



Town of Mint Hill

John M. McEwen Assembly Room
4430 Mint Hill Village Lane
Mint Hill, North Carolina 28227

Mint Hill Planning Board Agenda November 21st, 2016 at 6:30 p.m.

1. Call To Order
2. Roll Call and Invocation
3. Approve Minutes of August 22nd, 2016 Regular Meeting
4. Additions or Deletions of Agenda Items
5. Reports of Committees, Members, and Staff
6. Old Business
7. New Business
 - A. Discussion and Decision on #S16-17, Mint Hill Commons Preliminary Plat, filed by MHC Land Partners, LLC for 143 Lots, located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket, Tax Parcel #195-182-31 and #195-182-55.
8. Other Business
9. Adjournment

Candice Everhart
Program Support Assistant

MINUTES OF THE MINT HILL PLANNING BOARD MEETING
August 22nd, 2016

The Mint Hill Planning Board met in regular session on Monday, August 22nd, 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, Brad Simmons and Chip Todd
ETJ Member: Roger Hendrix
Absent: Scott Fandel
Staff: 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 July 25th, 2016 Regular Meeting: Upon the motion of Mr. Gatz, seconded by Mr. Hendrix, the Board unanimously approved the minutes of the July 25th, 2016 Planning Board meeting.

Reports of Committees, Members and Staff: Mr. Hoard stated the Board of Commissioners approved the text amendment with the bond information and sidewalk deferral until they get into Phase 1 of development. Sam's Mart site was approved as well.

Old Business: None.

New Business:

- A. Discussion and Recommendation on ZC16-9, Filed by St Luke Catholic Church, Father Paul Gary, Property Located at 9738 & 9848 Fairview Rd, Tax Parcel #s 197-081-02 & 197-081-03.** Mr. Hoard stated the applicant has a presentation.

Mr. Bill Ashlin with ALR Architecture stated, the masterplan is a 30.82 acre site off of Highway 218. The ultimate buildout that is anticipated for this site will have two entrances. Phase one will have one entrance with a turning lane added for road improvements. There is a paved driveway and parking lot plus curb and gutter. Around the site is 15% required natural area. The architectural style is a steep slope roof with majority masonry construction.

Mr. Gatz asked, are you going to have a turning lane on 218 both north and southbound?

Mr. Ashlin said, the plans have not been approved by NCDOT yet, but yes. For safety sake there are two entrances.

Mr. Gatz said, you have a neighbor who is concerned about the trees. Did you answer that question at the meeting the other night? Mr. Ashlin said yes. There are three trees that we believe they are referring to and they are within the right of way. Depending on how the DOT reviews that will depend on what happens to them.

Mr. Gatz asked, is everything going to be flowing to the south end as far as water? Mr. Ashlin said, we will be diminishing the water flowing towards 218.

Mr. Gatz asked, what about bmp? Mr. Carl Mumford with Wirth and Associates stated, our concept is to develop a mass volume storage area with sand filters to clean it. It would be a dry basin.

Mr. Gatz asked, how much with that capture? Mr. Mumford said we hope to capture as much of that as we can. Any that goes to the street we will have to find other ways to treat that.

Mr. Gatz asked, is there a lighting plan? Mr. Mumford said, we have not looked at lighting yet. I know there is a concern with that. I think we will look at technology and something that can turn off on a timer or something of that nature.

Mr. Gatz asked, John do they bring this back to us? Mr. Hoard said, once this is done it will go into full scale construction drawings. At that point, I will make sure it is reviewed and meets all of the plans and requirements. If there was a significant change then I would have to bring it back through.

Mr. Gatz asked, are you going to have a gated drive? Mr. Mumford said, I don't think the church has any desire to do that.

Mr. Gatz asked, what is the traffic count? Mr. Mumford said we do not have the traffic count that requires that.

Mr. Gatz asked, what is the largest number of cars you would have at any service? Mr. Brett Miller said we currently have approximately 1400 attendants. The parking will be enough for around 500-550.

Mr. Hendrix asked, is there any way to consider the opposite side of the street with the trees since this is in planning phases with NCDOT? Mr. Mumford said, three of the four trees will probably not be an issue. In terms of the road widening NCDOT prefers that you do a symmetrical widening.

Mr. Hendrix asked, as far as stormwater runoff goes, what doesn't get sent to the dry basin you're going to send to another filter? Mr. Mumford said, correct.

Mr. Hendrix said, in the past we've had issues with lighting in parking lots. Do you have a say in the lighting? Mr. Hoard said, I'm limited by the ordinance and by the recommendations set by the Board of Commissioners.

Mr. Simmons asked, at what phase will you get involved with the bmp area? Mr. Mumford said it will be addressed in the first phase.

Mr. Simmons asked, if the neighbors have concerns about the lighting at what point do the neighbors come forth to get information about that? Mr. Hoard said, it is a reasonable condition if you want to recommend it to the Board of Commissioners so that you will have something for them to go off of when the time comes to discuss lighting.

Mr. Todd asked, how much activity is there at the church during the week? Mr. Miller said, the church has a few services during the week but it is usually forty or less. During the evenings after six pm on Monday's there may be around one hundred cars because we have a few activities going on then.

Mr. Todd asked, once all phases are complete you have soccer fields on here, is that going to be a weekly activity? Mr. Miller said, it is more to have a recreation area for the members or community that want to go out on the weekends or something and throw a ball or kick a soccer ball.

Mr. Long said, until the beltway is finished, highway 218 is extremely heavy truck traffic. This is going into a 55mph instead of 45mph zone. As a resident of Mint Hill I think about someone pulling out of there in the evening and you have a tractor trailer going that fast, it raises some concerns. Mr. Miller said, for the nine and 11 o'clock mass we do hire a local police officer to help direct traffic.

Mr. Hendrix said, the building looks beautiful and I think the growth you have planned will work. I just want you say be receptive of your neighbors who are already there. I think the light situation needs to be addressed. Mr. Mumford said, when we regrade the site it drops in elevation eight feet in the back and lights will be 15-20 feet max so that is in our favor so the lights will not be as tall.

Mr. Gatz asked, would we like to put a stipulation in our recommendation to the Board of Commissioners about the lighting? Mr. Simmons said, if you did, I would second that.

