

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
May 16th, 2016

The Mint Hill Planning Board met in regular session on Monday, May 16th, 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, Chip Todd and Brad Simmons
ETJ Members: Roger Hendrix
Absent: Scott Fandel
Staff: John Hoard and Chris Breedlove
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 April 18th, 2016 Regular Meeting: Upon the motion of Mr. Fielding, seconded by Mr. Gatz, the Board unanimously approved the minutes of the April 18th, 2016 Planning Board.

Reports of Committees, Members and Staff: Mr. Hoard stated, the Board of Commissioners approved the Elliotte's Family Care Home request. They had a condition to add brick and a privacy fence.

Old Business: None.

New Business:

- A. **Discussion and Decision on S16-3 Belle Grove Manor Revised Preliminary Plan (Additional three lots):** Mr. Hoard stated, this is a revision to create three lots. This does require your authorization since it is a revision to a preliminary plat that was approved back in 2006. As noted on the memo, this was a reserved site for aqua but now they are able to use public water and create three lots. Everything meets the ordinance.

Mr. Gatz said his only concern was had the builders talked about that area being more of a park area for the other residents and John informed me that it was only a common space so I'm good.

Mr. Fielding asked, was there aqua equipment on this property? No, there were only plans for it, said Mr. Hoard.

Tom Gatz made a motion for a favorable decision on S16-3 Belle Grove Manor Revised Preliminary Plan for the additional three lots. Mr. Hendrix seconded the motion and the Board unanimously agreed.

- B. Discussion and Recommendation on ZC16-5 Text Amendment, Changes to Mint Hill's Post-Construction Ordinance to comply with the newly adopted House Bill 44:** Mr. Hoard stated, I gave you several pages and the summary sheet. I think this does a good job of providing you what the law was and summarizes the County's position and what has to be amended. If you would like to speak with Rusty Rizell he has offered to answer any questions.

Mr. Gatz asked, is there a general theme of what this is changing or is it a lot of little things? Mr. Hoard said, it's several things we had to make adjustments in and some things we didn't have to amend at all. It is pretty minor and has no particular theme.

Mr. Hendrix asked, do we really have a choice? Don't we have to comply? Mr. Hoard said, yes we do have to comply, but it does have to come before you.

Mr. Simmons said, I didn't see anything other than case by case approval which we already do.

Mr. Gatz made a motion for a favorable recommendation on ZC16-5 Text Amendment, Changes to Mint Hill's Post-Construction Ordinance to comply with the newly adopted House Bill 44. Mr. Simmons seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Fielding, seconded by Mr. Hendrix, and unanimously agreed upon, Chairman Long adjourned the meeting at 6:36 p.m.

Candice Everhart
Program Support Assistant