

**MINUTES OF THE MINT HILL PLANNING BOARD MEETING  
December 19<sup>th</sup>, 2016**

The Mint Hill Planning Board met in regular session on Monday, December 19<sup>th</sup>, 2016 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

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

**ORDER OF BUSINESS**

**Approval of Minutes of November 21<sup>st</sup>, 2016 Regular Meeting:** Upon the motion of Mr. Hendrix, seconded by Mr. Todd, the Board unanimously approved the minutes of the November 21<sup>st</sup>, 2016 Planning Board meeting.

**Reports of Committees, Members and Staff:** Mr. Hoard reported that the building in construction in front of Town Hall was going to be a Char Bar and it should be open July 1<sup>st</sup> at the latest. There was discussion of a large town center development for the Downtown area that came to the Board of Commissioners and they seemed excited about it. There are a couple of investors looking at this project and I will continue to update you if any actions are taken.

**Old Business:** None.

**New Business:**

- A. **Discussion and Decision on #S16-19, Filed by Delta Land Services for Property Located at 5701 Matthews-Mint Hill Road, Tax Parcel #135-281-07.** Mr. Hoard stated this appears to meet A-D requirements in our ordinance. This is set up for the Planning Board to approve or not.

Mr. Long asked if anyone from the Board had any questions. With no questions the Board made a motion.

**Mr. Hendrix motioned a favorable decision on #S16-19, Filed by Delta Land Services for Property Located at 5701 Matthews-Mint Hill Road, Tax Parcel #135-281-07. Mr. Fielding seconded the motion and the Board unanimously agreed.**

**B. Discussion and Recommendation on #ZC16-11, Filed by EVCO Construction Co. for Property Located at 7200 Matthews-Mint Hill Road, Tax Parcel #197-013-17.**

Mr. Hoard said, this building has been around since the early 70s. There have been multiple banks as well as the Police Department at this location. We adopted a Downtown code in 2002 where we require special approval for drive thrus. They are only asking to re-activate an existing drive thru. From my understanding there are no modifications being made to it.

*Mr. Todd asked, what kind of signage is going to be put up there?* Mr. Phillip Thornton said, the signage is already up and approved. We are only using one lane even though there are two lanes.

*Mr. Todd asked, how many cars fit from the drive thru to the street?* Mr. Thornton said, six, but I doubt it would back up that much.

*Mr. Long said, I was in a pharmacy the other week and it was independently owned as well. I was amazed that there were eighteen people behind the counter so I can see potential growth for you. If that were to happen, could you open the second lane?* Mr. Hoard said, yes he could. I don't believe that is something they have thought of yet, but there is no restriction on our side.

*Mr. Hendrix asked, which direction is the flow of traffic?* Mr. Thornton said, it will go from the street, through the drive thru and exit onto Warehouse Road.

**Mr. Fielding motioned for a favorable recommendation on #ZC16-11, Filed by EVCO Construction Co. for Property Located at 7200 Matthew-Mint Hill Road, Tax Parcel #197-013-17. Mr. Hendrix 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 6:39 p.m.

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Candice Everhart  
Program Support Assistant