Mr. Gatz motioned a favorable recommendation on ZC16-9, Filed by St. Luke Catholic Church, Father Paul Gary, for property located at 9738 and 9848 Fairview Road, Tax Parcel #197-081-02 and 197-081-03 with the stipulation that the Board of Commissioners discuss and possibly require cut off lighting or a similar design. Mr. Simmons seconded the motion and the Board unanimously agreed.

B. Discussion and Recommendation on ZC16-10, Filed by William Gray, for Property Located at 11131 and 11207 Blair Road. Mr. Hoard said, I am going to ask Mr. Gray

to come up here in a moment and discuss some of these changes. This was an approved plan, but the applicant has made some changes. There are changes that I am prohibited from making and that's why you are all hearing this.

Mr. Gray said, the purpose for me being here is that we came across some issues with the cost of the buildings. When we boil it down, I made the mistake about trusting some folks I thought knew more about the business than they did. Initially we were going to have six twenty foot by one hundred foot cement pads that were going to be made out of block. The bid for that came in at 1.14 million dollars before add-ons. The purpose for me being here is to ask for permission to move forward with a metal storage facility much like you see around Charlotte. I have photos of what the buildings would look like. I've been in touch with a company out of Statesville called Betco. They have been in business for thirty-two years and have been listed at the top provider in the nation. The changes I would need to make is to go from the brick structures to the metal building. We also cannot have a climate controlled building so instead we will add two more buildings.

Mr. Todd asked, what is the lay of the land? Mr. Hoard said, this is tucked far back in the site. Mr. Gray said, one of the concerns in the original process were the concerns of appearance from Blair Road and this changes none of that. You still cannot see the structures.

Mr. Todd asked, was there only going to be brick on the façade? Mr. Gray said, it was all going to be brick.

Mr. Fielding asked, is page two of the memo the changes? Mr. Hoard said, no it is from the ordinance. I just wanted you to be able to see it. I cannot approve administratively to add the two buildings and I felt the brick would need to be determined by the Board.

Mr. Fielding asked, do we require brick? Mr. Hoard said, no but he presented it that way.

Mr. Fielding asked, is the footprint staying the same? Mr. Hoard said, if you look at the original plan and the new construction plans, there are four smaller units in phase one instead of one large building. It is the same amount of space just not the same look.

Mr. Fielding asked, is the storage capacity the same? Mr. Gray said, yes.

Mr. Simmons asked, had he not shown a presentation with the brick would he need to be here? Mr. Hoard said yes because the layout is different.

Mr. Simmons asked, did we increase the amount of storage any? Mr. Gray said, yes and no and the reason for that is with the climate controlled building gone and increasing this to the eight buildings it increases by ten storage facilities.

Mr. Hendrix asked, are you going after a different clientele? Mr. Gray said, no. It is strictly due to cost.

Mr. Hendrix asked, in your opinion do these hold a valuable spot in customer needs? Mr.

Gray said, yes. With the original project there were three phases and our intent is to put in a climate controlled facility in the second phase. We've already spoken with the bank and they will finance the second one, but they want to see us get up and running first.

Mr. Gatz motioned a favorable recommendation to ZC16-19, Filed by William Gray, for property located at 11131 and 11207 Blair Road. Mr. Hendrix seconded the motion and the Board unanimously agreed.

Other Business: None

Adjournment: Upon the motion of Mr. Simmons, seconded by Mr. Fielding, and unanimously agreed upon, Chairman Long adjourned the meeting at 7:15 p.m.

Candice Everhart
Program Support Assistant



MEMO

TO: Planning Board Members

FROM: Staff

RE: #S16-17 Mint Hill Commons Preliminary Plat, filed by MHC Land Partners, LLC for 143 Lots; Located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket; Tax Parcel #s 195-182-31 and 195-182-55

DATE: November 21, 2016

Preliminary Plan Request

The applicant, MHC Land Partners, LLC, is requesting Preliminary Plat approval for property located at Brighton Park Drive and Steamboat Drive. The site consists of 41.053 acres. The site plan indicates ninety single family lots and fifty-three townhome lots for a total of one hundred forty-three lots. Please note the proposed pump station between lots 65 and 66. The station will be maintained by Charlotte Water.

Staff Analysis

The preliminary plans indicate lots will be served with public water and sewer. The property is located in the Downtown which allows up to six units per acre. The proposal indicates the *Street Lot* standards (4.1) for ninety lots and the *Townhouse* standards: (4.3) for the remaining fifty-three lots. The density, based on the 41.053 acre residential section, totals 3.48 units per acre.

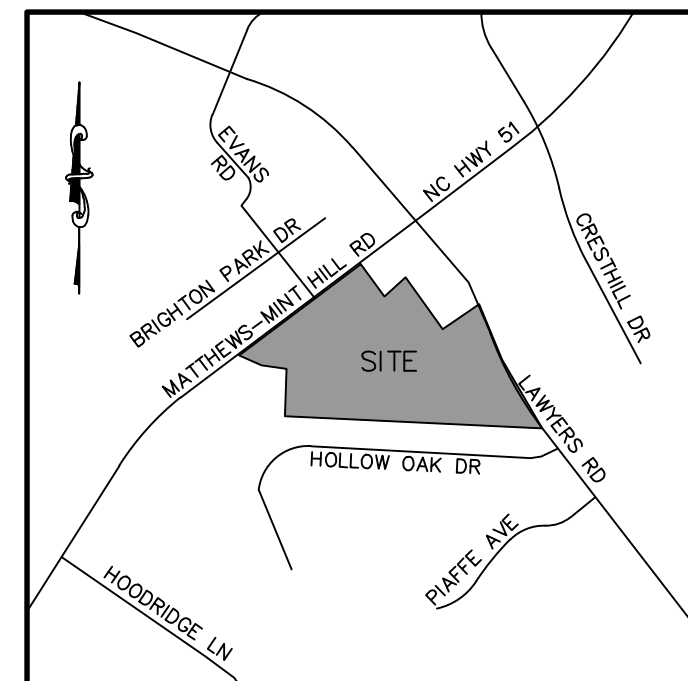
Street Lot standards:

Setbacks:

Front Build-To Line: Ten (10) to twenty-five (25) feet.

