly traffic. The traffic seemed to be related to Summerwood.

Mr. Gatz asked, the ordinance says you have to have four units, is there any minimum acreage? Mr. Hoard said, there is a minimum lot size. We treat these at single family units, so it is the same lot size if I were building a home.

Mr. Gatz said, as far as the opposition goes there are only a few houses that turn out from that road. What types of patients are in these homes? Ryan Elliotte answered, we've been in the line of work since 1958. It's a difficult question because when a patient comes to live with us they may be able to walk and do things for themselves and are somewhat independent. As time goes by health changes and we have to decide to continue to help that individual or transition to a higher level of care. That is a difficult decision and one that we don't take lightly. Our reputation has been that we tend to take care of individuals longer than most assisted living facility. In an ideal setting we would like to have more residents be independent.

Mr. Gatz asked, how many residents do you have in each home? We have six in each home. We want to maintain a residential feel and look. We try to stay away from an institutional look. On a normal day we would have one CNA/Medtech and then I would have a floater in between so I have a 6:2 ratio.

Mr. Gatz asked, were there any specific questions concerning this topic at the Public Hearing? Mr. Hoard said, no there were no concerns. They made the presentation at the Public Hearing that probably answered any of those questions.

Mr. Elliotte said, we've been there since 1977. Any traffic that we generate would be total three shifts. We have a total on first and second shift of four automobiles per shift. As the night goes on we have less need for more people on staff.

Mr. Fielding asked, what is the square footage of the new building? It is 4,500 square foot, said Mr. Elliotte.

Mr. Fielding asked, for clarification this is not talking about number of buildings but residential lots? Correct, said Mr. Hoard.

Mr. Fielding asked, do you see us going down to three buildings that will affect other places in the Town? Mr. Hoard said, they still have to come through conditional zoning. Mr. Fandel asked, how easily is this converted back to a residential single family home? Charlotte Elliotte said there would have to be some retrofitting done. You would only have to gut the center part because we put all of our bedrooms on the outside and the bathrooms on the inside for warmth. There is a living room, dining room and kitchen. Mr. Fandel said, so it wouldn't have to be torn down.

Tom Gatz made a favorable recommendation on #ZC16-4, Filed by Ryan and Rachel Elliotte, Requesting a Conditional Zoning approval to allow a Family Care Home Subdivision, Located at 10131, 10201 and 10215 Connell Road, Tax Parcel Numbers 139-081-06, 19 and 15. Mr. Fielding seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Fandel, and unanimously agreed upon, Chairman Long adjourned the meeting at 6:47 p.m.

Candice Everhart
Program Support Assistant