

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING**  
**November 21<sup>st</sup>, 2016**

The Mint Hill Planning Board met in regular session on Monday, November 21<sup>st</sup>, 2016 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

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

**ORDER OF BUSINESS**

**Approval of Minutes of August 22<sup>nd</sup>, 2016 Regular Meeting:** Upon the motion of Mr. Hendrix, seconded by Mr. Simmons, the Board unanimously approved the minutes of the August 22<sup>nd</sup>, 2016 Planning Board meeting.

**Reports of Committees, Members and Staff:** None.

**Old Business:** None.

**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.** Mr. Hoard stated this is a typical Subdivision Request. Most of the questions I've had have been specific to the elevation and appearance which is something Staff handles so you all will just be approving the roads.

Brent Cowan introduced himself at the Engineer for the Issacs Group and that he has been working on this project from the beginning. He asked if anyone had any questions for him.

Mr. Hoard said that they had committed to a Greenway easement. Mr. Cowan agreed with that statement.

Mr. Cowan stated that Phase 2 will begin development and plotting of lots and improving the road and sewer that is already nearby. Where the curb ends at Brighton Park Drive and Farmwood that will be linked together.

Mr. Long asked, is Phase 1 relative to how we approve this? Mr. Hoard said, I assured the Board of Commissioners that the applicant has to navigate through the process.

Mr. Hendrix asked, when do they have to connect the sidewalk to Phase 1 for public access? Mr. Hoard said, the cutoff is June 30<sup>th</sup>.

Mr. Cowan said, we will connect to the Publix thru access.

Mr. Hendrix asked, what will be on the other side of Publix? Mr. Cowan said, after Phase 2A we will build a sidewalk in the common area.

Mr. Hendrix asked, when we set this up before what did we decide on? Mr. Hoard said, we only decided about Lawyers Road sidewalk and Farmwood East sidewalk being first.

Mr. Simmons asked, are there going to be townhomes in Phase 1? Mr. Cowan said, no.

Mr. Hoard said, under staff recommendations on your memo, the Town Manager and Town Attorney ask that you mention numbers one through five for the record.

**Mr. Hendrix motioned a favorable decision on #S16-17, Mint Hill Commons Preliminary Plat, filed by MHC Land Partner, LLC for 143 Lots, located at Brighton Park Drive and Steamboat Drive, behind Publix Supermarket, Tax Parcel #195-182-31 and #195-182-55 with the Staff Recommendations numbers 1-5 listed. Mr. Simmons seconded the motion and the Board unanimously agreed.**

**Other Business:** None

**Adjournment:** Upon the motion of Mr. Simmons, seconded by Mr. Fandel, and unanimously agreed upon, Chairman Long adjourned the meeting at 6:44 p.m.

---

Candice Everhart  
Program Support Assistant