Sides: The total of both side setbacks shall equal twenty (20) percent of the lot width at the frontage line, but shall not be less than 6 feet, except in new developments, where the entire setback may be allocated to one side).

Rear: Fifteen (15) feet.

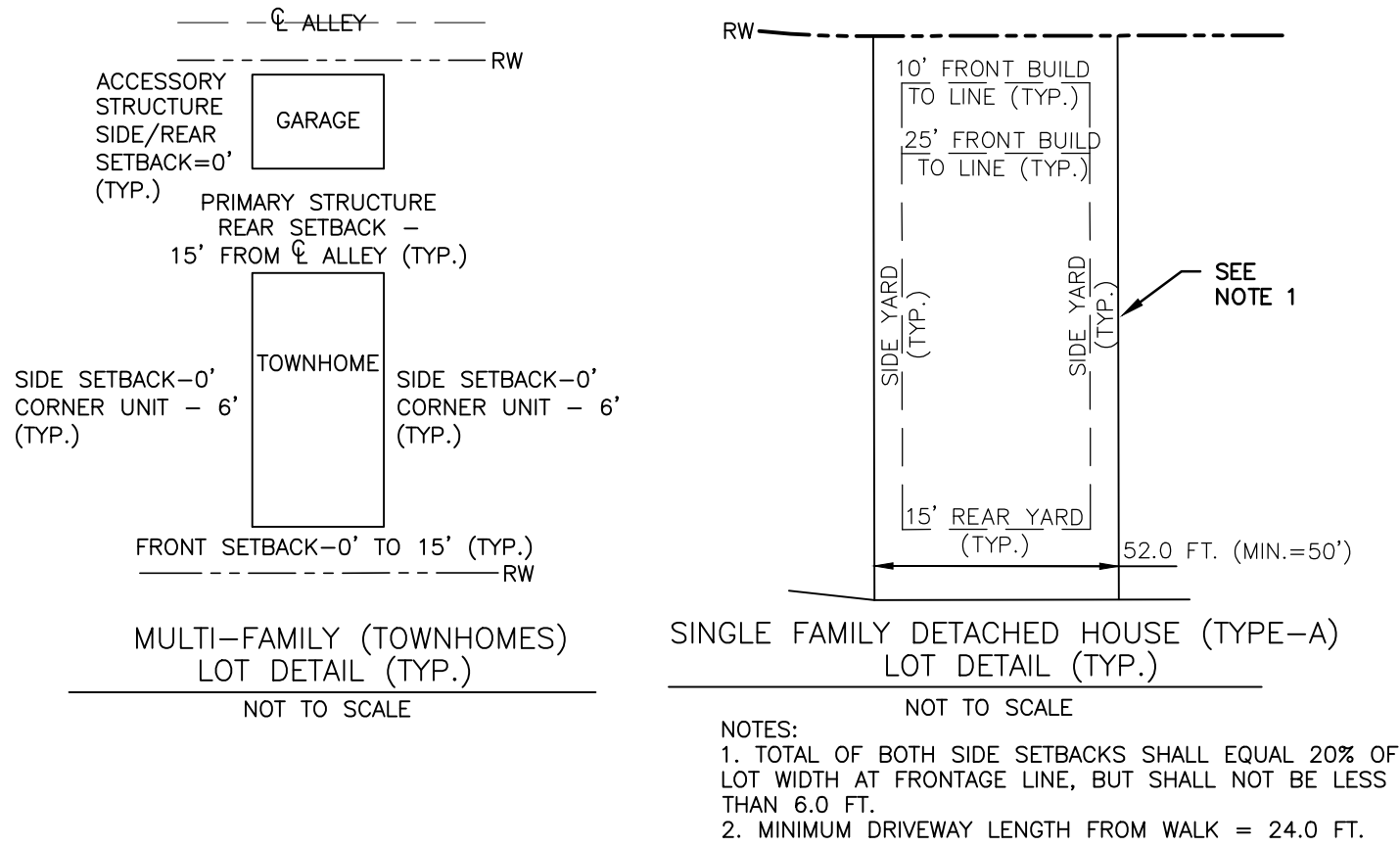


VICINITY MAP

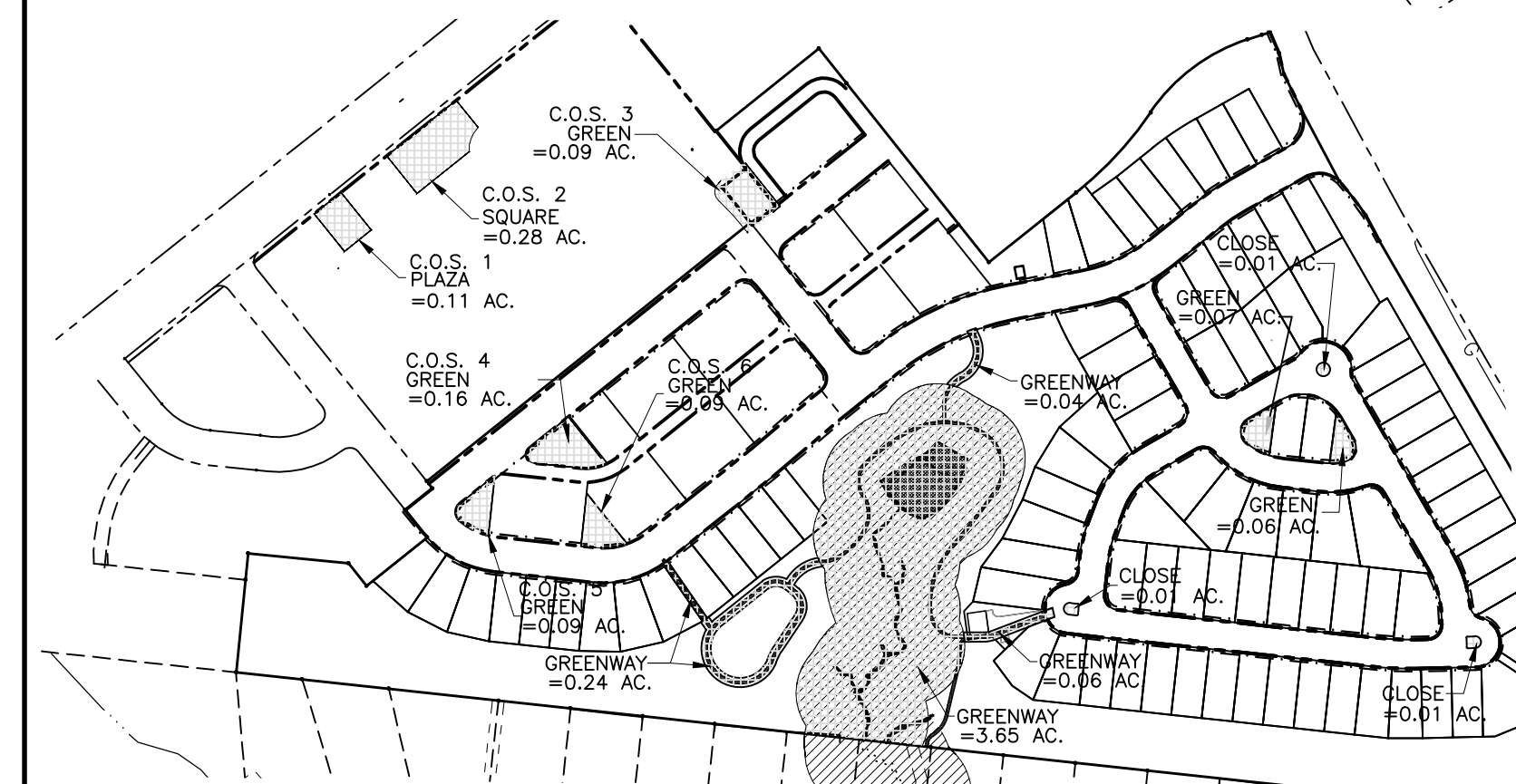
MINT HILL COMMONS PHASE 2

MINT HILL, NORTH CAROLINA

DEVELOPMENT DATA	
PARCEL ID:	195-182-31 AND 195-18-255
TOTAL SITE ACREAGE:	+/- 54.428 ACRES
EXISTING ZONING:	PHASE 1 AREA = 11.599 ACRES
COUNTY:	PHASE 2 AREA = 42.830 ACRES (INCLUDING ROAD R/W)
TOWN:	B-G DO-B & R-DO-A
WATERSHED DISTRICT:	MECKLENBURG COUNTY
NO. OF SINGLE FAMILY LOTS = 90	MINT HILL
NO. OF MULTI-FAMILY LOTS = 53	GOOSE CREEK
TOTAL NO. OF LOTS = 143	
UNDISTURBED OPEN SPACE / IMPERVIOUS AREA SUMMARY	
TOTAL PROJECT AREA = 54.428 ACRES	
TOTAL (PHASE 1 & 2) IMPERVIOUS AREA (ON-SITE) = 756,942 S.F. / 17.38 ACRES	
PERCENT BUILT UPON AREA OF TOTAL SITE = 31.9%	
PER MINT HILL UDO SECTION 6.4.1, A MINIMUM REQUIRED OPEN SPACE OF 15% OF THE TOTAL SITE AREA IS REQUIRED FOR PROJECTS WITH GREATER THAN OR EQUAL TO 20% BUT LESS THAN 50% BUA.	
PHASE 2 UNDISTURBED OPEN SPACE REQUIRED = 355,639 S.F. (8.16 AC.)	
PHASE 2 UNDISTURBED OPEN SPACE PROVIDED:	
UNDISTURBED OPEN SPACE SUMMARY:	
UOS 1: 5.93 AC.	
UOS 2: 1.99 AC.	
UOS 3: 0.40 AC.	
UOS 4: 0.15 AC.	
TOTAL UNDISTURBED AREA PROVIDED = 368,953 S.F. / 8.47 AC. (15.56%)	

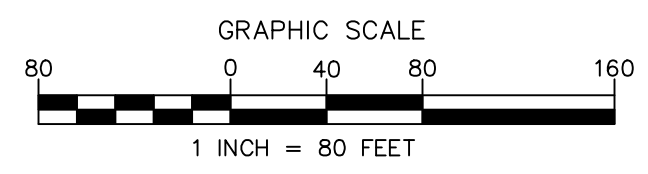
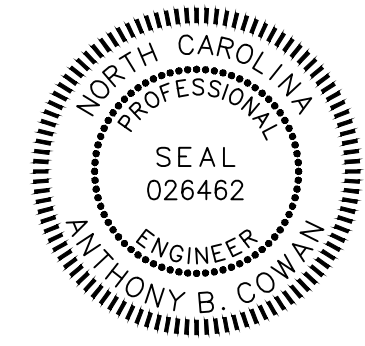
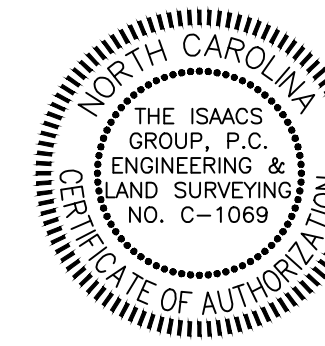
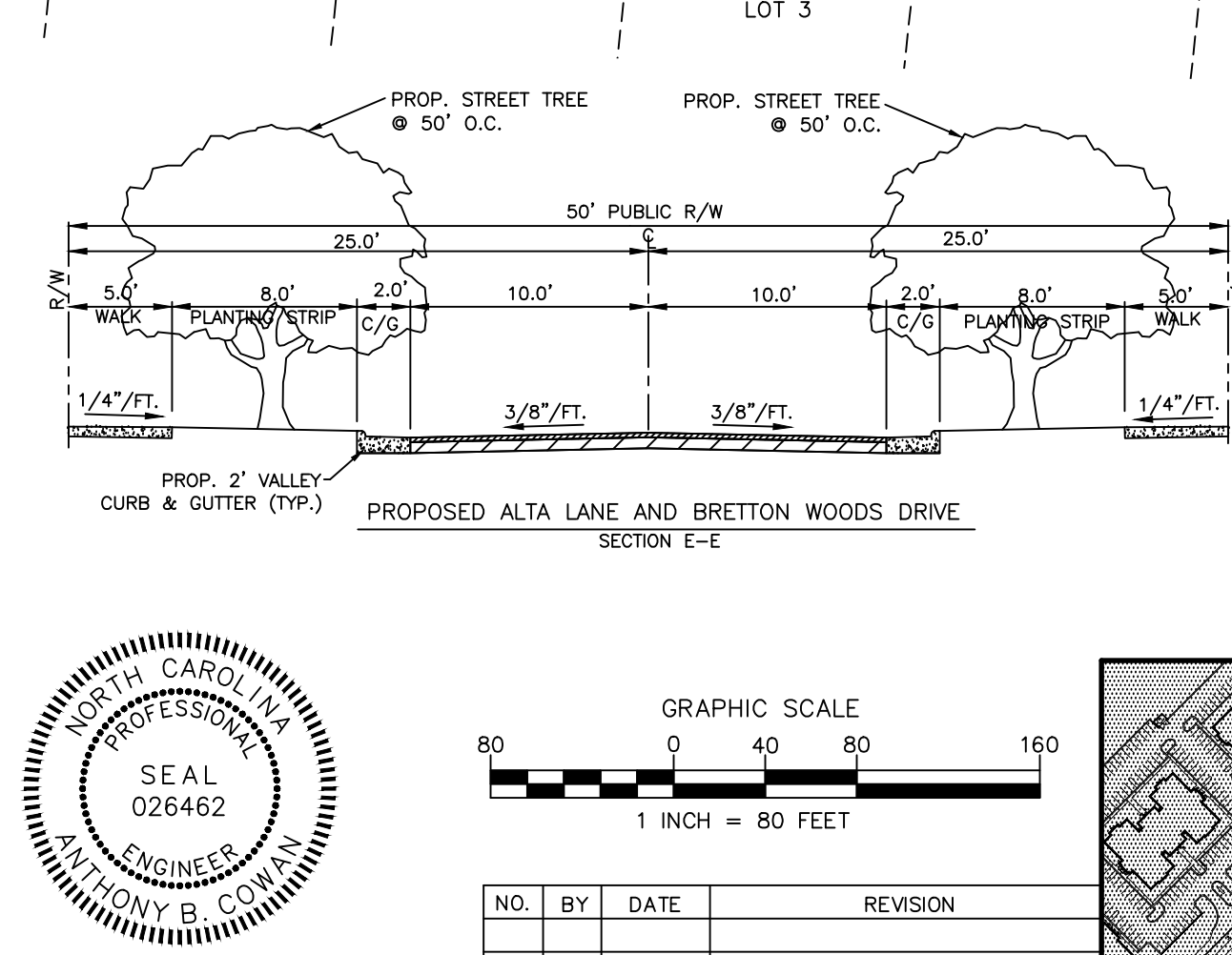
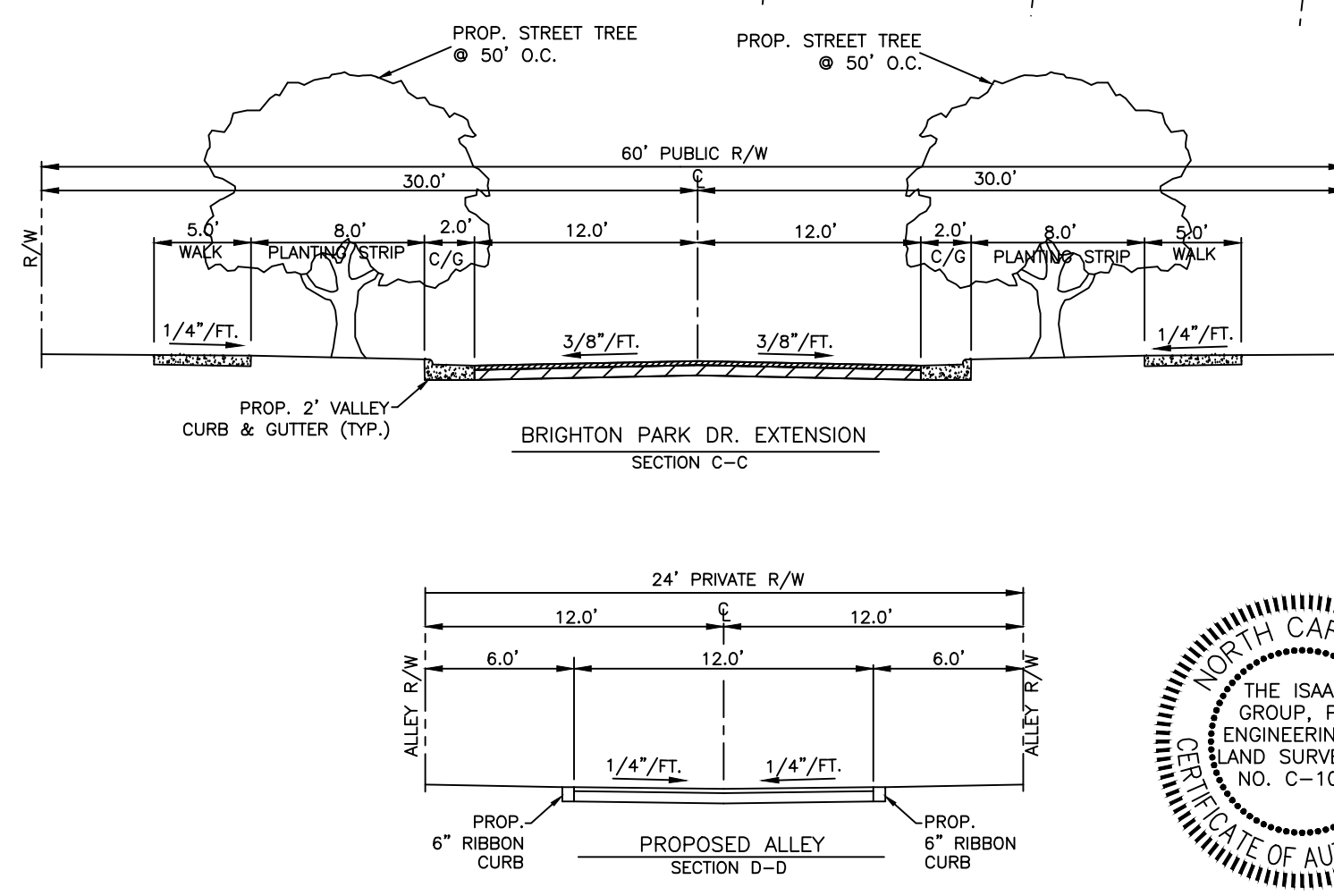
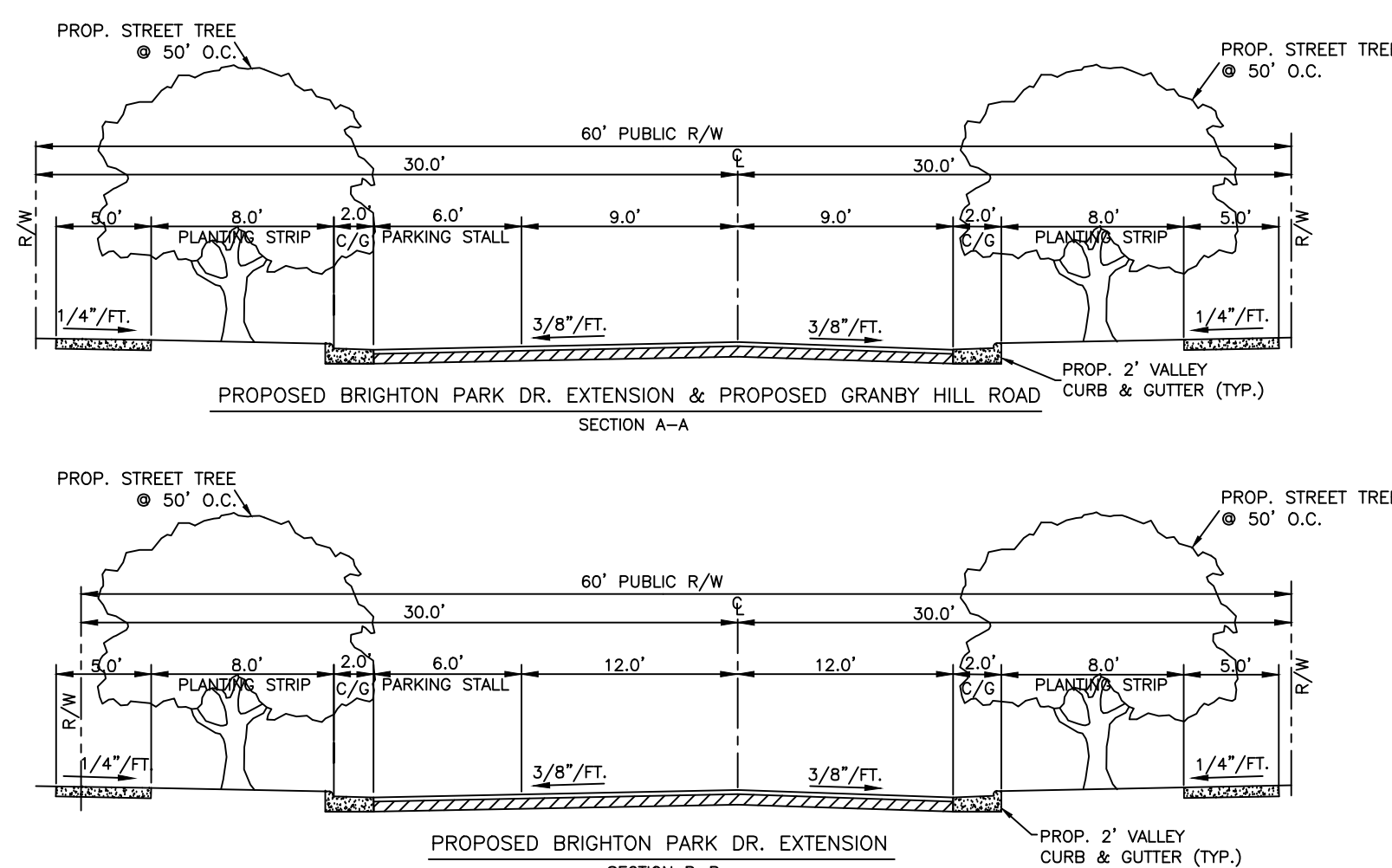


SHEET NO.	DESCRIPTION
C0.0	SITE EXHIBIT
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	PROJECT NOTES
C1.2	SITE PLAN
C1.3	SITE PLAN
C2.0	LAWYERS ROAD IMPROVEMENTS
C2.1	LAWYERS ROAD CROSS SECTIONS
C2.2	LAWYERS ROAD CROSS SECTIONS
C2.3	LAWYERS ROAD CROSS SECTIONS
C3.0	ROAD PROFILE
C3.1	ROAD PROFILE
C3.2	ROAD PROFILE
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5.0	BMP #2 PLAN
C5.1	BMP #3 PLAN
C5.2	BMP #4 PLAN
C5.3	BMP #5 PLAN
C5.4	BMP #1 PLAN
C5.5	BMP DETAILS AND SPECIFICATIONS
C6.0	DRAINAGE AREA MAP
C6.1	PRE DEVELOPED DA MAP
C6.2	POST DEVELOPED DA MAP
C7.0	STORM PROFILES
C7.1	STORM PROFILES
C7.2	STORM PROFILES
C7.3	STORM PROFILES
C8.0	DETAILS AND SPECIFICATIONS
C8.1	DETAILS AND SPECIFICATIONS
C8.2	DETAILS AND SPECIFICATIONS
C8.3	DETAILS AND SPECIFICATIONS
C8.4	DETAILS AND SPECIFICATIONS



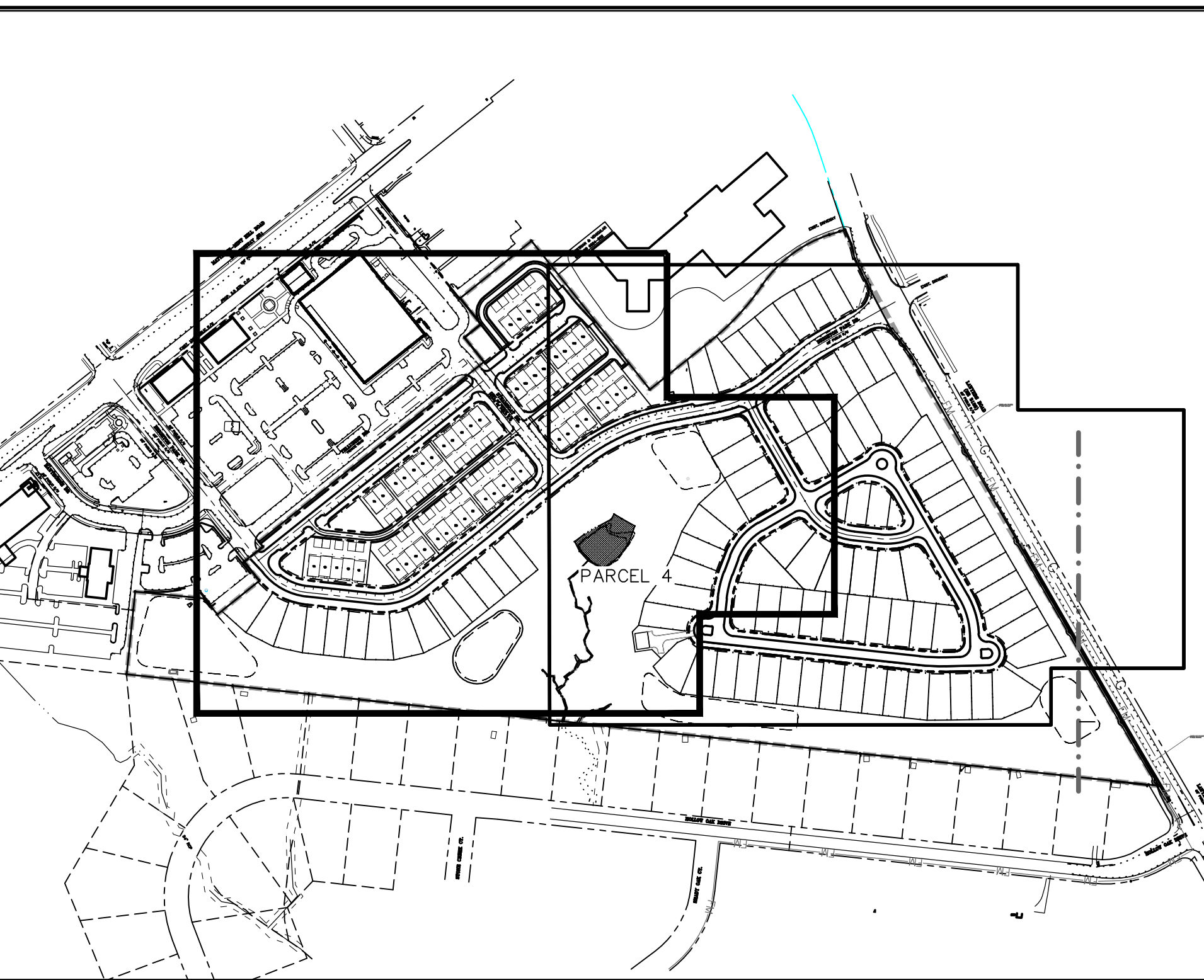
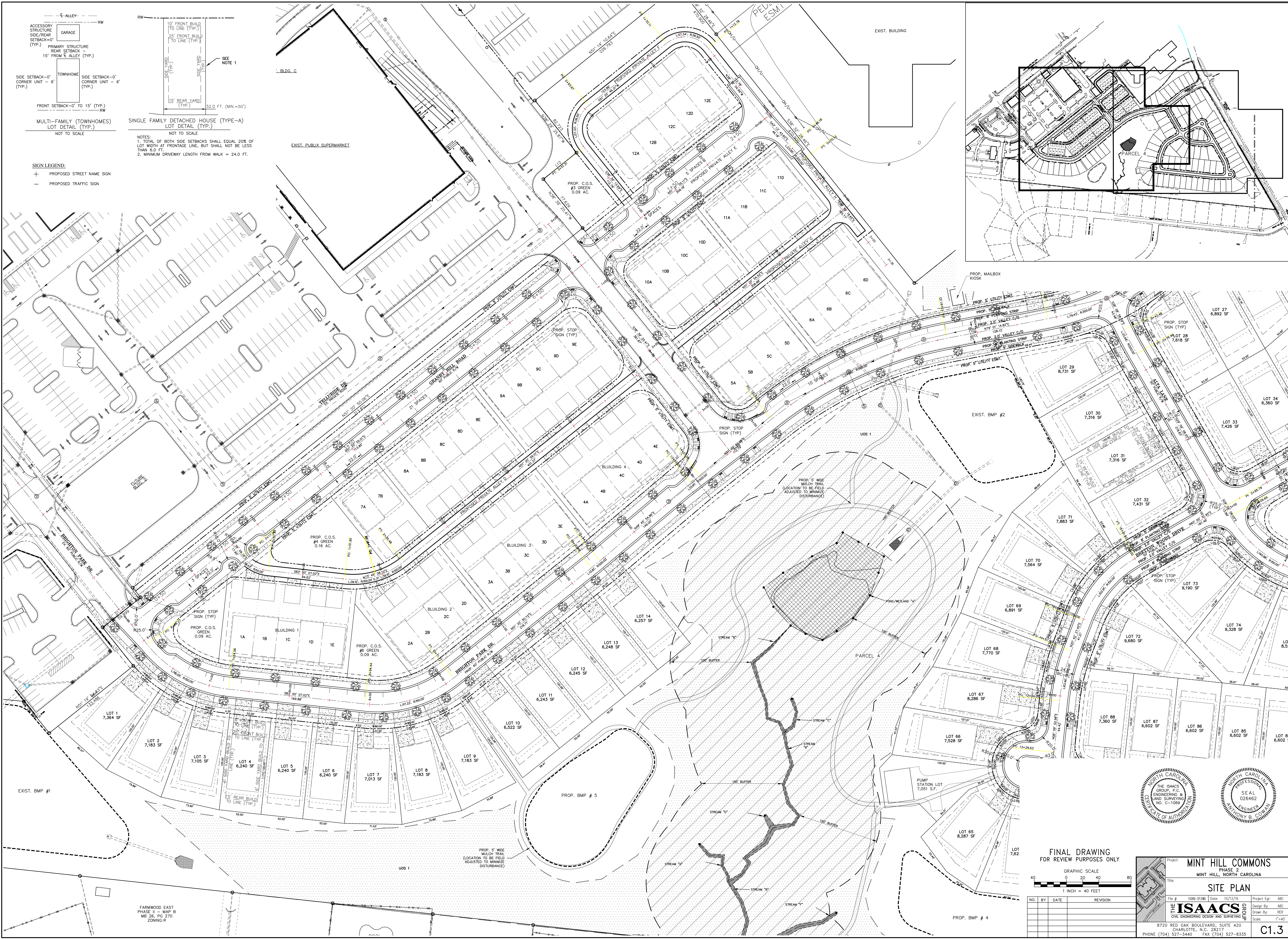
COMMON OPEN SPACE INSET

MINT HILL COMMONS OPEN SPACE DATA	
REQUIRED:	500 S.F. PER BEDROOM UNIT
PROVIDED:	143 LOTS X 3 BEDROOMS/LOT X 500 S.F. = 4.92 AC.
PLAZA	0.11 AC.
SQUARE	0.28 AC.
GREENS	0.63 AC.
GREENWAY	3.93 AC.
CLOSE	0.03 AC.
TOTAL	5.04 AC.
5.04 AC. (PROVIDED) > 4.92 AC. (REQUIRED), OK	



NO.	BY	DATE	REVISION

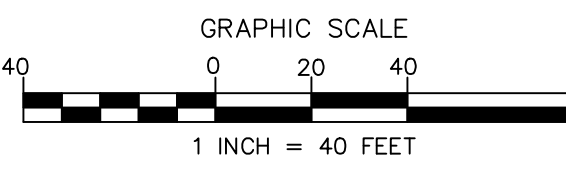
Project: MINT HILL COMMONS
Phase 2
MINT HILL, NORTH CAROLINA
Title: SITE EXHIBIT
File #: 15089-SP.DWG Date: 10/13/16 Project Egr: ABC
Design By: ABC
Drawn By: ABC
Scale: 1"=80'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
C0.0



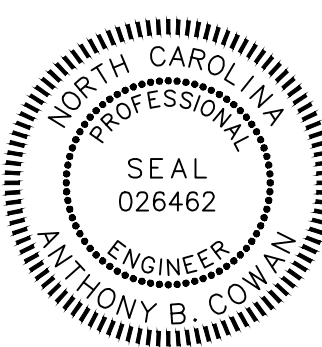
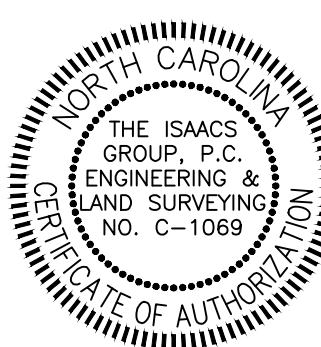
SIGN LEGEND:
+ PROPOSED STREET NAME SIGN
- PROPOSED TRAFFIC SIGN

NOTES:
1. TOTAL OF BOTH SIDE SETBACKS SHALL EQUAL 20% OF LOT WIDTH AT FRONTAGE LINE, BUT SHALL NOT BE LESS THAN 6.0 FT.
2. MINIMUM DRIVEWAY LENGTH FROM WALK = 24.0 FT.

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION



Project: **MINT HILL COMMONS**
PHASE 2
MINT HILL, NORTH CAROLINA

Title: **SITE PLAN**

File #: 15089-SP-2016 Date: 10/13/16 Project Egr: ABC

Design By: ABC

Drawn By: RER

Scale: 1"=40'

THE ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND SURVEYING
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

SEAL
026462
ENGINEER
TROY B. COWAN

C1.3

FARMWOOD EAST
PHASE II - MAP B
MID 36, PG 270
ZONING: R

Minimum Lot Width: Fifty (50) feet.

Driveway: The minimum length of any driveway shall be twenty-four (24) feet such that the surface area for outdoor parking of vehicles either in front of a closed residential garage or next to a residential structure on a parking pad shall eliminate situations where vehicles park on, over or across sidewalks.

Townhouse standards:

Setbacks:

Front (Maximum): Zero (0) to fifteen (15) feet.

Sides: Zero (0) feet (corner—six (6) feet).

Rear: Fifteen (15) feet from centerline of alley.

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

The preliminary plans indicate four different road cross sections (see C0.0). The proposed roadways have been reviewed by staff and appear to meet the appropriate standards. Staff is working with the applicant on installing signage for Alta Lane and Bretton Woods Drive to restrict on-street parking to one side.

Mecklenburg County Land Use and Environmental Services Agency will review the construction plans for sedimentation and erosion control, storm water, flood, and road profiles. The applicant is responsible for submitting these plans to Mecklenburg County. Mint Hill staff will review the construction plans to assure compliance before grading begins.

Staff Recommendation

Staff recommends **approval** with the following conditions:

1. All residential structures will meet the requirements specified in the Downtown Code and as required by condition in the original rezoning (ZC13-4). Building permits will be processed administratively.
2. According to ZC16-7 (deferral request for the sidewalk on Lawyers Road), the Planning Board and applicant were to discuss the sidewalk construction on Lawyers Road—specifically connecting the sidewalk construction to Phase 1 of the development.
3. The details for landscaping (including the “subtle buffer”, common areas and Lawyers Road), signage, on-street parking designation and common open space configuration will be finalized administratively before final approval of the construction plans.
4. Staff recommends a public greenway easement. The greenway easement will need to be documented at the time of processing the final plat. Generally the easement will provide Mint Hill access to the areas within UOS-1 and UOS-2 for the purpose of constructing a greenway for general public use, based on page 6 of the Downtown Master Plan.
5. Approval is contingent on Charlotte Water accepting the pump station and related infrastructure associated with the sewer.